

# Atlanta Medical Center Site **Small Area Plan**

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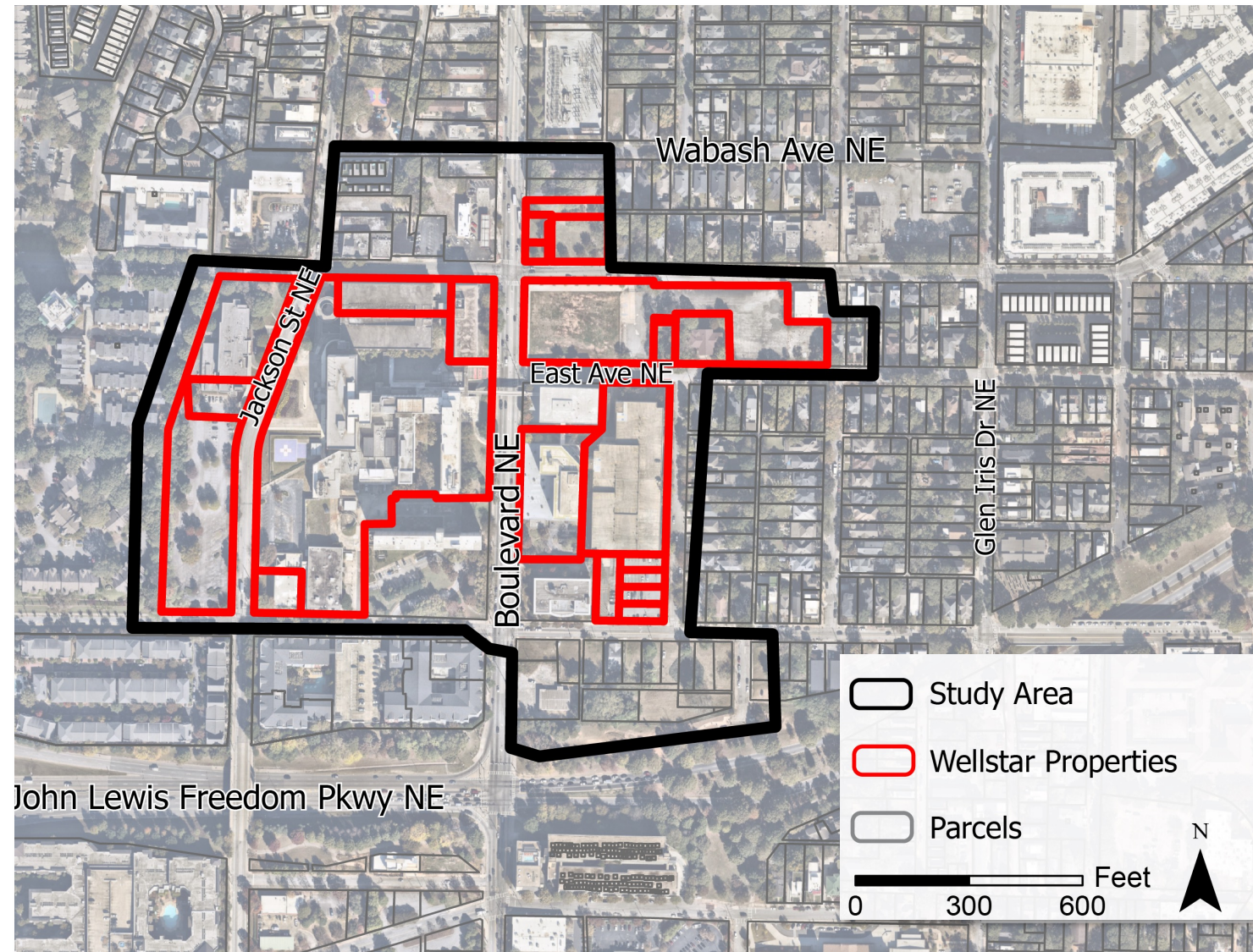
Plan Summary for August 12, 2024 NPU Review



# AMC | Study Area

## Objectives

- Identify potential uses that are both desirable and achievable
- Create a vision reflective of the aspirations of the community
- Develop recommendations for the AMC site to guide land use/regulatory updates and transportation/phasing strategies
- Craft a plan for adoption by City Council





