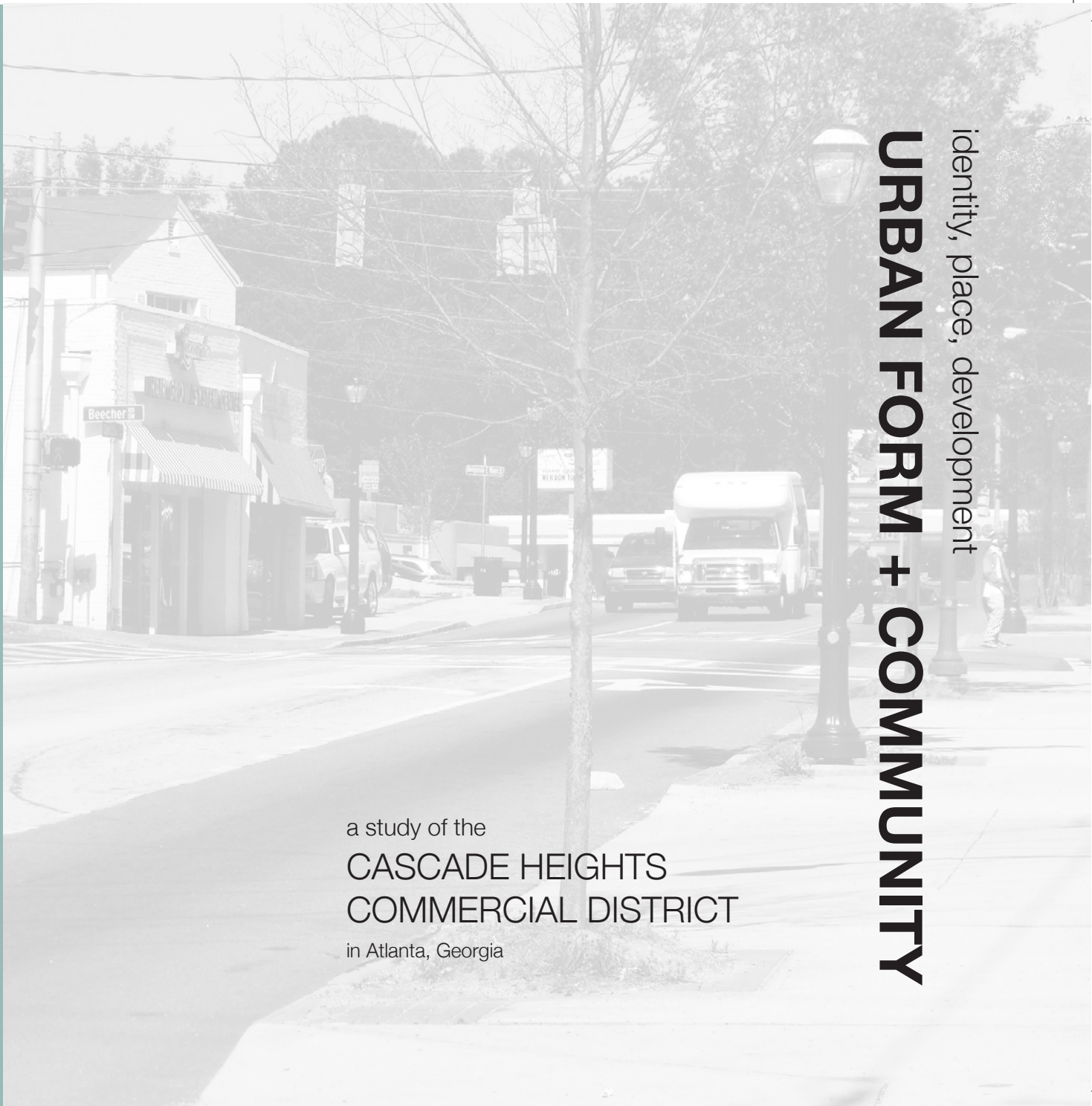


identity, place, development

URBAN FORM + COMMUNITY

a study of the
CASCADE HEIGHTS
COMMERCIAL DISTRICT
in Atlanta, Georgia



identity, place, development

URBAN FORM + COMMUNITY

spring 2014
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identity, place, development

URBAN FORM + COMMUNITY

The focus of the workshop course sought to engage the relationships between built urban form and community - how one understands the connections across individuals, how the physical and experiential qualities of a place can support these connections and facilitate new ones, how both can impact the economic and commercial development of a small, local community. The intent was to embrace an approach that prioritizes the community perspective. Emerging through a partnership between the School of Architecture and the Cascade Heights Improvement District (CHID), the community voice was - is - of critical importance.

