



WILLINGHAM CORRIDOR STUDY

Public Meeting
November 17, 2021

WILLINGHAM CORRIDOR





TODAY'S MEETING

- Event Time: **6:00pm – 8:00pm**
- Your microphone has been muted to avoid any background noise.
- Please use the **Chat Box** to submit your **project specific** questions or comments.
- We will address as many questions/comments submitted as time will allow.
- Your input is welcomed. Please participate in the **POLLS** (if watching via the Zoom platform).
- Tonight's meeting is being recorded and will be posted on the project webpage.
- For additional information on The Willingham Corridor Improvement Study visit, <https://www.eastpointcity.org/planning-community-development/willingham-corridor/>.



TODAY'S MEETING

Agenda

- Welcome
- Recap of the Process
- Draft Catalytic Sites
- Draft Trail and Greenspace Recommendations
- Draft Transportation Projects and Ideas
- Implementation Discussion



RECAP OF THE PROCESS

- Study funded by:
 - Atlanta Regional Commission
 - Cities of East Point, College Park and Hapeville
 - Aerotropolis Atlanta Alliance
- May 2021 through December 2021
 - Kick-off and Corridor Tour
 - Public Survey
 - Stakeholder Committee Meetings
 - Stakeholder Interviews
 - Public Meetings
- Final Draft Plan December

FOCUS AREAS

- Headwaters District
- Neighborhood Node
- International Node
- Challenge Area
- Corridor Boundary
- MARTA Routes
- Flint Headwater Stream
- Railroads

