



Urban Land Institute Atlanta

Mechanicsville: Atlanta's Next Unicorn Neighbourhood?

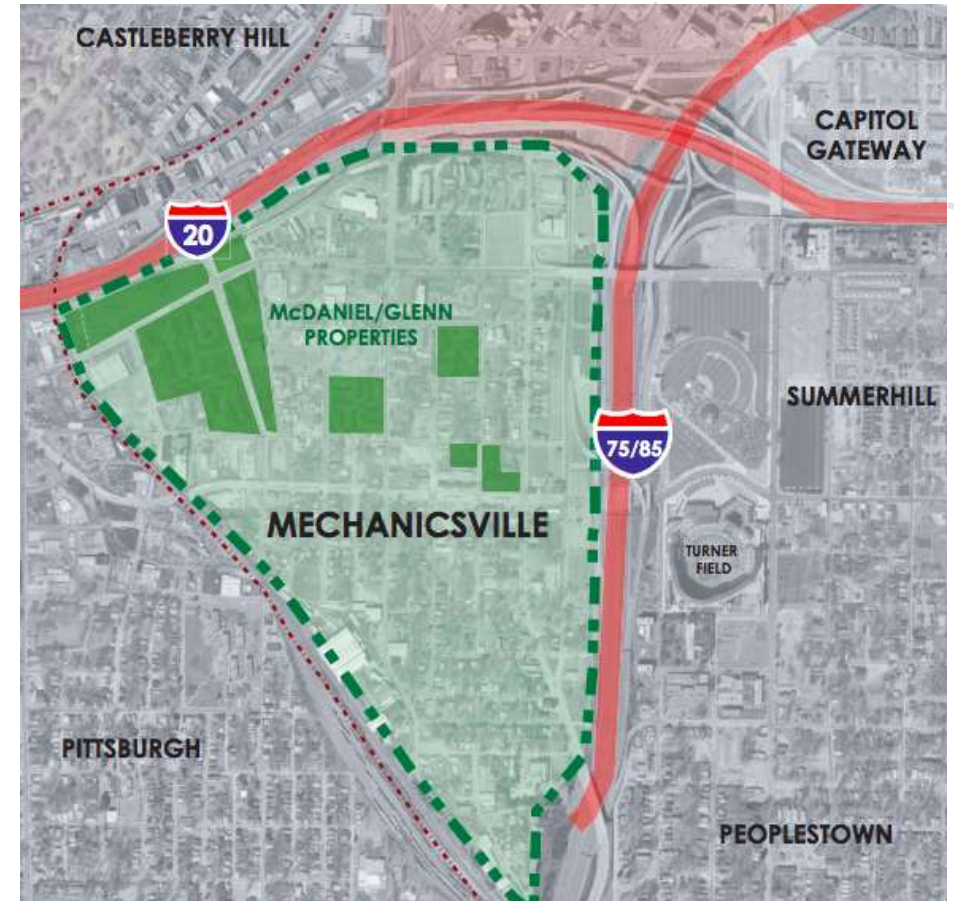
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MECHANICSVILLE NEIGHBORHOOD ASSOCIATION.

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Mechanicsville: centrally located, yet disconnected.

History & Present.

- Deep History.
 - Est. ~1870
 - Multi-Ethnic community, included Rich Family.
 - Separated by Highways & Active Railroad
 - Many properties demolished in 2008
 - 300+ Vacant Parcels of Land
- Overlooked by many.
 - No Beltline Trail Overlay or Hype close by.
 - Not part of Turner Stadium Sale
 - Only Bus accessible, limited routes