As the name suggests, issues of collective identity, place making and community development were of primary focus. Course explorations centered on the Cascade Heights Commercial District (CHCD) in Atlanta, Georgia. The CHCD was examined as a case of an urban and community typology, one that is local and cultivated around a small commercial center.



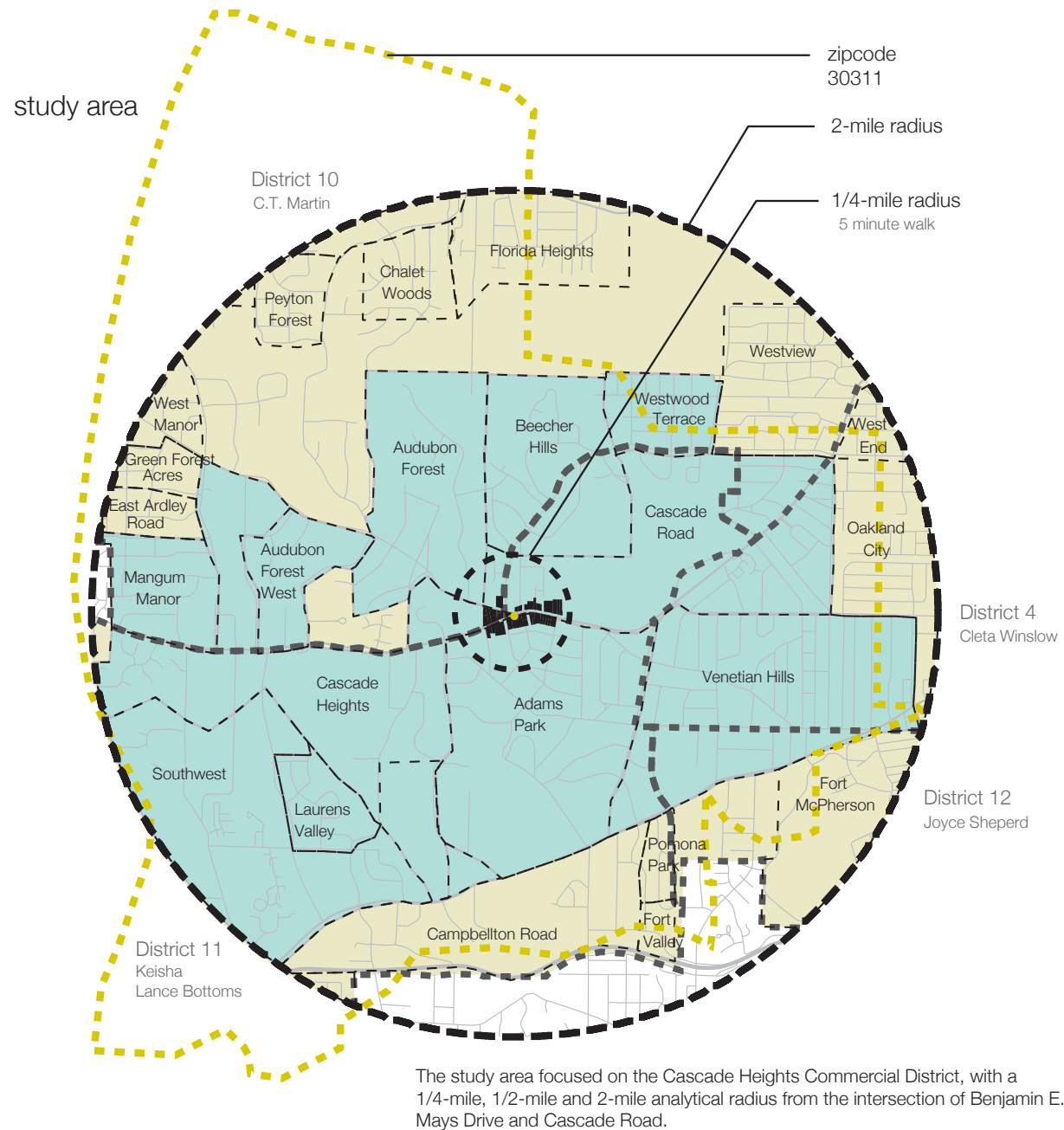
The Cascade Heights Commercial District Community Workshop was held Thursday, March 06, 2014, 7pm-9pm at Providence Missionary Baptist Church. Residents, business owners and community stakeholders discussed issues related to the past, present and future of the district.