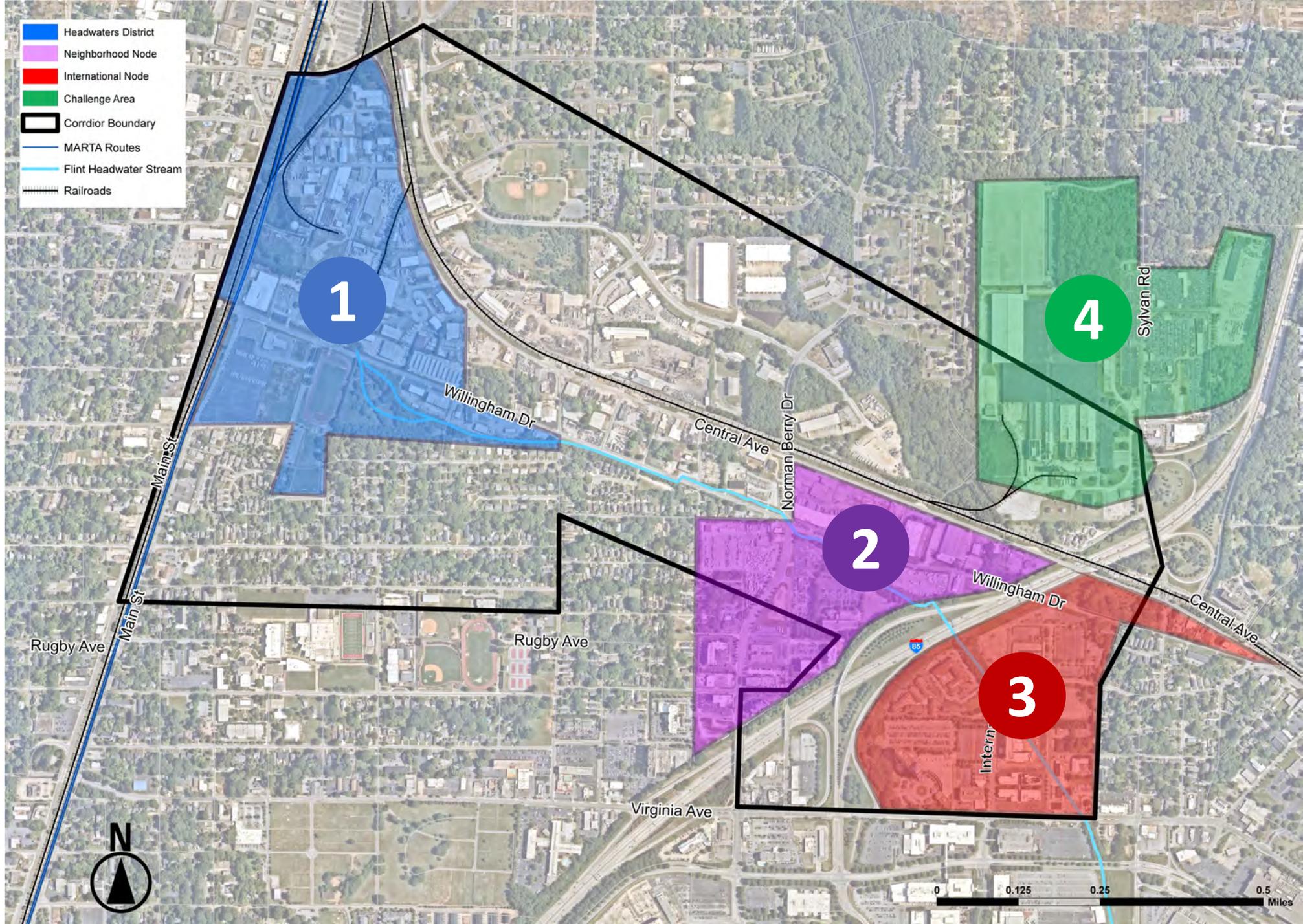
1

2

3

Challenge Area

4



Flint River and Headwaters Trail



Headwaters District



Neighborhood Node

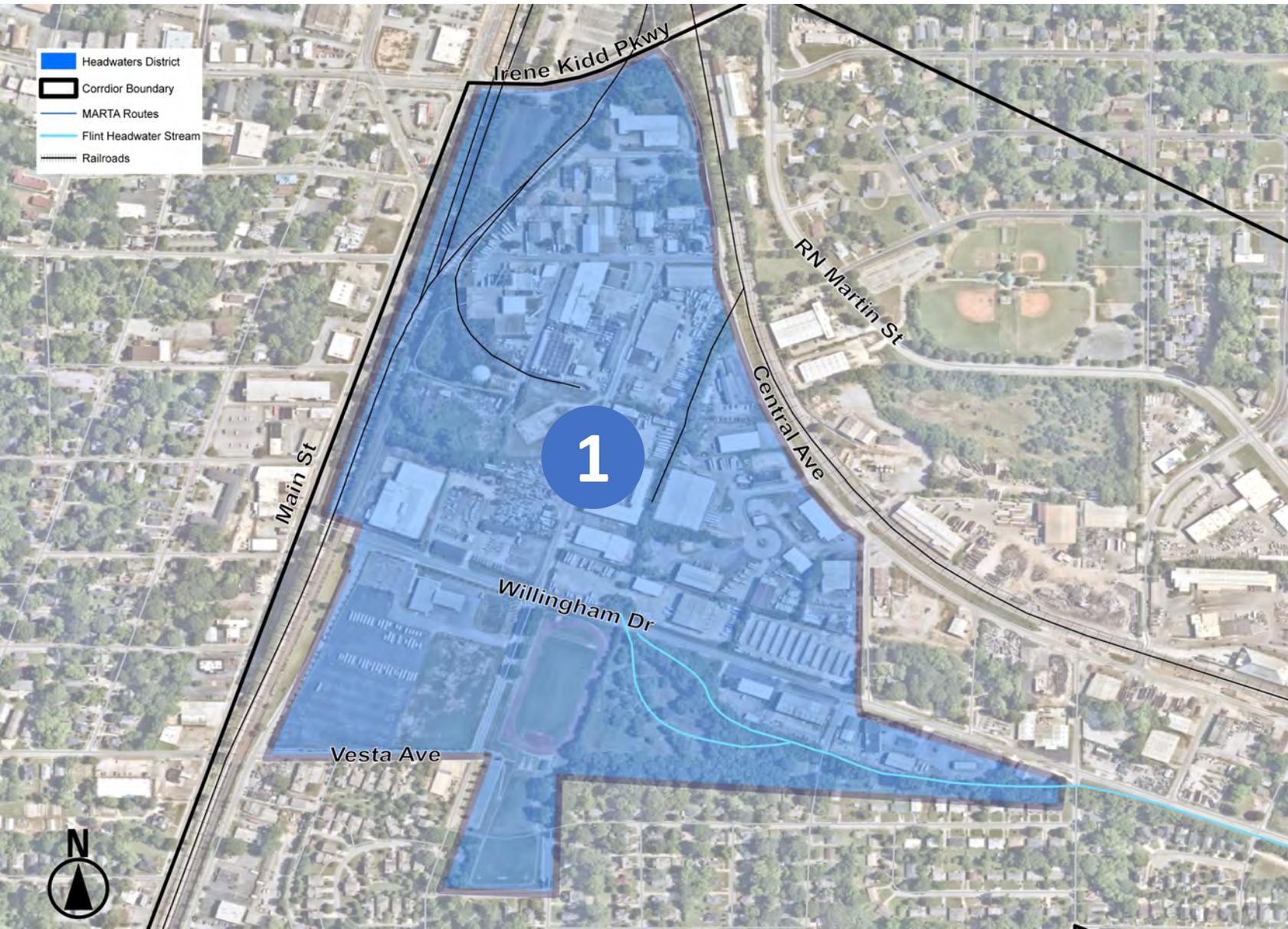
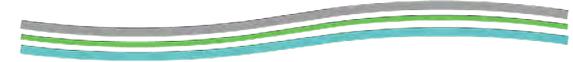


International Node



Draft Catalytic Sites

Headwaters District

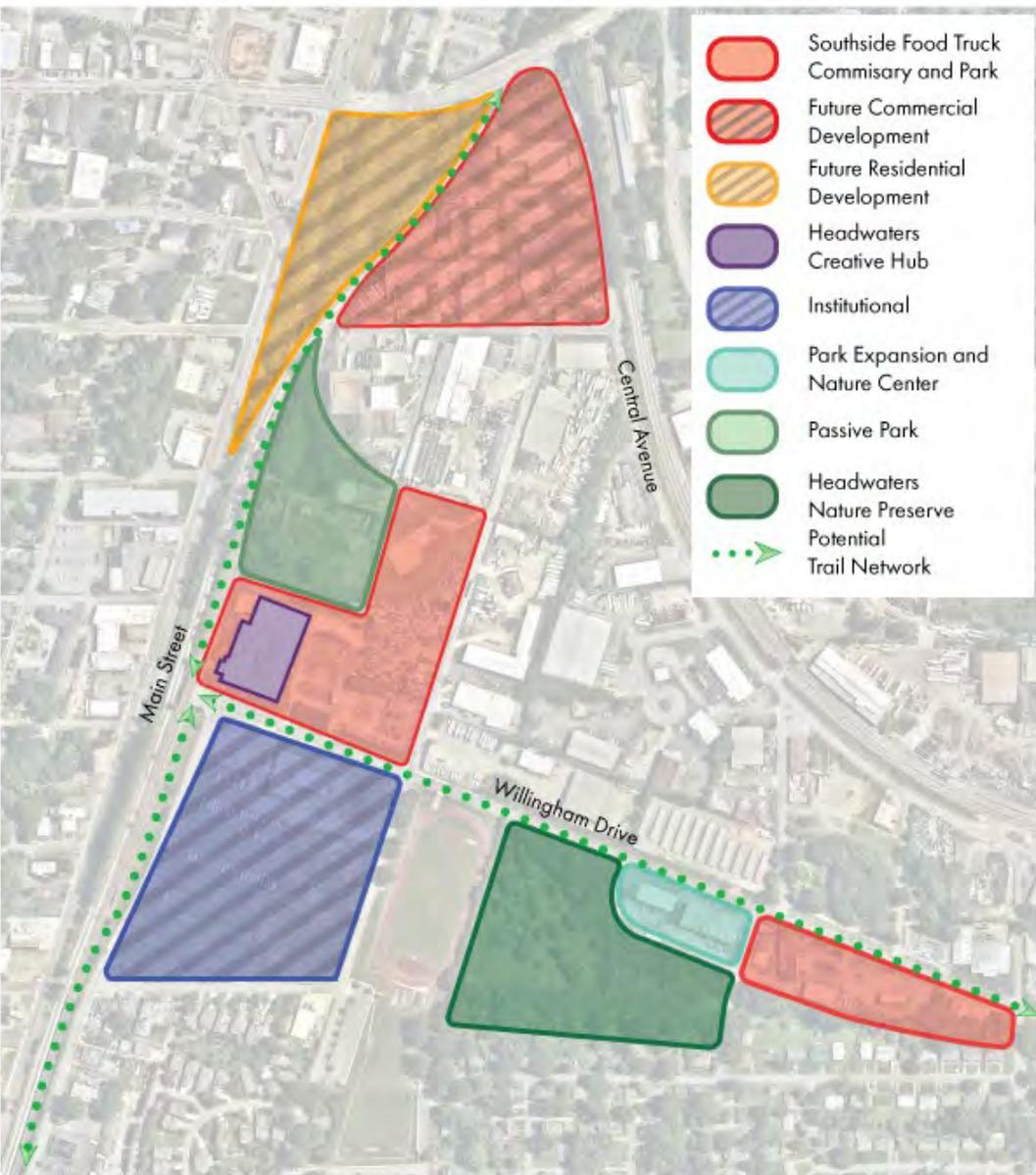


Existing:

- **Located between key roadways**
- Limited pass-by traffic
- **Predominately industrial**
- Smaller parcels
- Some industrial buildings have unique character
- Located near Downtown East Point and MARTA station
- Woodward facilities
- Possible location of the Flint River spring
- **Headwaters Nature Preserve**

Draft Catalytic Sites

Headwaters District



BREWERY



FOOD TRUCK



FLEX OFFICE



HEADWATERS TRAIL



NATURE CENTER

- **Centered on Headwaters Nature Preserve and Headwaters Hub**
- **Headwaters Hub**
 - **Brewery**
 - **Commercial Kitchens**
 - **Artisan Workspace**
 - **Makerspace**
 - **Flexible Office**
 - **Community event space**
- **Food truck park and commissary**
 - **Southside food truck hub**
- Gateway to/from Main Street
- **Nexus of future path connections**
- Connections to MARTA stations
- Pop-up Restaurant/Retail
- **MARTA bridge and wall mural**
- Potential future greenspace
- Additional development sites



