

NEW POLICE  
PRECINCT

# 41 ECO LIVING

## PROJECT GOALS

As Atlanta is at a **crossroads** of rethinking “affordable” housing and designing the future growth of the city, the project goals are:

To create an inclusive, resilient, and equitable mixed-use “village” that supports and empowers both its current and future residents through quality, mixed-income housing using “missing middle” typologies (**LIVE**);

To build local partnerships and on-site job training as well as employment opportunities through the use of innovative new construction methods (**WORK**);

To provide community amenities and services (**THRIVE**);

To emphasize learning skills and educational opportunities (**LEARN**);

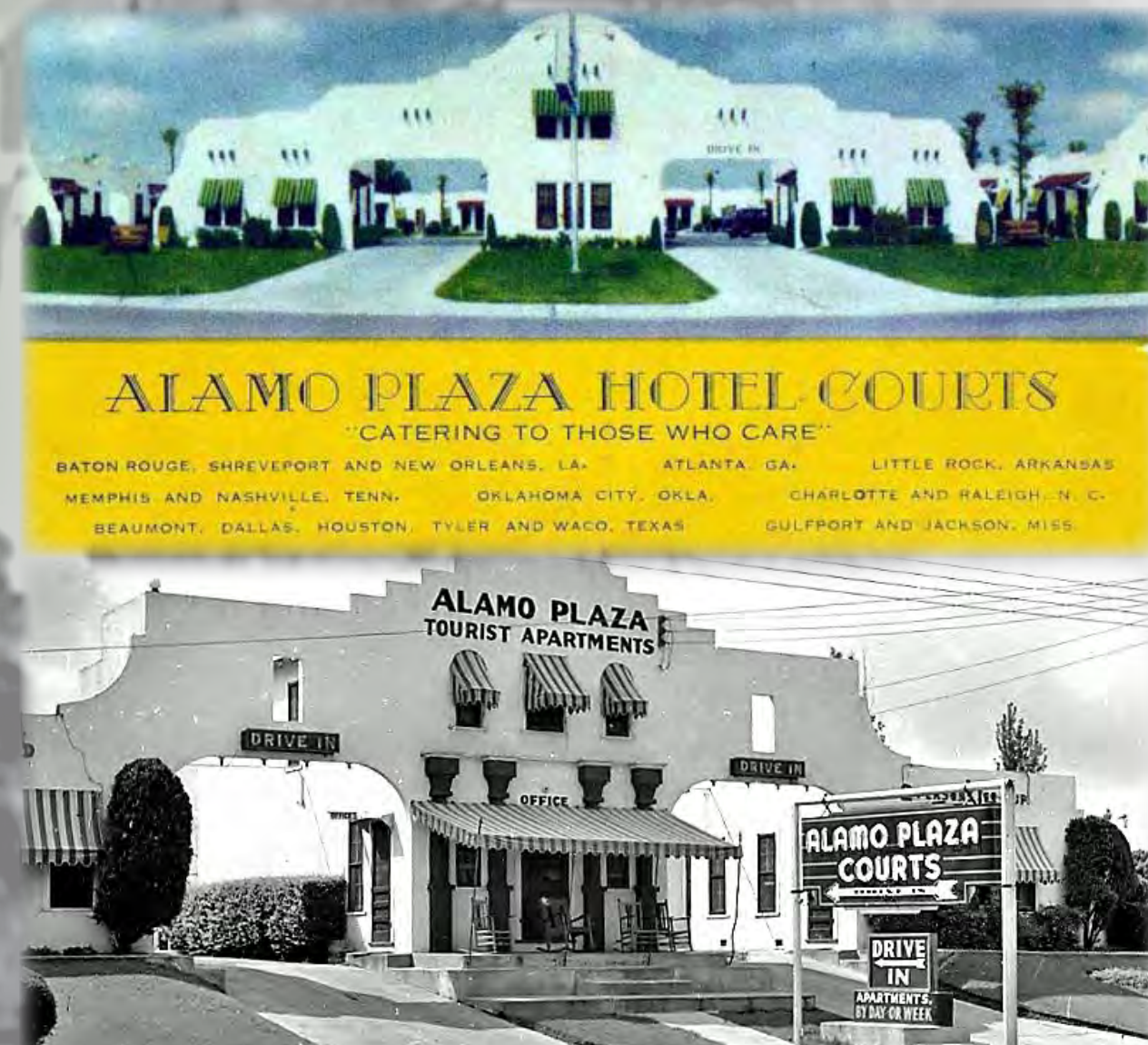
To integrate sustainable systems and innovative building practices that can be replicated elsewhere (**SUSTAIN**);

To respect and acknowledge the history of the site through the adaptive use of several historic structures as part of the site's redevelopment.

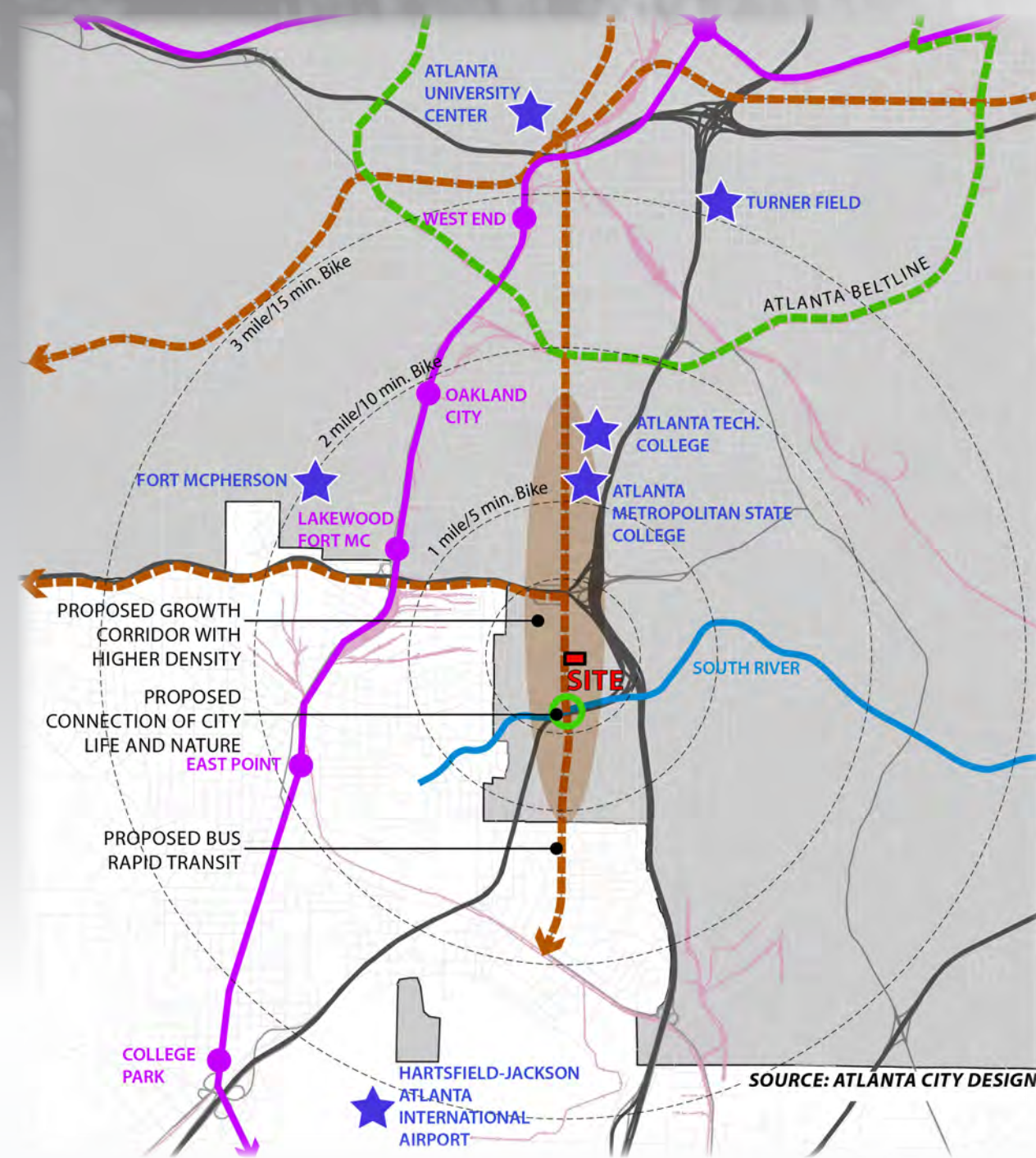


## HISTORY/CONTEXT

- Metropolitan Parkway as former Dixie Highway, travel route
- Era of vacation travel and auto dominance post WWII
- Creation of vacation motel courts for travelers (similar sites throughout the Southeast)



- Alamo Plaza Hotel Courts (current Santa Fe Villas)
- Similar typology across the US, but dwindling examples remain
- Aspects that are significant and/or inform our design moves on the site
- Architectural style was used to draw visitors (something they haven't seen before, innovative or experiential, large open space for outdoor enjoyment, single loaded bar buildings, caretaker / manager living on site)



## PROGRAM GOALS

### LIVE

SUPPORTIVE HOUSING  
WORKFORCE HOUSING  
MARKET RATE HOUSING

### WORK

JOB TRAINING  
MAKER SPACE  
ECONOMIC DEVELOPMENT

### THRIVE

CONTINUUM OF CARE  
HEALTH & WELLNESS  
HEALTHY FOOD

### LEARN

COMPUTER LAB  
LIBRARY & COFFEE SHOP  
EDUCATIONAL AMENITIES

### SUSTAIN

GREEN INFRASTRUCTURE  
NEIGHBORHOOD PLAZA  
COMMUNITY AMENITIES1-16 Housing (Mix of 3-4 Story Stacked Duplex/  
Townhomes/Stacked Flats Typologies)

- 1 Job Training Center/Maker Space
- 2 Entry from Pegg Road to Job Training Center
- 3 Outdoor Working Space
- 1 Medical Clinic
- 2 Property Manager Offices
- 3 Community Amenities
- 1 Coffee Shop/Pop Up Store
- 2 Case Worker Offices
- 3 Community Support Services

- 1 Entry with Revitalized Lawn
- 2 Rain Garden
- 3 Fresh Market Area
- 4 Neighborhood/Public Plaza
- 5 Walkways with Stormwater Utilities
- 6 Community Courtyard
- 7 Central Spine with Green Infrastructure, Orchard Walkway
- 8 Central Plaza
- 9 Central Green with Rain Garden
- 10 Community Garden

- 11 Community Barn/Public Art Display
- 12 Residential Shared Courtyard
- 13 Residential Private Courtyard
- 14 Future Connection to Nature Preserve
- 15 Pedestrian Connection from Pegg Road
- 16 Permeable Parking
- 17 Shared Parking (Permeable Paving)
- 18 Preserved Old Growth Trees
- 19 Streetscape Improvements
- 20 Connection to Future Development

NUMBER OF HOUSING UNITS	UNITS	GSF/UNIT
Efficiency - SRO Units	157	480
1 Bedroom/1 Bath Affordable Units @ 80% AMI	33	720
1 Bedroom/1 Bath Market Rate Units	30	720
2 Bedroom/1 Bath Affordable Units @ 80% AMI	39	720
2 Bedroom/1 Bath Market Rate Units	10	720
2 Bedroom/2 Bath Affordable Units @ 80% AMI	31	960
2 Bedroom/2 Bath Market Rate Units	10	960
<b>Housing Area</b>	<b>310</b>	<b>195,360</b>
Educational and Community Amenities**		4,700
Community Supportive Services**		10,750
Job Training Center*		7,800
<b>Total Building Area (Gross SF)</b>		<b>218,610</b>

