

Atlanta Smart Growth: Atlantic Station and Glenwood Park

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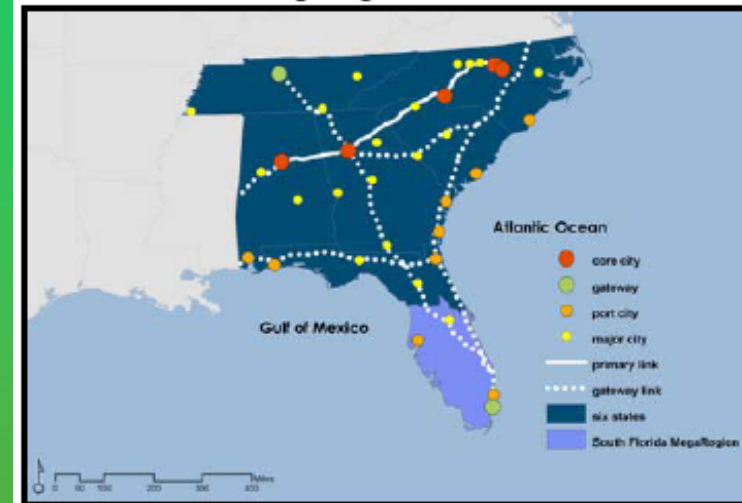
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Piedmont-Atlantic Mega-Region

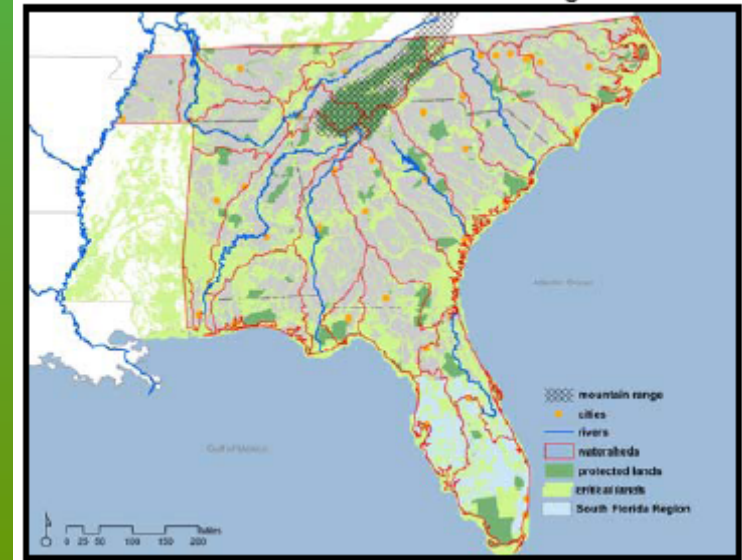
- By 2050 50 percent of population growth and 2/3 of the nations economic growth will occur in several 'mega-regions'
- South and North Carolina, Tennessee, Alabama, Georgia, and Florida = Piedmont-Atlantic Mega-region
- 2000 there were approximately 34 million people in the PAM, and 40 percent, 13.3 million lived in urban cores
- 12 percent of the U.S. population and 7 percent of the total land area
- Six states in the PAM are all in the top 15 in the nation for conversion of land from non-developed to developed

Emerging MegaRegions: Studying the Southeastern United States. Georgia Tech online document.

