English Avenue Neighborhood Association
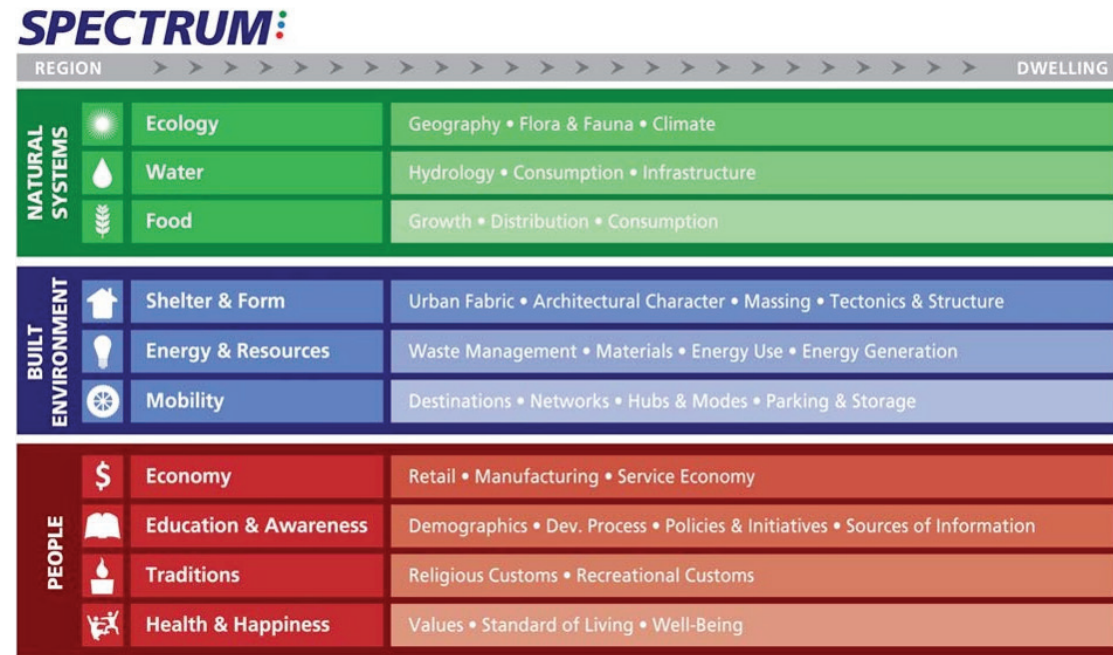## Herndon Homes Meeting

June 29, 2017

Innovation District Partners

HUMAN SUSTAINABILITY THROUGH SPECTRUM

Spectrum creates a framework for sustainable communities through three distinct platforms: **Natural Systems,** the **Built Environment** and **People**.

This tool encourages comprehensive discussions on what the community's current needs and assets are and how these can be addressed and enhanced in the new vision for Herndon Homes. Our Planning approaches and Design Principles align with this holistic notion.

SPECTRUM:

REGION			DWELLING
NATURAL SYSTEMS	Ecology	Geography • Flora & Fauna • Climate	
	Water	Hydrology • Consumption • Infrastructure	
	Food	Growth • Distribution • Consumption	
BUILT ENVIRONMENT	Shelter & Form	Urban Fabric • Architectural Character • Massing • Tectonics & Structure	
	Energy & Resources	Waste Management • Materials • Energy Use • Energy Generation	
	Mobility	Destinations • Networks • Hubs & Modes • Parking & Storage	
PEOPLE	Economy	Retail • Manufacturing • Service Economy	
	Education & Awareness	Demographics • Dev. Process • Policies & Initiatives • Sources of Information	
	Traditions	Religious Customs • Recreational Customs	
	Health & Happiness	Values • Standard of Living • Well-Being	

Features for Human Sustainability

NATURAL SYSTEMS

1. Utilize the existing natural features of the site, including topography and mature trees, to create a new development integrated with the surroundings and with a strong sense of place.
2. Incorporate natural and sustainable features wherever possible, including bioretention areas, permeable pavement and Green roofs.