The CHCD is a small commercial district that sits at the intersection of multiple well established neighborhoods on the southwest side of Atlanta, GA. These communities have a rich history, including multiple periods of important transformation. At present they find themselves poised for another one of those moments. The culture and demographics of the area, and the City of Atlanta at-large, have experienced a period of transition in the last 20 years as urban living has become more desirable and the city core has seen the expansive gentrification of many intown neighborhoods.

In the communities surrounding the CHCD, many households have experienced shifts of their own - from families to empty nesters, becoming vacant as long standing residents have past away, or becoming renter versus homeowner occupied. Like many other communities across the nation, real estate values in the area were also significantly affected by the Great Recession of 2008. These factors, along with many others, have impacted the nature and quality of the commercial development of the district.

So what does a community do when the economic development and community engagement of their neighborhood, particularly its commercial core, begins to trend in undesired directions?

That is the very question that drove the conversations and explorations of UF+C. In this publication you will find an attempt to understand the past and present characteristics, qualities and experiences of the CHCD and its surrounding communities, the artifacts of a continuing conversation with the community on these issues and a series of propositions for the community to consider. These are truly propositions, developed and presented for consideration by the community as it works to activate the CHCD and realize their ambitions for it.



The study area focused on the Cascade Heights Commercial District, with a 1/4-mile, 1/2-mile and 2-mile analytical radius from the intersection of Benjamin E. Mays Drive and Cascade Road.

the PROCESS

understanding the context
 conversations of community
 reading the data
 explorations + propositions

The course activities were organized in four phases: understanding the context, conversations of community, reading the data and explorations + propositions.

Understanding the Context

What are the relevant issues driving a community's identity, its growth and development?

During the first phase of the course, students focused on historical research, data gathering, comparative case studies, and descriptions of the existing CHCD. The analysis sought to understand the extended context – both global and local, crossing three important scales: the City of Atlanta, the Cascade Road corridor, and the Cascade Heights Commercial District.

Conversations of Community

Using the context research as a facilitator, students hosted residents, business owners and civic leaders of the communities that surround the CHCD in a charrette-style workshop (held Thursday, March 06, 2014) discussing community culture, collective goals and directions for the future.

Reading the Data

Students examined the research and outputs of the community conversations, further clarifying the critical issues impacting the CHCD.

Explorations + Propositions

How can changes in the urban form of a community support a sense of place and serve as a catalyst for commercial development?

In the final phase of the course, students explored proposals and strategies for the development of the CHCD, and by extension, other comparable community commercial districts. Proposals are presented in this publication and will be discussed at a community event held April 28, 2014, opening a continuing process to facilitate the development of the CHCD.



the
**CASCADE HEIGHTS
COMMERCIAL DISTRICT**

The Cascade Heights Commercial District (CHCD) is a small commercial center located in southwest Atlanta, Georgia. The district extends from the intersection of Cascade Road and Benjamin E. Mays Drive. It serves numerous well-established, historic neighborhoods and is one of a series of commercial nodes along the Cascade Road corridor.