\*\* Located in the existing buildings on Santa Fe site  
\* New building at the intersection of Metropolitan Parkway and Pegg Road

## SITE DESIGN STRATEGIES

### SITE USAGE

- Underutilized land with predominantly residential use
- 75,000 SF of existing building area with 0.24 FAR

### SITE DEVELOPMENT

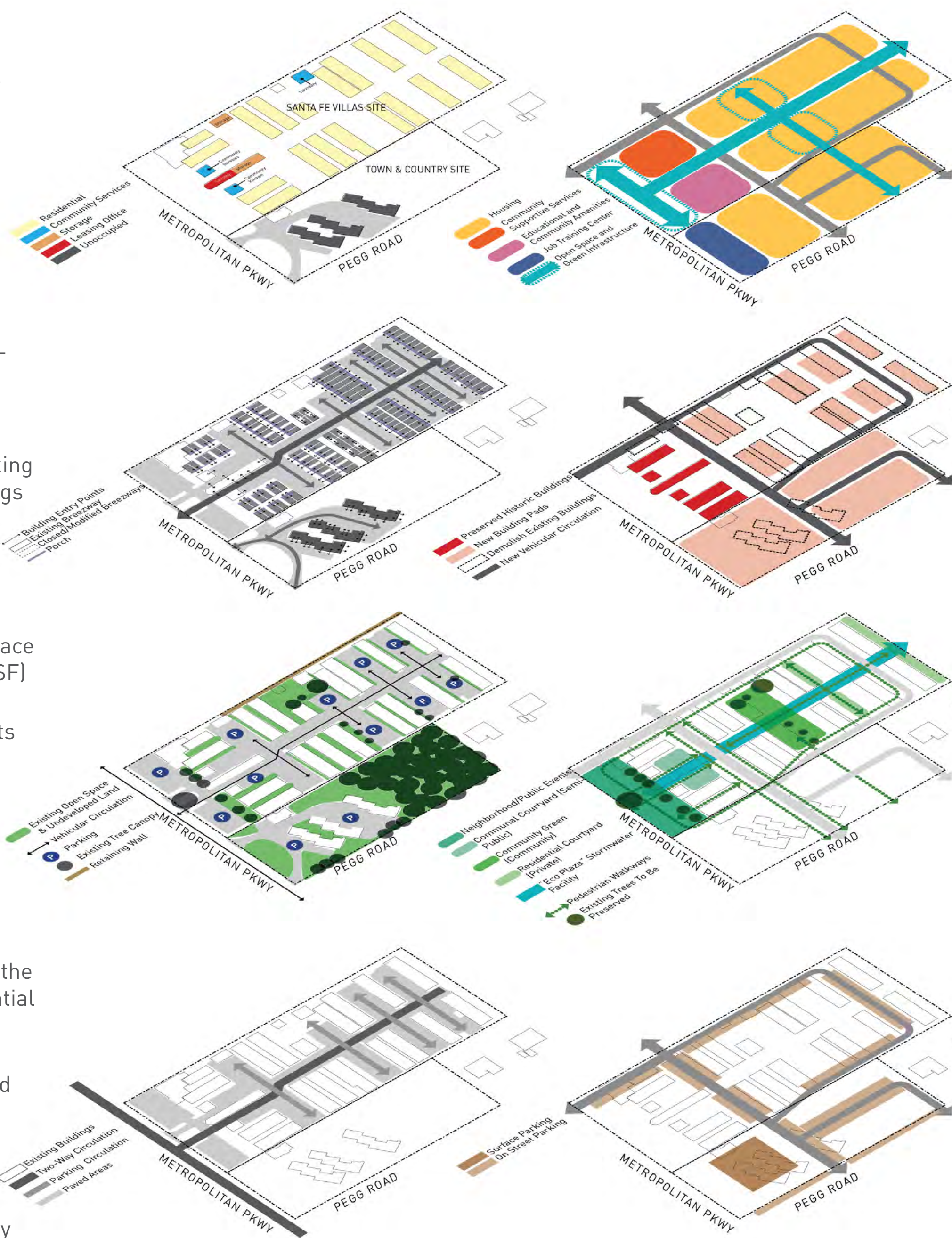
- Large superblock with one primary vehicular circulation path
- Outdated, inefficient, and non-compliant residential units requiring major repair and upgrades
- Existing unit entries face parking lot and alleys between buildings

### OPEN SPACE

- Lack of open space hierarchy; limited and scattered open space for outdoor activities (18,000 SF) on Santa Fe site
- Front porches face parking lots
- Large paved areas create stormwater issues
- About 60,000 SF undeveloped and unused space on Town & Country site

### CONNECTIVITY+PARKING

- Only one vehicular access for the parking areas and the residential units
- Almost 96,000 SF or 2.2 acres (31% of total site area) covered with impervious pavement
- Underutilized parking
- Uninviting surface parking lot (formerly green lawn) at the entry on Metropolitan Parkway



### SITE USAGE

- Efficient and diverse land uses including housing, community support services, a job training center, educational amenities, and open space
- 218,610 SF of proposed building area with 0.7 FAR to maximize development potential

### SITE DEVELOPMENT

- Superblock divided into smaller development pads with well-connected vehicular and pedestrian network
- Demolition of 17 buildings on the Santa Fe site and 3 buildings on Town & Country site
- Existing buildings' footprint and bar building typology as a guide for organization of new buildings on site
- Restoration and rehabilitation of 6 buildings of Santa Fe Villas facing Metropolitan Parkway to maintain the site history

### OPEN SPACE

- Almost 60,000 SF of hierarchical open spaces from neighborhood plaza on Metropolitan Parkway to semi-public communal courtyards and community garden to private residential courtyards
- Streetscape, sidewalks and pedestrian loop to improve accessibility and connectivity
- Neighborhood plaza with fresh “market” near MARTA bus stop and pocket park on Metropolitan Parkway
- Central “eco plaza” with stormwater facilities and green infrastructure

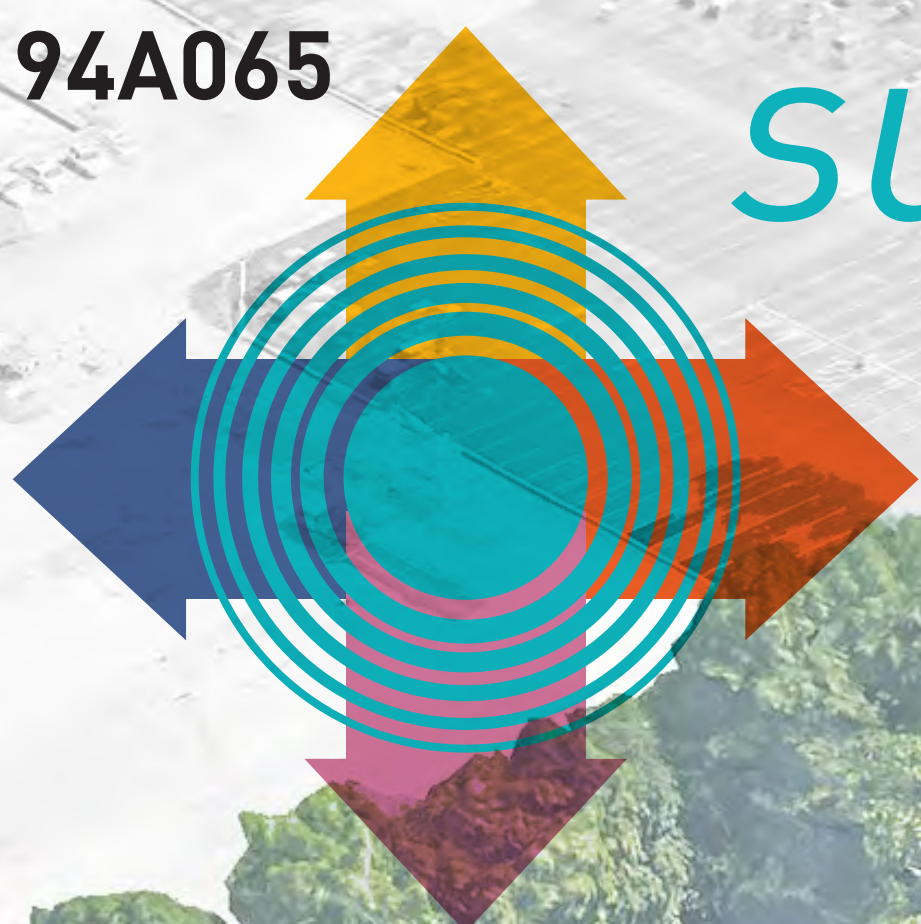
### CONNECTIVITY+PARKING

- On-street parking (head-in and parallel) along drive aisles throughout the site to avoid large parking lots
- Lower parking ratio per dwelling unit (Total 209 spaces, 1 space per 3 SRO units, 0.7 space per residential unit, 1 space/600 SF other uses)
- About 35,000 SF or 0.8 acre of impervious pavement for roads (11% of total site area)
- Pervious parking using decomposed asphalt from the old parking areas
- Extended vehicular connections to Pegg Road and adjacent sites for future connectivity
- Streetscape improvements on Metropolitan Parkway and Pegg Road to create inviting entry points
- Internal “main street” between the historic buildings and new housing

## CENTRAL GREEN







COMMUNITY ENRICHMENT FOR CURRENT AND FUTURE RESIDENTS



Loretta is a long-time activist and resident. Being retired, she is on a fixed income, which made it hard to find somewhere close by her family members that she could afford. She loves having a full kitchen now to cook meals with her grandkids.



Connor is a local teacher at Perkerson Elementary School and loves living close to both work and the students he serves. He helps with ESL and basic computer skills classes in the evenings. He enjoys running and teaching yoga at the community fitness studio when not woodworking in the maker space.