BUILT ENVIRONMENT

1. Create a multi- modal network of streets and pedestrian paths to create a safe and interconnected transportation network.
2. Create a variety of new open spaces and locate them at key intersections and visible public places in the neighborhood.
3. Utilize Best Practices in Design, Construction, Operation and Management.

PEOPLE

1. Create a mix of housing types which include a range of bedroom configurations and opportunities for both rental and home- ownership for mixed-income individuals and families.
2. Apply CPTED Principles (Crime Prevention Through Environmental Design) to create a safe and secure environment.
3. Create a mix of uses to help catalyze economic and employment opportunities and provide supportive services that respond to the needs in the larger community.
4. Provide a mix of uses to promote a healthy and walkable neighborhood for residents and the broader community.

NEIGHBORHOOD LINKAGES
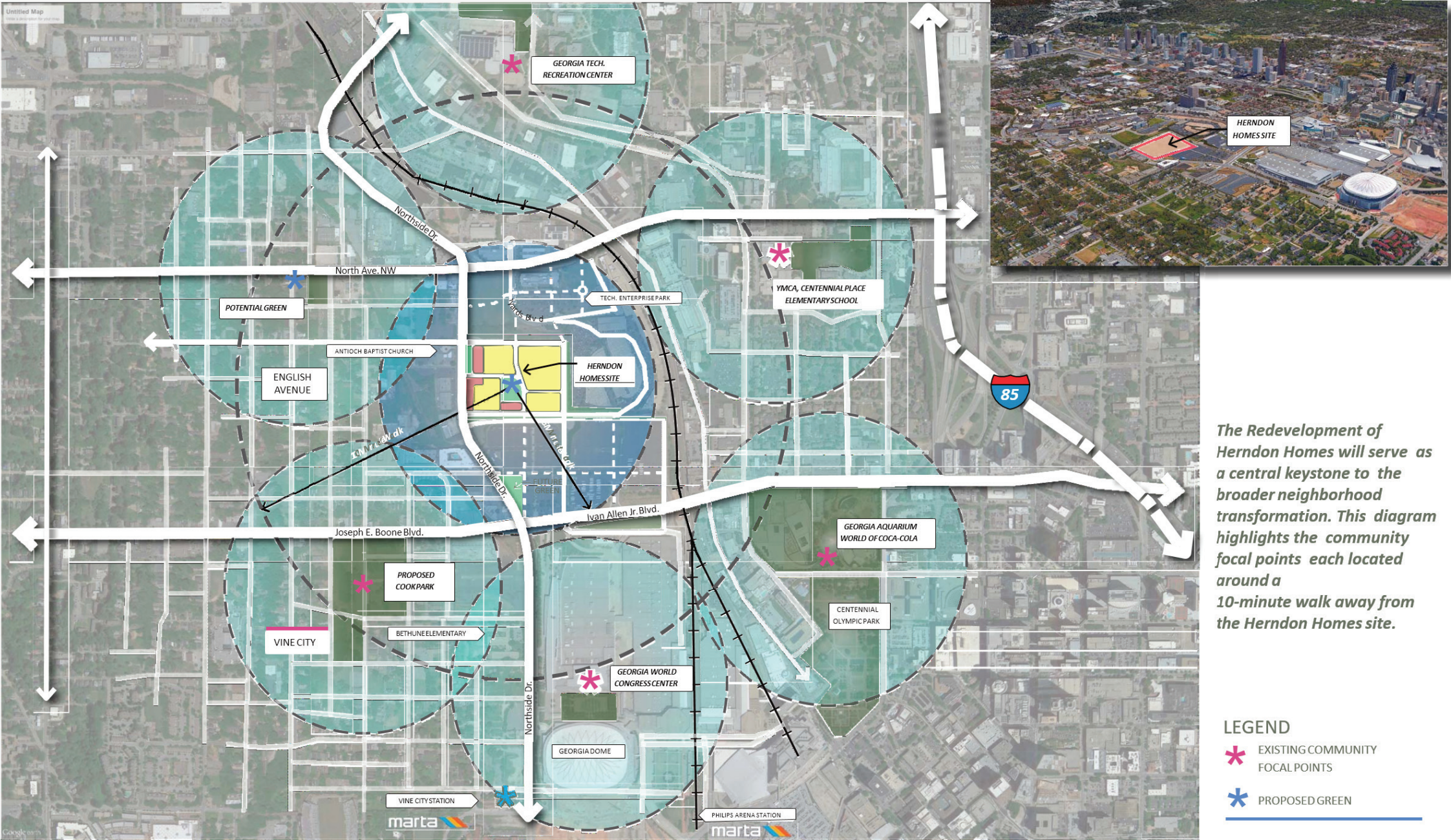
The Redevelopment of Herndon Homes will serve as a central keystone to the broader neighborhood transformation. This diagram highlights the community focal points each located around a 10-minute walk away from the Herndon Homes site.
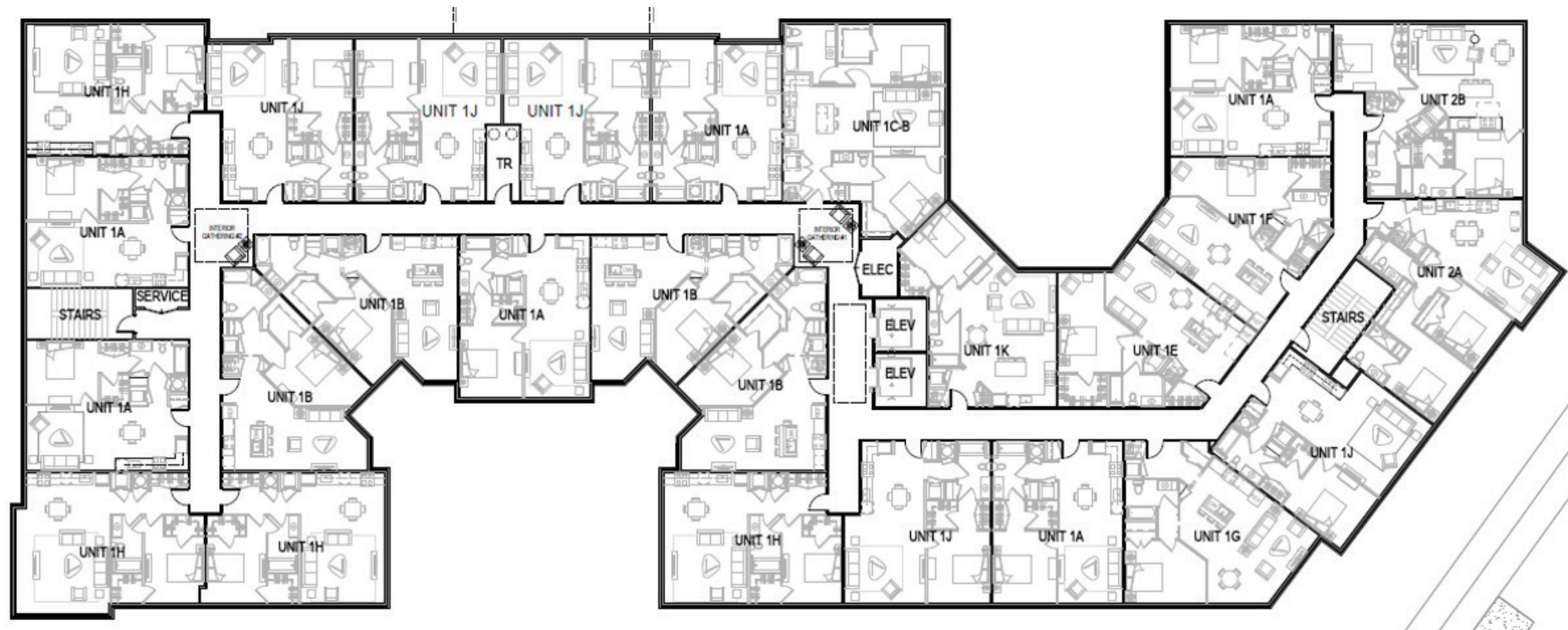
GEORGIA TECH. RECREATION CENTER