Draft Catalytic Sites

Headwaters District (Examples)



Food Truck Plaza



Festival Space



Nature Center



Flexible "Creative" Office



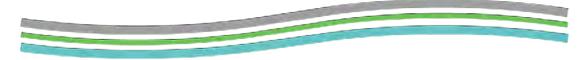
Small-scale or Pop-up Retail



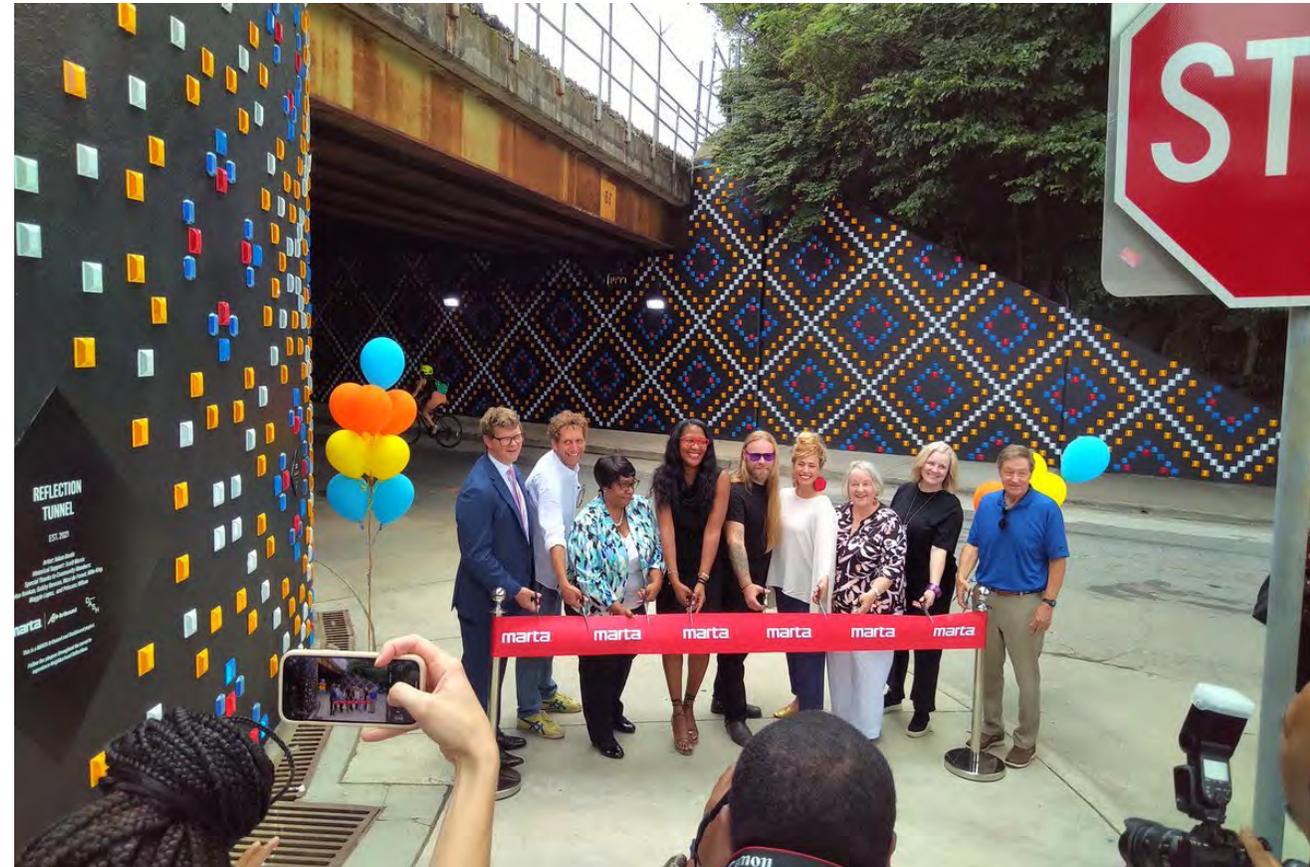
Brewery

Draft Catalytic Sites

Headwaters District (Examples)



MARTA Bridge Mural in Decatur



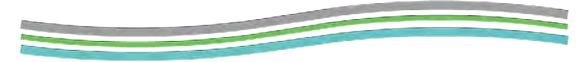
"Reflection Tunnel"



Draft Catalytic Sites

Headwaters District

.....



Existing:

- Former Clarus building
- Vacant industrial building
- Adjacent to MARTA bridge
- Located at gateway
- Located close to Headwaters Nature Preserve

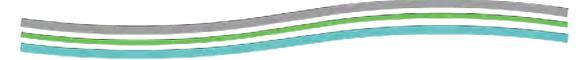


Draft Catalytic Sites

Headwaters District

.....