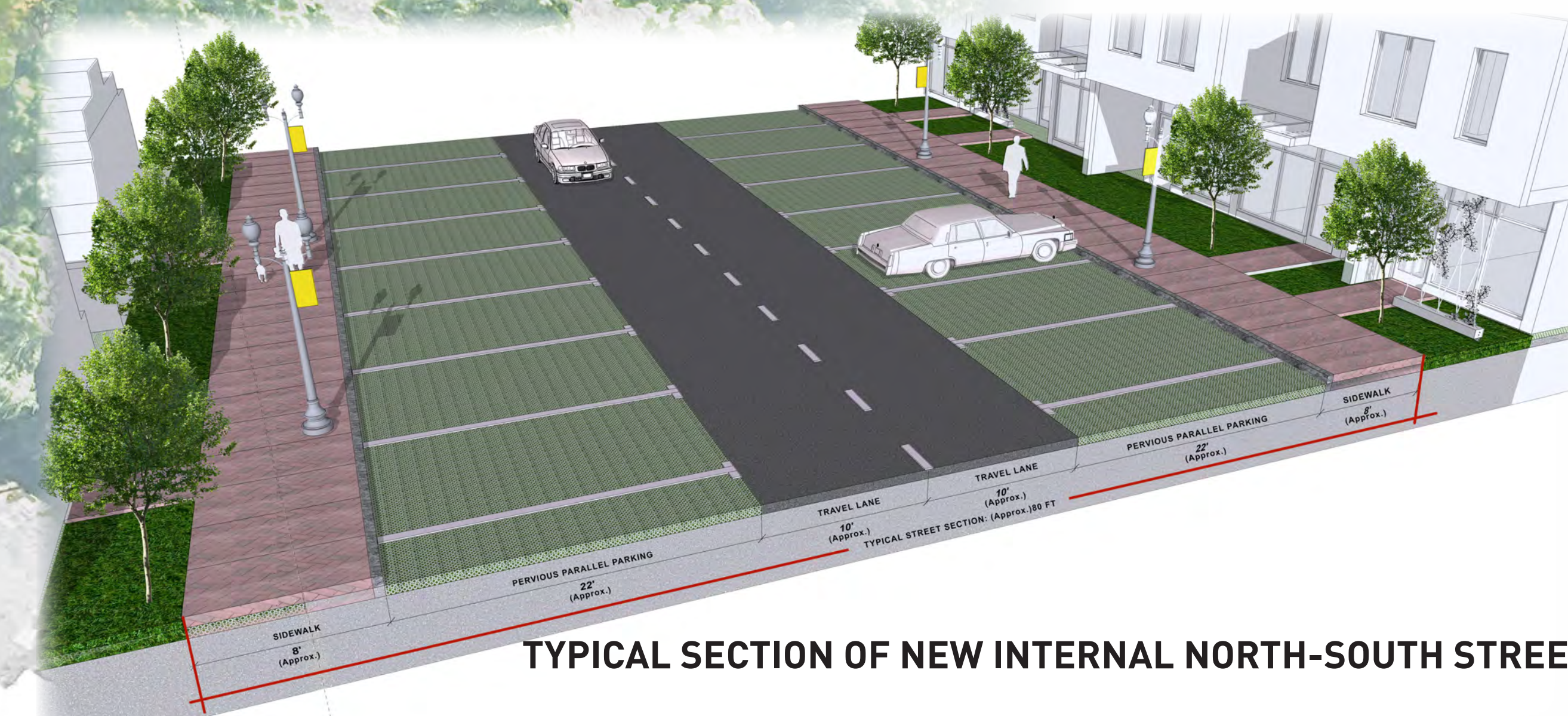
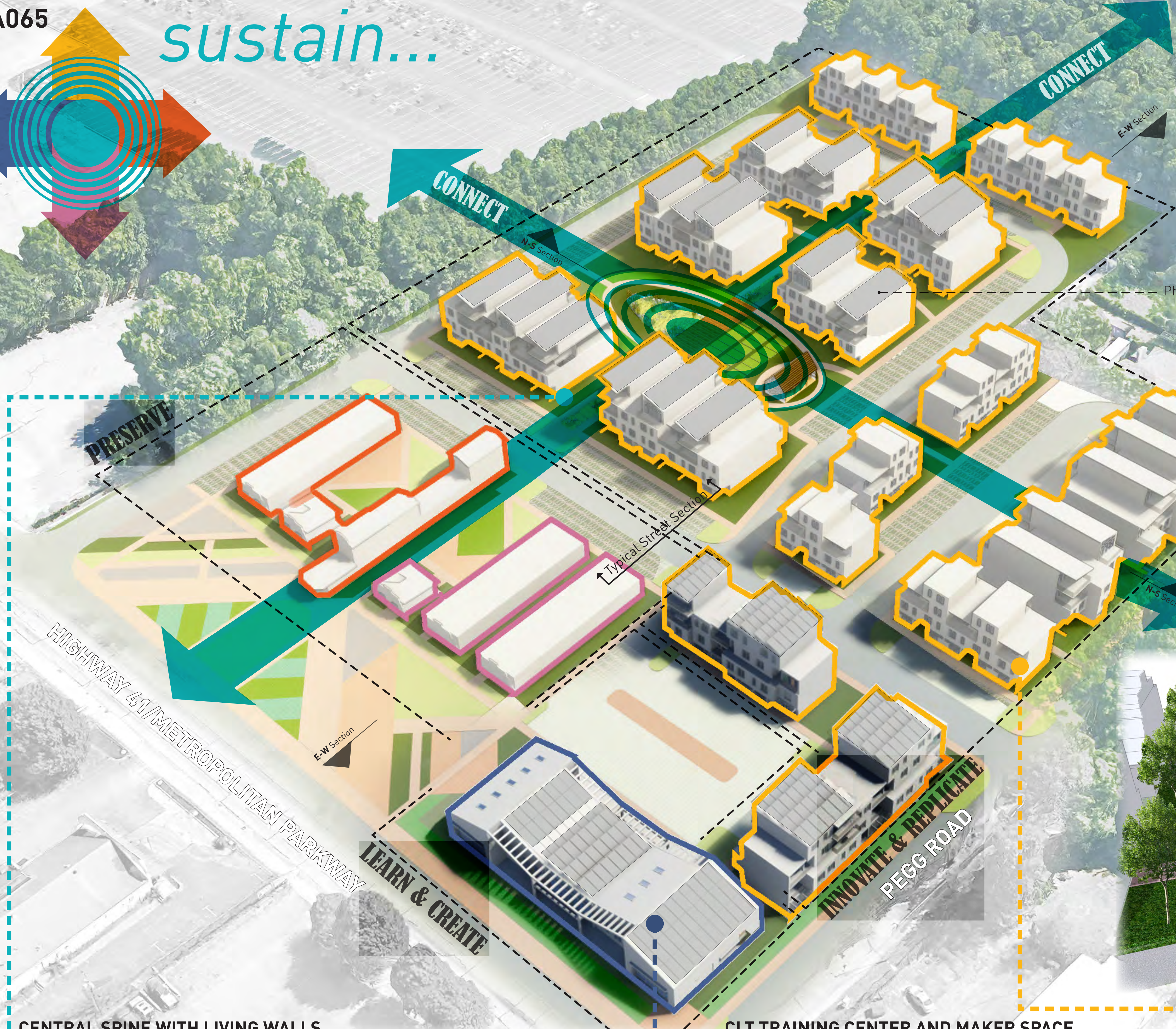
Brittany is a full-time nurse, part-time student at the nearby technical college, and entrepreneur. She works at the community clinic several days a week. She is taking business classes in hopes of getting her small business off the ground. She sells handmade soaps at the pop-up market on the plaza on Saturdays.



Gerald is a long time resident. He moved to the Santa Fe Villas many years ago through an SRO housing voucher and has always loved working with his hands and expressing himself creatively. He was part of the first class of residents trained in CLT fabrication and now works full-time teaching other locals how to construct and install CLT panels.



Maria is an Atlanta native and grew up in a few neighborhoods over. She recently joined the Zone 3 Police Precinct and enjoys walking to work every day, volunteering at the community center on weekends, and teaching her young son about gardening and the pride of growing one's own vegetables.



TYPICAL SECTION OF NEW INTERNAL NORTH-SOUTH STREET

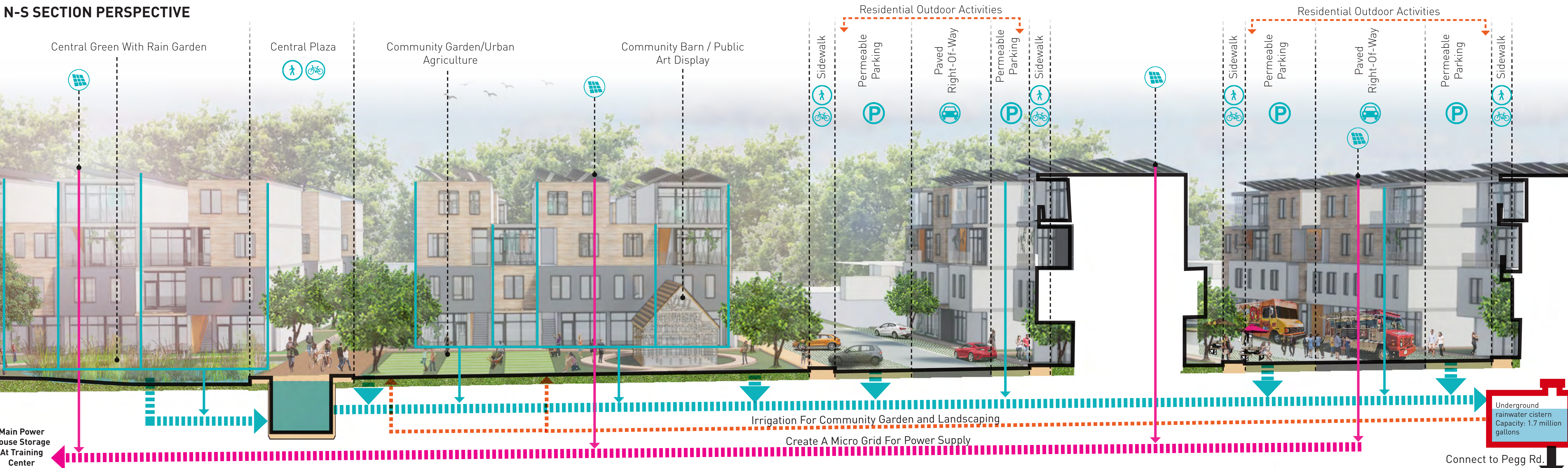
CENTRAL SPINE WITH LIVING WALLS

CLT TRAINING CENTER AND MAKER SPACE

MODULAR ASSEMBLY



N-S SECTION PERSPECTIVE



ENTERPRISE GREEN COMMUNITIES RAITING SYSTEM

INTEGRATIVE DESIGN	LOCATION + NEIGHBORHOOD FABRIC	SITE IMPROVEMENTS	WATER CONSERVATION	ENERGY EFFICIENCY	MATERIALS	HEALTHY LIVING ENVIRONMENT	OPERATIONS, MAINTENANCE + RESIDENT ENGAGEMENT
9/36 POINTS	23/56 POINTS	8/17 POINTS	21/25 POINTS	11/60 POINTS	19/21 POINTS	28/70 POINTS	7/11 POINTS
<b>Designing for Project Performance</b> Comparison of the expected project performance with the performance of portfolio communities early in the design process.	<b>Compact Development</b> Proposed residential density is three times (3x) more than the existing development i.e. 0.23 FAR to 0.7 FAR Rehabilitation of some old buildings and open space revitalization 34% percentage of total project acreage is used for open space and permeable surface for all users Access to Public Transportation - MARTA bus stop is located on site and MARTA rail station is 2.0 miles from site.	<b>Efficient Irrigation and Water Reuse</b> The underground rainwater cistern with a capacity of approximately 1.7 million gallons that can be used as irrigation system for community garden and landscaping. Surface stormwater management - the underground rainwater cistern can be used to retain and harvest the first 1.0 inch of rain that falls over a 24-hour period of a one-year storm event	<b>Water Conservation and Plumbing Layout</b> Design measures like bar buildings with cross ventilation, hierarchy of green spaces, staggered massing to create covered porches/balconies, and PVC roof panels are adopted to reduce the overall energy use of the project Water reuse and access to portable water - the water collected in the underground rainwater cistern can be treated and re-used on site.	<b>Additional Reductions in Energy Use</b> Design measures like bar buildings with cross ventilation, hierarchy of green spaces, staggered massing to create covered porches/balconies, and PVC roof panels are adopted to reduce the overall energy use of the project	<b>CLT Panels</b> are used as the primary construction material for the project.	The proposed buildings are in compliance with <b>ASHRAE 62.2-2010</b> for mechanical exhaust system Active Design: staircases and building circulation All the access points are clearly visible within a 25-foot walking distance from any edge of the lobby.	<b>Project Data Collection and Monitoring System</b> Greater than 15% tenant-paid utility accounts Commit to collection and monitoring of energy and water performance data for at least 5 years.