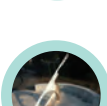
The initial research focused on three themes: community + culture, local place + engagement, and development + growth. The process included on-site analysis, discussions with community stakeholders, an open community workshop and relevant analytical research.

COMMUNITY + CULTURE

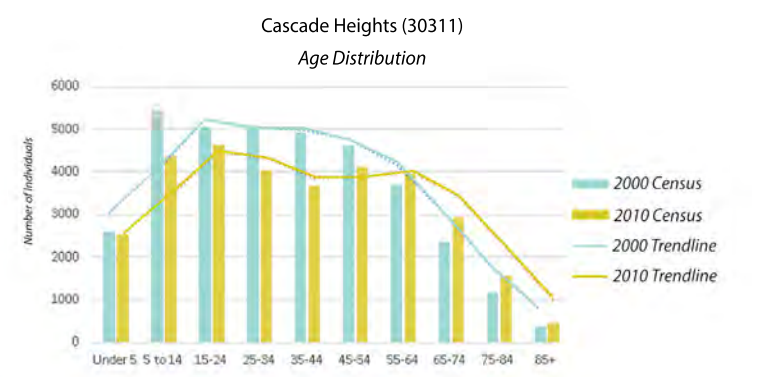
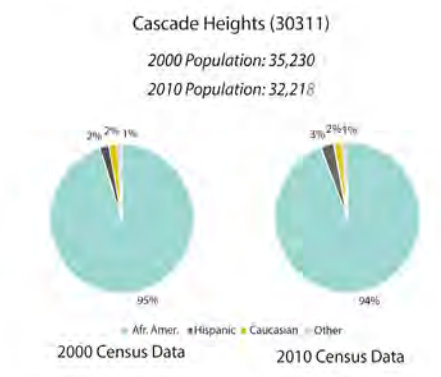
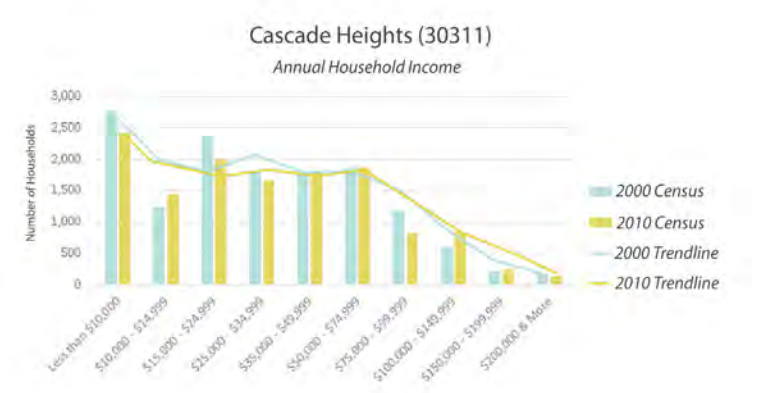
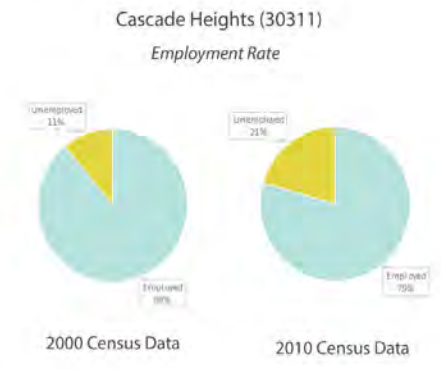
*understanding the past and present
identity and culture*

The Cascade Heights Commercial District area is bound by I-20, on the north, I-285 on the west, South Utoy Creek on the south, and the Adams Park and Cascade Road neighborhoods to the east. The surrounding neighborhoods also include Beecher Hills, Peyton Forest, West Manor, Mangum Manor, Audubon Forest, Venetian Hills, Laurens Valley, Westwood Terrace, Cascade Heights and Audubon Forest West. Each neighborhood has a unique culture and identity but all are served by the single commercial district.

