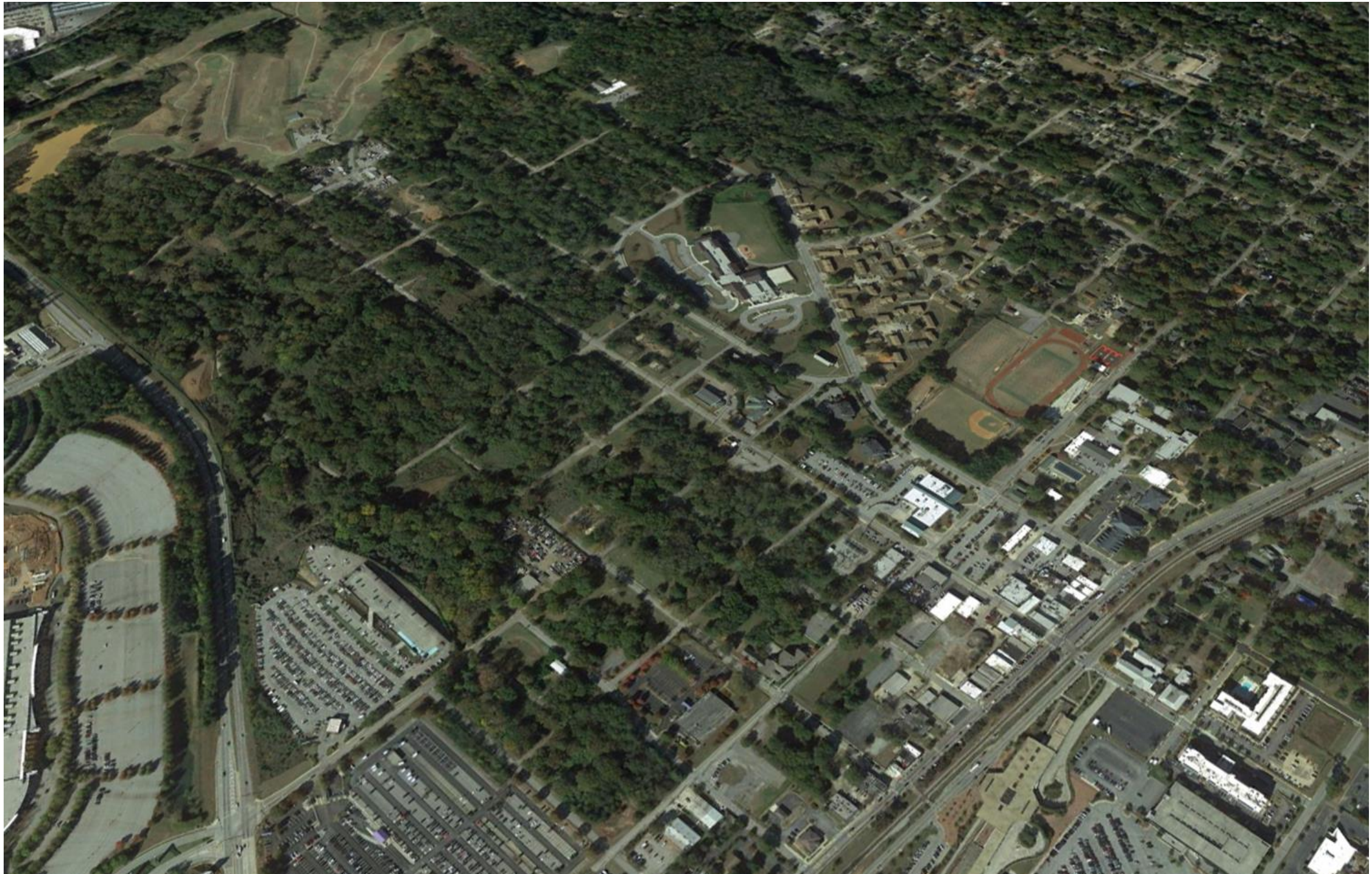
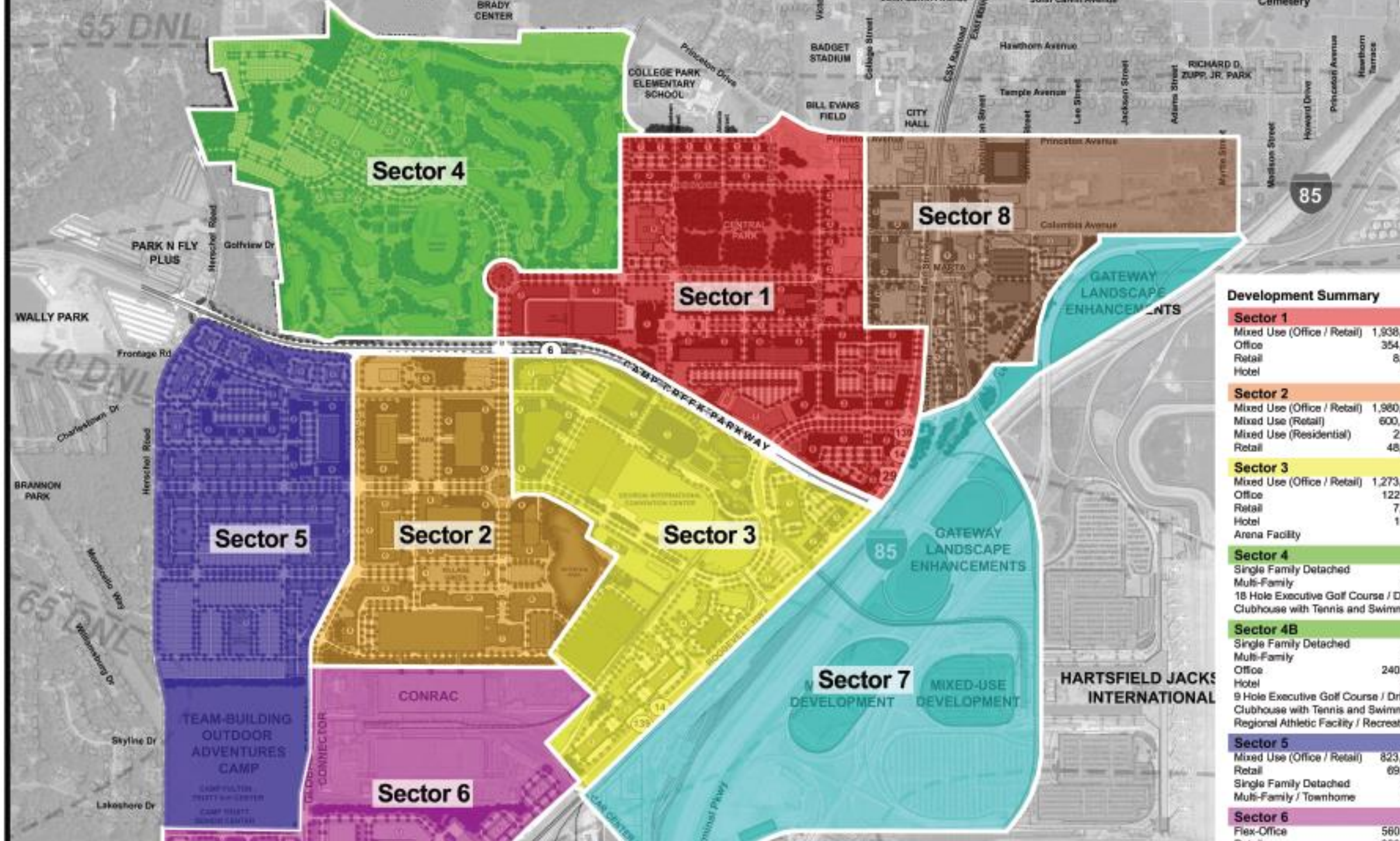
Airport City Framework Master Plan