	63% reduction in total asphalt area on site
	60,000 SF of amenity space
	22,000 SF of PVC solar panel
	56% reduction in rainwater run-off from site



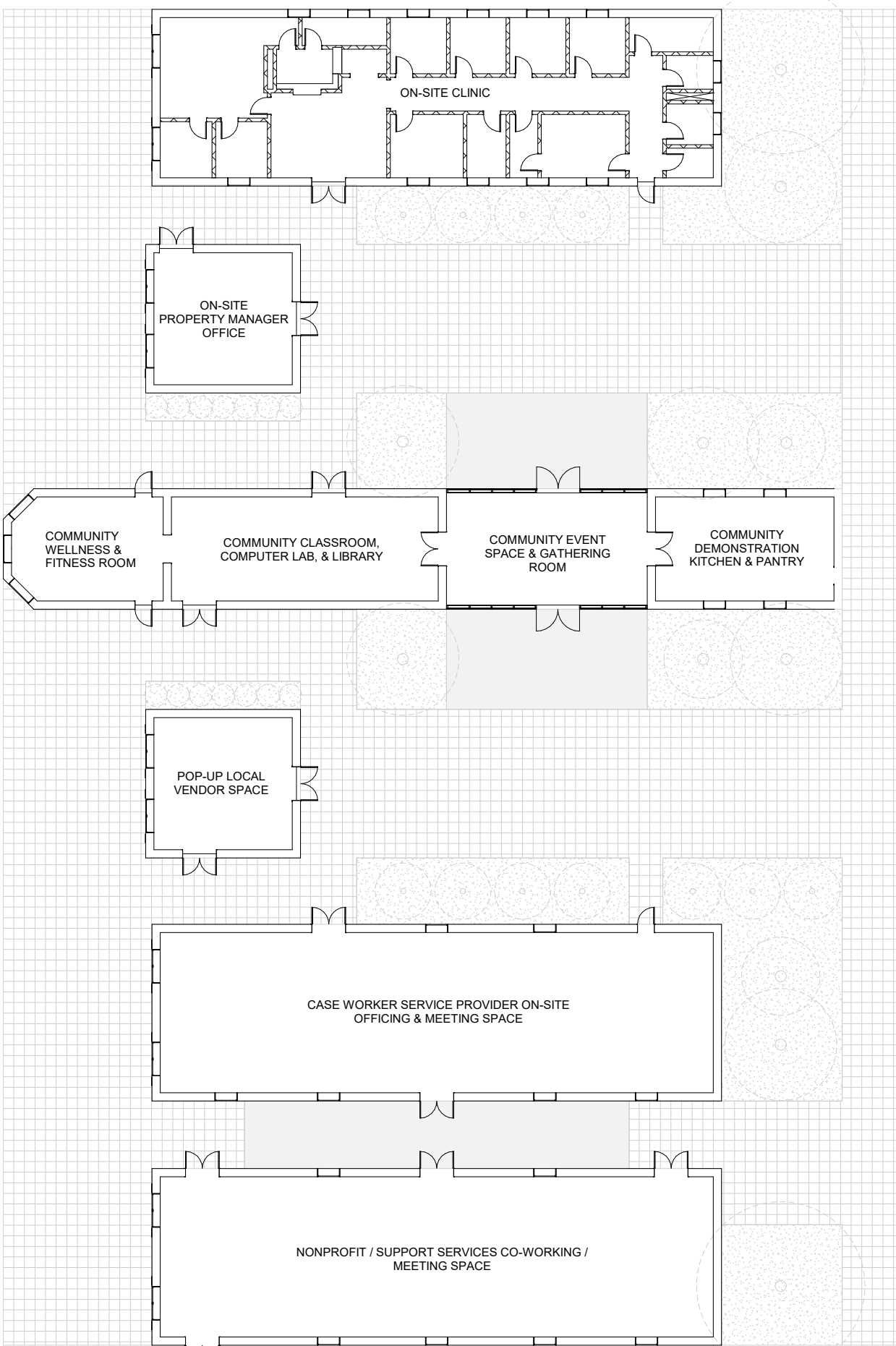
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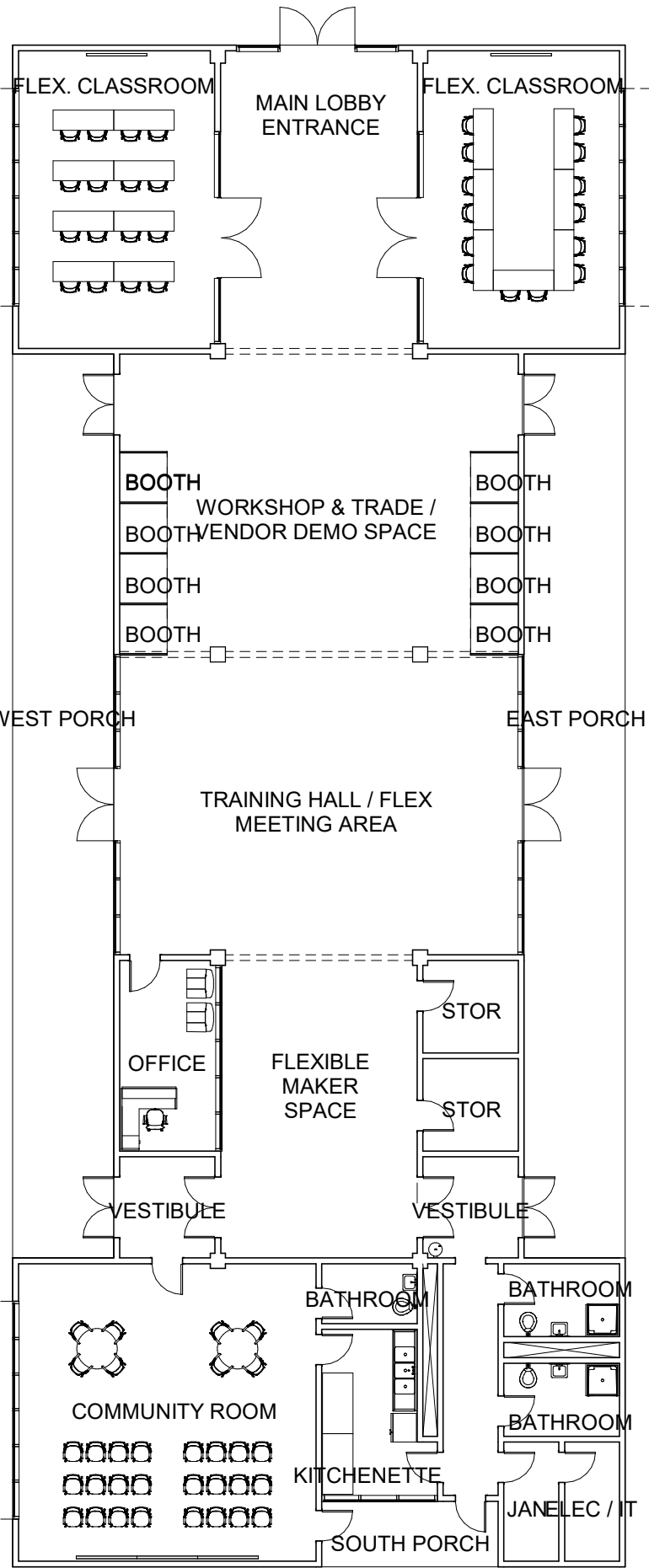