WILLINGHAM CORRIDOR

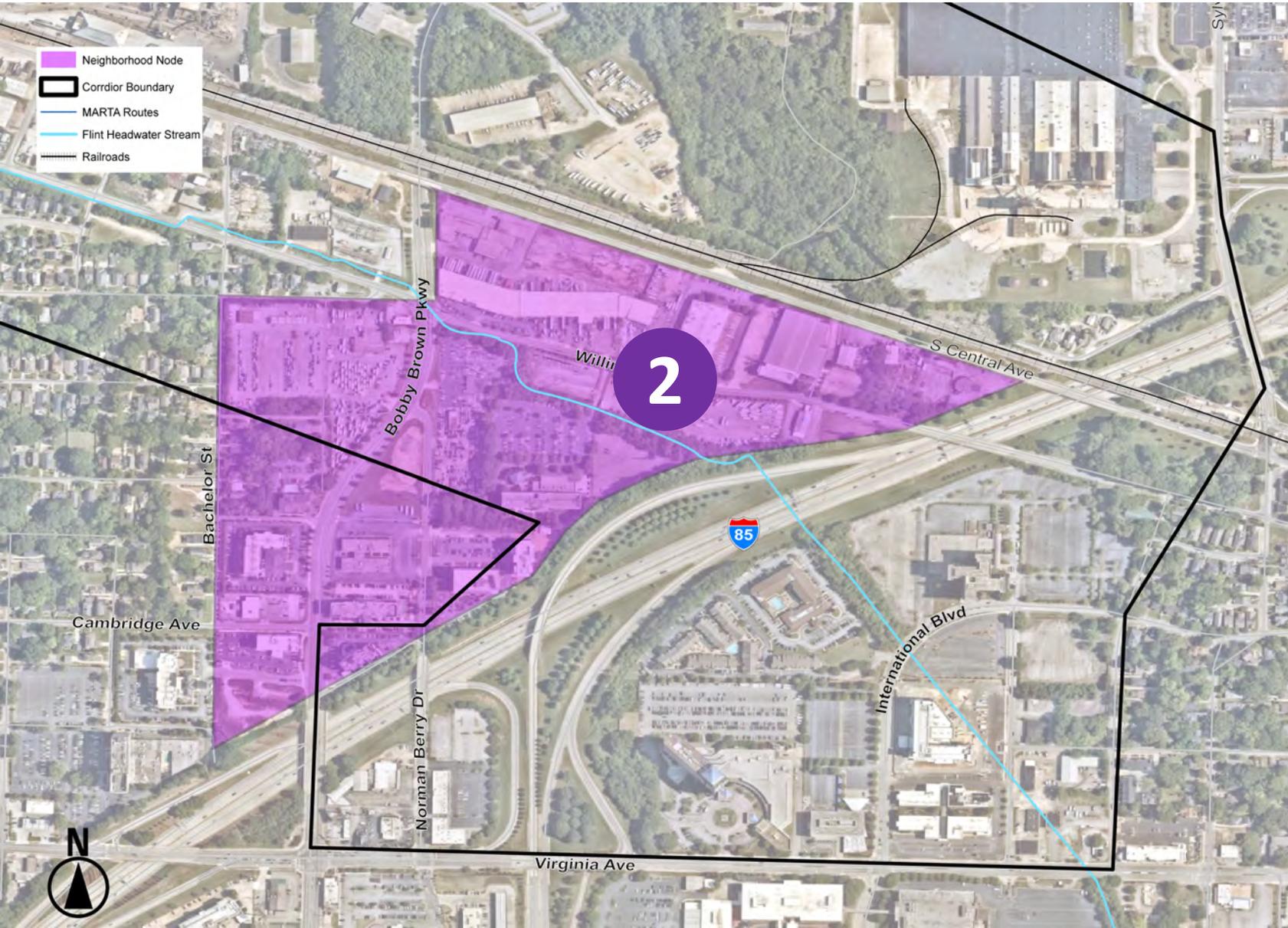
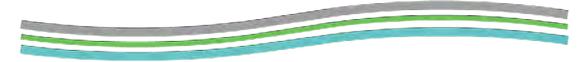


Reimagined:

- Center for creatives and entrepreneurs
- Flexible “creative” office space
- Makerspace and artisan workshops
- Brewery and mini food hall
- Community meeting space
- Art gallery
- Headwaters Trail
- Adjoins and opens onto proposed Food truck Park and Commissary
- MARTA bridge and wall mural

Draft Catalytic Sites

Neighborhood Node



Existing:

- **Located near key roadways**
- Adjacent to I-85
- **Hotel and commercial uses**
- **Surface parking lots**
- **Heavy industrial to the north**
- Existing uses not conducive to residential development
- High visibility
- Strong airport hotel market
- Several large development sites

Draft Catalytic Sites

Neighborhood Node

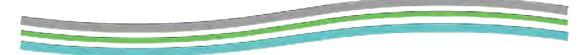


- Intersection of:
 - Willingham Drive and Bobby Brown Parkway
 - Headwaters Trail and Norman Berry Trail
- Transition from west to east – height and use
- Residential and limited retail (west)
- Single-family detached, Townhomes, Multifamily

- Hotel and commercial (east)
- Trail and greenspace as key feature – “Green Boulevard”
- Stormwater and amenity – Celebrate the Flint!
- New roadway connection
- Density allows for greenspace

Draft Catalytic Sites

Neighborhood Node (Examples)



Traditional Townhomes



For Lease Condominiums



Trail Oriented Development



Modern Townhomes



Trail Oriented Development

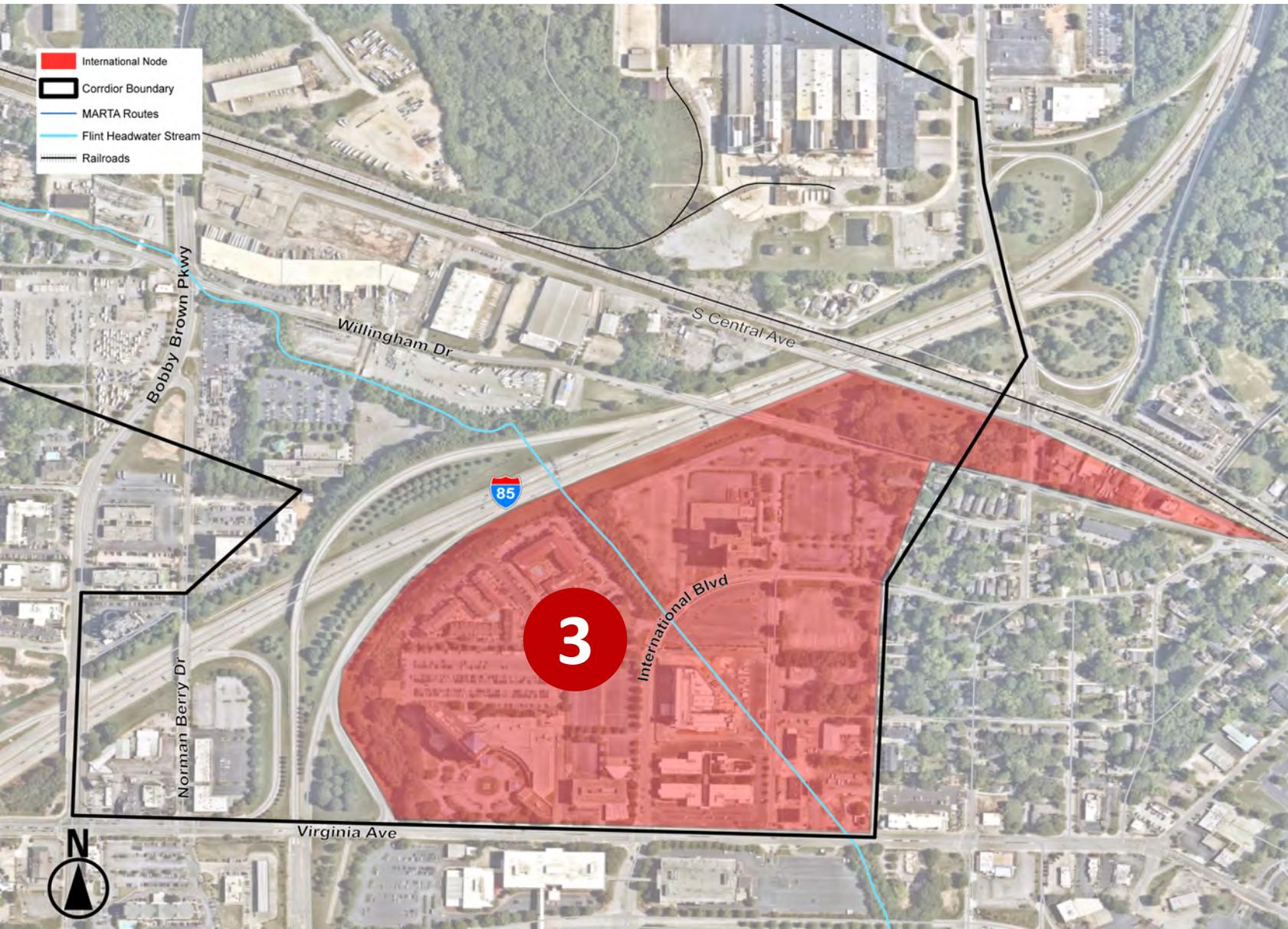
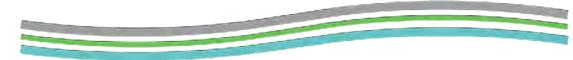