September 5, 2019

LCI Sponsors Meeting





Development Summary

Sector 1	
Mixed Use (Office / Retail)	1,938
Office	354
Retail	8
Hotel	
Sector 2	
Mixed Use (Office / Retail)	1,980
Mixed Use (Retail)	600
Mixed Use (Residential)	2
Retail	48
Sector 3	
Mixed Use (Office / Retail)	1,273
Office	122
Retail	7
Hotel	1
Arena Facility	
Sector 4	
Single Family Detached	
Multi-Family	
18 Hole Executive Golf Course / D	
Clubhouse with Tennis and Swimm	
Sector 4B	
Single Family Detached	
Multi-Family	
Office	240
Hotel	
9 Hole Executive Golf Course / Dr	
Clubhouse with Tennis and Swimm	
Regional Athletic Facility / Recreat	
Sector 5	
Mixed Use (Office / Retail)	823
Retail	69
Single Family Detached	
Multi-Family / Townhome	
Sector 6	
Flex-Office	560

PARK N FLY PLUS
WALLY PARK
BRANNON PARK
COLLEGE PARK ELEMENTARY SCHOOL
BADGET STADIUM
BILL EVANS FIELD
CITY HALL
CENTRAL PARK
MARTA
RICHARD D. ZUPP, JR. PARK
Roosevelt Street
Princeton Drive
Princeton Avenue
Hawthorn Avenue
Temple Avenue
Columbia Avenue
Herschel Road
Golfview Dr
Frontage Rd
Charlestown Dr
Monticello Way
Williamsburg Dr
Skyline Dr
Lakeshore Dr
CAMP CREEK PARKWAY
GEORGIA INTERNATIONAL CONVENTION CENTER
CONRAC
TEAM-BUILDING OUTDOOR ADVENTURES CAMP
CAMP FULTON - TRUITT 4-H CENTER
CAMP TRUITT SENIOR CENTER
GLOBAL GATEWAY CONNECTOR
RENTAL CAR CENTER PKWY
N Terminal Pkwy
ROOSEVELT HWY
GATEWAY LANDSCAPE ENHANCEMENTS
GATEWAY LANDSCAPE ENHANCEMENTS
MIXED-USE DEVELOPMENT
MIXED-USE DEVELOPMENT
HARTSFIELD JACKSON ATLANTA INTERNATIONAL AIRPORT
65 DNL
70 DNL
75 DNL
85
139
14
29
6
LAND USE