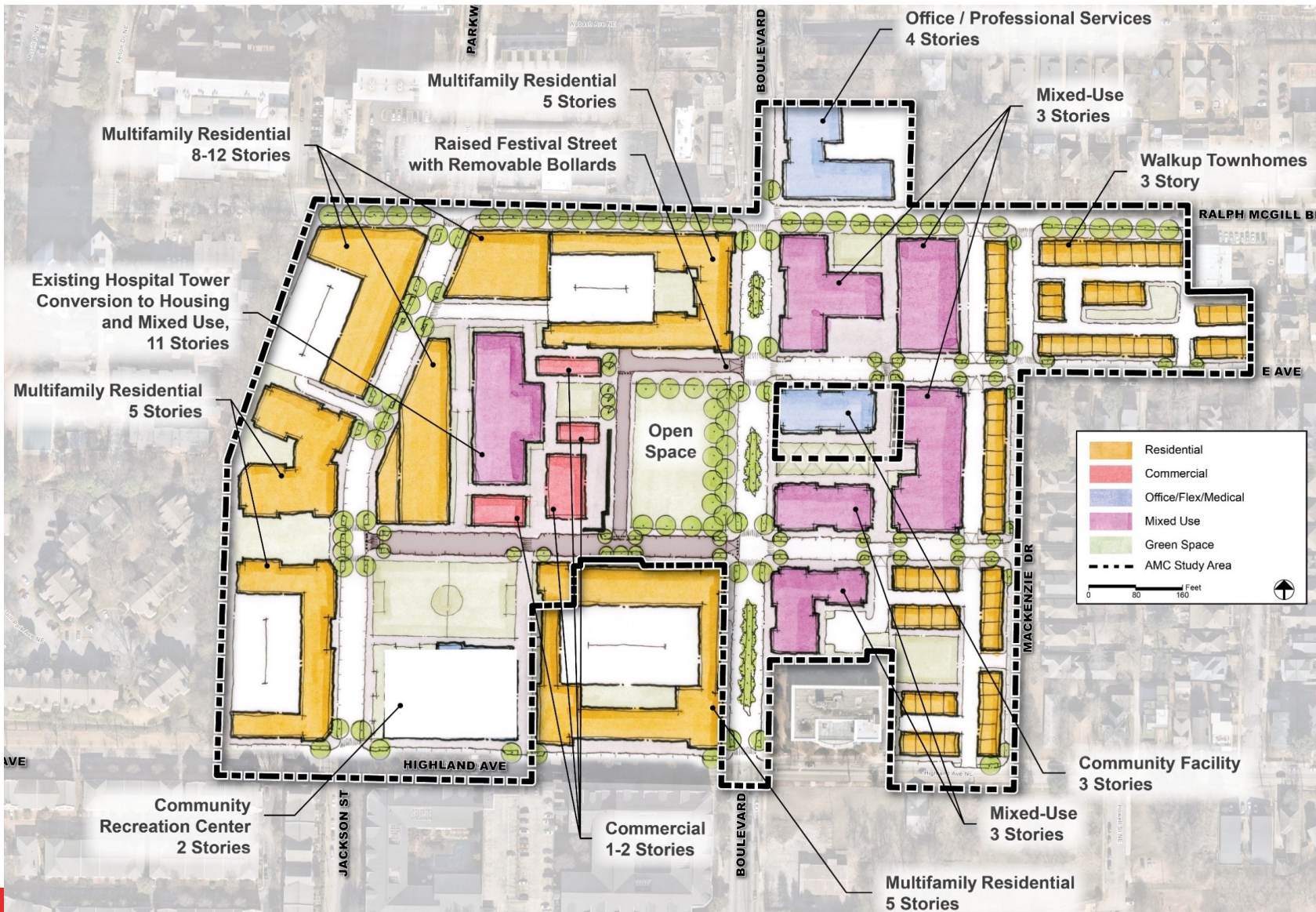
# AMC | Community Priorities

1. Strike a balance between being a neighborhood destination and a regional destination
2. Focus on a variety of housing types to address the missing middle element
3. Foster local retail, restaurants, services, etc.
4. Consensus on a need for some kind of medical services
5. Move forward expeditiously