For Lease Condominiums



Draft Catalytic Sites

International Node



Existing:

- **Located near key roadways**
- **Adjacent to I-85**
- Located near Virginia Ave
- Adjacent to Downtown Hapeville
- North of Delta Air Lines HQ
- North of ATL Airport
- **Strong airport hotel market**
- Large development sites
- Bourgeoning office market
- **Development activity already underway**

Draft Catalytic Sites

International Node

- Centered on:
 - International Blvd, Lang Ave, Elkins St, and Virginia Ave
- Create walkable mixed-use district
- Transition from west to east – height and use
- Hotel, office and commercial (west)
- Residential (east)
 - Multifamily and townhomes
- District parking deck - office and residential
- New road connection(s) from Willingham
 - Relieve cut through traffic
- Improved/expanded Flint River greenspace
- Celebrate the Flint!
 - Parks, planting and pavement
 - New development organized around the Flint
- Parking deck and density allows for greenspace



Draft Catalytic Sites

International Node (Examples)



Hotel



Traditional Townhomes



Pavement Treatment



Office



For Lease Condominiums

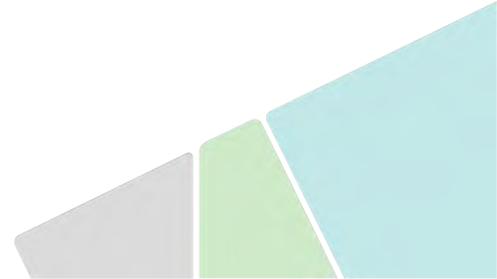
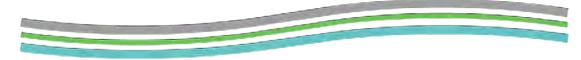