Master Plan Discussion

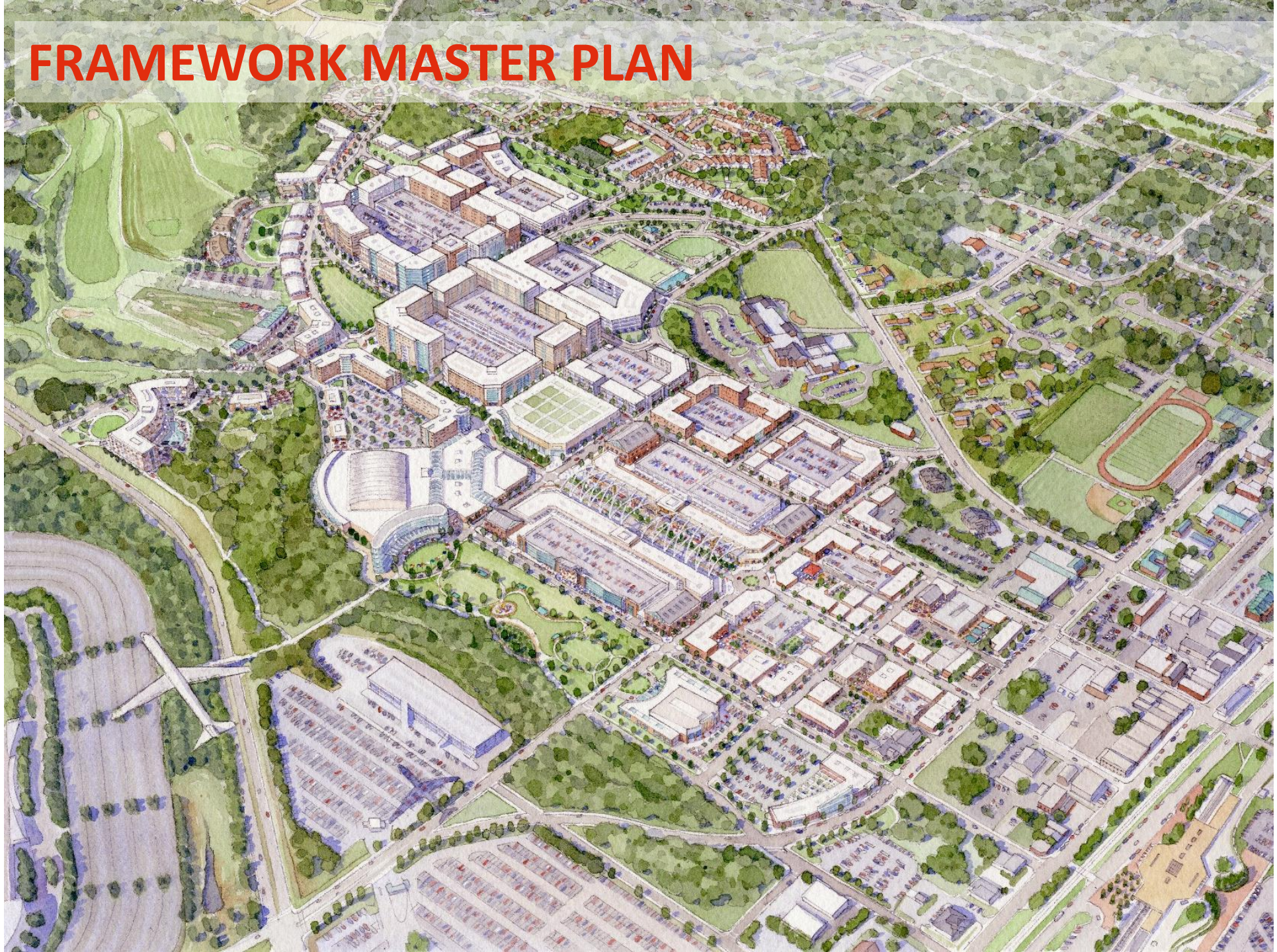
PROJECT VISION

A global destination rooted in diversity, equity, and inclusion easily accessible to all – from local residents to world travelers – a showcase of smart cities and eco-friendly design.

STEPS INVOLVED IN A PROJECT

1. Master Plan
2. Concept Design
3. Schematic Design
4. Design Development
   (Construction Management Starts)
5. Construction Documents
6. Bid and Negotiations
7. Maintenance and Operations

FRAMEWORK MASTER PLAN



KEY DATES

August 5	• Review the Proposal • Vote on the Master Plan for Approval (If warranted) or
August 19	• Vote on Master Plan Approval

