AMPO – Association of Metropolitan Planning Organizations
2014 Annual Conference

College Park, Georgia; and Hartsfield-Jackson International Airport (ATL)

City of Atlanta, Department of Aviation controls Hartsfield-Jackson International Airport
Transportation Brings Opportunity
College Park begins as a Railway Town
Growth of Interstate Highways
Growth of an Airport
The Advent of the Metropolitan Atlanta Rapid Transit Authority (MARTA)

Cox College, now site of the City Hall Municipal Complex
View of Downtown (approx. 1925)

College Park: Communities in Area Owned by HJIA (Green and Tan), I85 / I285 (Yellow)

College Park City Limit in HJIA

Direction of Photo Shown in Red
## Land Use Compatibility Guidelines

Evolving Airport City and Aerotropolis Ideas

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Land Use Interpretation for NEF Value*</th>
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<tbody>
<tr>
<td>Residential - Single Family, Duplex, Mobile Homes</td>
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<tr>
<td>Residential - Multi Family, Dormitories</td>
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<td>Transient Lodging</td>
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<tr>
<td>School Classrooms, Libraries, Churches</td>
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<td>Hospitals, Nursing Homes</td>
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<td>Auditoriums, Concert Halls, Music Shells</td>
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<td>Sports Arena, Outdoor Spectator Sport</td>
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<tr>
<td>Playgrounds, Neighborhood Parks</td>
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<tr>
<td>Golf Courses, Riding Stables, Water Rec., Cemeteries</td>
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<tr>
<td>Office Buildings - Personal, Business and Professional</td>
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<tr>
<td>Commercial - Retail, Movie Theaters, Restaurants</td>
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<tr>
<td>Commercial - Wholesale, Some Retail, Ind., Mfg., Util.</td>
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<tr>
<td>Manufacturing, Communications (Noise Sensitive)</td>
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<tr>
<td>Livestock Farming, Animal Breeding</td>
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<tr>
<td>Agricultural (except Livestock), Mining, Fishing</td>
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<tr>
<td>Public Right-of-Way</td>
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<tr>
<td>Extensive natural Recreation Areas</td>
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</tbody>
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*Ldn (DNL) = NEF Value + 35

65 to 75 Ldn; An Opportunity Area
Phase 1, 2 and 3 Jet Engines

Benchmarking Worldwide Airport Area Redevelopment
Evolving Technology

Continuous Descent Approach (CDA)

**CDA**

- *Extend* the altitude before descent
- *Increase* angle of descent (~6 Degrees)
- *Evaluate* and compare the noise produced through the Standard Approach and Continuous Descent Approach
- *Produce* SEL Contours and show area difference between approaches for the down selected aircraft
- *Choose* path that results in minimum noise exposure

Adoption of CDA will reduce the Noise Contour Impact Area
Allowing for rethinking land use and zoning

Literature Review & Synthesis – Georgia Institute of Technology
Ground based Navigation has inefficiencies that will be reduced by the transition to RNAV.

Concentration of Aircraft Activity on narrower Flight Paths.

Evolving Technology

RNAV

Literature Review & Synthesis – Georgia Institute of Technology
Future land Use Planning

Zoning in an Evolving Airport Area

Noise Contours and Flight Paths

New Runway Location

Residential Communities that Prefer Noise Mitigation

Noise Mitigation in Newly Impacted Areas

Advances in Technology, Engines and Guidance Systems
Areas Requiring Special Attention
Recommended Character Areas
Historic District
Historic Residential District
Fourth Largest in Georgia
North of 65 Ldn

Historic Homes
And Gardens,
Tree Lined Streets

Monuments
And Parks
Historic Downtown
Woodward Academy
North of 65 Ldn

Woodward Academy, Historic Campus
Formerly the Georgia Military Academy (1900)
Historic Downtown Retail, Restaurants and Churches

Sources for Architectural Details

Railway Depot

Maintaining Architectural Details

Downtown’s Hotel Indigo
Understanding an Airport Area’s Planning and Zoning Considerations

Deed Restrictions, Avigation Easements, and Noise Contours

Area in Red Oval is area of HJIA / DOA Property Acquisition, and Demolitions (1970s)
No Tax Revenues if Property is Owned by Another Jurisdiction
Deed restrictions may include the right to restrict or prohibit:

- Construction of certain types of buildings or structures
- Lights, lighted signs, and other lighted objects
- Specific agricultural uses, growth and harvesting of timber...other plant growth that may eventually penetrate imaginary surfaces (flight path height safety area)
- **Property herein conveyed shall never be used for any purpose other than warehousing, manufacturing, industrial uses, businesses, hotels/motels, restaurants, office buildings, and any other uses as may be approved, in writing, by the commissioner of Aviation of the City of Atlanta or his successors...**

Note: This is a partial list of restrictions
Atlanta Regional Commission’s Livable Centers Initiative Concept for Downtown College Park

1) Historic downtown and MARTA station

2) Downtown West - Sports, Arts and Entertainment area
The College Park Activity Center’s Downtown area is envisioned as mixed use with space for retail, office and residential (in areas where residential is acceptable).
View to southeast across City Hall, Main Street, Rail Line, MARTA Station and Track, towards HJIA (ATL)
Airport Expansion as a Redevelopment Opportunity

Reinvesting Funds from Airport Expansion

5th Runway History

The Gateway Center

ULI Award Winner
ARC Award Winner

Georgia International Convention Center (GICC)

Hotels - Marriott, Springhill Suites, Renaissance (In development, Site B)

Retail and Restaurant (E, F, G, H)

Offices (A, C, D)

Parking Deck
Georgia International Convention Center (GICC)

Closure of the former GICC due to HJIA’s Construction of 5th Runway
Made Funds Available for Construction of New GICC
Marriott Gateway Hotel
ATL SkyTrain
GICC / Gateway Center SkyTrain Station

SkyTrain Station (Left), Marriott Hotel and Office Building (Right)
Marriott Gateway Hotel
Champions Restaurant,
Springhill Suites,
Office Building
Opened August, 2010

SkyTrain Station and Marriott from Gateway Office Building
Hotels and Hospitality

5190 Hotel Rooms, 32 Hotels

Revenues from Hotel / Motel Tax

Destination Marketing Organization (DMO)
Commercial and Industrial Land Use
International Warehouse and Logistics Districts

Airport Areas; An Intermodal Hub

Cargo containers from the Port of Savannah, transfer to Truck, Rail and Air Cargo

Growth Sectors: Medical Supplies, Medical Training, High Tech Manufacturing, Freight Brokerage
Questions?

Thank You!

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Economic Development Project Manager
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