

Spring Road Corridor LCI Study



Consultant Team

Atlanta Regional Commission



City of Smyrna



Sizemore Group

Award Winning Planning and Architecture



Nelson Nygaard

Transportation Expert



Noell Consulting

Predictive Market Analysis Expert



Schedule

September October November December January February March

Goals

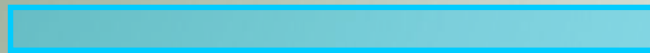
Mobilization

Project Advisory Team

Jonquil Festival

Community Meeting 1

Community Survey



★ Org. Meeting

★ PAT

★ Community 1

★ Community 2



Facts

Fact/Analysis Sessions



Planning

Design Workshop

Master Plan Draft Preview/Selection



★ Design Workshop with PAT

★ PAT

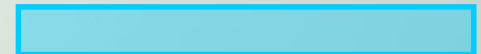
Implementation

**Review Schedule of Actions, Org. Structure and
Review/Maintenance Process**

Final Presentation

Transportation Coordination Meeting

Council Approval



★ Community 3



Study Goals

To create a dynamic, vibrant, and multi-modal **Corridor Gateway for Smyrna**, connecting residents and businesses to everyday services, community amenities, and entertainment.

Community Participation

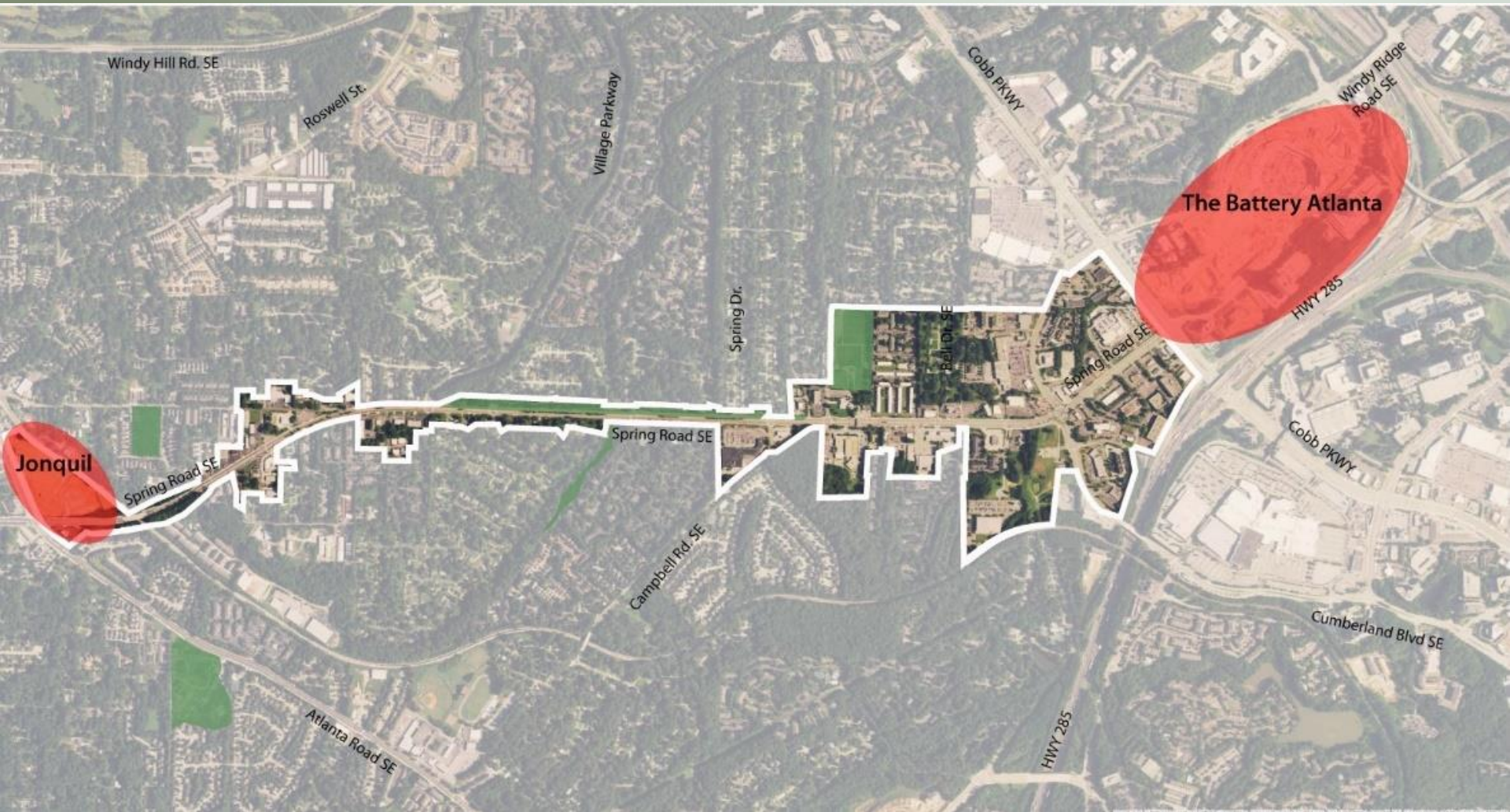
- **Jonquil Festival**
 - 100+ participants
- **Community Meeting 1**
 - 60+ participants
- **Community Survey**
- **Key Stakeholder Interview**
- **Design Workshop**
- **Community Meeting 2**