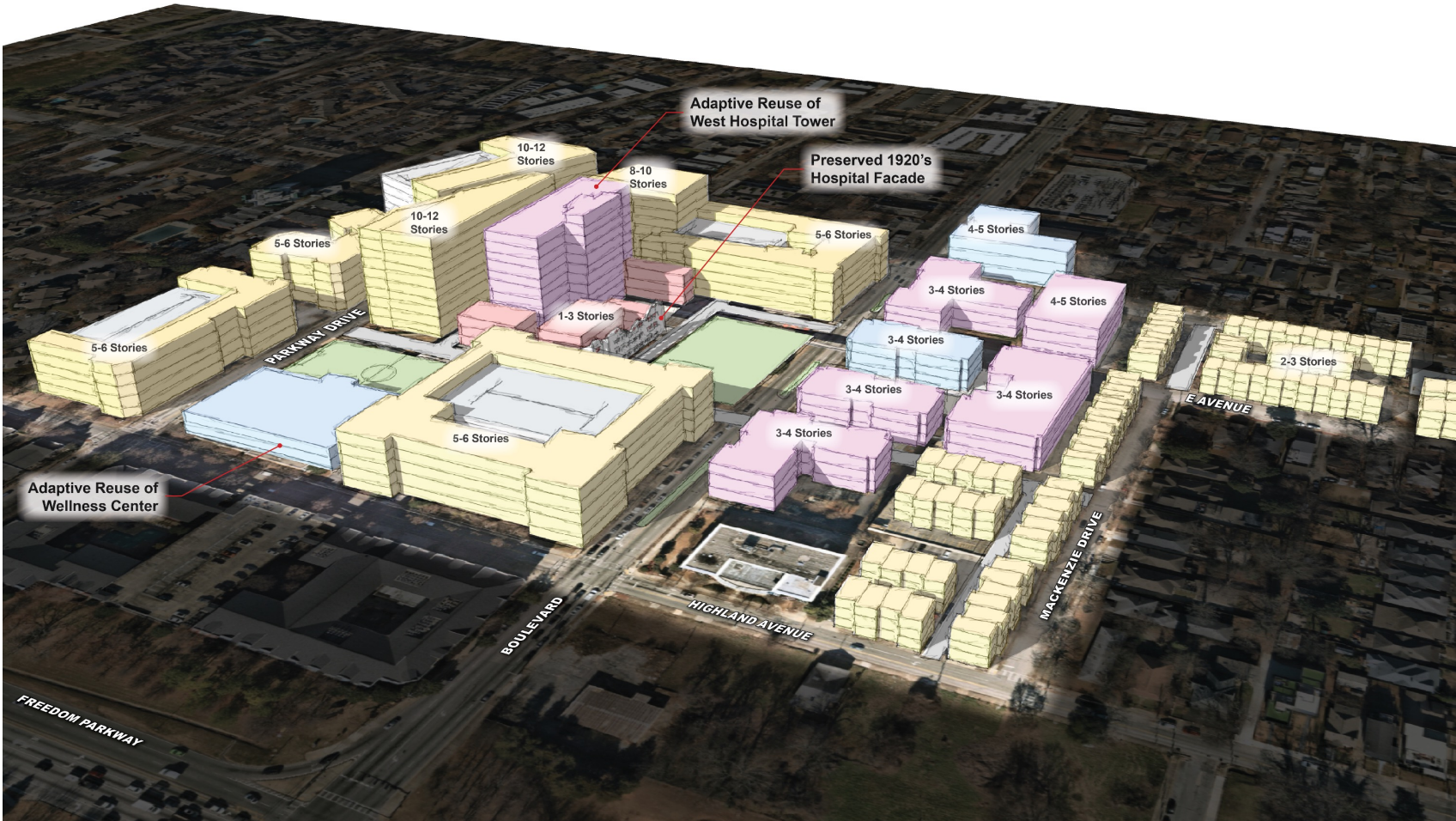
# AMC | Concept Plan



- Concept Plan is a **framework**, to guide land use and policy regulations, not a development proposal
- Plan is focused around a central **community green space**
- Development intensity transitions from **east to west**



