

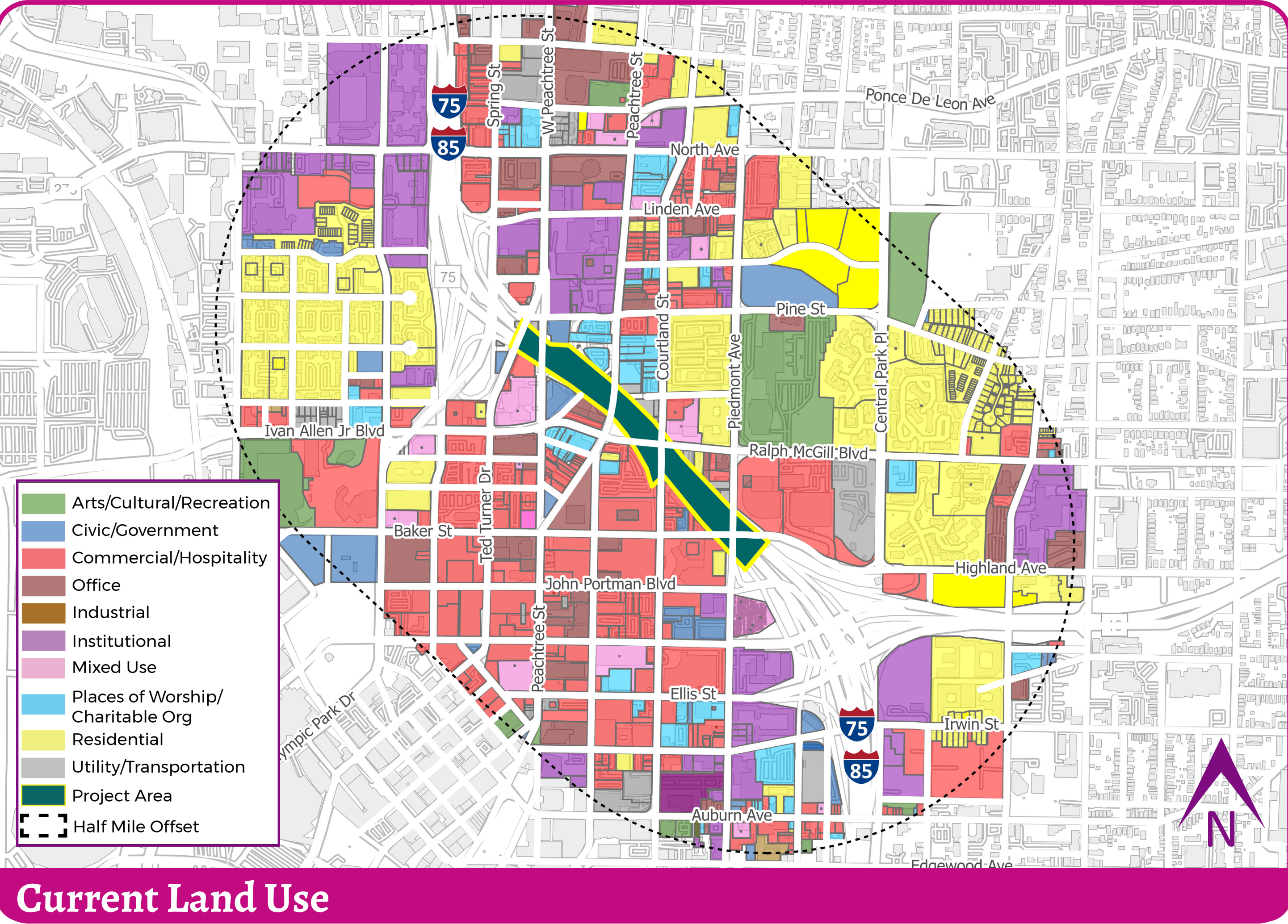


# LAND USE & ZONING

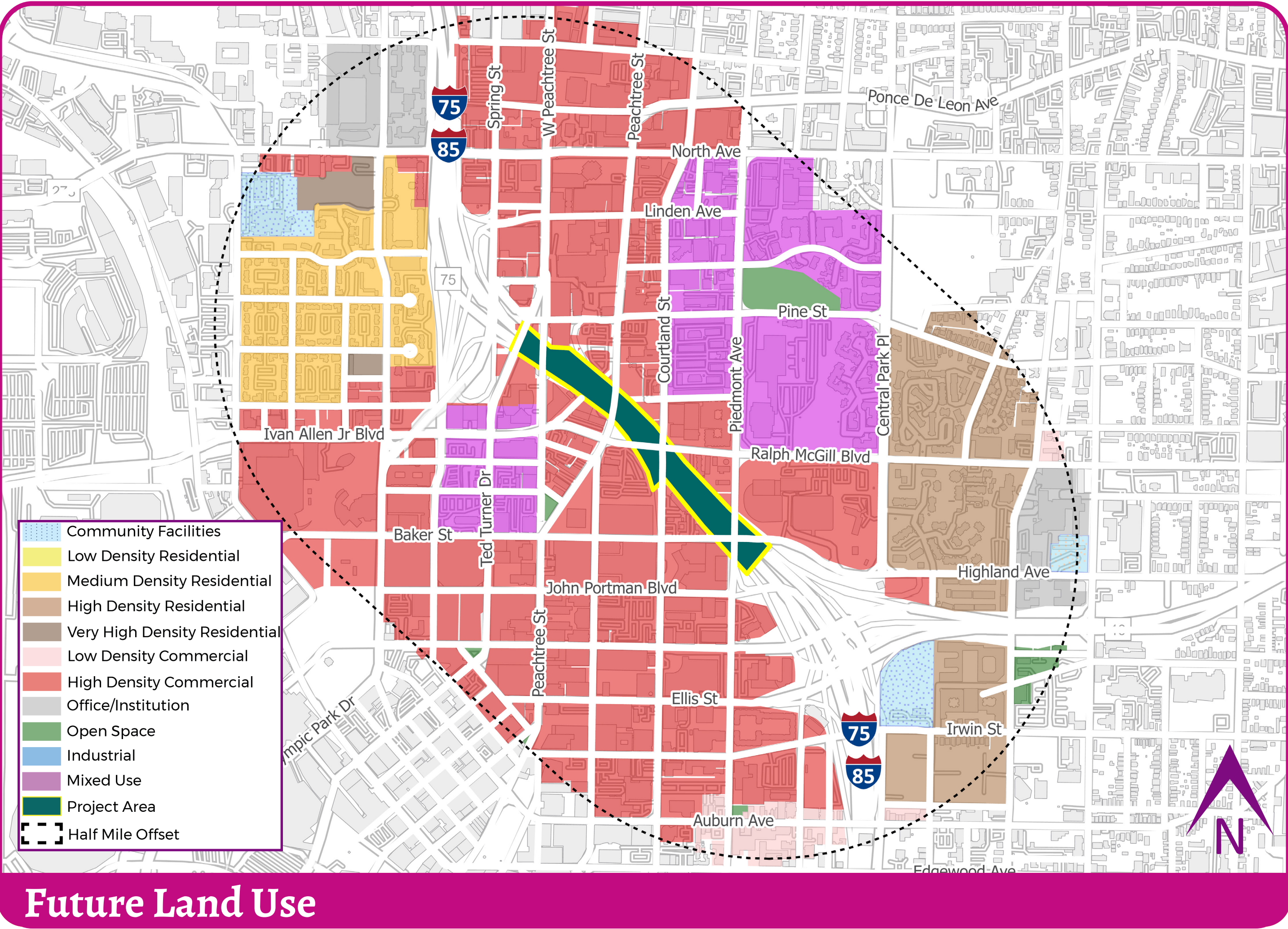
## Introduction

Downtown Atlanta has the foundation to be an active, people-oriented, and vibrant urban core. However, current land use conditions in the Stitch study area paint a different picture, characterized by declining retail, vacancies, and buildings in need of redevelopment or repair. Surrounded by universities, hospitals and medical facilities, civic facilities, tourist and entertainment attractions, and rich historic and cultural resources, the Stitch is in a position to leverage these spheres of influence to facilitate a thriving place that prioritizes people. *On this display board you will find a discussion of land use and zoning around the Stitch, along with related opportunities and challenges. Once you've read these sections, take a look at the "Questions to Consider" and share your answers with the team!*