Recurring Themes

1. Preserve Small, Local-Businesses along the Corridor
2. Provide Alternative Transportation Options to help reduce vehicular traffic
3. Improve Traffic Flow during peak travel times
4. Create shopping, retail, and entertainment Destinations to attract visitors to Experience Spring Road
5. Develop Street Networks to improve both Regional and Local Connectivity
6. Provide Amenities for Cyclists and Pedestrians to safely travel the Corridor
7. Create a Sense of Arrival to Smyrna along Spring Road
8. Make Spring Road more Attractive – Beautify and Identity

Concepts



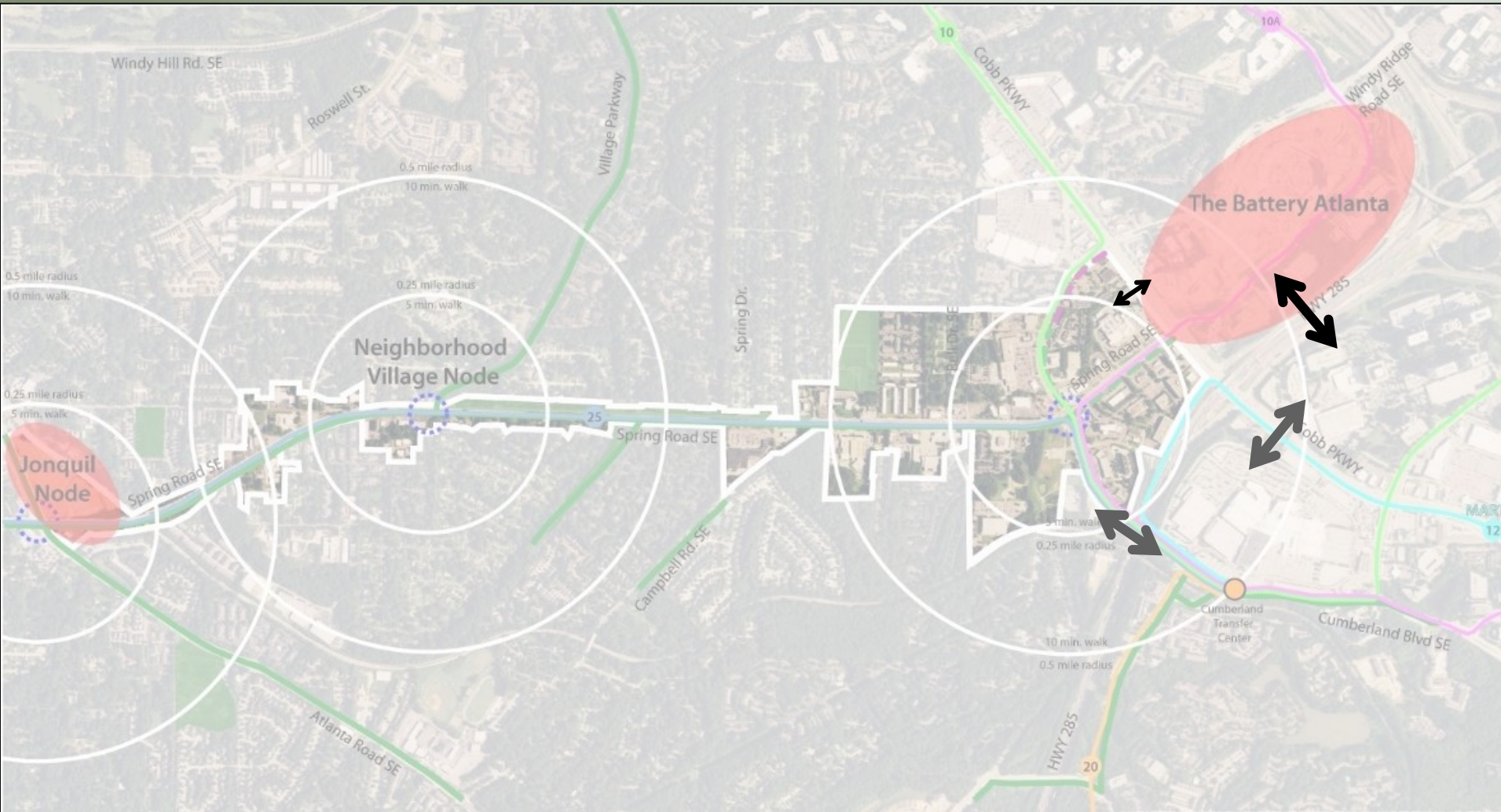
Key Development

Concepts



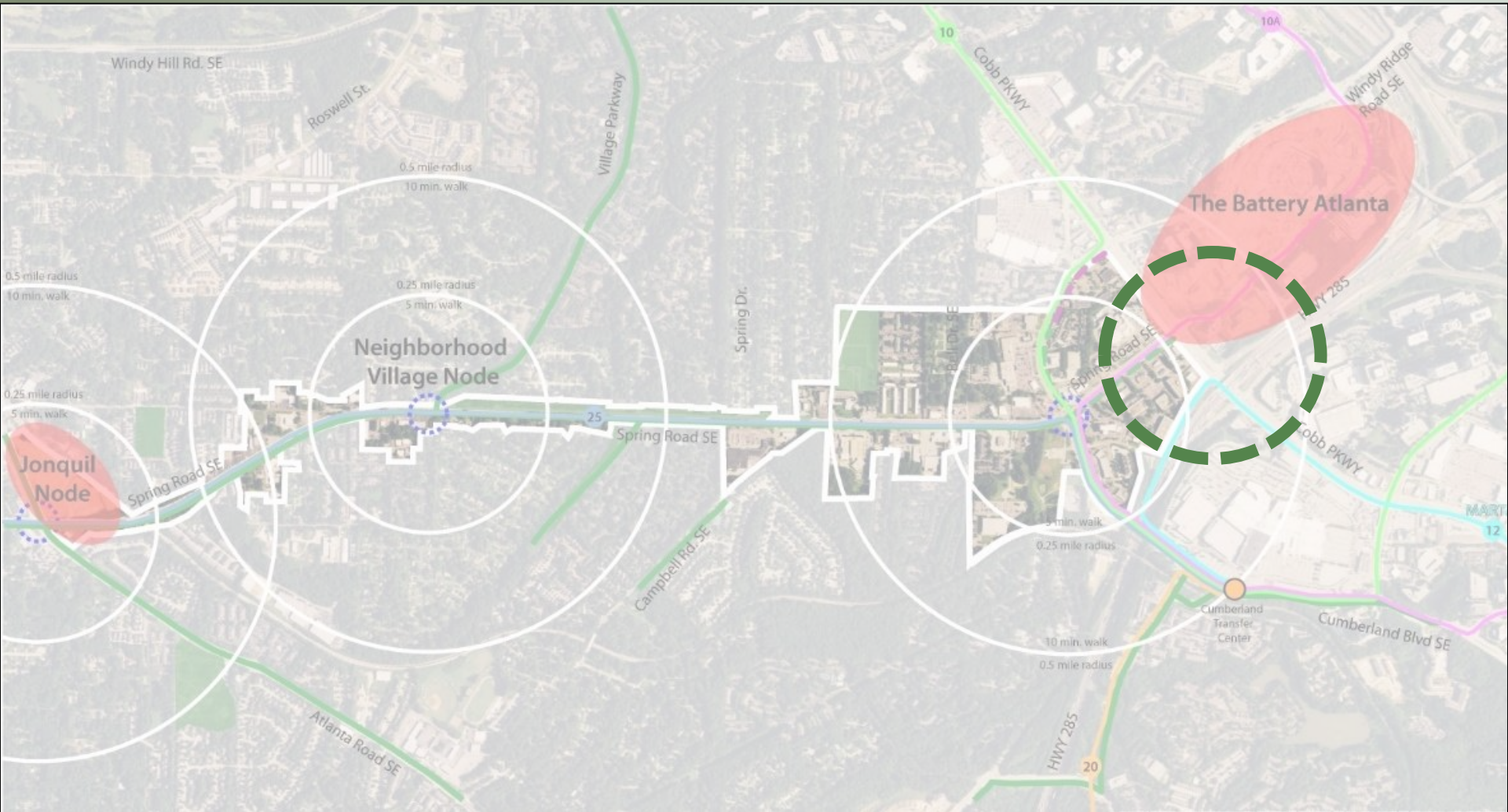
Opportunity Nodes

Concepts



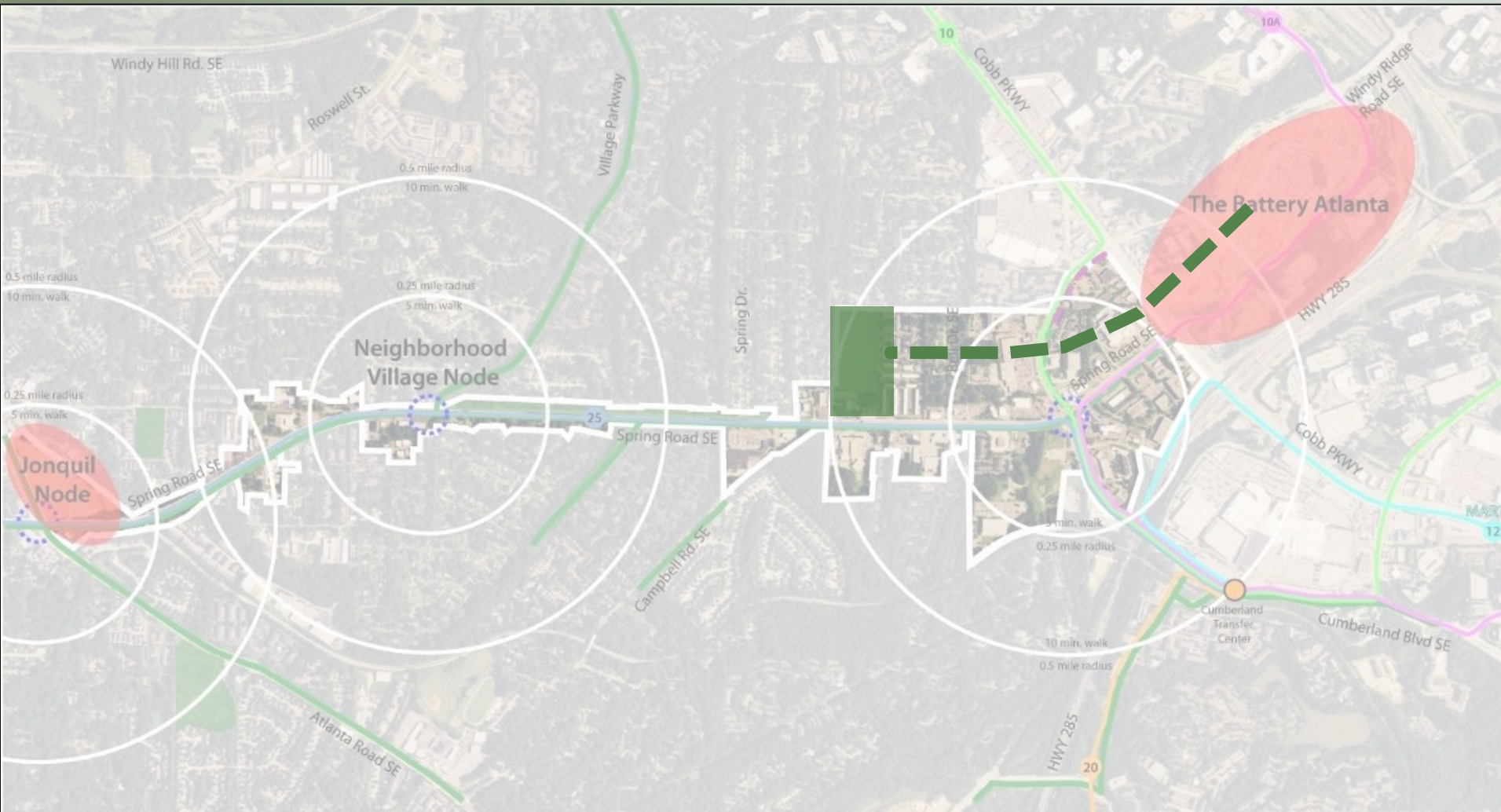
Pedestrian Infrastructure

Concepts



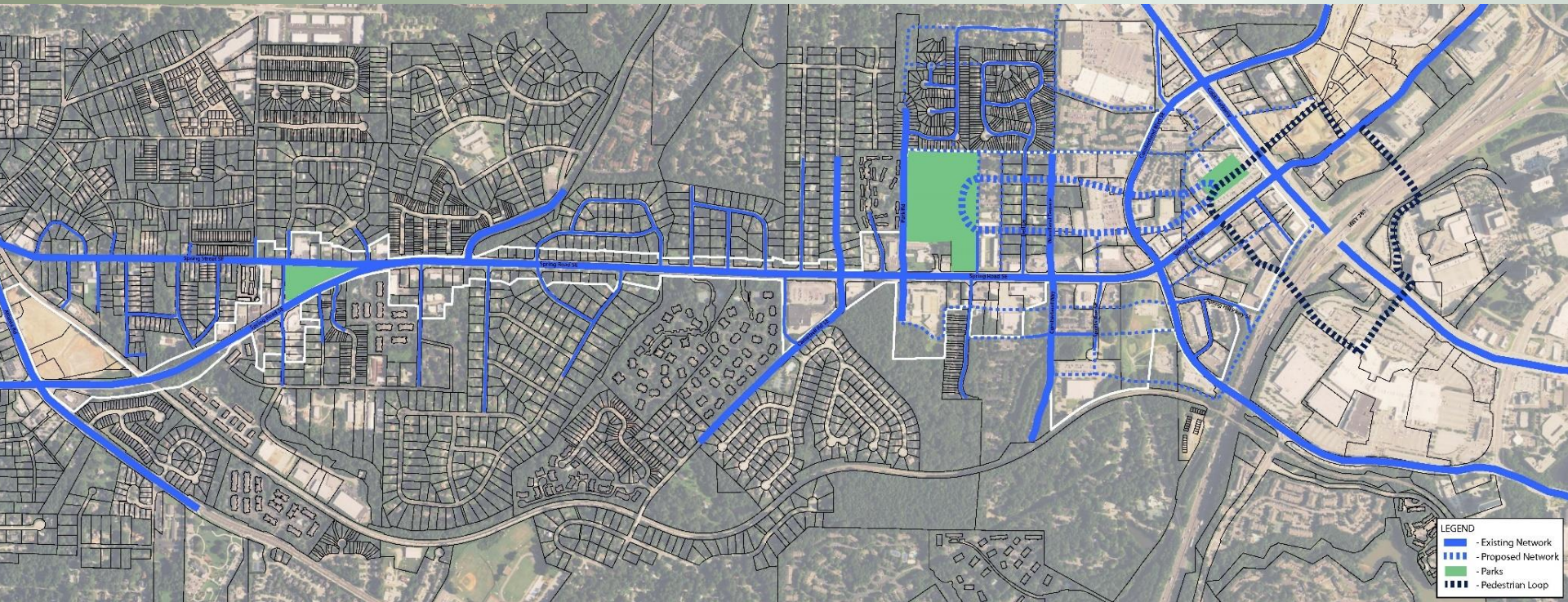
Major Move 1: The Base “Line”

