

Atlanta BellLine Redevelopment Plan
Summary of Potential Redevelopment Projects (Sorted by Capacity Limited Area - Requiring Conditional Permits)



Date Updated: 8-17-05

Capacity Limited Areas Requiring Conditional Permits	Sewer Basin w/(CSO Area where applicable)	Sewer Service Area	Capacity Limited Area	Approx. Parcel Area		New Housing (units)					New Commercial Space (square feet)					New Institutional Space (square feet)				Total Flow (gpd) Per Development	Comments/Notes/Characteristics		
				SF	Acres	SF Detached	SF Attached/TH	MF Apts/Lofts	TOTAL units	Total Flow (gpd)*	Retail	Office	Industry	TOTAL sqft	Total Flow (gpd)**	Public Facility	Private	TOTAL sqft	Total Flow (gpd)***				
PROJECT AREA																							
SW Quadrant/Tenth Ward																							
SW-5: Murphy Crossing Mixed-Use	SRV	South River	Tenth Ward	5,810,900	133.4			470	470	112,800	50,000	125,000	75,000	250,000	31,250	25,000		25,000		10,000	154,050	Combination of adaptive reuse, business retention, arts district, new MF, new transit plaza and new office. Project is generally consistent with Oakland City Plan (but is a little denser).	
SW/Tenth Ward Area TOTALS:				5,810,900	133	-	-	5,962	470	112,800	50,000	125,000	75,000	250,000	31,250	25,000	-	25,000		10,000	154,050	The basic Credit Bank for the Tenth Ward Capacity Limited Area is -511 gpd and the Reserve for Minor Flows is 91 gpd. As of 8-11-05.	
NE Quadrant/Los Angeles																							
NE-12: Armour Infill	PTC	RM Clayton	Los Angeles	557,600	12.8			-	-	-	34,900	104,600		139,500	13,953				-	-	13,953	Infill development of light industry and office studios.	
NE-14: Peachtree Hills Industrail	PTC	RM Clayton	Los Angeles	287,500	6.6			-	-	-	18,000	53,900		71,900	7,193				-	-	7,193	Infill development of light industry and office studios.	
NE-21: Ansley Mall	PTC	RM Clayton	Los Angeles	1,254,500	28.8			1,260	1,260	302,400	210,000	30,000		240,000	21,000				-	-	323,400	Redevelopment of Ansley Mall and environs into a new Mixed-Use Village. High density residential density in block interior. Approx. 1/2 of retail is programmed at 2 stories.	
NE-44: Amsterdam Walk	PTC	RM Clayton	Los Angeles	356,800	8.2			490	490	117,600					-				-	-	117,600	Redevelopment of Amsterdam Walk commercial to medium to high density housing.	
NE-45: BellLine ROW Northwoods	PTC	RM Clayton	Los Angeles	156,800	3.6			220	220	52,800	5,000			5,000	375				-	-	53,175	Development of medium density housing in wide portions of BellLine ROW. Mixed-use node at Angier/Dallas.	
NE-46: BellLine ROW Ansley	PTC	RM Clayton	Los Angeles	444,300	10.2			150	150	36,000	10,000			10,000	750				-	-	36,750	Development of low density housing in wide portions of BellLine ROW. Small Mixed-use node at Piedmont.	
NE-47: Ansley East	PTC	RM Clayton	Los Angeles	757,900	17.4			40	270	74,400	61,800	26,500		88,300	9,273				-	-	83,673	Redevelopment of existing commercial area and apartments into new mixed-use neighborhood.	
NE-48: Amour Yard East	PTC	RM Clayton	Los Angeles	440,000	10.1			610	610	146,400					-				-	-	146,400	Conversion of industrial area to high density housing	
NE/Los Angeles Area TOTALS:				4,255,400	98	-	40	3,000	3,040	729,600	286,800	109,400	158,500	554,700	52,543	-	-	-	-	-	782,143	The basic Credit Bank for the Los Angeles Ave TRUNK is -930 gpd and the Reserve for Minor Flows is 0 gpd. As of 8-11-05.	
Area Totals:				10,066,300	231	-	40	8,962	3,510	842,400	336,800	234,400	233,500	804,700	83,793	25,000	-	25,000		10,000	936,193		

- Notes:**
- 1) Development projections above are new construction or adaptive reuse numbers. They do not account for demolition of existing occupied structures (i.e., they are not NET additions).
 - 2) Site areas are calculated based on existing parcels and do not include existing or future rights-of-way.
 - 3) Quantities are estimates only based on Redevelopment Planning and community input garnered over the summer of 2005. Actual development conditions may vary based on specific physical and/or market realities.
 - 4) In some cases, projects have been extrapolated (in part or in whole) from existing City of Atlanta community-based plans or proposed development projects (to the extent known).
 - 5) Housing projections do not distinguish between "renter" and "owner" scenarios in this table (see Hunley & Associates analyses for tenure assumptions).
 - 6) In some areas, portions of the project area are assumed to be left for open space, plazas, etc.
 - 7) Project names are place-holders only and may or may not match names of actual developments.
 - 8) Project numbering may skip due to iterative process of project inventorying.

Additional Notes:
 *New housing units total flow = Number of Units multiplied by 240 gpd
 **New Commercial Space Total Flow = The sum of: Retail square footage multiplied by 75 gpd/1,000 sqft plus Office square footage multiplied by 175 gpd/1,000 sqft and Industrial square footage multiplied by 75 gpd/1000 sqft.
 ***New Institutional Space Total Flow = The square footage of the proposed institutional space multiplied by 0.4 gpd.

Residential	Low Density	8	12	16	DU/AC
	Medium Density	25	40	60	DU/AC
	High Density	80			DU/AC
Office	Low Density	0.25			FAR
	Med. Density	0.75			FAR
	High Density	2			FAR
Retail	Low Density	0.1			FAR
	High Density	0.25			FAR

Color Legend:
 = Project is already planned or under construction (to the extent known)
 = Estimated Flows in Capacity Limited Areas Requiring Conditional Permits