HERNDON HOMES SITE

YMCA, CENTENNIAL PLACE ELEMENTARY SCHOOL

TECH. ENTERPRISE PARK

POTENTIAL GREEN

ANTIOCH BAPTIST CHURCH

ENGLISH AVENUE

HERNDON HOMES SITE

GEORGIA AQUARIUM WORLD OF COCA-COLA

PROPOSED COOK PARK

CENTENNIAL OLYMPIC PARK

VINE CITY

BETHUNE ELEMENTARY

GEORGIA WORLD CONGRESS CENTER

GEORGIA DOME

VINE CITY STATION

PHILIPS ARENA STATION

North Ave. NW

Northside Dr.

Joseph E. Boone Blvd.

Ivan Allen Jr. Blvd.

Northside Dr.

85

LEGEND

✱ EXISTING COMMUNITY FOCAL POINTS

✱ PROPOSED GREEN

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ILLUSTRATIVE SITE PLAN

Entrance to the grocery store at the intersection across from the Antioch Baptist Church

Existing mature trees are preserved (if feasible)

Antioch Baptist Church

Mixed-use building with grocery store on ground floor and residential above

Five story mixed-use building with liner retail on ground floor and residential above

Three story integral garage townhouses present opportunity for lower density and market-rate housing including homeownership

Four to five story Senior Building

Above-grade structured parking garage wrapped by four to five story residential housing fronting streets

Existing mature trees preserved in the proposed "Herndon Green" (if feasible)

Above-grade structured parking garage wrapped by four to five story residential housing fronting streets

Four to five story mixed-use building with Community Supportive Services on ground floor and residential above

Cameron Madison Alexander Blvd NW

Northside Drive

Graay St. NW

John St. NW

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

PROGRAM
Family Units: 563
Senior Units: 105
Townhomes: 32
Residential Total: 700

Retail: Approx. 40,000 SF
Community Space: Approx. 20,000 SF

PHASE 1: SENIOR SITE PLAN

Courtyard Entrance

Drop Off

Seniors Parking Lot

Park Entrance

PHASE 1: SENIOR TYPICAL FLOOR PLAN

PHASE 1: SENIOR TYPICAL FACADE

Courtyard Entrance ▶

Park Entrance

*Architectural styling is preliminary and still being studied.

PHASE 1: SENIOR 3D VIEW

Site Gateway from GA Tech Campus; Health Center Entrance on left

View along Cameron Madison Alexander

View of Health Center Entrance

View along Cameron Madison Alexander

*Architectural styling is preliminary and still being studied.

SITE AMENITY OPTIONS

Family Building Amenities

- Lounge Space
- Mailroom
- Outdoor Amenity Courtyards

Outdoor Amenities

- Herndon Green - Public Open Space
- Tot Lot / Playground

Community Center Amenities

- S.T.E.A.M. Center
- Community Space
- Computer Room

Senior Building Amenities

- Lounge Space
- Library/Computer Room
- Health & Wellness Center (open to the public)
- Mailroom
- Common Laundry Facility
- Outdoor sitting areas