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# AMC | Character Areas

1. Transition Zone

2. Commercial  
Village

3. Development  
Core

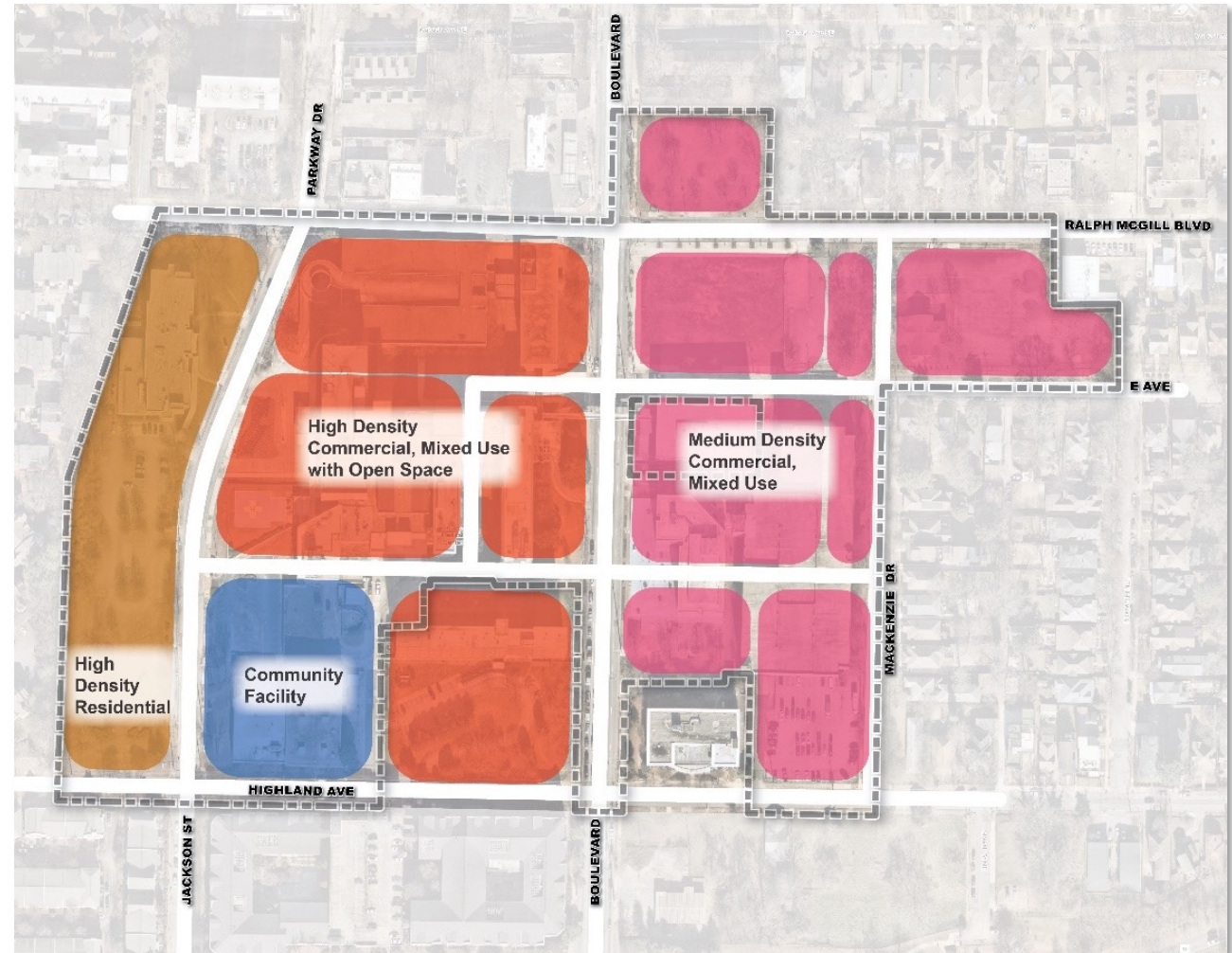
4. Midrise  
Residential





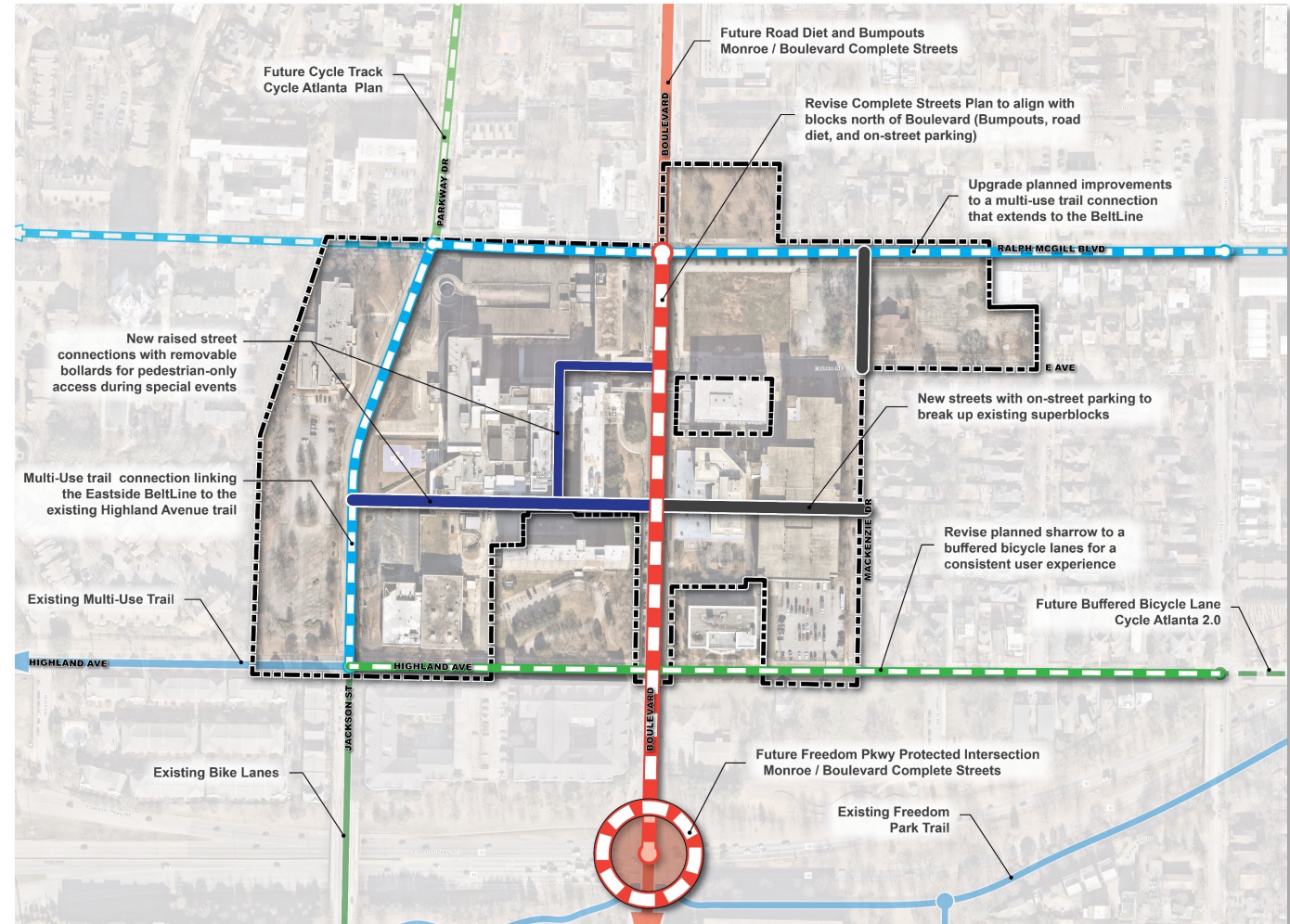
# AMC | Land Use & Regulatory Changes

1. Use *Plan A* as an opportunity to revise the Future Land Use Map
2. Expand the BeltLine Overlay to include the full AMC site
3. Require a significant community space
4. Incorporate strategies to promote *for-sale* units



# AMC | Transportation Recommendations

1. Incorporate new street connections
2. Revise the Complete Street Plan for Monroe/Boulevard
3. Incorporate multimodal transportation elements from existing City plans
4. Consider additional enhancements for Ralph McGill Blvd





# AMC | Potential Phasing

1. Focus on vacant parcels along Ralph McGill first
2. The core may require 2 phases for the northern and southern portions
3. Existing structures and parking in phases 3 and 4 can support earlier phases in the interim