RECOMMENDATIONS FOCUSED ON

DEVELOPMENT OPPORTUNITIES,
GREENSPACE,
TRAILS,
PLACEMAKING,
&
MULTI-MODAL CONNECTIVITY

CONCEPT MASTER PLAN – DEVELOPMENT OPPORTUNITIES

GREENSPACE & TRAILS

PLACEMAKING AND GREENSPACE

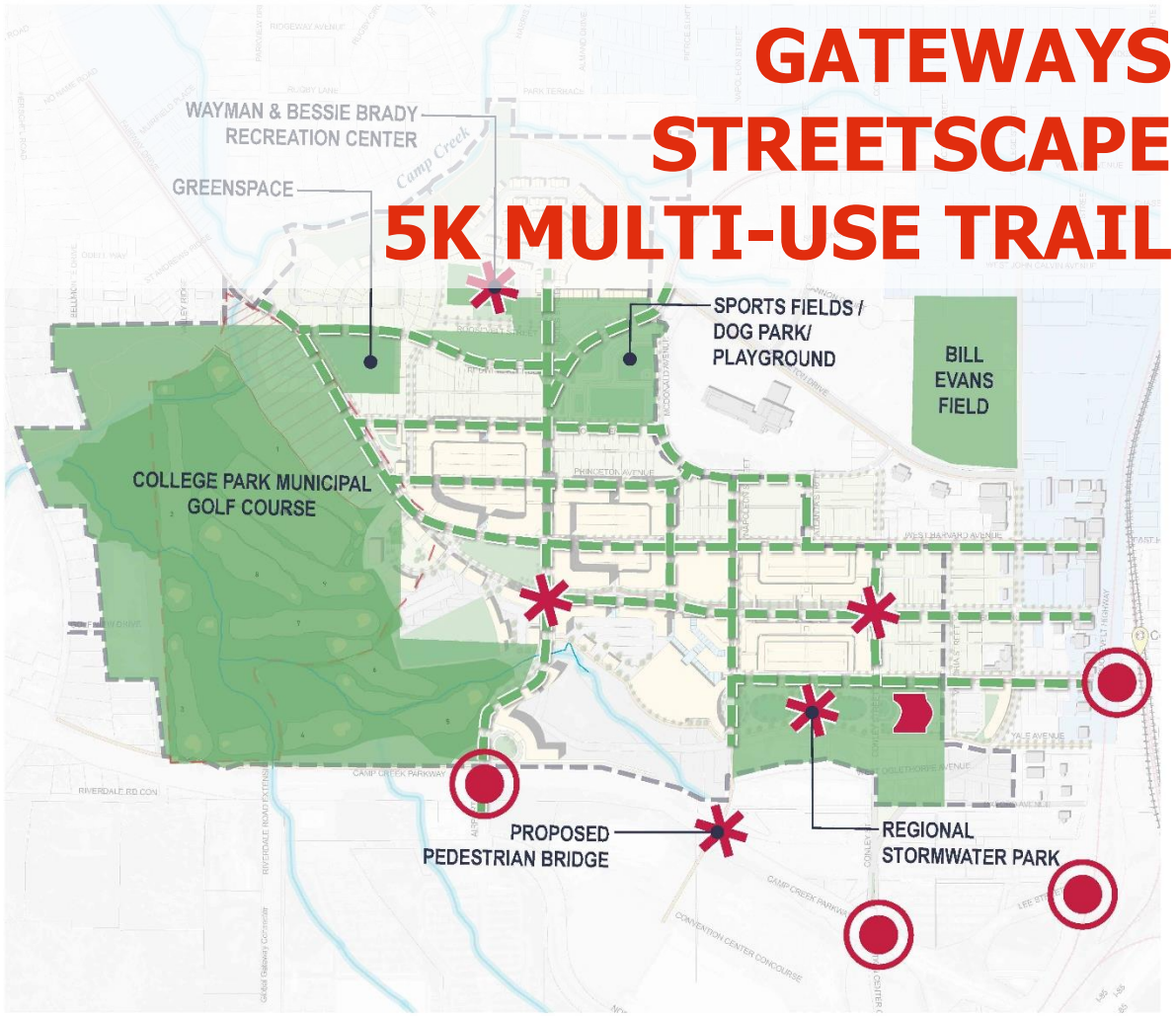
GREEN INFRASTRUCTURE

PUBLIC ART

GATEWAYS

STREETSCAPE

5K MULTI-USE TRAIL



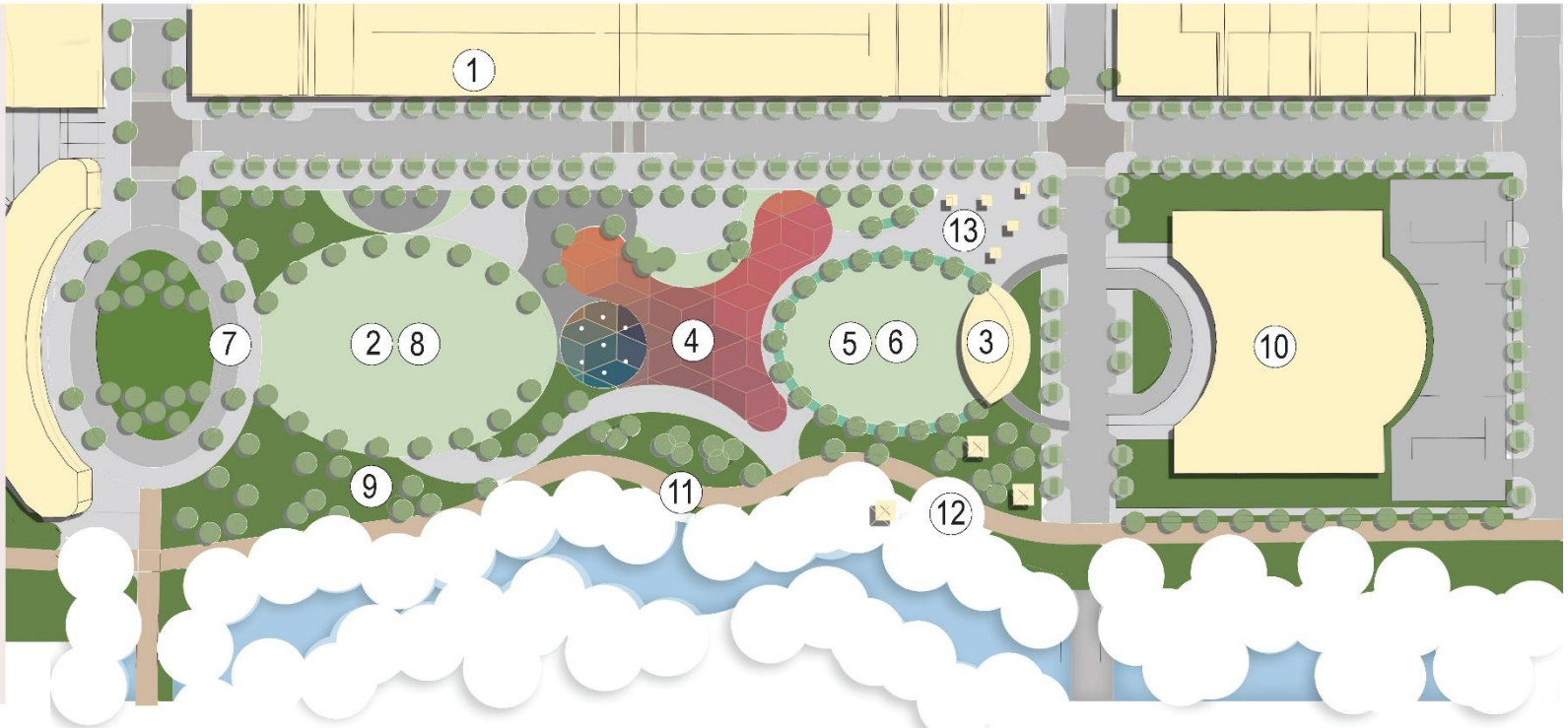
GREENSPACE & STORMWATER INFRASTRUCTURE

LEGEND:

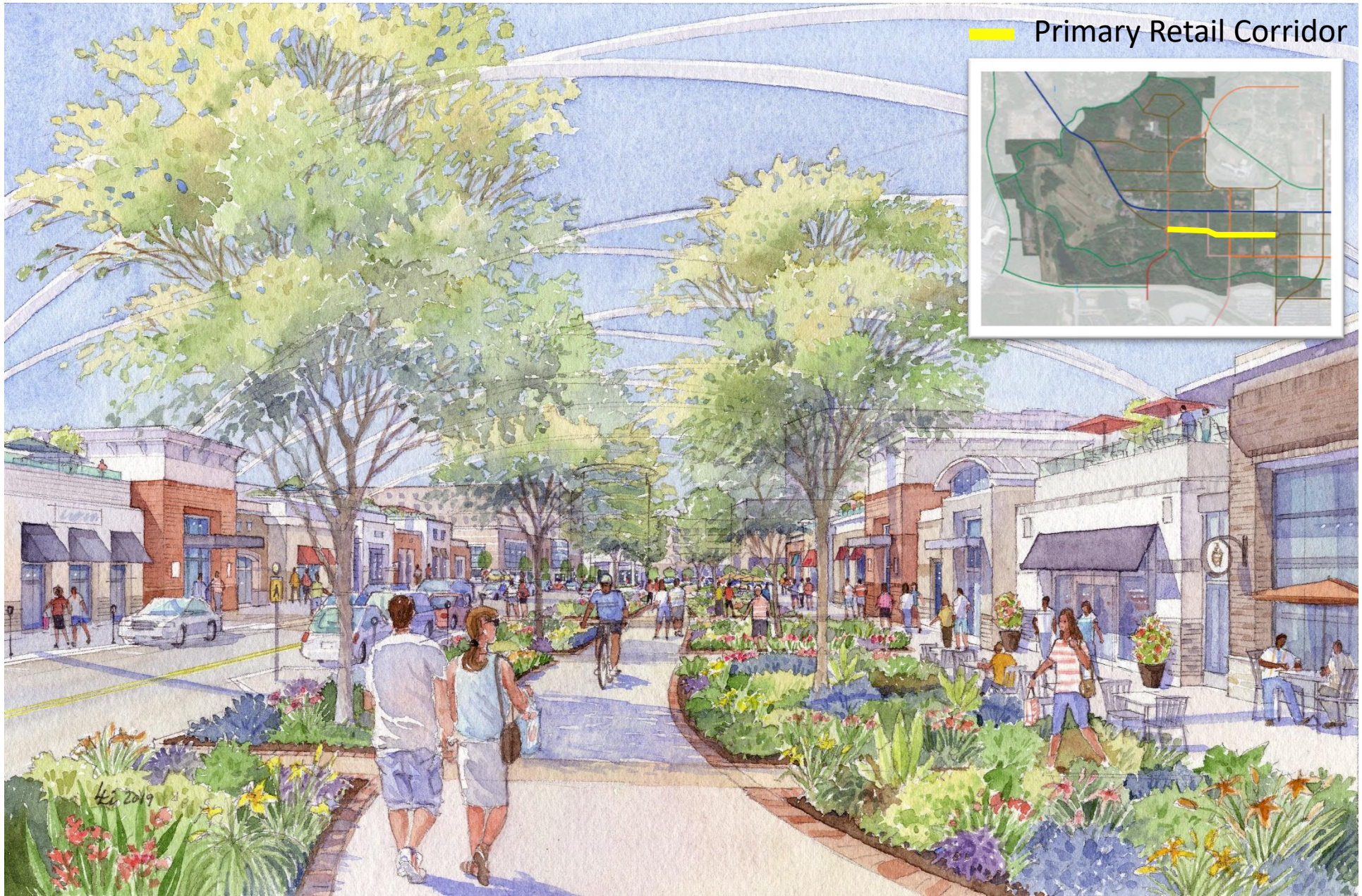
1. Rock Climbing Wall
2. Grand Lawn
3. Pavilion
4. Thematic Playground/ Splash Park