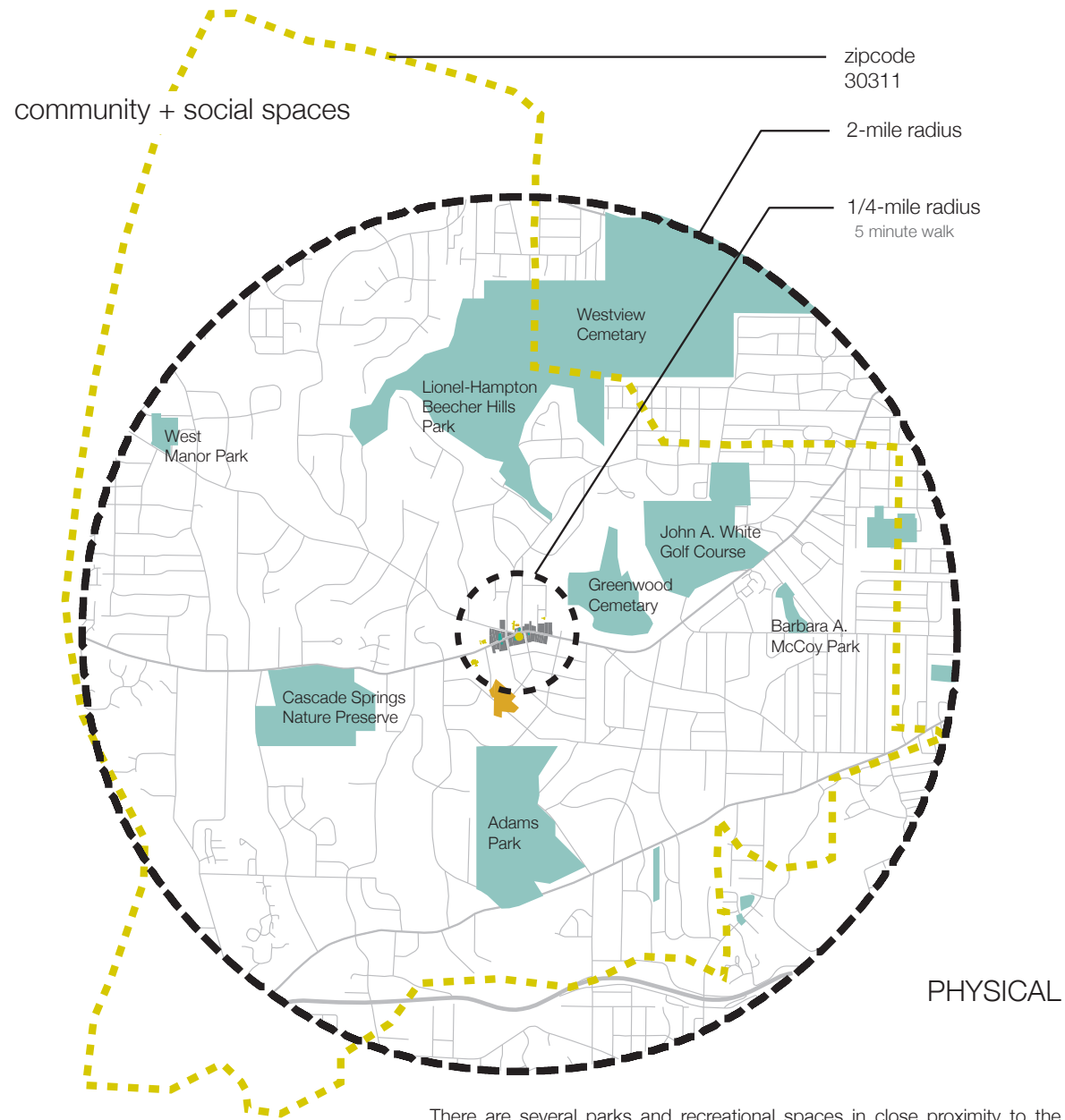
This portion of the research and analysis examined the current demographics and cultural identity of these surrounding neighborhoods and the commercial district itself. It also sought to understand the cultural spaces in which these communities interact and their relationships to the Cascade Heights Commercial District and its history.