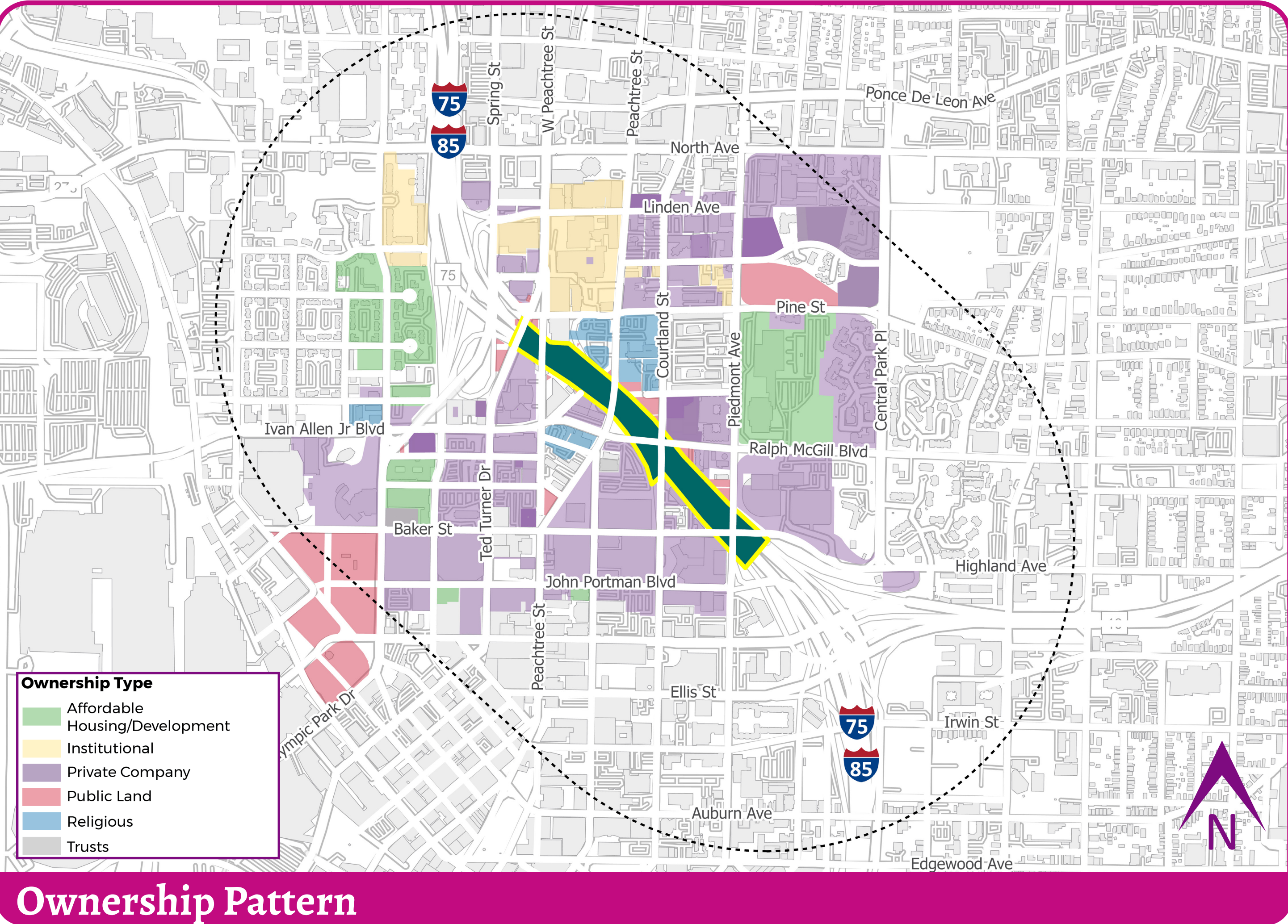
## Land Use & Zoning Analysis



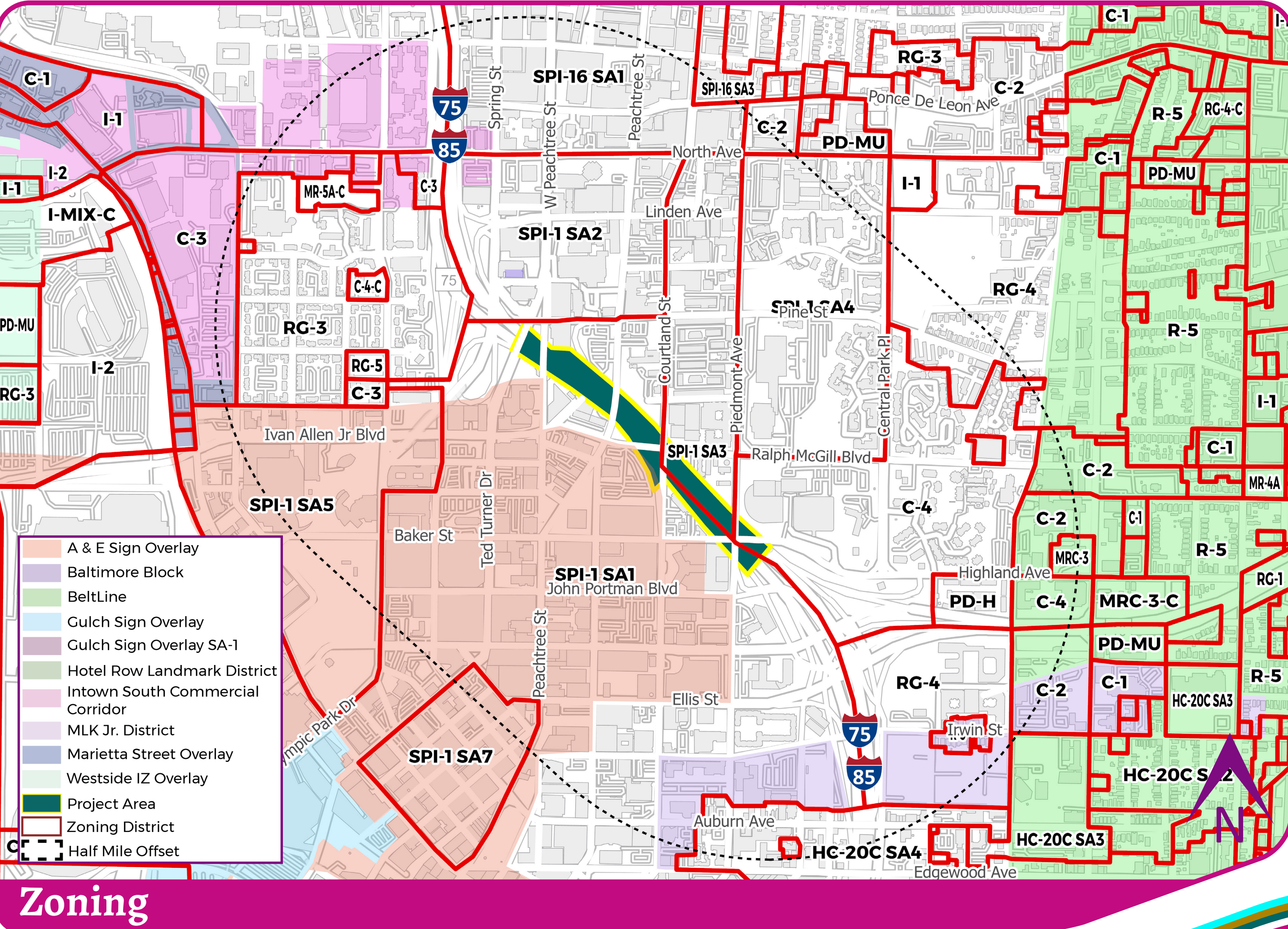
Commercial, retail, and hospitality land uses make up a large portion of the area around the Stitch. Development is typically concentrated within university campuses or multi-family developments throughout the area.