5/6. Flex Space: Skating/ Festival Space

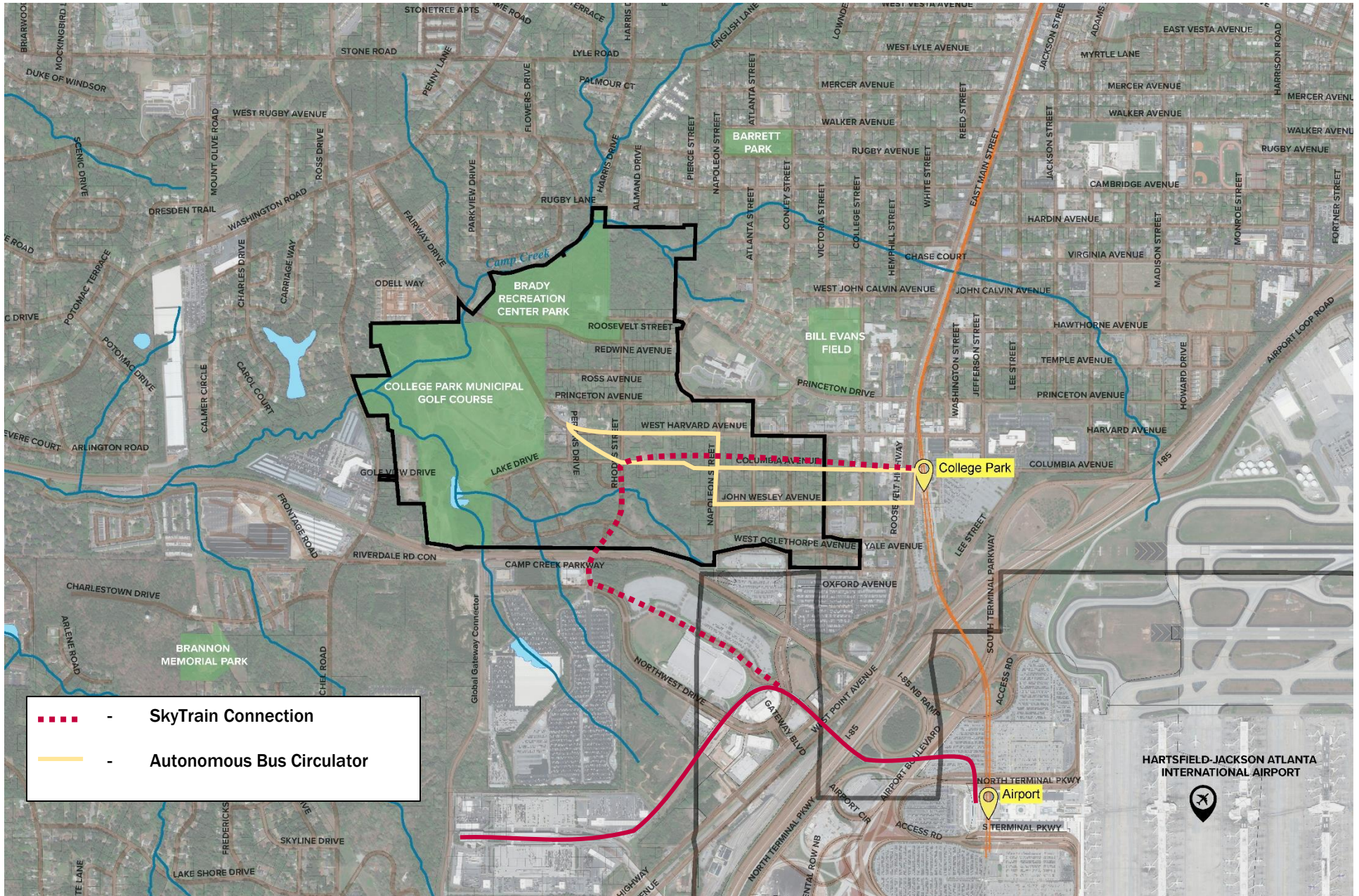
7. Food Truck Row
8. Stormwater Infiltration Basin
9. Fitness Zone
10. Cultural Arts Heritage Center
11. Greenway/5K Loop
12. Picnic Pavilions
13. Kiosk Vendors