PRECEDENTS

SITE 3D VIEWS
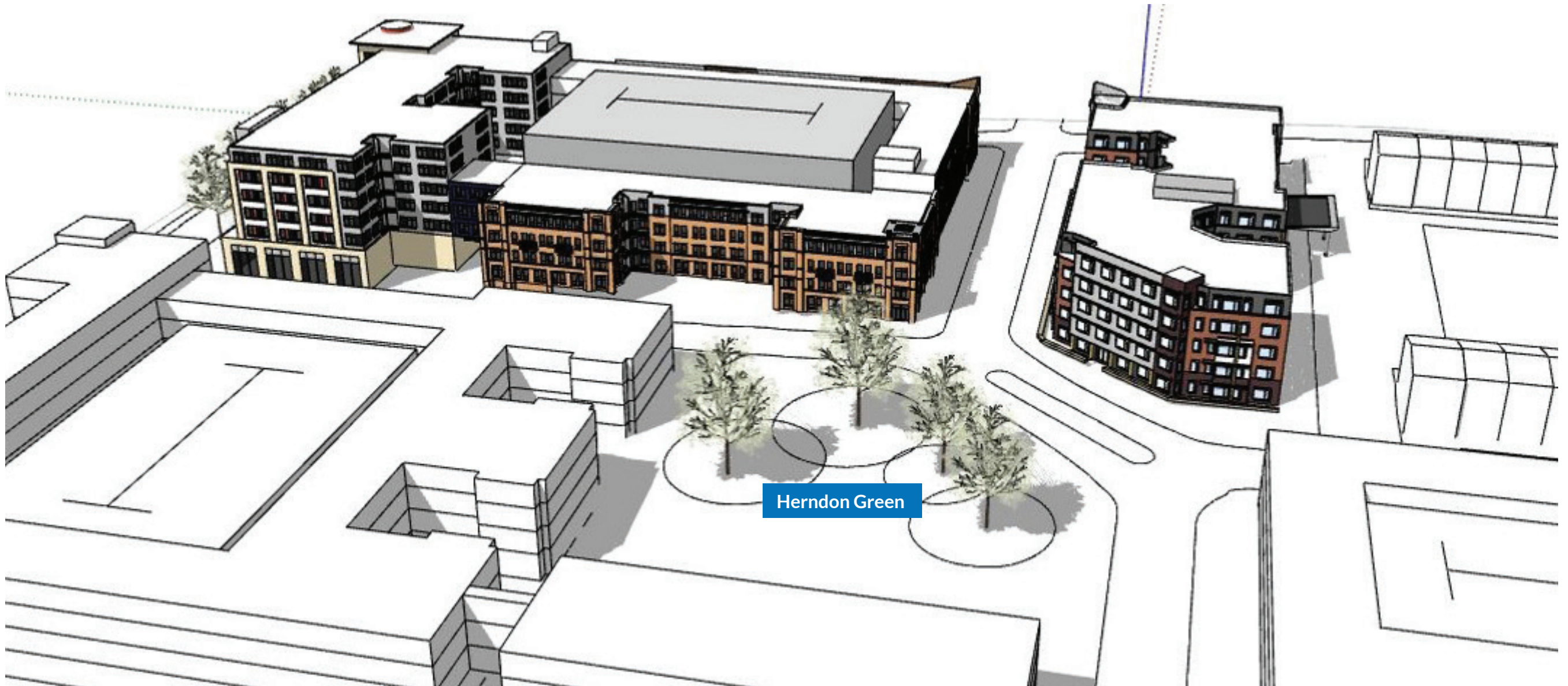
Herndon Green

Site Overview

*Architectural styling is preliminary and still being studied.