Piedmont Atlantic MegaRegion

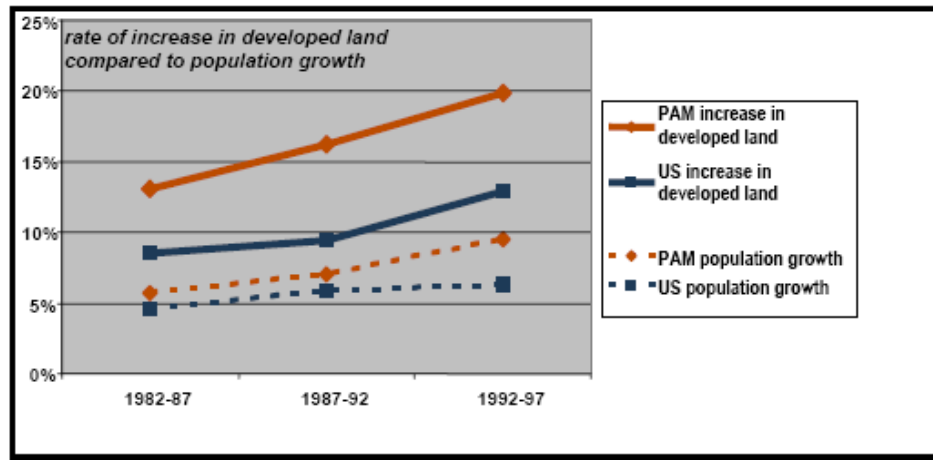


Natural Features Influence Southeastern Region

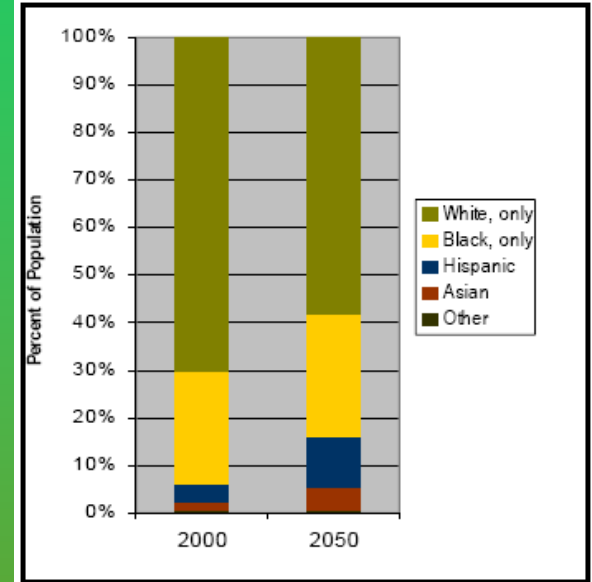


Growth in The Piedmont-Atlantic Mega-Region

Land Consumption Exceeding Population Growth



Changing Racial/Ethnic Composition



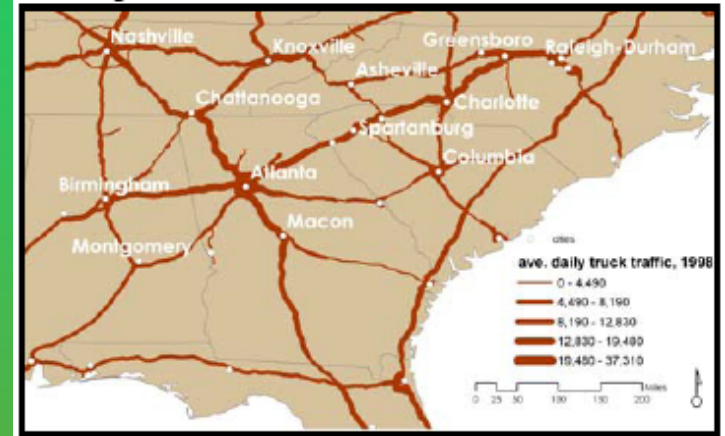
- Diversity increasing
- 54 percent increase in total square footage over the next 30 yrs
- Growth not a 1:1 process with regards to population increase
- Increased car dependence with typical sprawl developments
- Air quality suffers already

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Atlanta

- 1998 Federal moratorium on highway construction
- Between 1982 and 1987 increased urbanized land by 81 percent for a 61 percent population increase
- Least dense metropolitan area in the country with only 1,366 people per square mile
- Between 1988 and 1998 about 190,000 acres of forest around Atlanta were cleared
- Drive more than residents of any other city in the country, 34 miles per day

Truck Traffic Illustrates Economic Spine from Birmingham to Raleigh-Durham



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Atlanta Smart-Growth Success Stories: Atlantic Station & Glenwood Park



Glenwood Park
Press Pack.

Atlantic Station

- Atlantic Steel site, heavy milling for over a century
- Jacoby Development, Post Properties, and the Mills Corporation
- \$2 billion brownfield redevelopment/reclamation
- Central Area Commercial Residential-Conditional District
- “Most important project in Atlanta in the past 50 years”- Former mayor Bill Campbell



Bill Mundy. Atlanta EPD Representative: Atlantic Station Development.

Atlantic Station: Planning

- Design charette
- Improvements in street connections, traffic calming, walking ease, mixed-use, and layout efficiency
- Environmental Protection Department (EPD) involved in the design process



Bill Mundy. Atlanta EPD Representative: Atlantic Station Development.

Atlantic Station: Environmental Hurdles

- Project XL
- Transportation Control Measure
- Resource Conservation and Recovery Act (RCRA) remediation plan
- Conservation easement
- Flexible environmental diligence in perpetuity



Bill Mundy. Atlanta EPD Representative: Atlantic Station Development.