Concepts



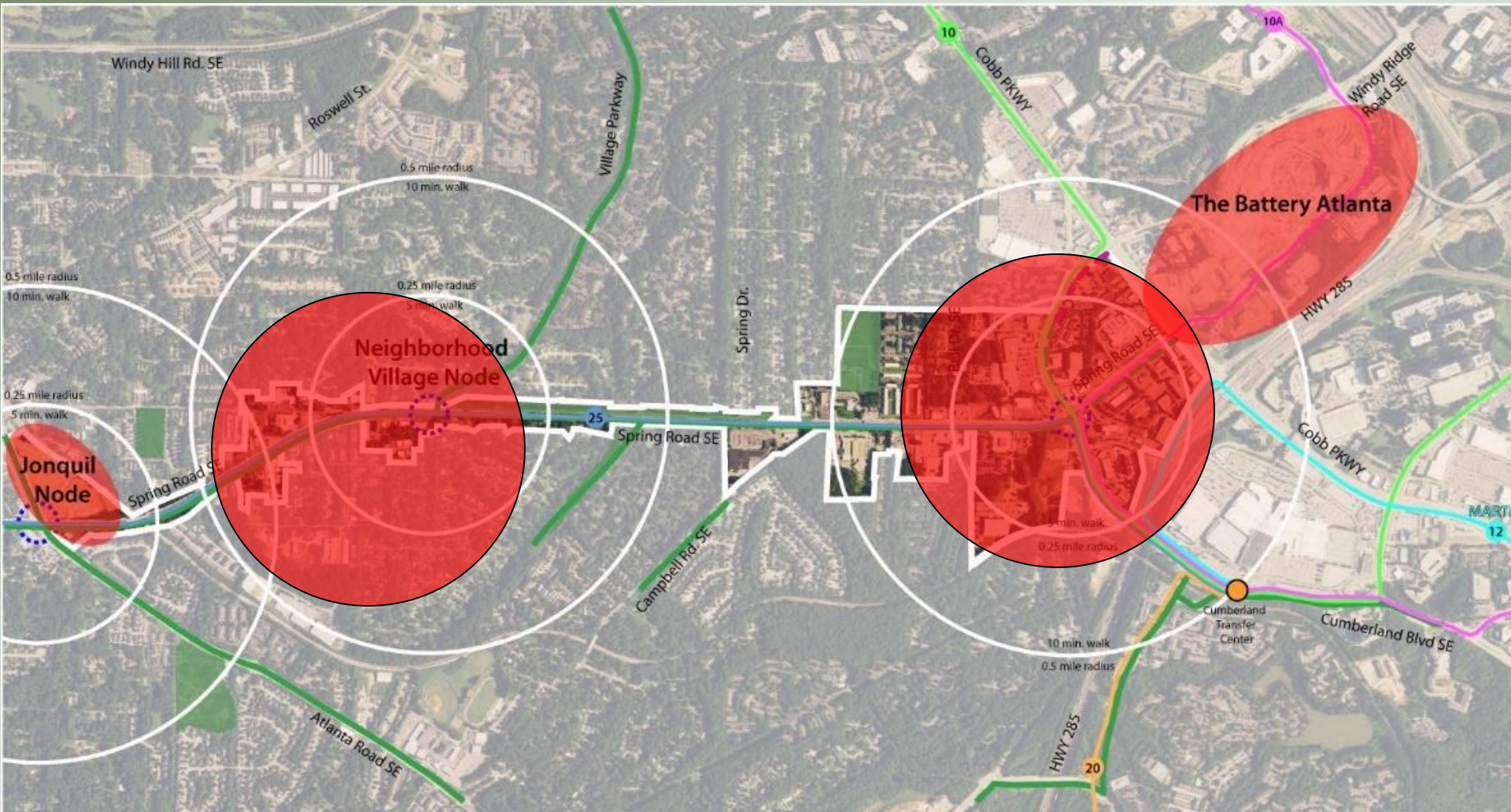
Major Move 2: Braves Bld

Concepts



Increased Connectivity

Concepts

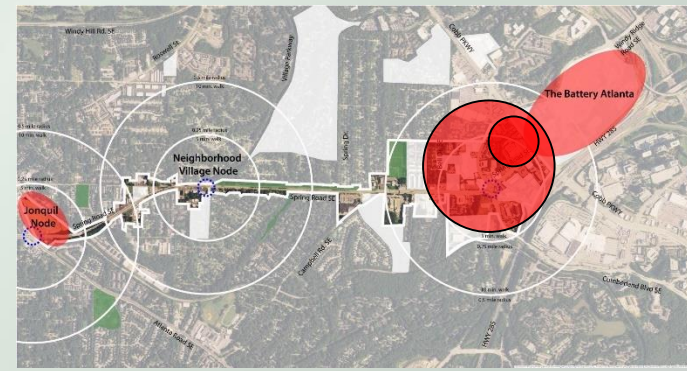


Opportunity Nodes

Concepts

Uses:

- Community Plaza
- Residential High Density
- Office
- Hotel
- Big Box Retail
- Restaurants on the plaza
- Local retail/services



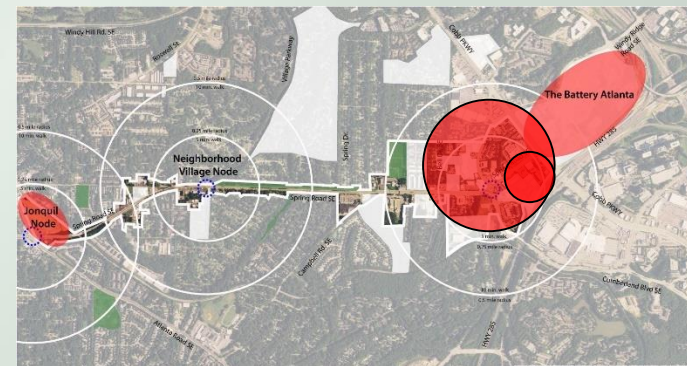
The Smyrna Plaza

Concepts



Uses:

- Office
- Residential High density
- Transit Hub
- Local retail/services

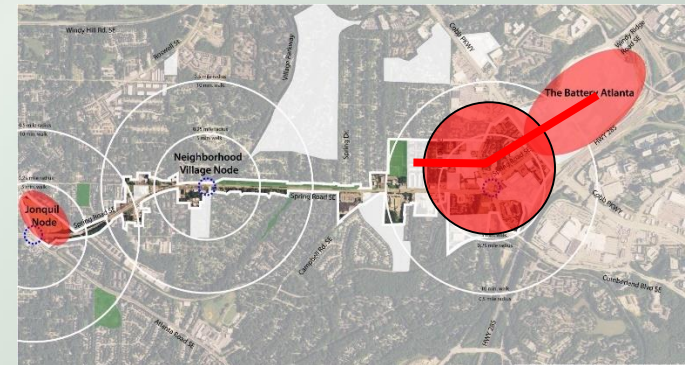


South Spring

Concepts

Uses:

- Predominately housing - medium density
- Greenway
- Community Facility in Park
- Regional Retention in the Park



Baseball Boulevard

Concepts

Uses:

- Predominately housing - medium density
- Neighborhood retail/services on Spring Road
- Hotel

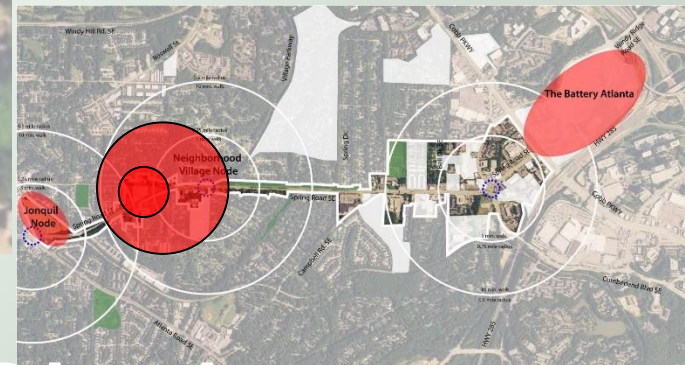


Sports Avenue

Concepts

Uses:

- Park space as anchor
- Local Restaurants
- Artist studios and housing
- Art Galleries
- Local Office



Future Development Map Updates



FDM Updates

- 1 *From Neighborhood Activity Center to Mixed Use*
- 2 *From Urban Residential to Mixed Use*
- 3 *From Community Activity Center to Mixed Use*
- 4 *Expansion of Park to the East*
- 5 *From Community Activity Center to Mixed Use*
- 6 *From Single Family to Park*

LEGEND

- SUBURBAN RESIDENTIAL (less than 3 units/acre)
- MODERATE DENSITY RESIDENTIAL (under 4.5 units/acre)
- MEDIUM DENSITY RESIDENTIAL (under 6 units/acre)
- URBAN RESIDENTIAL (6 units/acre and over)
- NEIGHBORHOOD ACTIVITY CENTER
- COMMUNITY ACTIVITY CENTER
- MIXED USE
- OFFICE/PROFESSIONAL
- INDUSTRIAL AREA
- PUBLIC/INSTITUTIONAL
- PARKS/REC/CONSERVATION
- POTENTIAL ANNEXATION AREAS
- STUDY AREA BOUNDARY
- CITY BOUNDARY