PHASE 1 & 2: SITE 3D VIEWS

Corner of Northside Drive and Cameron Madison Alexander

Corner of Northside Drive and New Internal Street
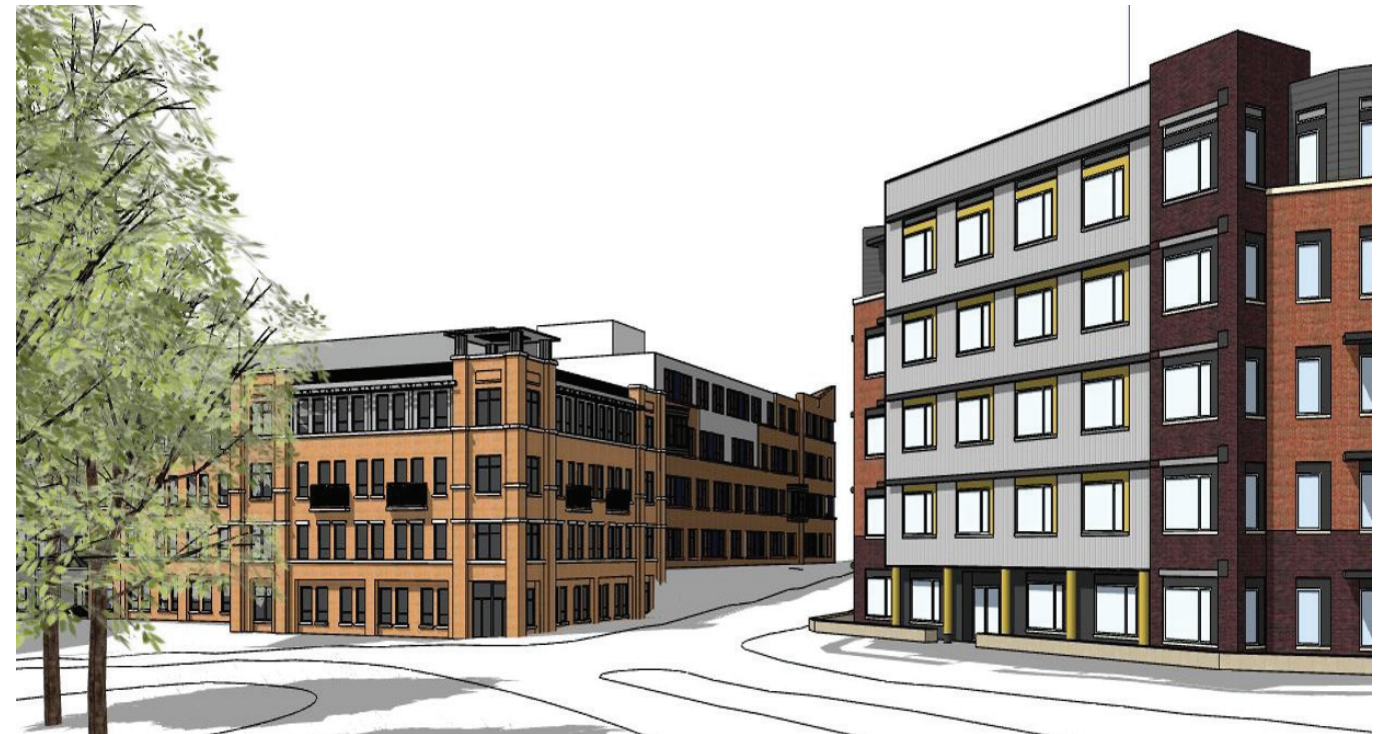
Northeast Corner of Herndon Green

*Architectural styling is preliminary and still being studied.