Pavement Treatment



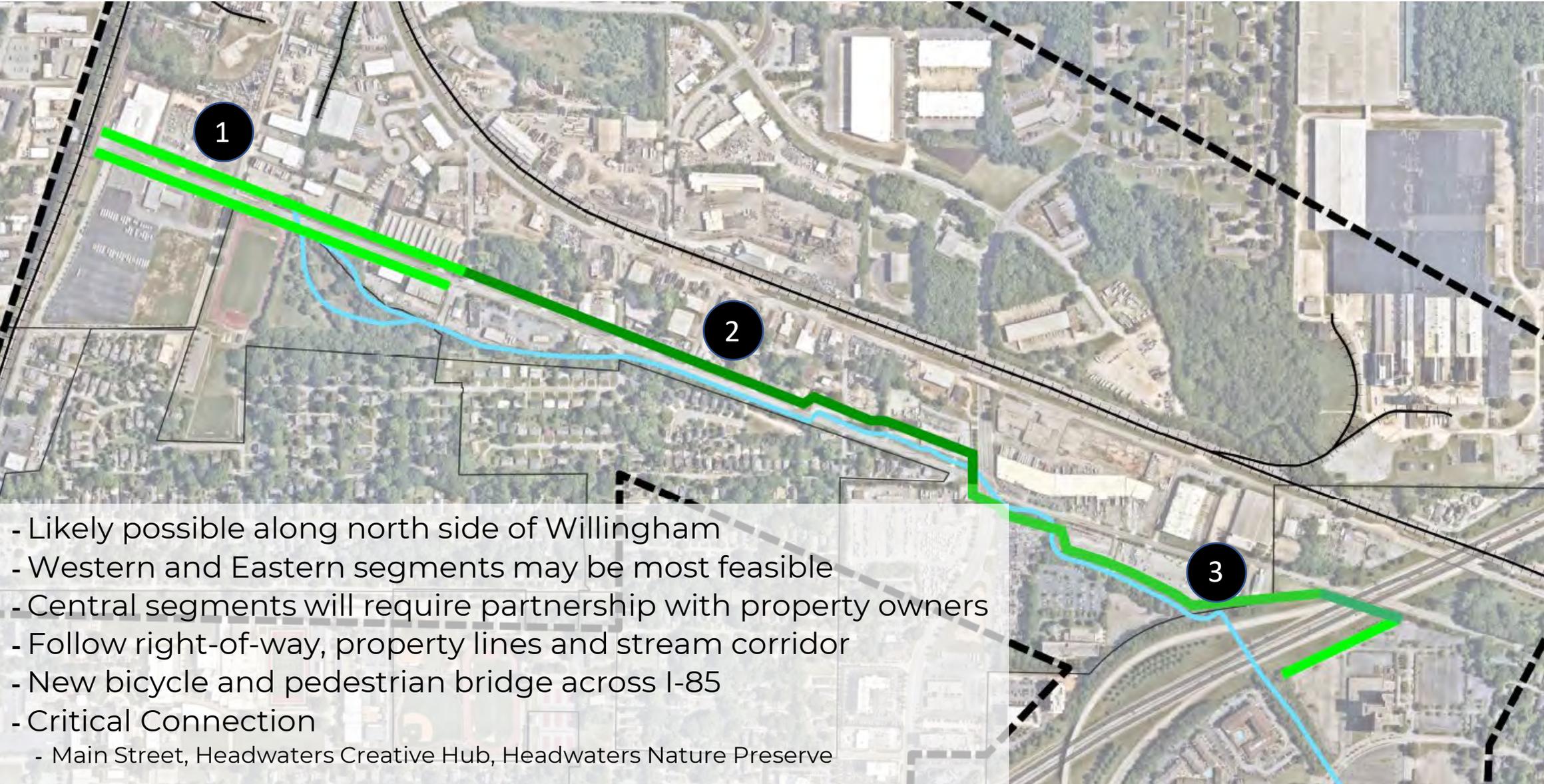
Flint River and Headwaters Trail

Headwaters Trail



Draft Greenspace Recommendations

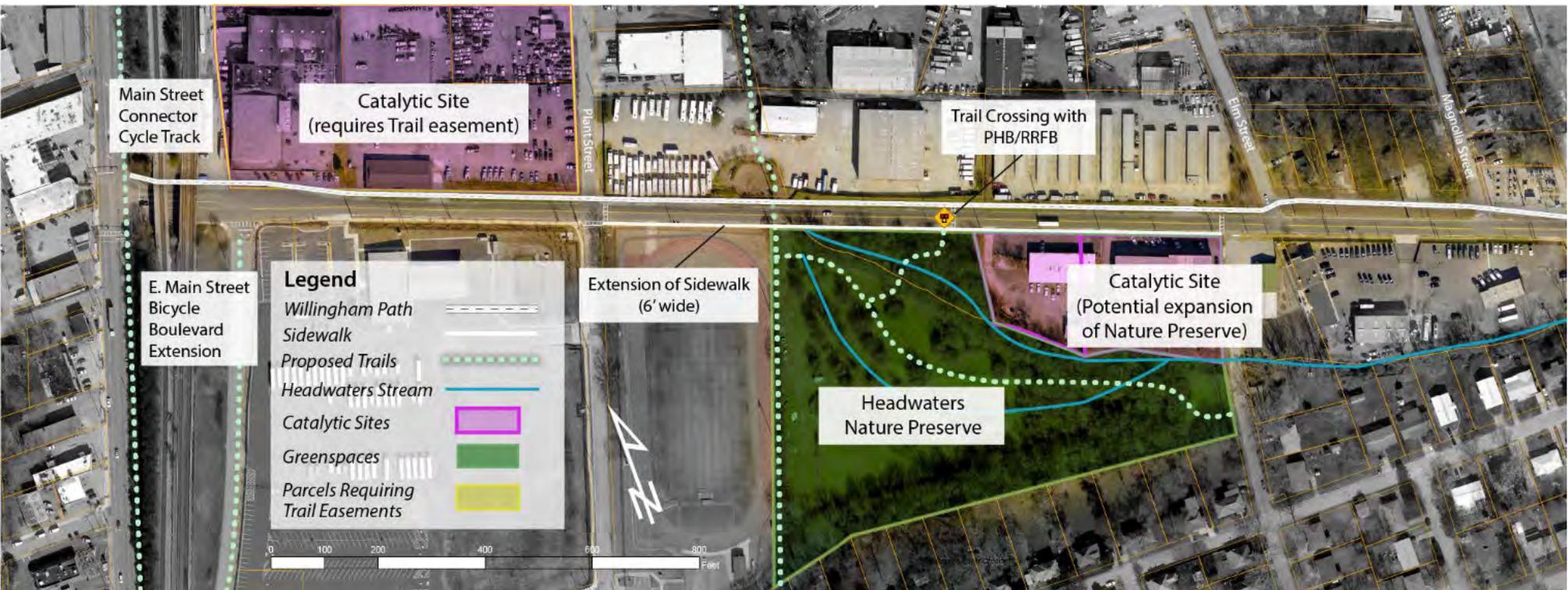
Headwaters Trail



- Likely possible along north side of Willingham
- Western and Eastern segments may be most feasible
- Central segments will require partnership with property owners
- Follow right-of-way, property lines and stream corridor
- New bicycle and pedestrian bridge across I-85
- Critical Connection
 - Main Street, Headwaters Creative Hub, Headwaters Nature Preserve

Draft Transportation Projects and Ideas

Headwaters Trail



Draft Greenspace Recommendations

Headwaters Nature Preserve



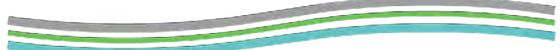
- Catalytic project
- Complete planning and implementation
- Critical trail connections
- Potential expansion
- Nature Center
 - “Front Door” or “Store Front” for the Flint River
 - Flint River (Metro ATL to South Georgia)
 - Urban ecology, urban waterways
 - Partner with Woodward Academy, area schools
 - Community center/meeting space



Example Nature Center

Draft Transportation Projects and Ideas

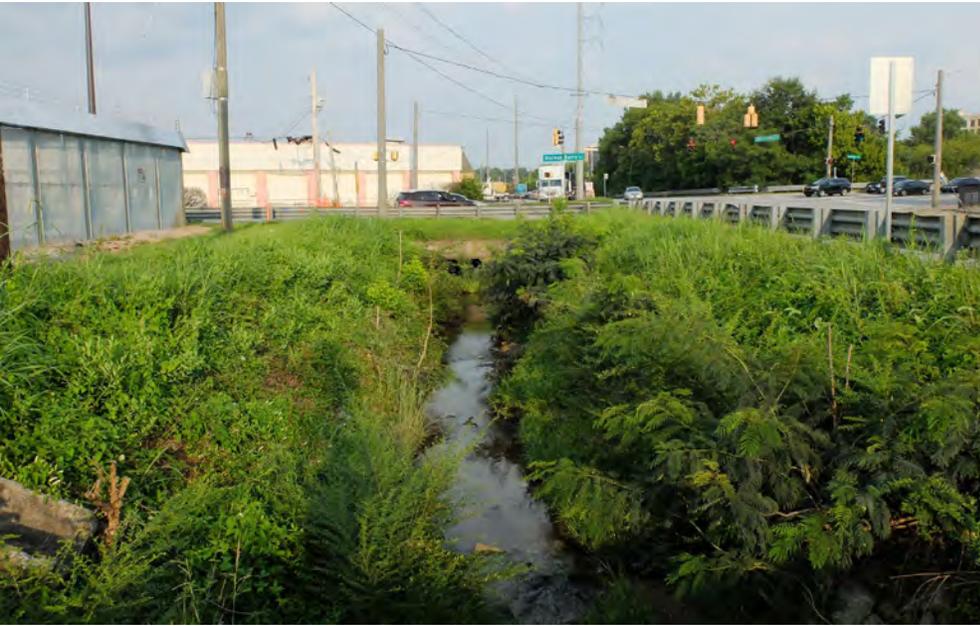
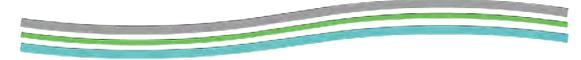
Headwaters Trail