Zoning Updates



Zoning Updates: Corridor Design Overlay

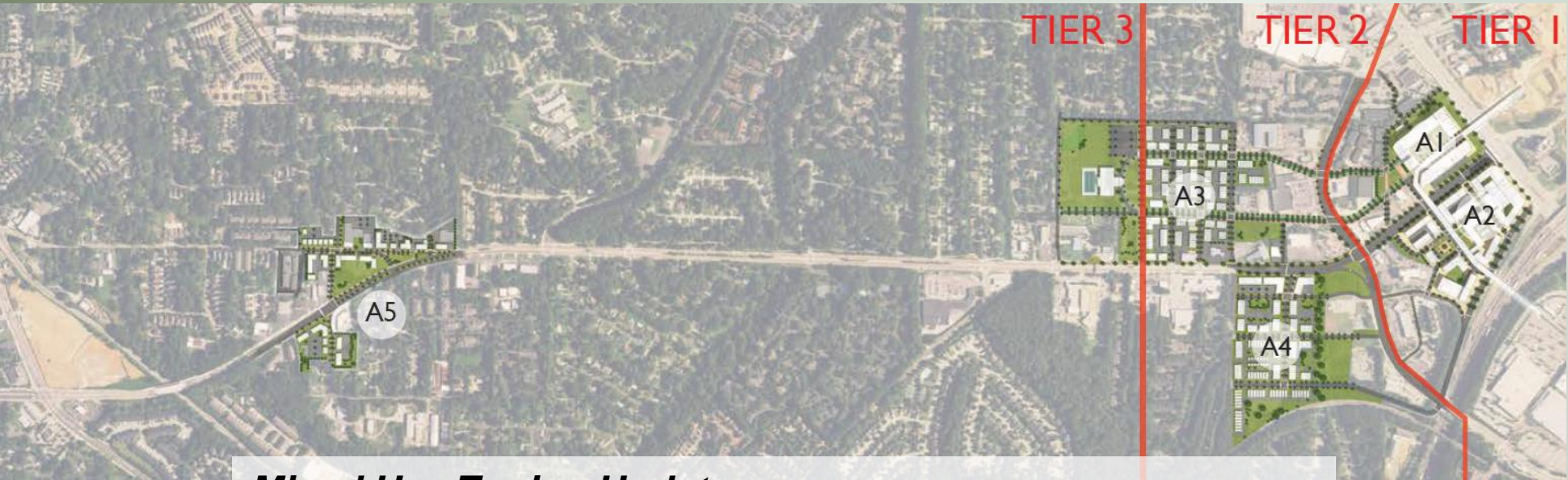
*Tier 1: Maximum Height of 15 stories
40-50 units/acre*

*Tier 2: Maximum Height of 10 stories
20-30 units/acre*

*Tier 3: Maximum Height of 6 stories
10-12 units/acre*

- *Front yard setback: from 50 & 100 to 30 & 50 ft.*
- *Block size requirements: 300-400 ft; max 600 ft*
- *Develop Design Standards for Spring Road*

Zoning Updates



Mixed Use Zoning Updates

- *Single-family unit size: min. 500 sf to allow for variety of housing types and affordability.*
- *Update setbacks and building separation to encourage walkable, urban form.*