Atlantic Station: Environmental Remediation and Construction

- 132,000 cubic yards of concrete recycled and used as backfill
- 164,000 cubic yards of granite reused
- 9,000 truckloads of waste: 85 percent non-hazardous, 15 percent hazardous
- Utilities for the next 100 years
- 8x8 culvert
- Groundwater monitoring and recovery system

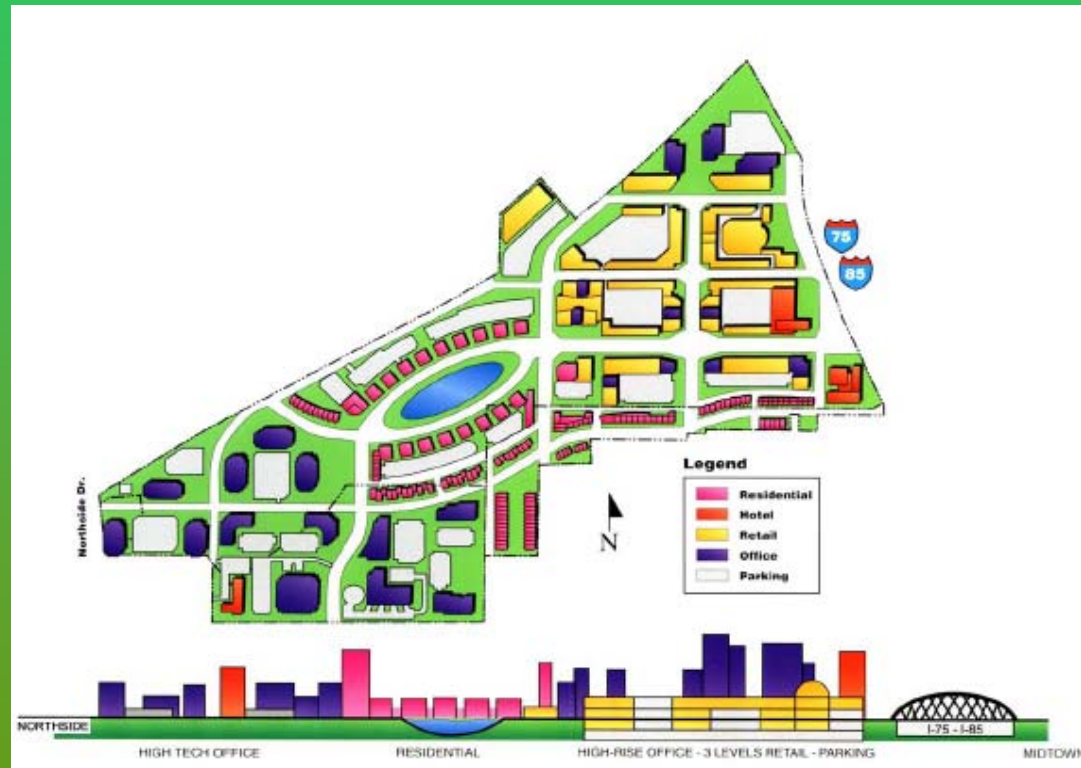


Bill Mundy. Atlanta EPD Representative: Atlantic Station Development.