E-W SECTION

COMMUNITY SUPPORT SERVICES  
ADAPTIVE USE OF ALAMO PLAZA COURTS HISTORIC BUILDINGS



TRAINING CENTER FLOOR  
PLAN



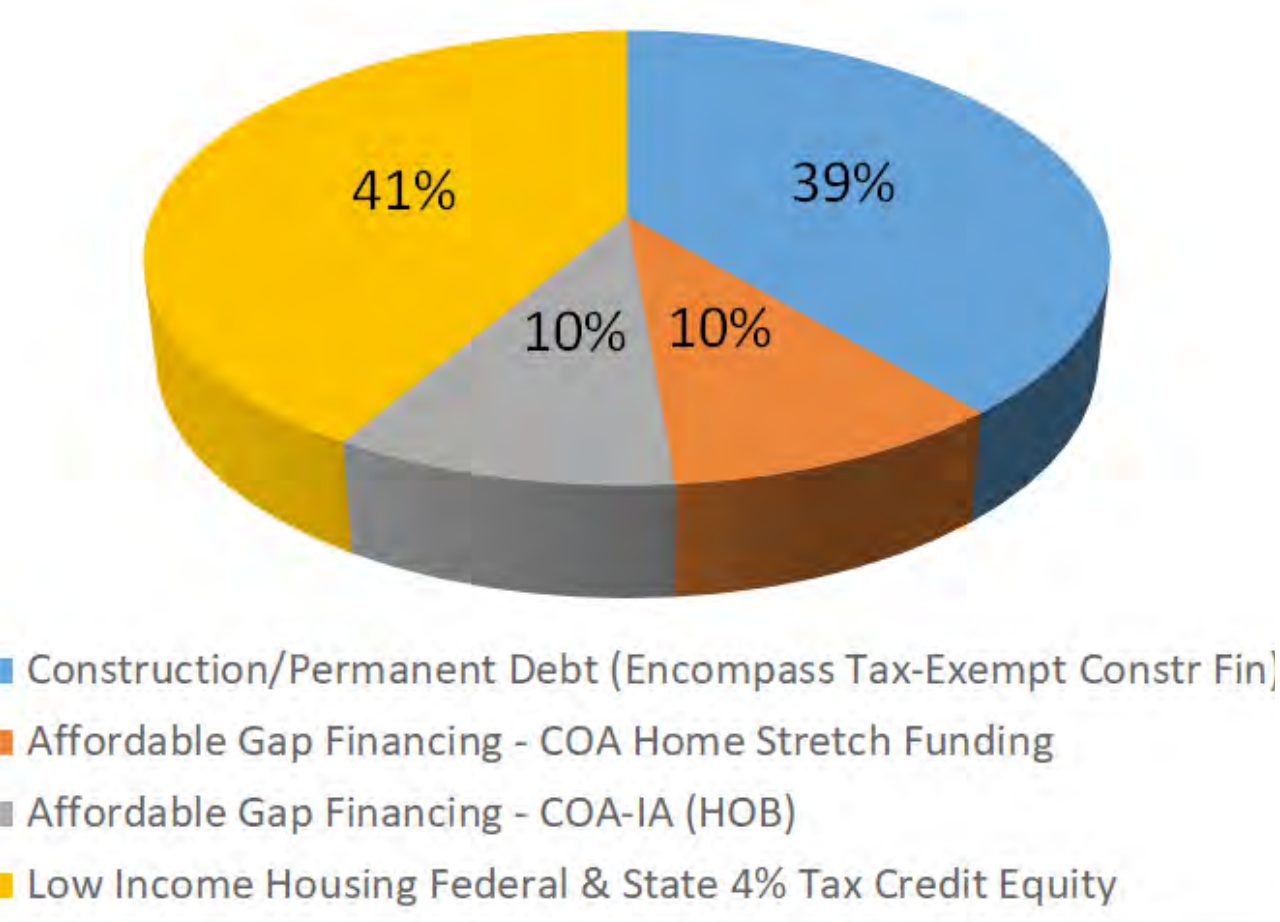
TRAINING CENTER INTERIOR VIEW  
LEARNING SPACE AND MAKER-SPACE



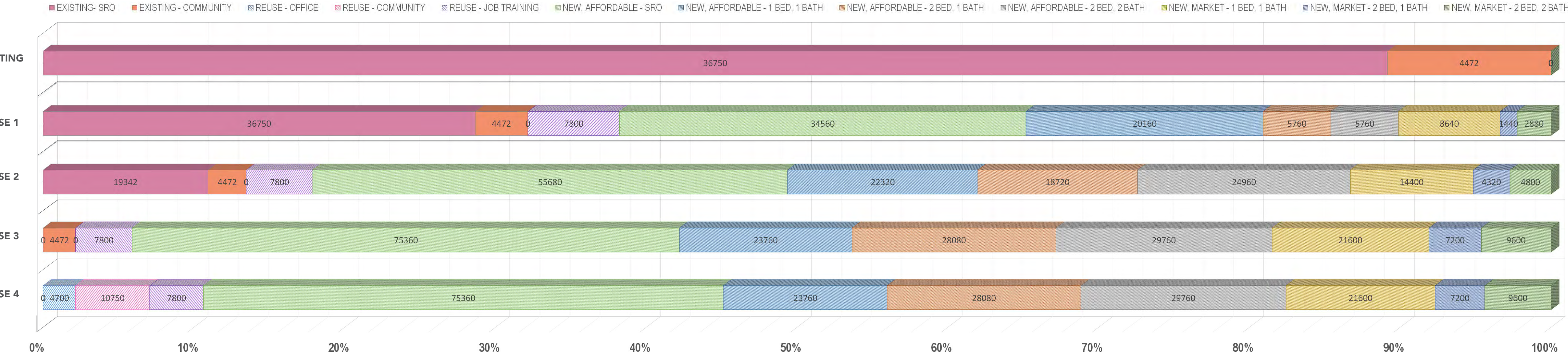
NEIGHBORHOOD PLAZA ON METROPOLITAN PARKWAY



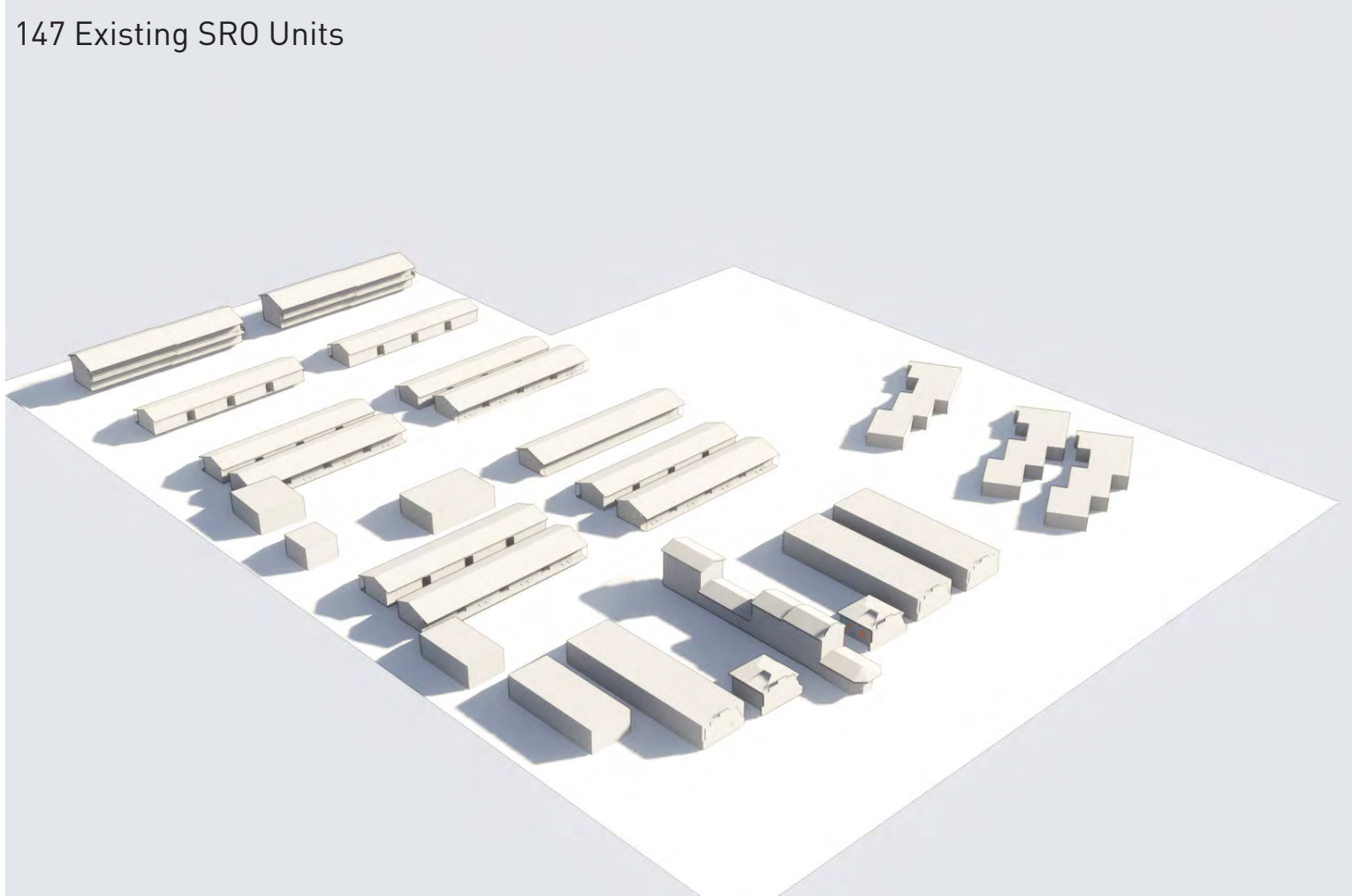
CAPITAL STRUCTURE



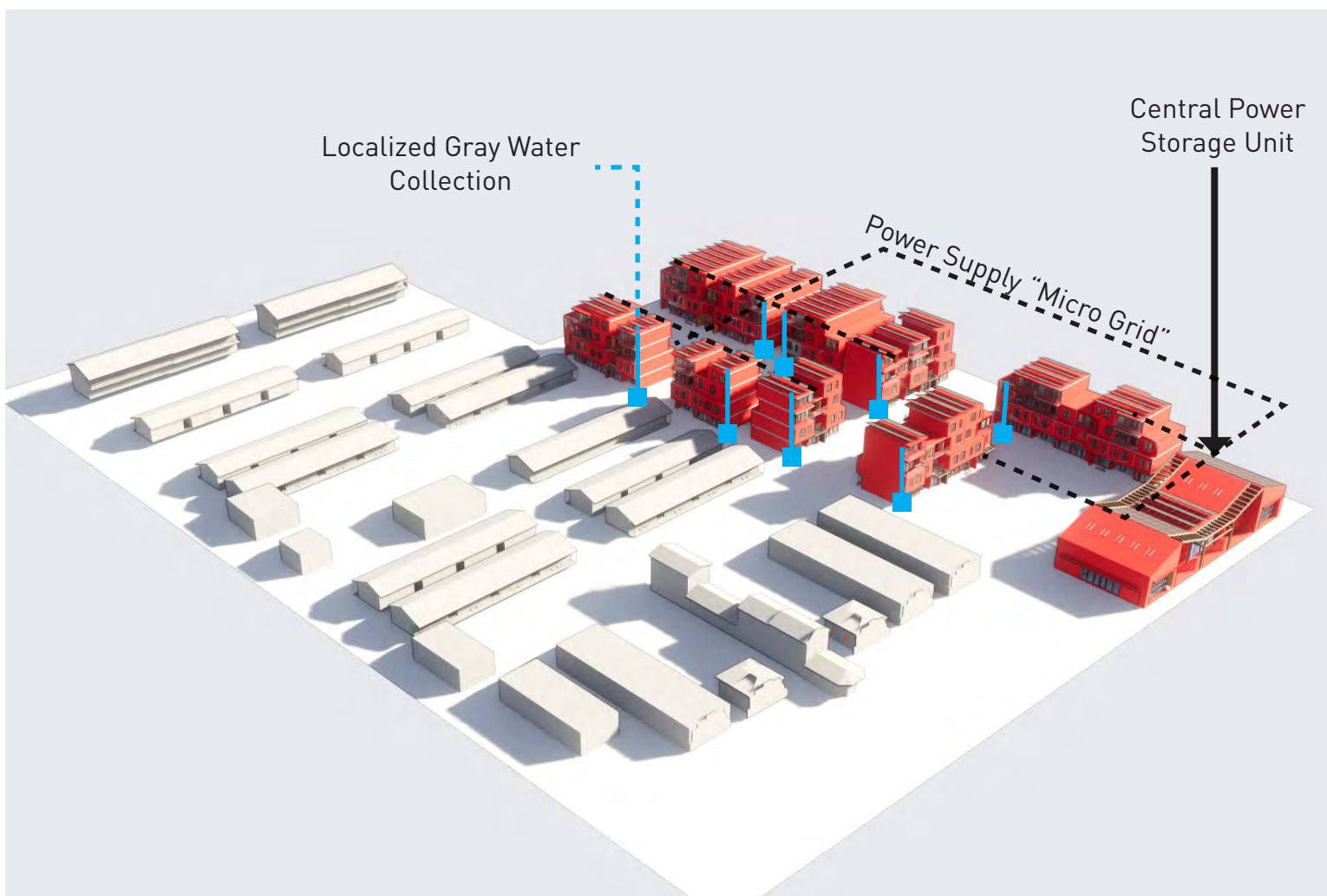
PROGRAM MIX (GSF) BY PHASE



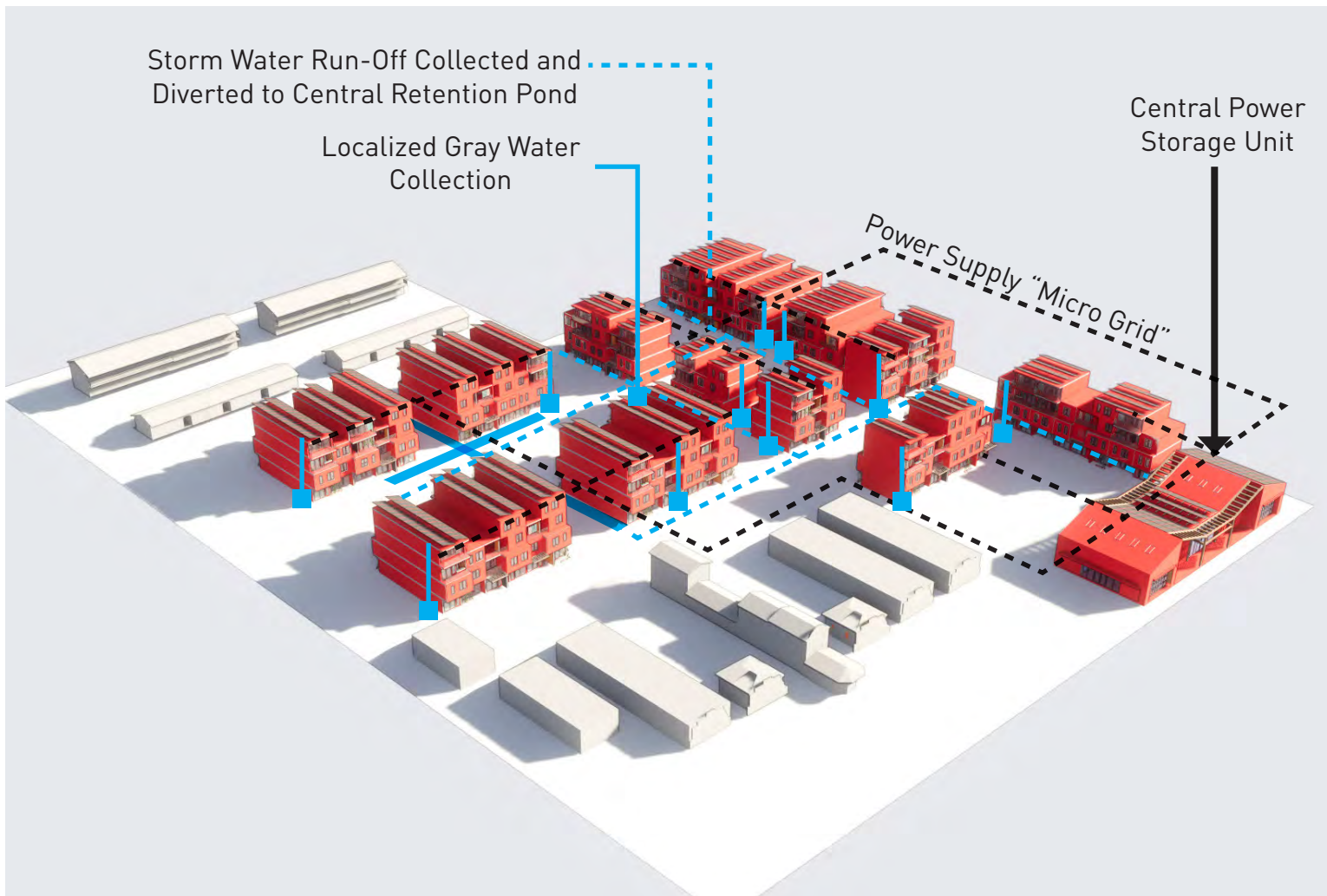
EXISTING  
75,000 SF.