COLUMBIA AVENUE – PLACEMAKING



MULTI-MODAL CONNECTIVITY



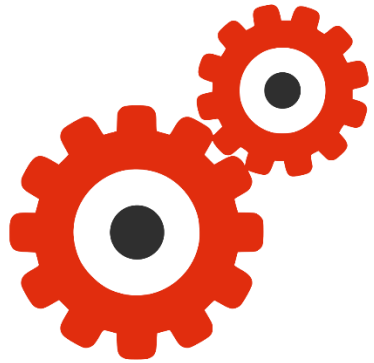
Next Steps

STRATEGIC OPTIONS

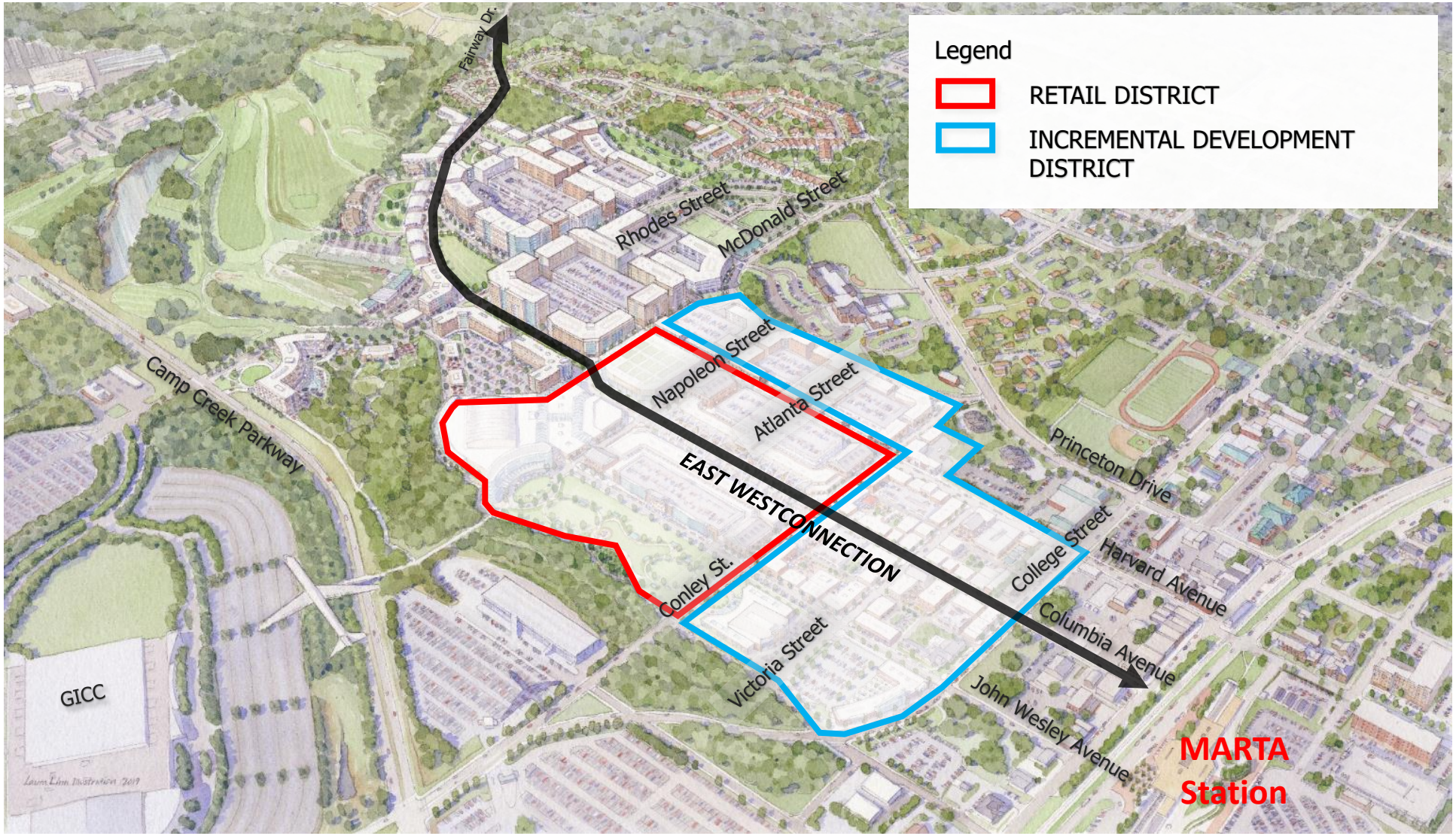
1. Sell to Master Developer

2. City to act as Master Developer

3. City to partner with multiple Developers and Funding Sources per District

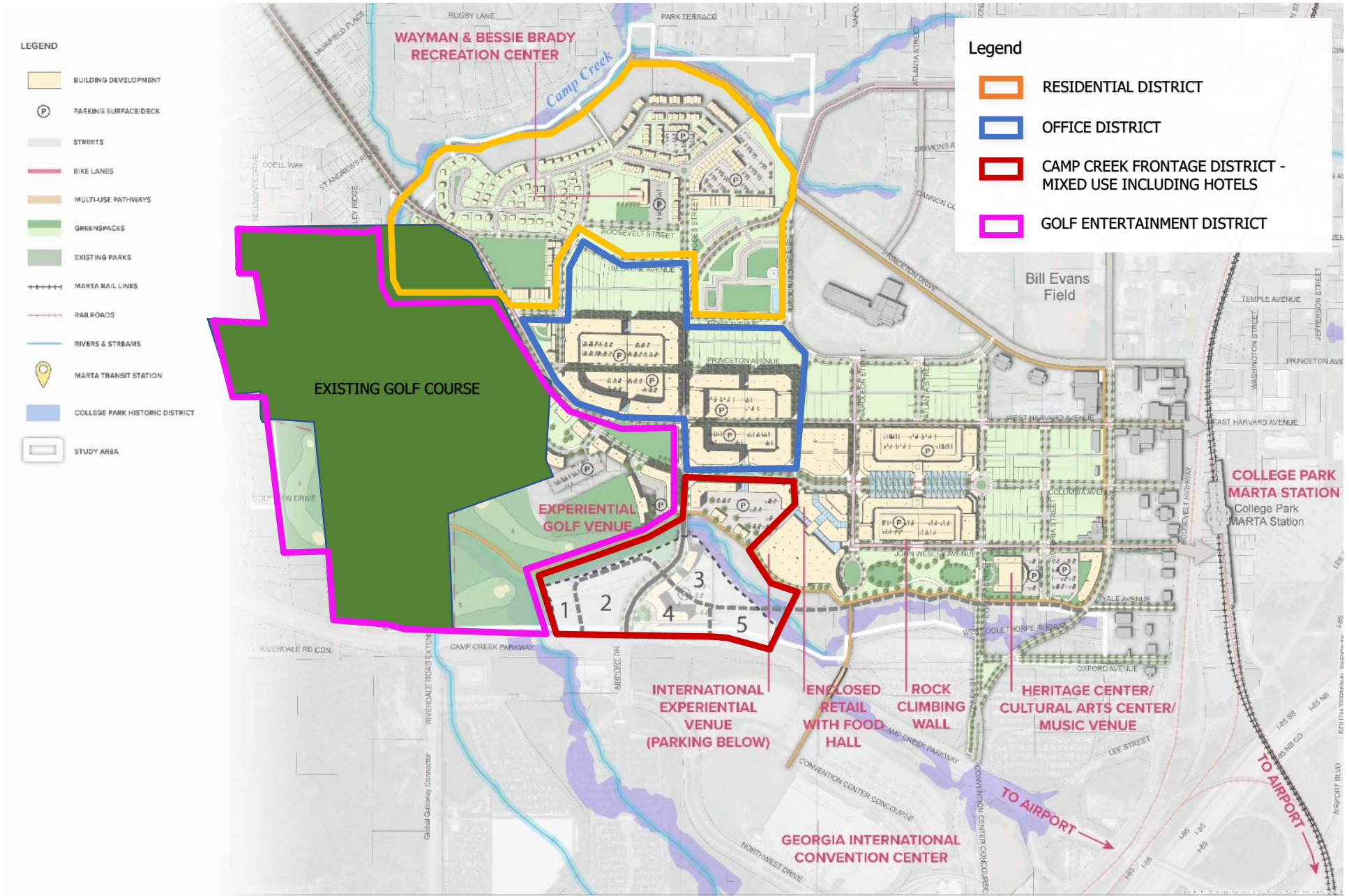


TWO EAST WEST DISTRICTS



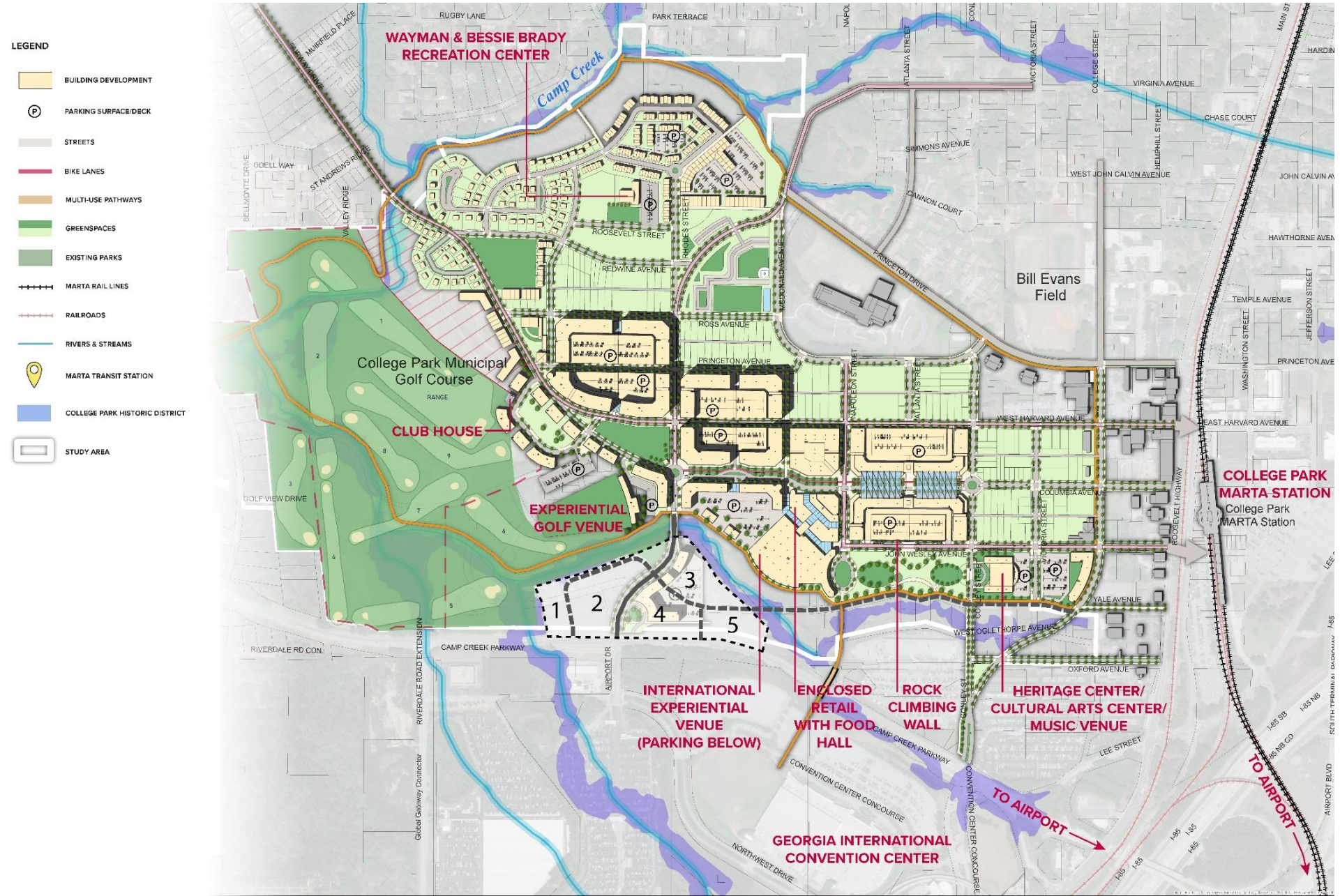
DISTRICT PLANS: SAMPLE

GOLF COURSE RECONFIGURATION



PROPOSED PUBLIC INFRASTRUCTURE

LEGEND

1. **New Roads/Lanes/Street Design -** North South Connection: Rhodes Street and new connection to Camp Creek Parkway
2. **New Roads/Lanes/Street Design -** East West Connection: Columbia Ave and Fairway Drive
3. Columbia Avenue Park
4. Reconfigured College Park Municipal Golf Course
5. Regional Stormwater Park
6. Parking Deck
7. Rock Climbing Wall
8. 5k Trail

CONCEPT MASTER PLAN - UPDATES