Atlantic Station

Living

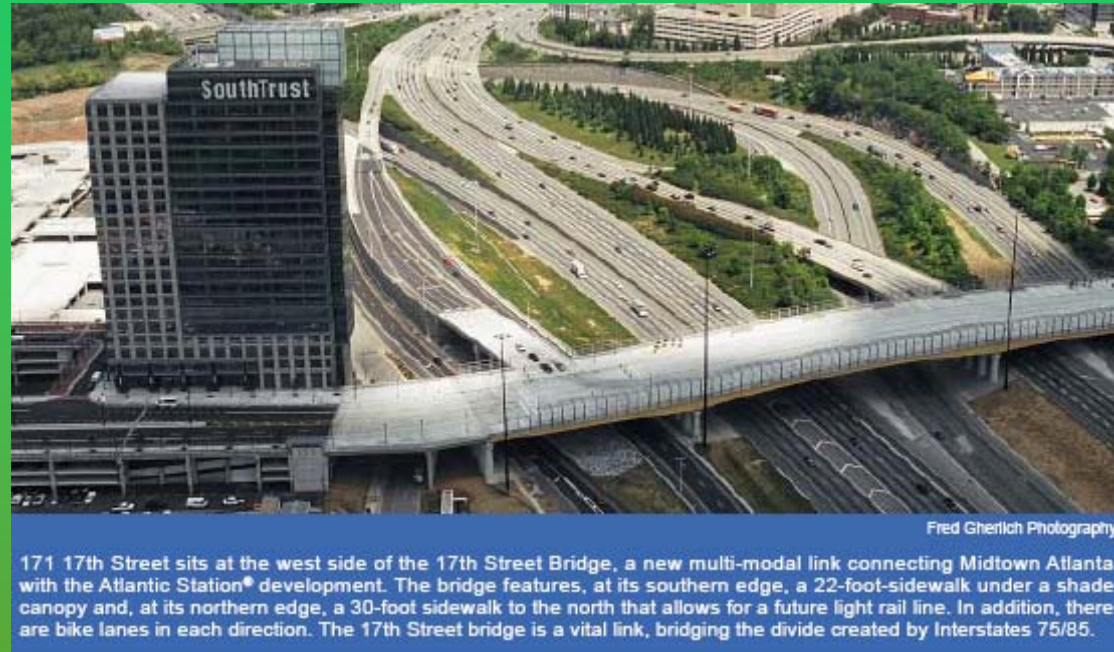
- 138 acre live-work-play development
- 15 million square feet of retail, office, residential, and hotel space
- 11 public parks
- nexus of I-75 and I-85
- Priority parking and special charging spaces for electric vehicles
- Car-share with electric cars and charging
- VIP carpool parking
- Guaranteed ride home system
- Electric shuttles



Bill Mundy. Atlanta EPD Representative: Atlantic Station Development.

Atlantic Station and LEED

- 171 17th St.
- First commercial high-rise in Atlantic Station, first high-rise commercial office tower in the world to get a LEED-CS certification
- Atlantic Station as a LEED campus; 7 of the 37 credits apply to all buildings



Fred Gherlich Photography
171 17th Street sits at the west side of the 17th Street Bridge, a new multi-modal link connecting Midtown Atlanta with the Atlantic Station® development. The bridge features, at its southern edge, a 22-foot-sidewalk under a shade canopy and, at its northern edge, a 30-foot sidewalk to the north that allows for a future light rail line. In addition, there are bike lanes in each direction. The 17th Street bridge is a vital link, bridging the divide created by Interstates 75/85.

171 17th Street. Atlantic Station website.

Glenwood Park: Environmental Remediation and Construction

- Recycled 250,200,000 pounds or 60,000 cubic yards of concrete
- Recycled 800,000 pounds of granite rubble block were recycled, built entire wall in the central park
- 250,000 pounds of metal removed
- 30,000,000 pounds or 41,500 cubic yards of mysteriously buried woodchips
- Waste-to-energy plant in Alabama, burned to generate energy to power 900 average houses for a full year
- Storm-water and well-water use save 35,000 gallons of city water weekly



Glenwood Park website

Glenwood Park Living

- 1,627,500 miles of driving saved per year
- Southern Living Idea House, 38 percent less power than traditional home of the same size, generates 15 percent of its energy from rooftop photovoltaics
- Earthcraft housing program
- Earthcraft homes collectively save over 1.3 MW of energy per year