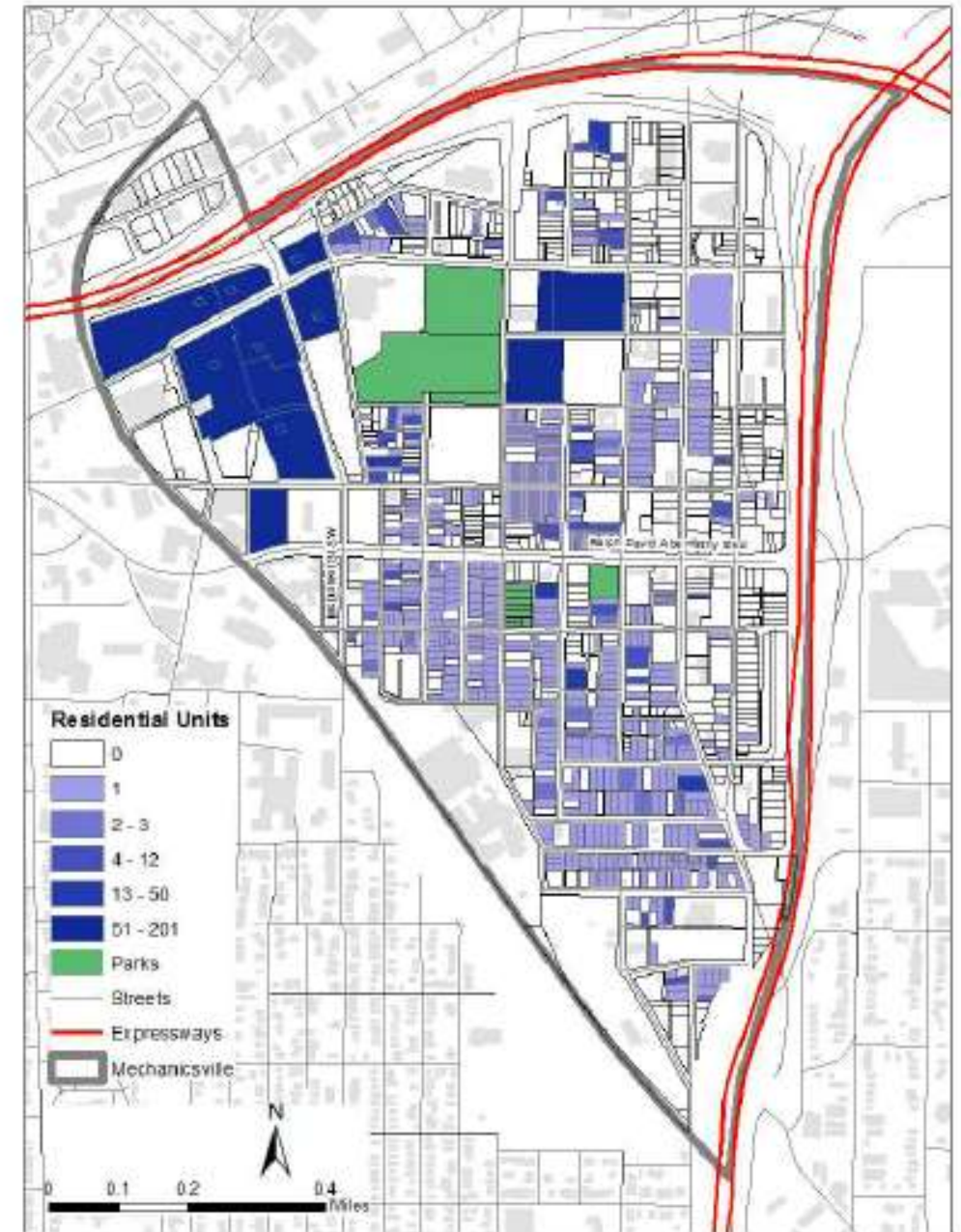


Mechanicsville: Key Players?

Exploring Economic Development

- Opportunity Zone in part of Neighborhood.
- Stadium TAD Redevelopment Plan
- Public Land Holders.
 - City of Atlanta & Fulton Co.
 - Board of Education
 - Atlanta Housing Authority
 - Atlanta Land Bank
 - Parks & Rec.
 - Other entities:
 - Columbia Residential
 - SUMMECH.
- Private land owners.

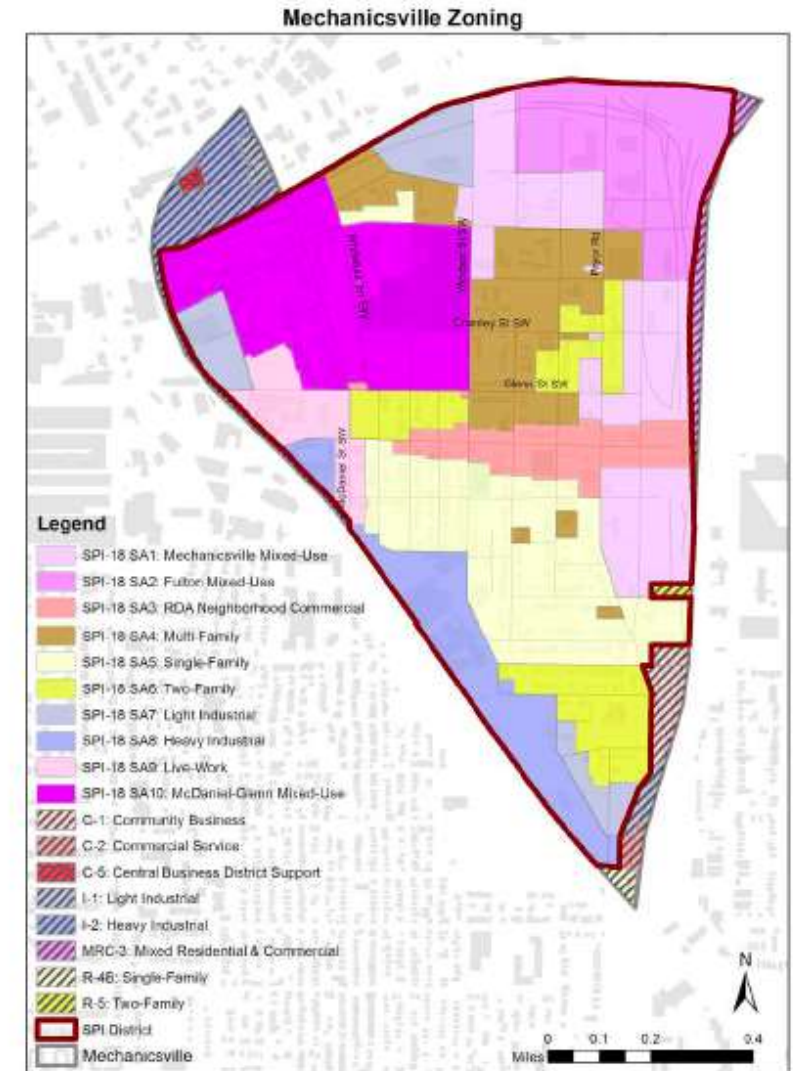
Mechanicsville Housing Count



Mechanicsville: Smart Development?

Potential Objectives

- Future Plans: Connect with existing public stakeholders.
- Life Cycle Approach:
 - Connect with past developers:
 - Columbia Residential,
 - Integral, etc.
- Case studies of successful neighborhood revival
- Proposal for future development (Ideas, Budgets, etc).
- Highway adjacent development:
 - Explore how the jury parking lots can be transformed into the promised vision.



Q&A

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