Over half of the study area is designated High Density Commercial in the future land use map. The scale of development in the High Density Commercial area includes residential, commercial, and mixed-use land use categories.



The majority of the land around the Stitch is privately owned. Public land is federally owned, state-owned, including several GDOT parcels, or locally owned. The City owns the significantly sized Atlanta Civic Center property, which is slated for redevelopment.



Much of the study area is zoned Downtown Special Public Interest District (SPI-1), to provide protection for the unique character that is found in the downtown core.

## Opportunities & Challenges

### Opportunities

- 1) Redevelop sites to align with the Stitch vision, such as surface parking lots, vacant and underutilized sites.
- 2) Implement new zoning incentives and requirements that creatively advance area goals, such as expansion of affordable housing stock.
- 3) Balance parking provided with parking needs while encouraging walking, biking, and transit use.

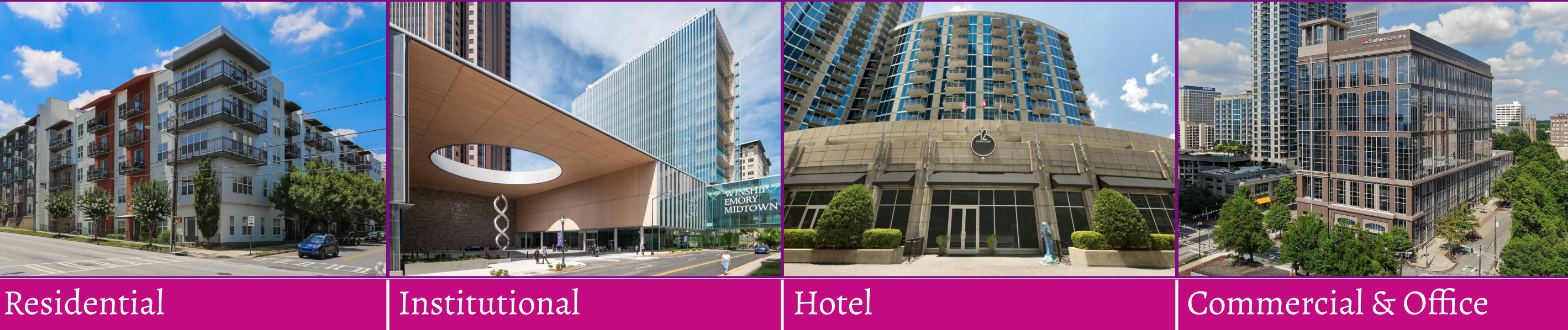
### Challenges

- 1) Parking lots, parking decks, and other properties with inactive ground levels contribute to lack of area vibrancy.
- 2) Conversion of existing uses into more active uses will be costly.
- 3) Aligning the Stitch's timeline with new zoning regulations and incentives.

## Questions to Consider

- 1 What new investments or services would encourage you to spend (more) time here?
- 2 How can we make the area around the Stitch a desirable place for City workers, residents, and visitors?
- 3 Name a major destination that the Stitch could learn from. Consider benchmark spaces or locations in Atlanta or other large cities.

### Land Use Typologies



November 15 , 2023

## Community Kick-off & Visioning Workshop