Glenwood Park

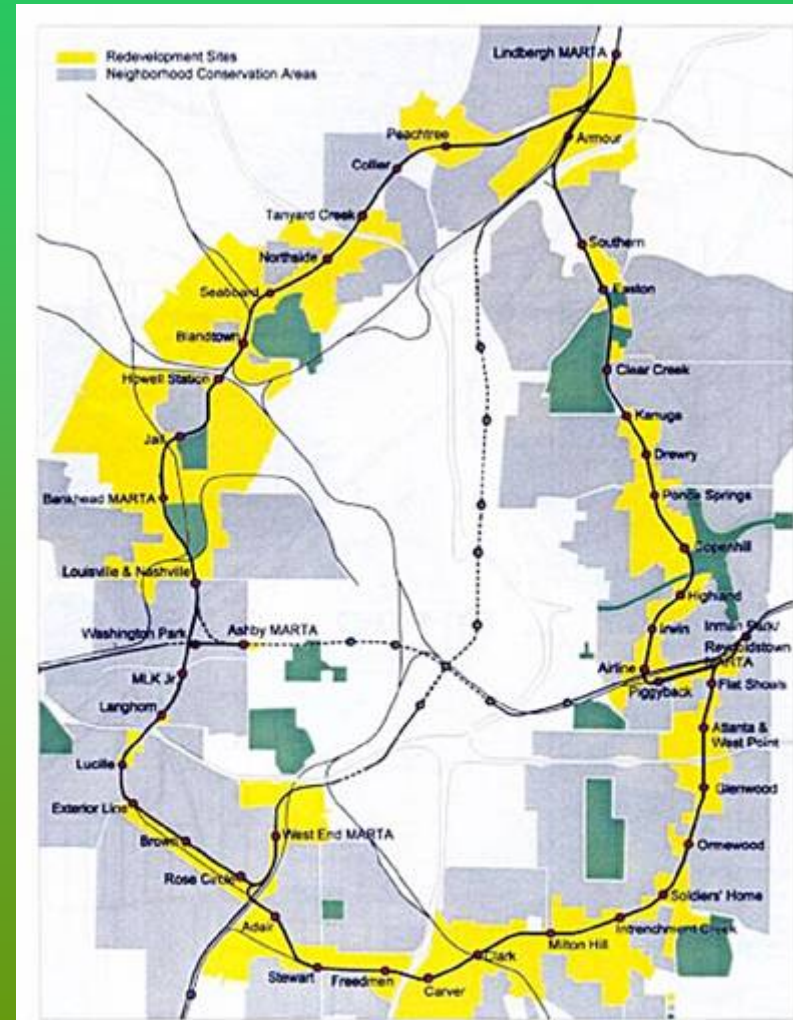
- 325 residences, 20,000 square feet of office space, and 50,000 square feet of retail space



The single onsite building, above, before... and the building, below left, with mixed uses after...

Atlanta Beltline Dedevelopment

- Original train lines which define the city core
- Transportation and green-space corridor
- Tax Allocation District
- Light-rail, buses, trolleys, and trails
- Electric trolley cars or rubber-tired flex trolleys

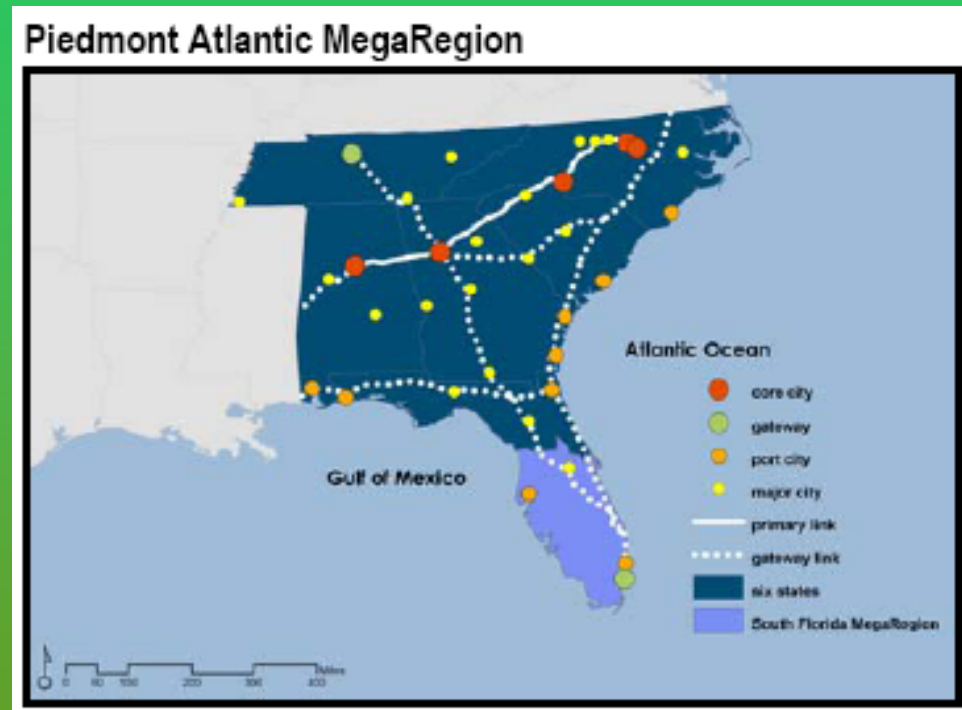


Belt Line Redevelopment Sites

Figure 21: Belt Line route with redevelopment sites

Conclusion

- Atlantic Station and Glenwood Park are pioneer smart-growth developments
- Vision within the charter of New Urbanism may in fact become realized and lead to a Southeast where “farmland and natural areas are as important to the metropolis as the garden is to the house”



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