Airport City Framework Master Plan
September 5, 2019
LCI Sponsors Meeting

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Master Plan Discussion
Next Steps
Sector 1
- Mixed Use (Office/Retail): 1,938
- Office: 354
- Retail: 68
- Hotel: 55

Sector 2
- Mixed Use (Office/Retail): 1,980
- Mixed Use (Office/Condo): 600
- Retail: 26
- Hotel: 48

Sector 3
- Mixed Use (Office/Retail): 1,273
- Office: 122
- Retail: 7
- Hotel: 1

Sector 4
- Single Family Detached
- Multi-Family
- 18 Hole Executive Golf Course/Clubhouse with Tennis and Swim

Sector 4B
- Single Family Detached
- Multi-Family
- Office: 240
- Hotel: 9
- 18 Hole Executive Golf Course/Clubhouse with Tennis and Swim
- Regional Athletic Facility/Recreational Facility

Sector 5
- Mixed Use (Office/Retail): 823
- Retail: 69
- Single Family Detached
- Multi-Family, Townhome

Sector 6
- Flex-Office: 560
- Multi-Family, Townhome
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
<table>
<thead>
<tr>
<th>Date</th>
<th>Events</th>
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<tbody>
<tr>
<td>August 5</td>
<td>• Review the Proposal</td>
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<tr>
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<td>• Vote on the Master Plan for Approval (If warranted) or</td>
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<td>August 19</td>
<td>• Vote on Master Plan Approval</td>
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RECOMMENDATIONS FOCUSED ON

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

PLACEMAKING AND GREENSPACE

1. Stormwater Park (Stormwater Infiltration)
2. Streetscape (Stormwater Bio-Retention)
3. Public Space Art
4. Culture
5. Gateway

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
MULTI-MODAL CONNECTIVITY

- SkyTrain Connection
- Autonomous Bus Circulator
Next Steps
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

Legend
- RED: RETAIL DISTRICT
- BLUE: INCREMENTAL DEVELOPMENT DISTRICT

MARTA Station
DISTRICT PLANS: SAMPLE
GOLF COURSE RECONFIGURATION

LEGEND
- BUILDING & DEVELOPMENT
- PARKING SURFACES
- SPRAWL
- MOBILE HOMES
- LOW INTENSITIES
- OFFICE SPACE
- EXISTING PARKS
- MAJOR BUILDINGS
- PARKS
- RIVERS & STREAMS
- MARTA TRANSIT STATION
- COLISEUM PARK HISTORIC DISTRICT
- STUDY AREA

EXISTING GOLF COURSE

EXPERIENTIAL GOLF VENUE

INTERNATIONAL EXPERIENTIAL VENUE
(PARKING BELOW)

ENCLOSED RETAIL WITH FOOD HALL

ROCK CLIMBING WALL

HERITAGE CENTER / CULTURAL ARTS CENTER / MUSIC VENUE

GEORGIA INTERNATIONAL CONVENTION CENTER

TO AIRPORT
PROPOSED PUBLIC INFRASTRUCTURE

LEGEND

1. New Roads/Lanes/Street Design - East West Connection: Columbia Ave and Fairway Drive
2. New Roads/Lanes/Street Design - North South Connection: Rhodes Street and new connection to Camp Creek Parkway
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