SITE VIEWS
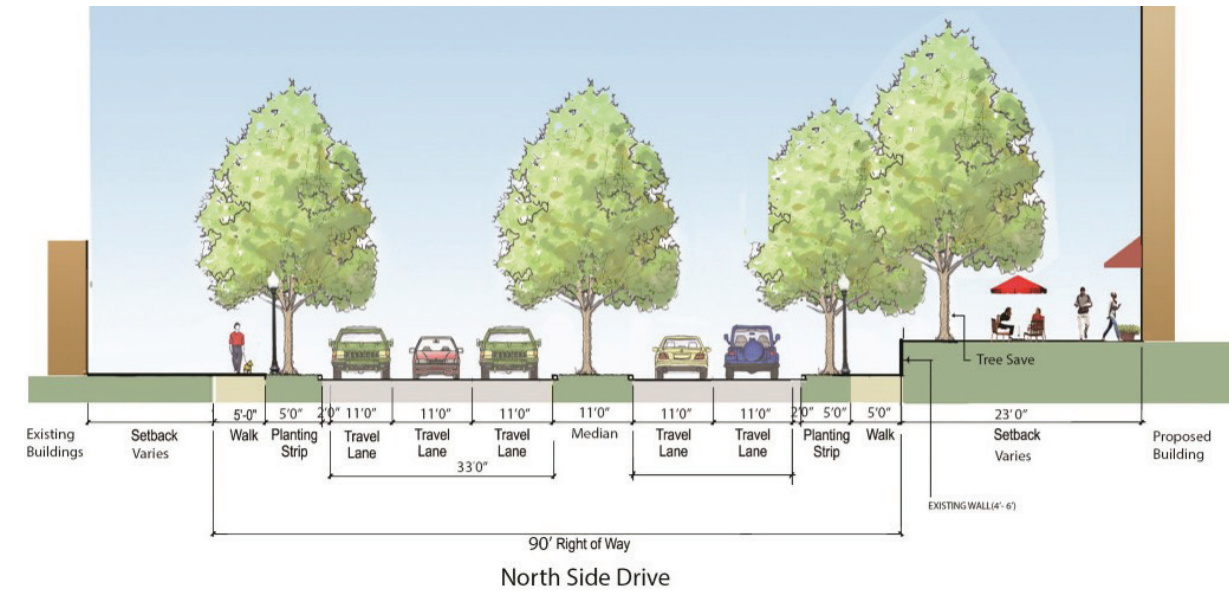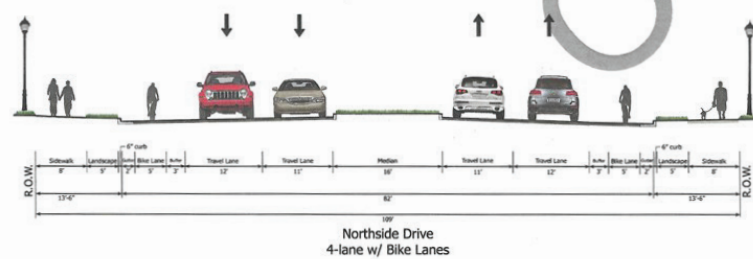
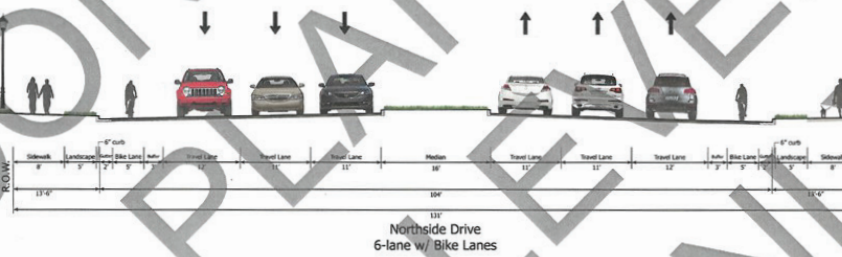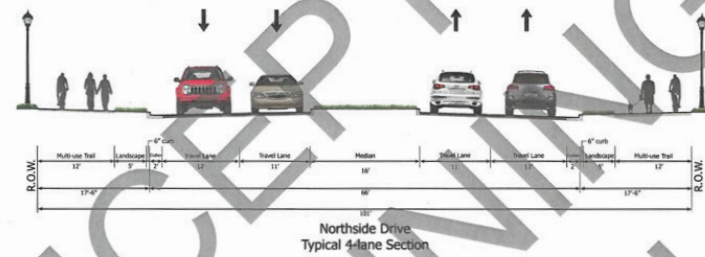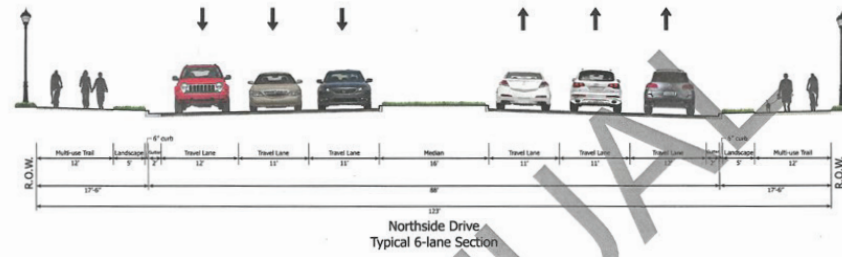View from Cameron Madison Alexander Blvd. and Northside Drive

SITE VIEWS

View South in the "Herndon Green"