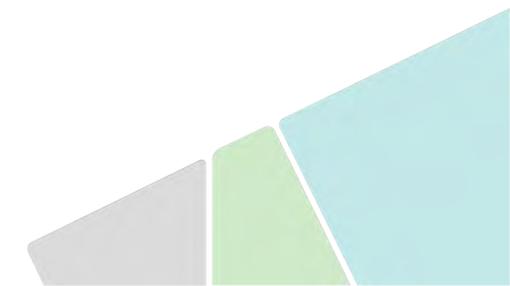
Draft Greenspace Recommendations

Pocket Greenspaces and Stormwater Parks

WILLINGHAM CORRIDOR

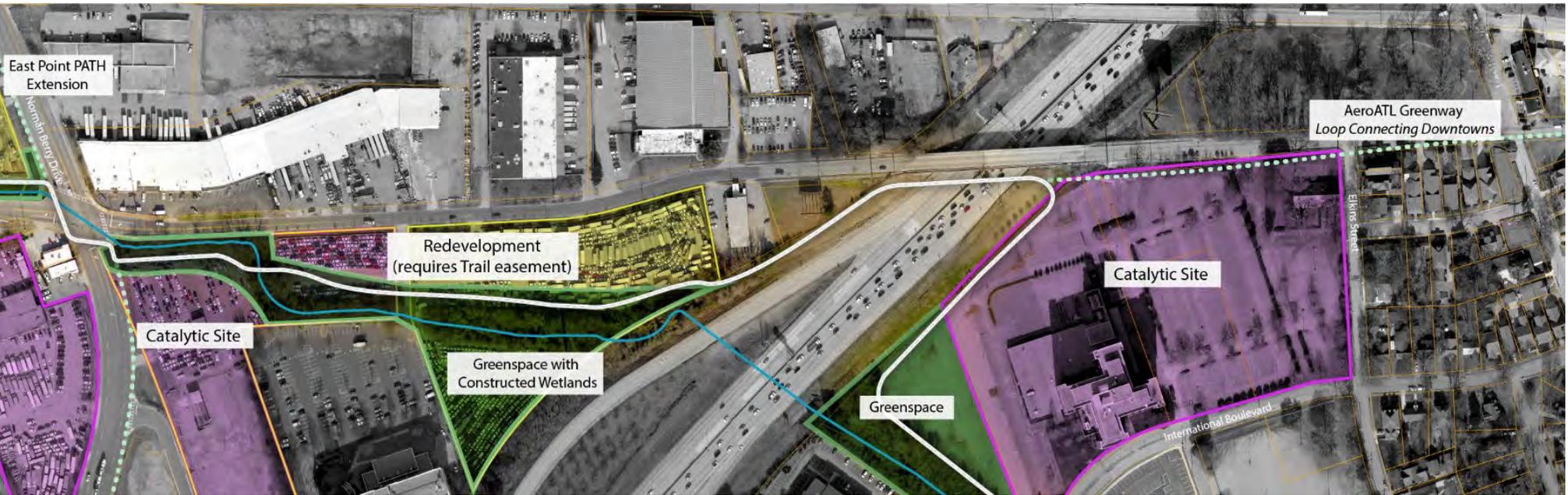
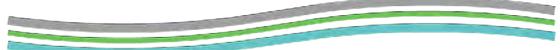


- Take advantage of daylight portions of the Flint to celebrate and enhance the watershed
- Stormwater – safety/support redevelopment
- Provide amenities
- Public and private ownership requires partnerships
- Georgia Power substation (decommission TBD)
- Mixed-use node redevelopment



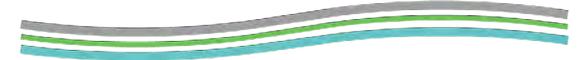
Draft Transportation Projects and Ideas

Headwaters Trail

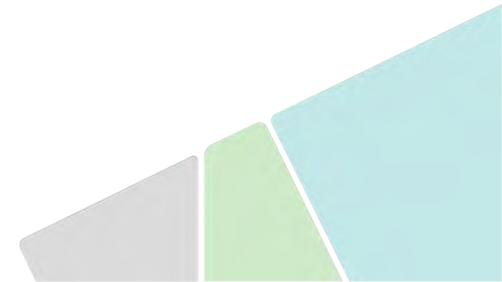


Draft Catalytic Sites

Neighborhood Node Trail and Greenspace

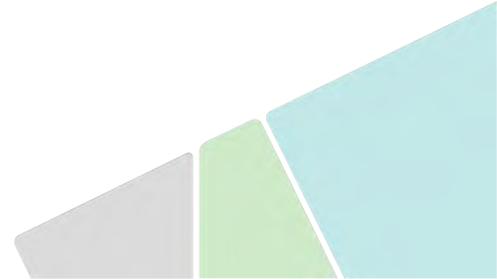


- Creekside Trail-Oriented Development
- Low-Impact Development (LID) within and adjacent to Headwater of the Flint River Floodplain
- Demonstration Stormwater/ Floodplain Park with Lookout Tower



Draft Catalytic Sites

Neighborhood Node Trail and Greenspace



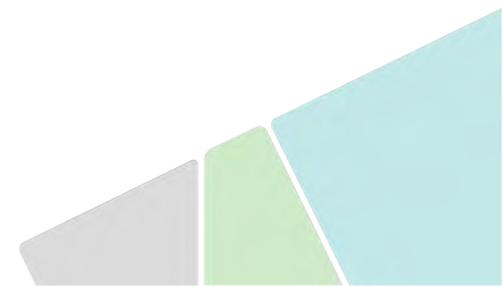
Draft Catalytic Sites

Neighborhood Node Trail and Greenspace

WILLINGHAM CORRIDOR



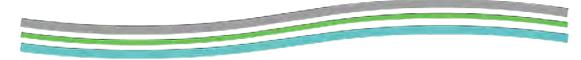
- Existing, fenced parking lots
- Creek hidden behind barbed/ razor-wire fencing and exotic/ invasive plants