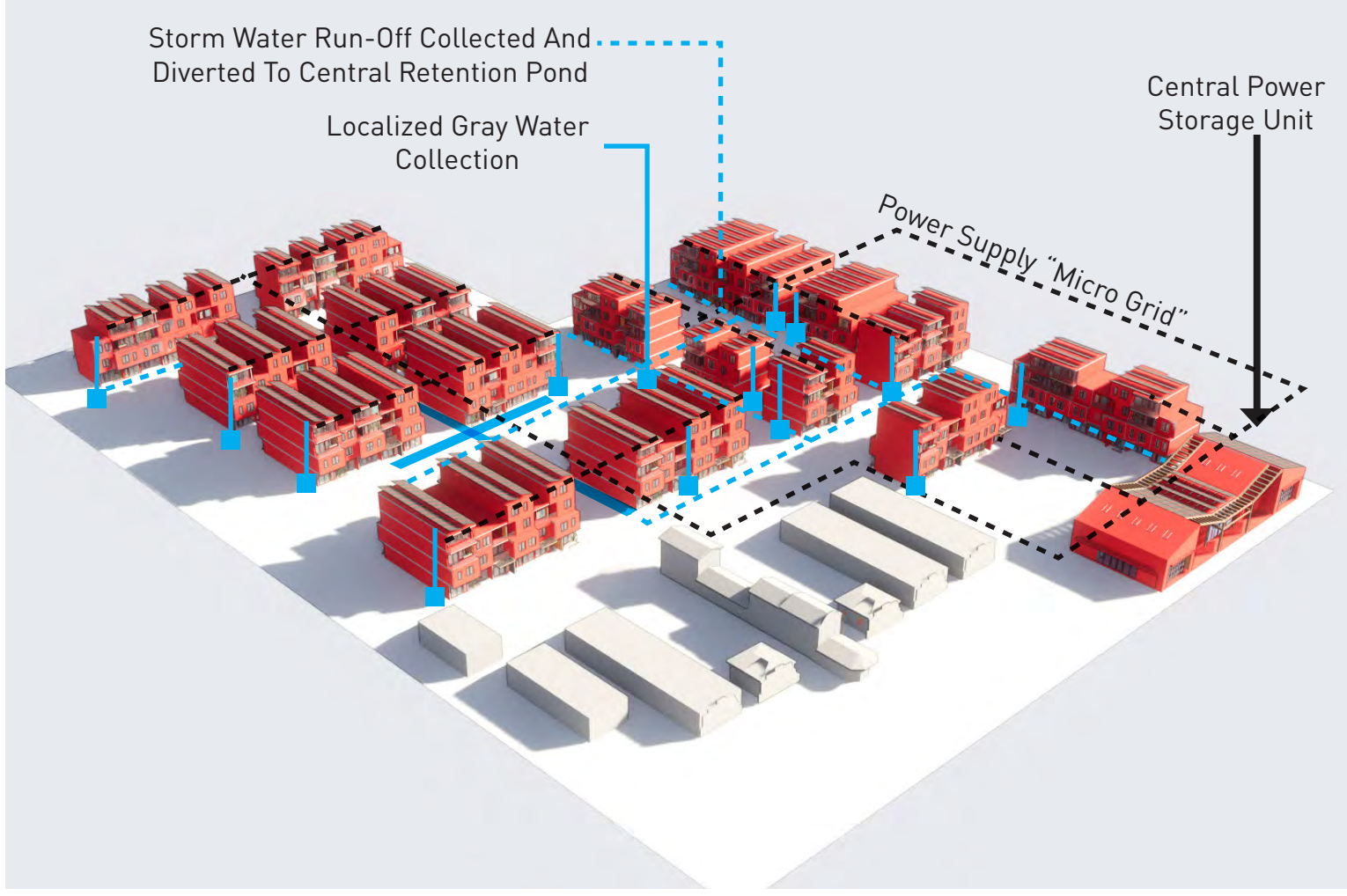
PHASE 1



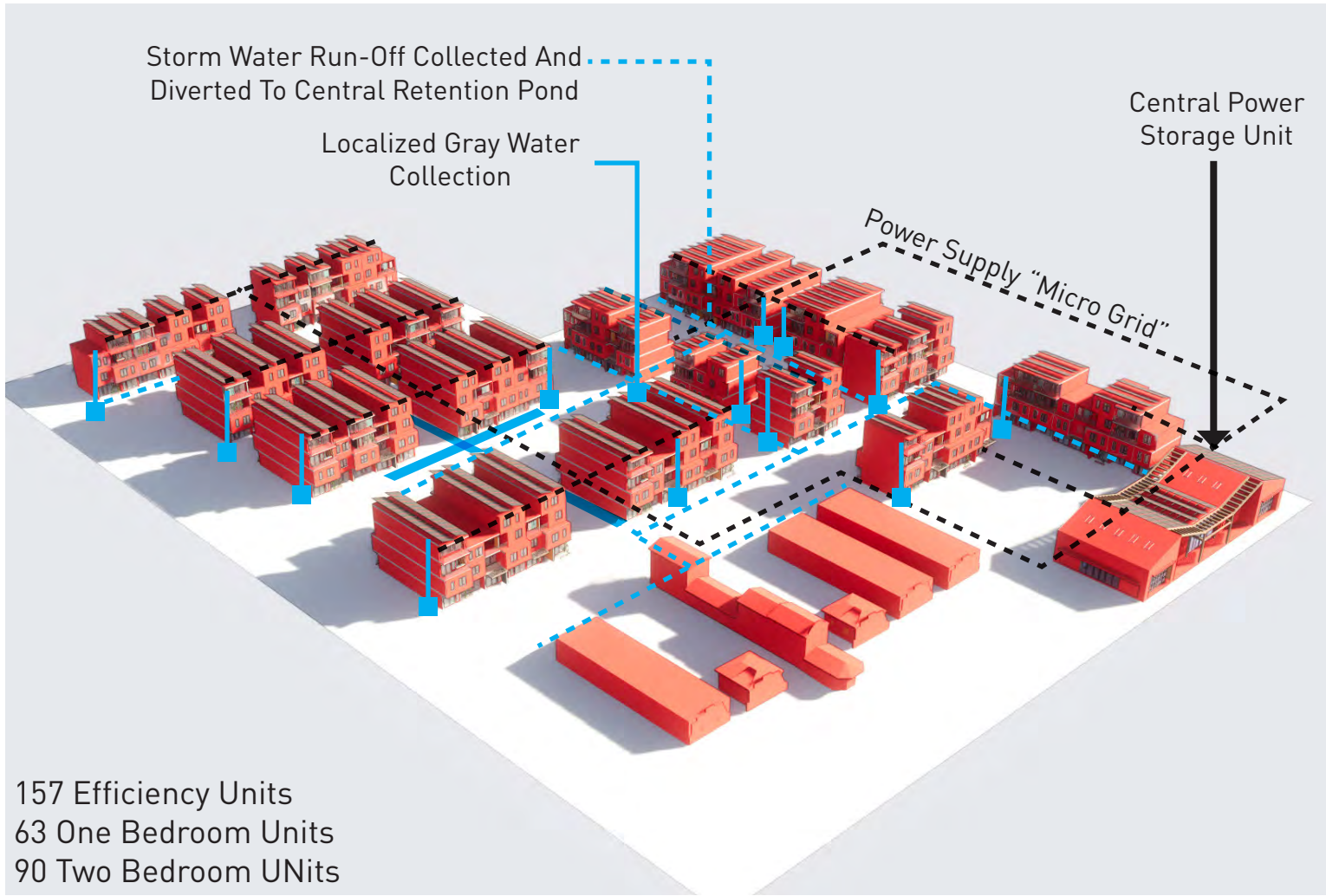
PHASE 2



PHASE 3



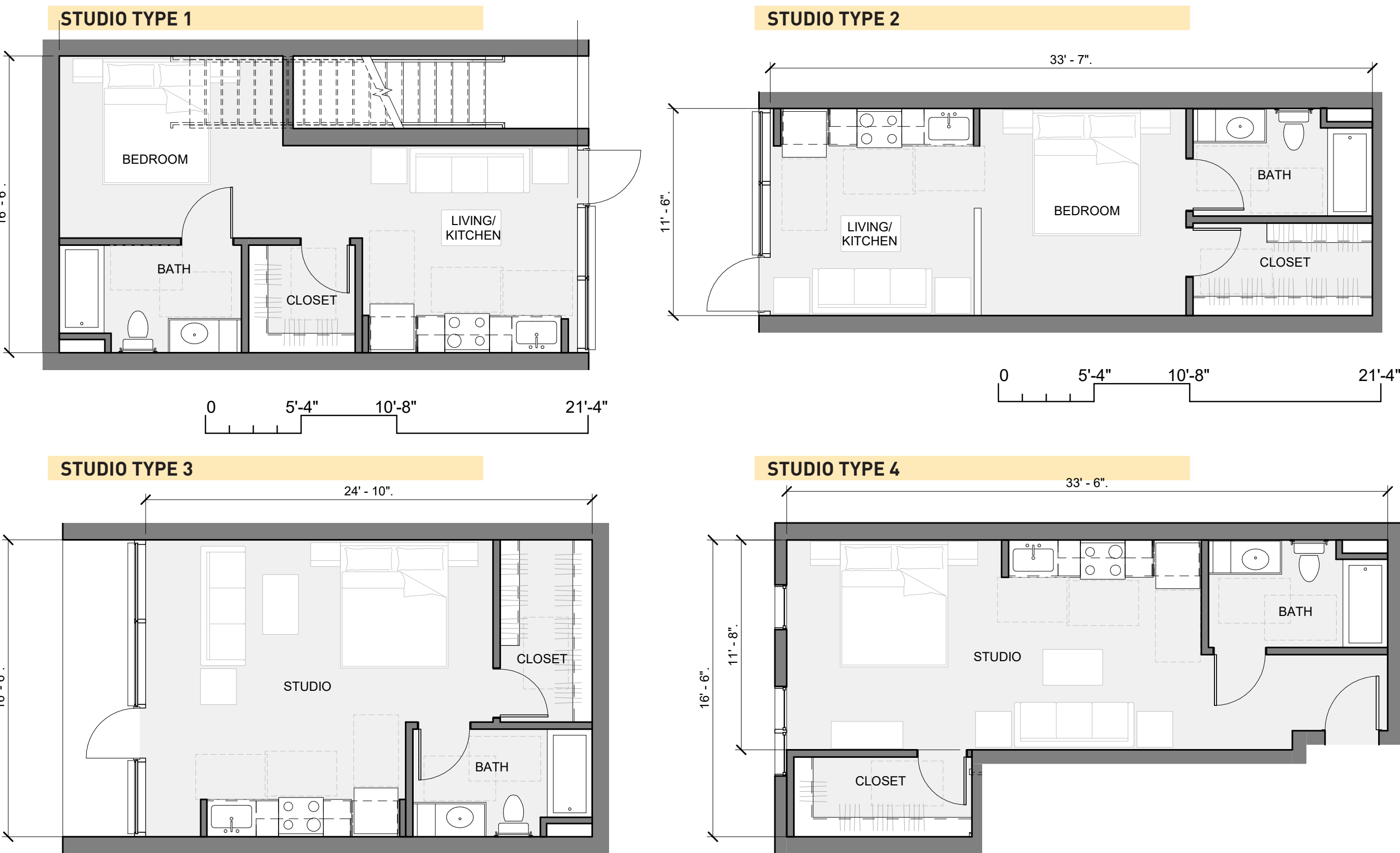
PHASE 4