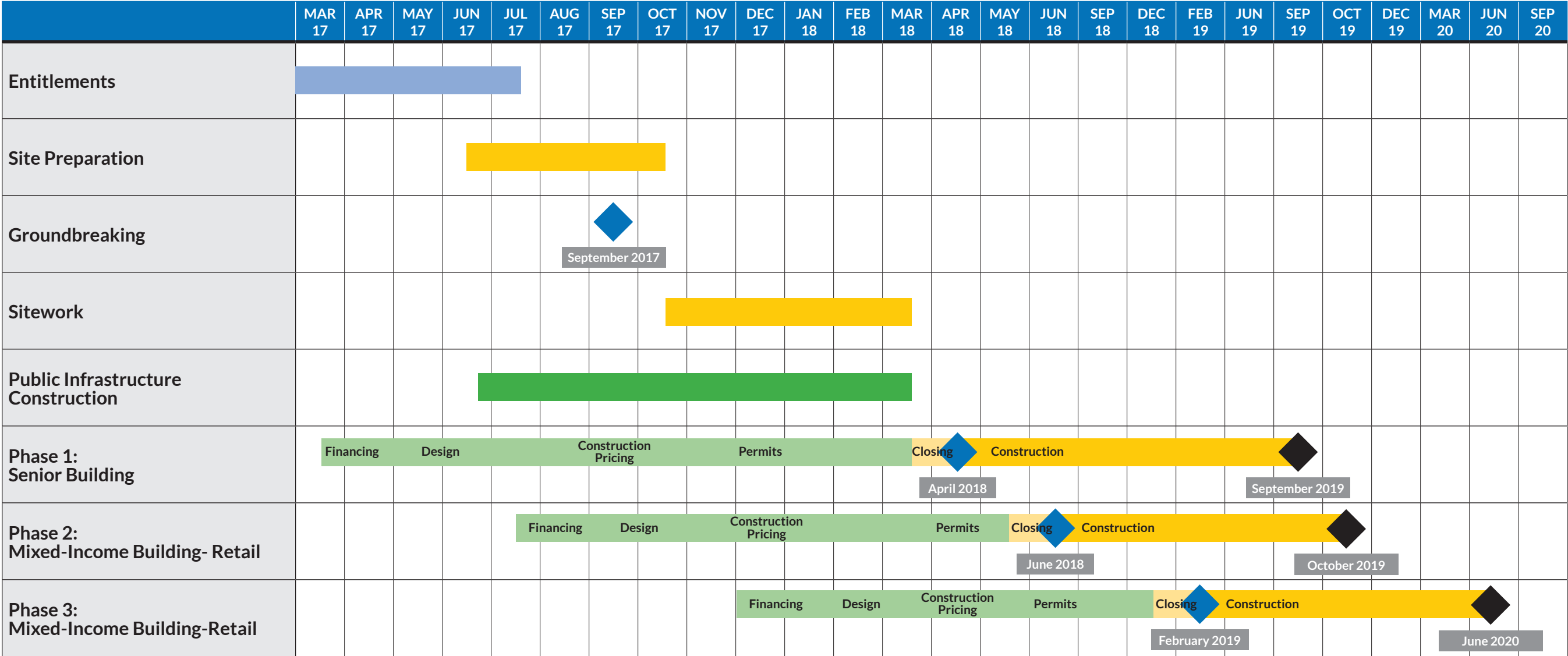# NORTHSIDE DRIVE STREET SECTIONS

* From GDOT, still under study

TIMELINE FOR DEVELOPMENT

Project Timeline: Phase 4 and 5

	MAY 18	JUN 18	JULY 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18	JAN 19	FEB 19	MAR 19	JUN 19	OCT 19	DEC 19	JAN 20	MAR 20	JUN 20	JUL 20	SEP 20	DEC 20	JAN 21	FEB 21	MAR 21	JUN 21	SEP 21	DEC 21
Phase 4: Mixed-Income	Financing	Design			Construction Pricing					Permits		Closing	Construction													
													October 2019									February 2021				
Phase 5: Single Family Home			Financing		Design				Construction Pricing				Permits				Closing	Construction								
																		September 2020							December 2021