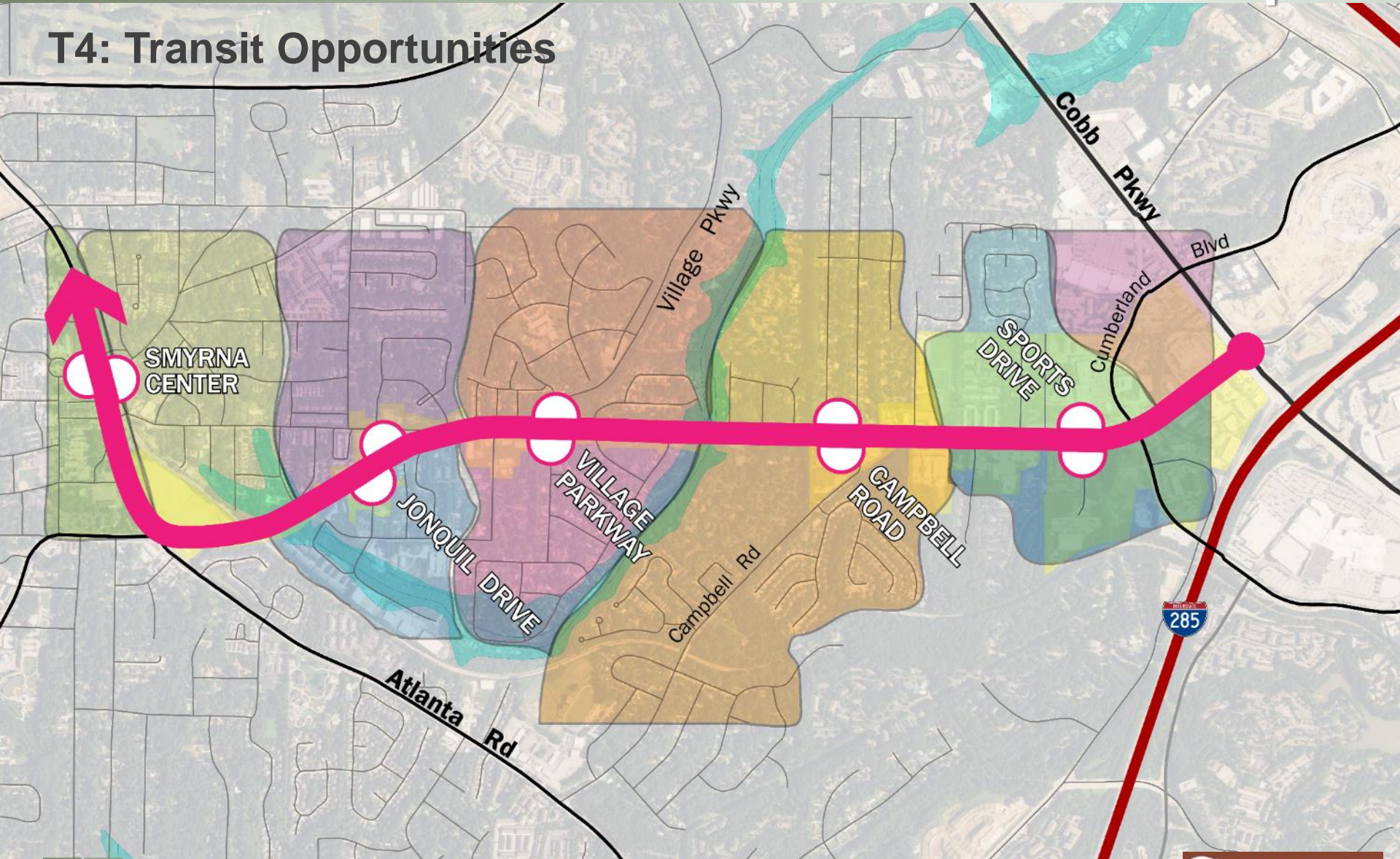
Concepts

Spring Road Beautification/Gateway

- Landscaped median
- Landscaped sidewalks/trails
- Public Art
- Signage
- Trail Enhancements/Lighting



T4: Transit Opportunities

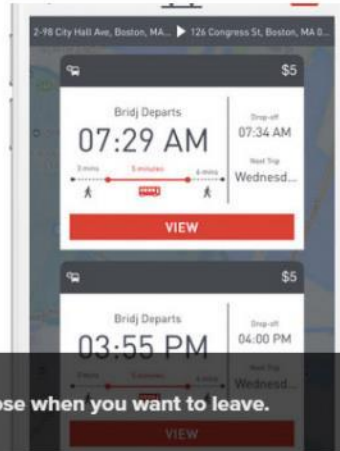


Concepts

T4: Transit Opportunities



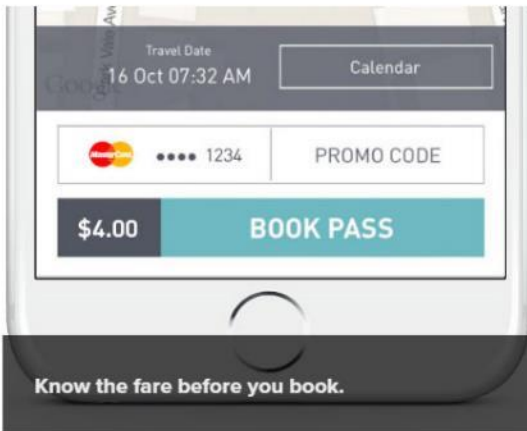
Tell us where you want to go.



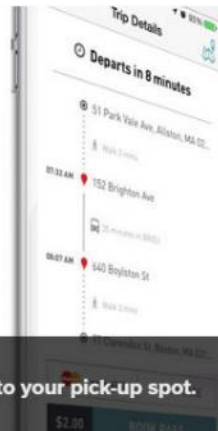
Choose when you want to leave.



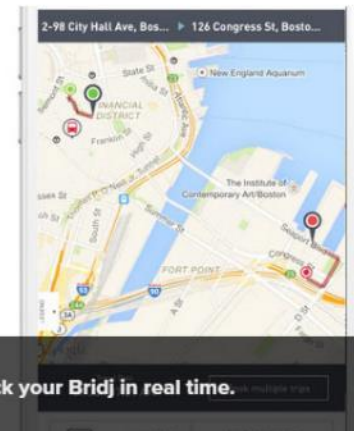
Book days or minutes in advance.



Know the fare before you book.



Walk to your pick-up spot.



Track your Bridj in real time.

Questions?