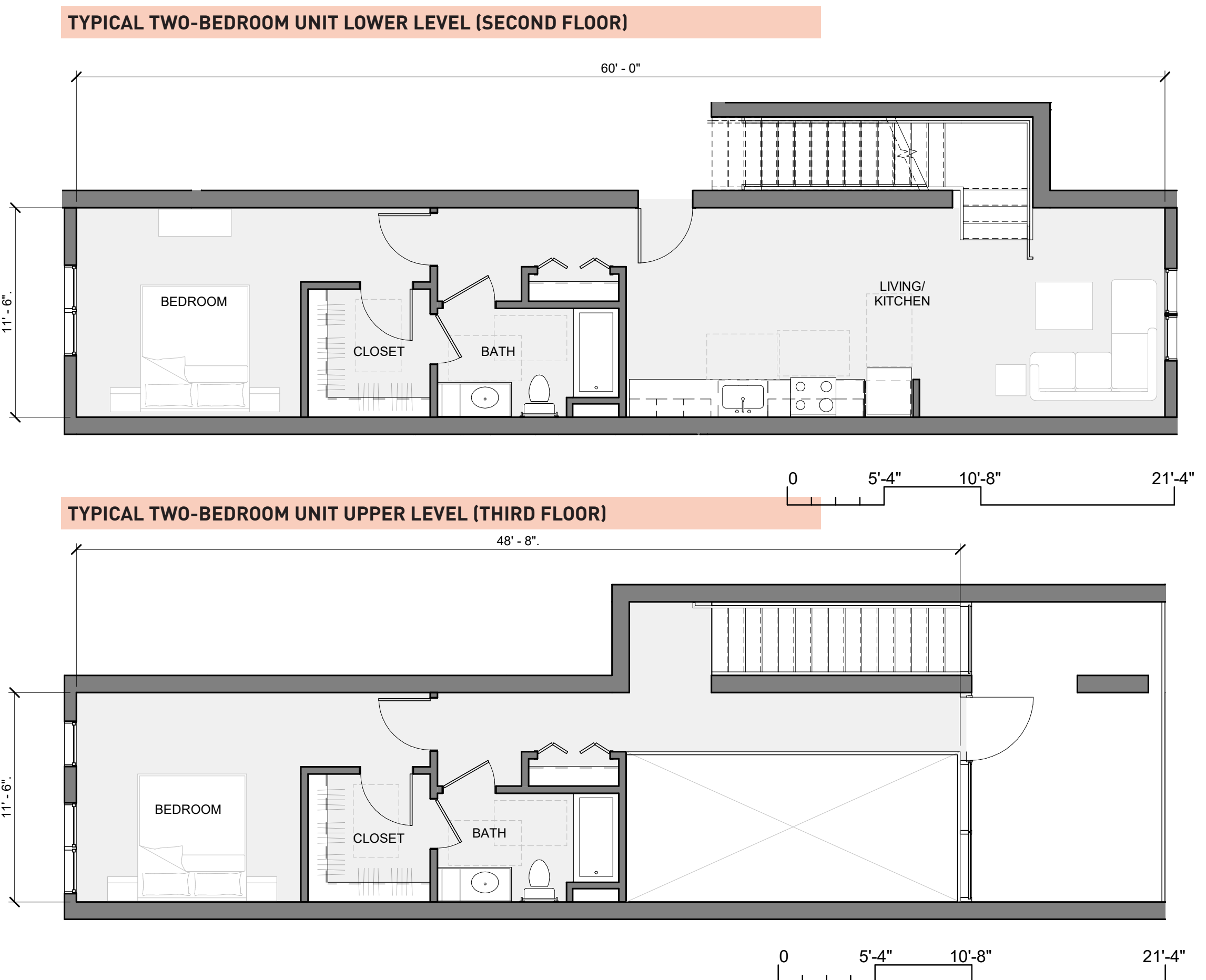




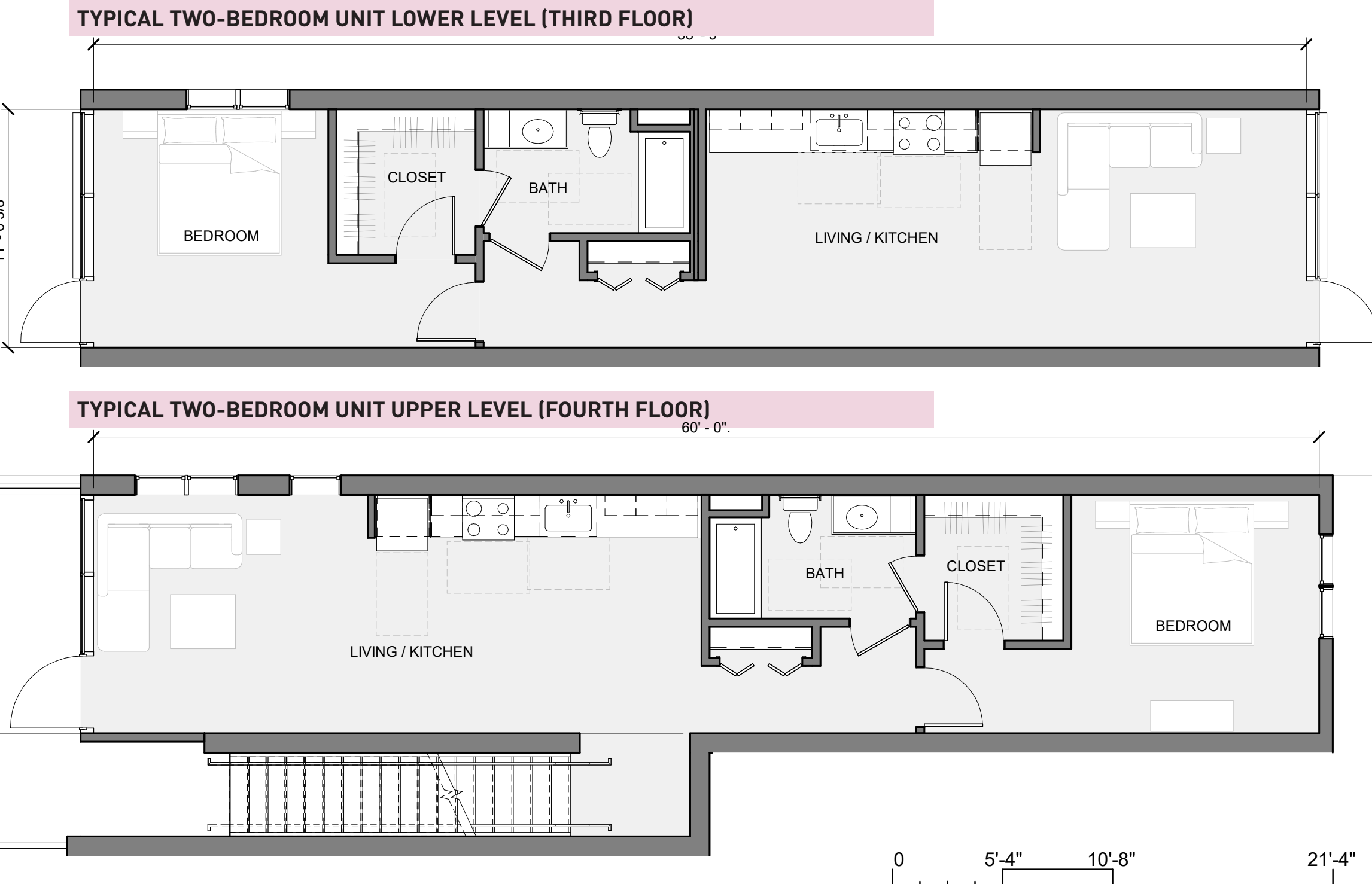
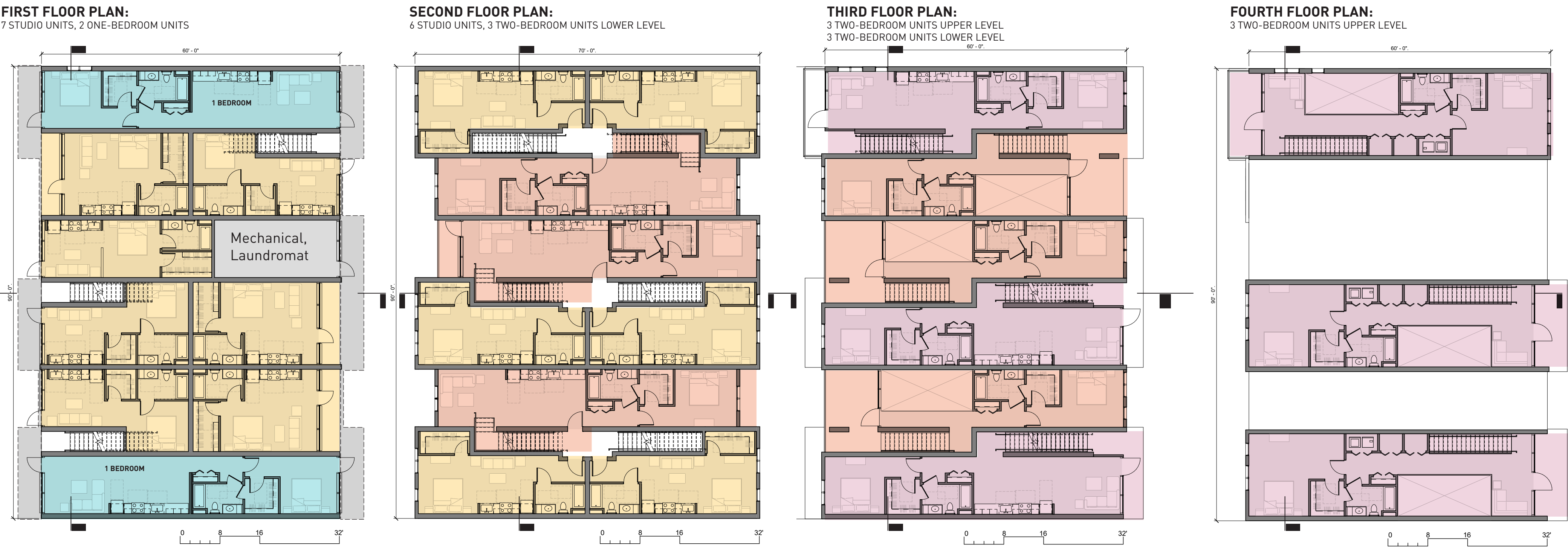
UNIT TYPE: STUDIO (+/- 480 GSF)