Draft Catalytic Sites

Neighborhood Node Greenspace

WILLINGHAM CORRIDOR

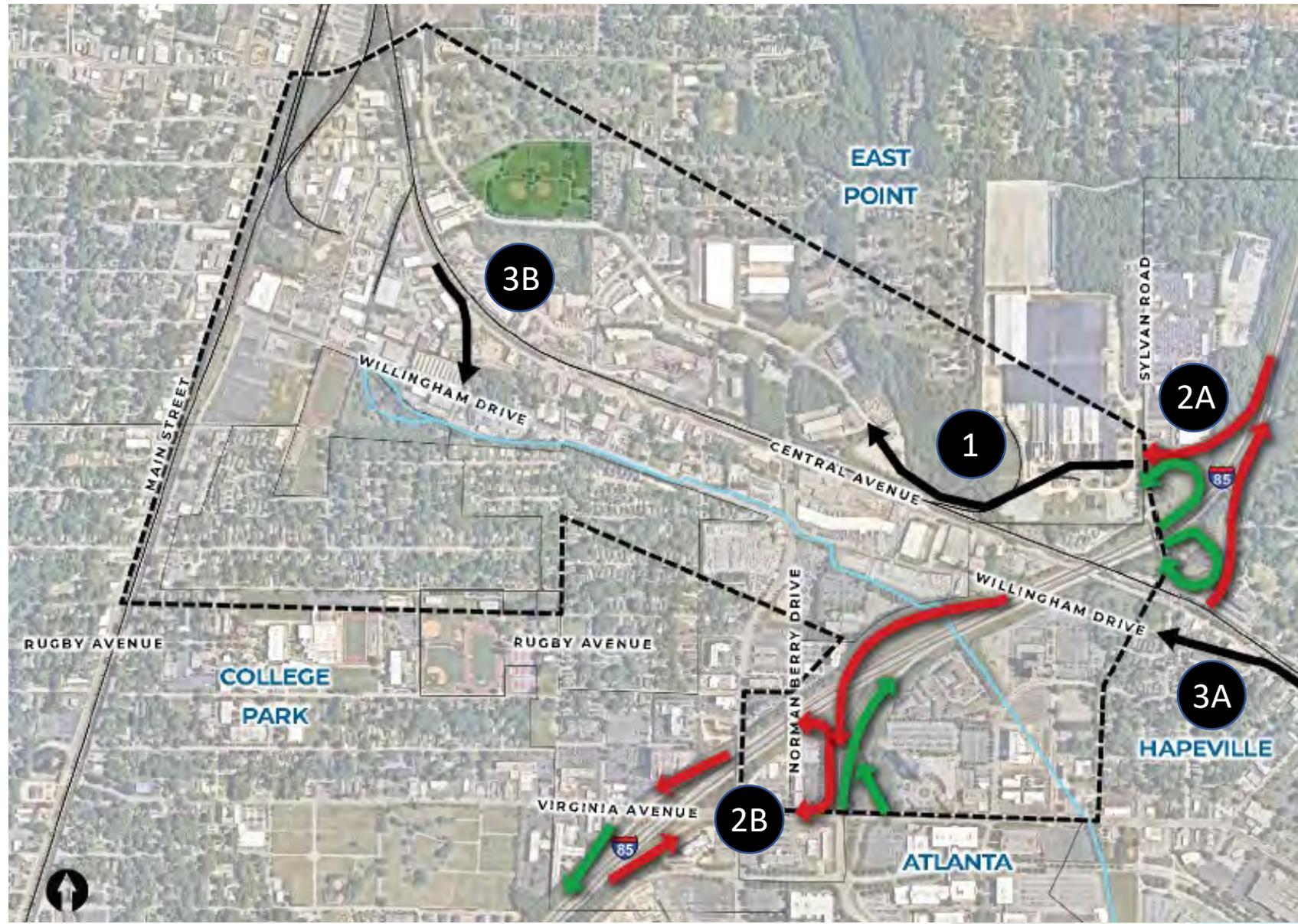


- Providing views and access to the creek
- Orienting development to the creek and trail
- Creek bank restoration/ re-stabilization
- Creekside trail with environmental education
- Tree-planting



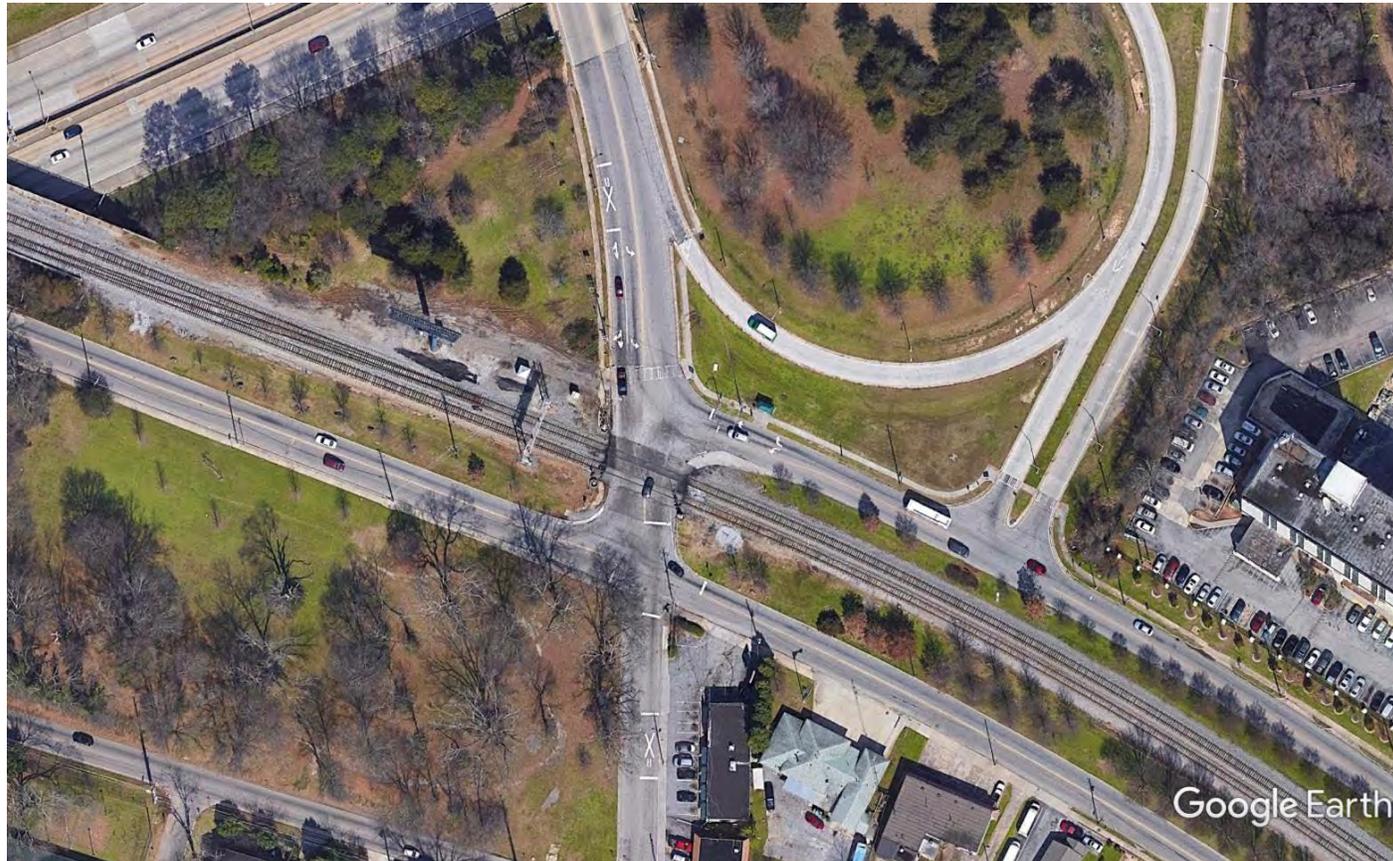
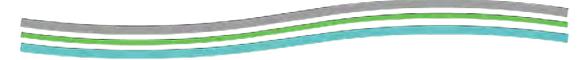
Draft Transportation Projects and Ideas

- 1. Sylvan Road Connector
 - Feasibility Study
 - Public/private
- 2A. Sylvan Road Interchange
- 2B. Virginia Ave Interchanges
 - Interstate access study
 - Improve access and connectivity
- 3A. Willingham/Central
- 3B. Central Ave/Elm St
 - Reroute to Willingham Drive
 - Central Ave maintains local access
 - Improve safety
- 4. Safe Rail Crossing Study
 - Intersections along Central Ave
- 5. Improve MARTA Bus Stops



Draft Transportation Projects and Ideas

Sylvan Road at Central Avenue Consideration



Existing conditions:
Two intersections, rail crossing, interstate ramps



Example roundabout:
Sandersville, GA



Implementation



Greenspace and Trails

- Headwaters Nature Center/Park Expansion
- Headwaters Trail First Phase
- Headwaters Trail Study

Economic Development

- Establish Headwaters Creative Hub
- Expand or Create a Tax Allocation District (TAD)
- Conduct Brownfield Assessment of Catalytic Sites

Placemaking and Programming

- Public Art/MARTA Bridge and Wall Mural
- Organize Streets Alive Willingham Drive
- Organize Flint River Festival

Land Use and Development

- Zoning Changes/Revisions to Support Redevelopment

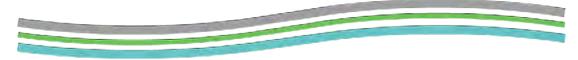
Transportation

- Sylvan Road Connector Feasibility
- Interchange Access Study
- Safe Rail Crossing Study
- Willingham Drive/Central Avenue Routing
- Improve MARTA Bus Stops

Organization

- Create a Willingham Corridor Task Force





Thank you!

Jon Tuley, Project Manager
jon.tuley@kimley-horn.com