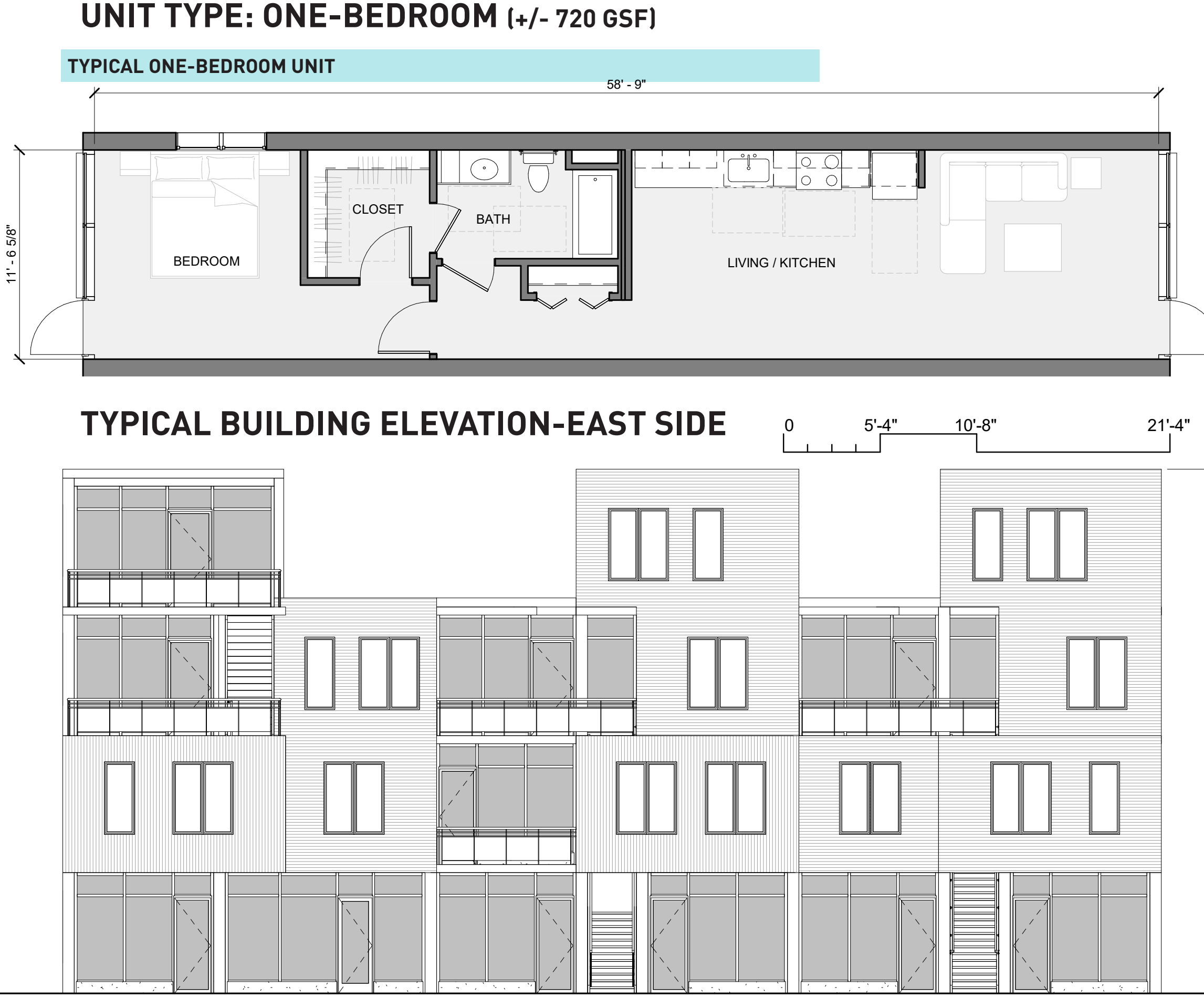
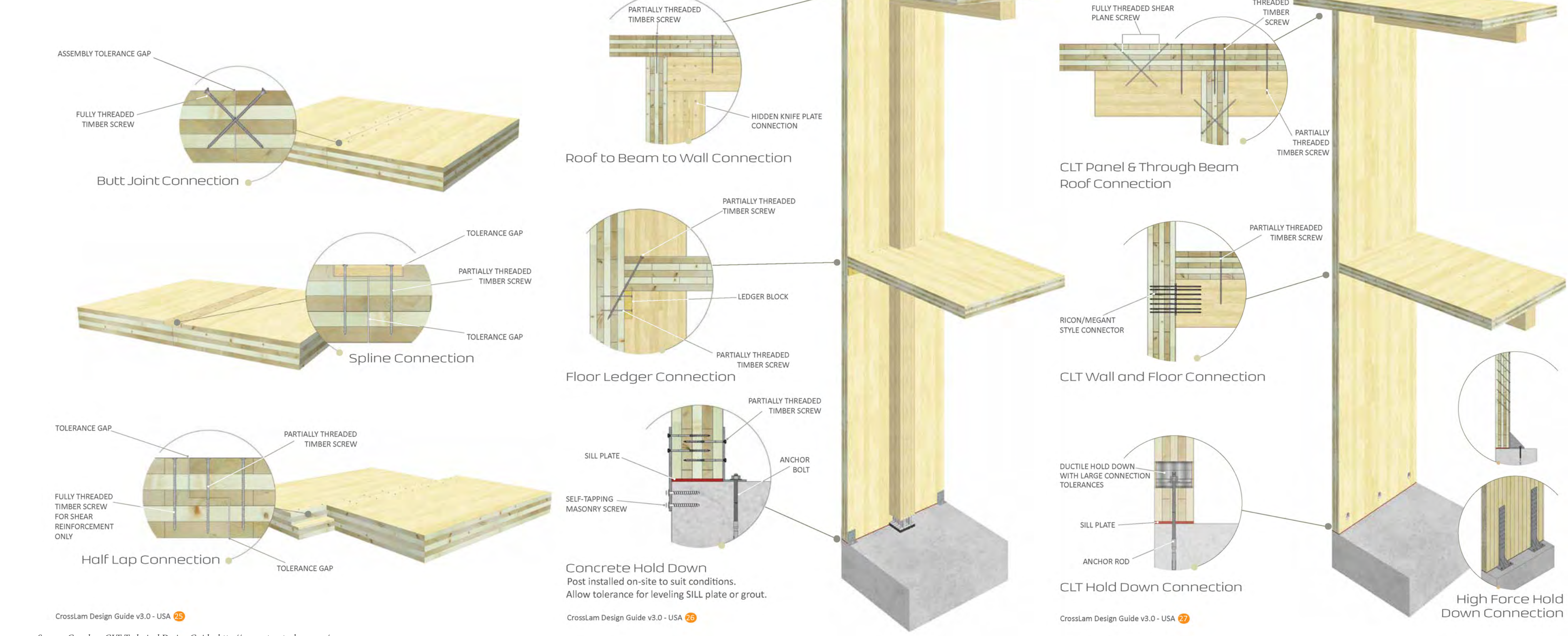
UNIT TYPE: TWO-BEDROOM (+/- 960 GSF)



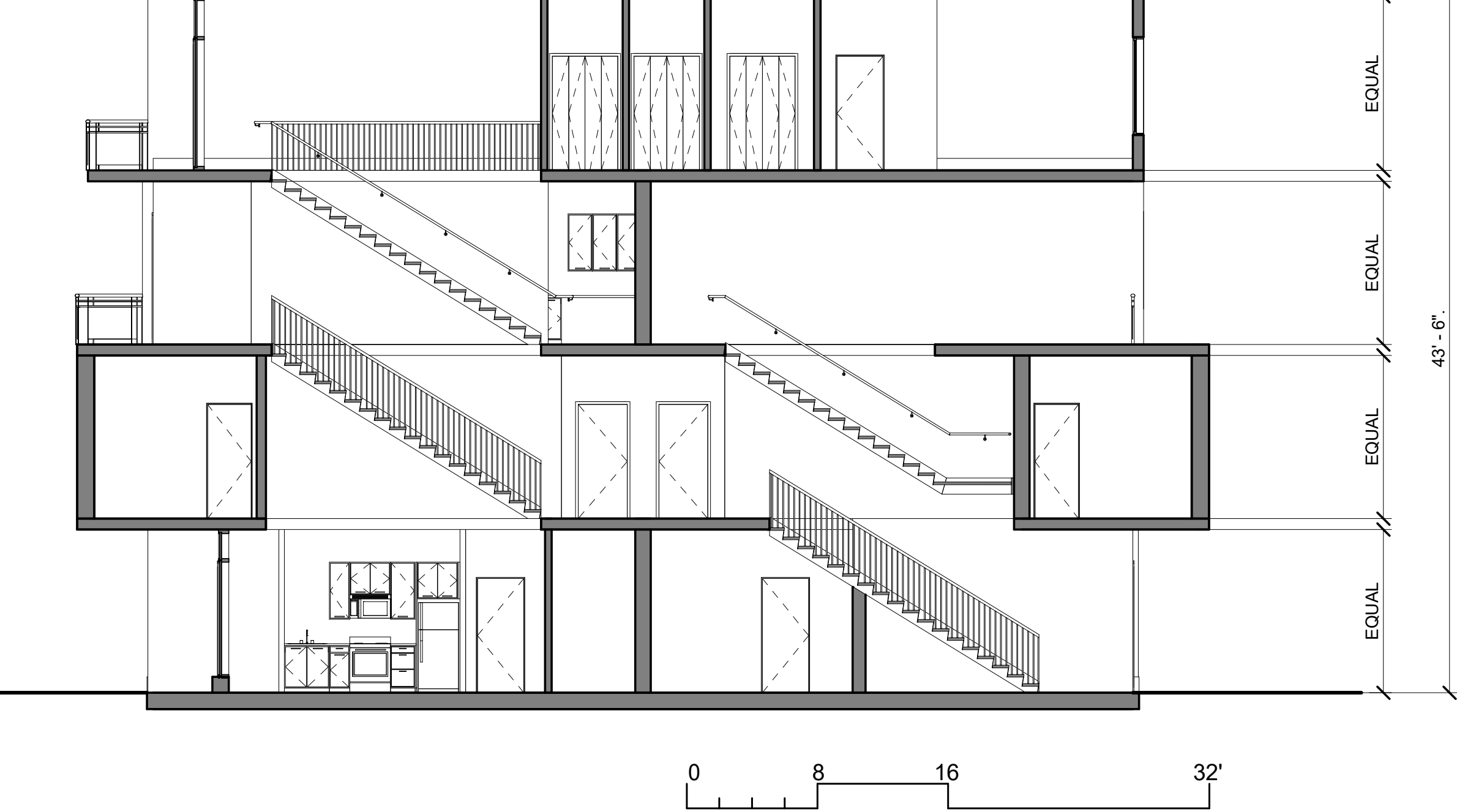
TYPICAL BUILDING FLOOR PLANS



WALL SECTION DETAILS



TYPICAL EAST-WEST BUILDING SECTION



TYPICAL NORTH-SOUTH BUILDING SECTION



EXTERIOR VIEW OF THE UNIT PORCHES



INTERIOR VIEW OF A TYPICAL STUDIO UNIT