- 1930s  Adams Park as County Park
- 1952  Adams Park as Atlanta City Park
- 1958  Beecher Hills Elementary
- 1962-63  Peyton Road Affair
Barricades removed
- 1964  The Beautiful Restaurant
- 1981  Benajmin E. Mays High School
- 1995  Providence Baptist at current location
- 2011  Family Dollar
- 2012  Chi Wara Sundial Lantern

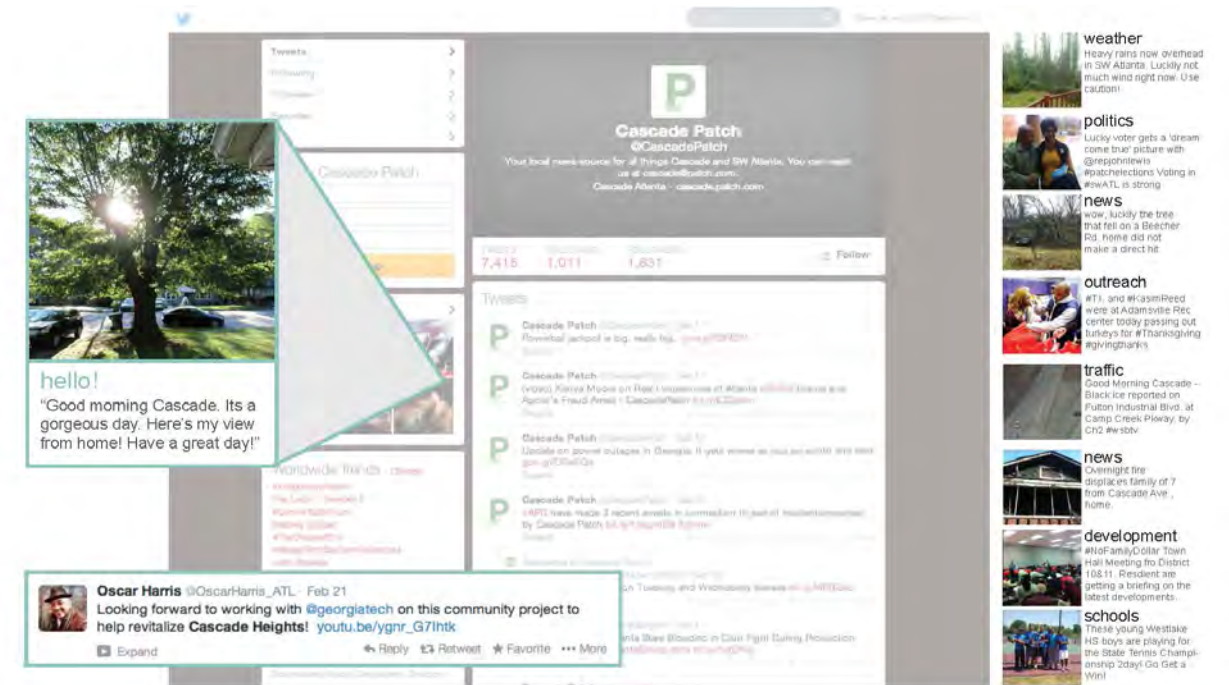
demographics



The demographic analysis utilizes the 30311 zip code census tract as the statistical area.



There are several parks and recreational spaces in close proximity to the Cascade Heights Commercial District, however none exist within the district proper.



VIRTUAL

The Cascade Patch is an active community website that allows residents across the surrounding neighborhoods to interact and share information. The site currently has 1,831 twitter followers.

LOCAL PLACE + ENGAGEMENT

understanding the physical and experiential qualities of the urban form

While data, statistics and mapping were examined and explored, an equally important measure lies in the experience of a place. The intrinsic qualities that give places character define them to both locals and visitors.

In this section of the research, key factors that impact the experience of a place were explored: accessibility, the pedestrian experience and the physical built environment. The existing and desired engagement of the district by community residents was also investigated.

accessibility



There are approximately 235 households within a 5 minute walk (1/4 mile walking distance) of the Cascade Heights Commercial District.

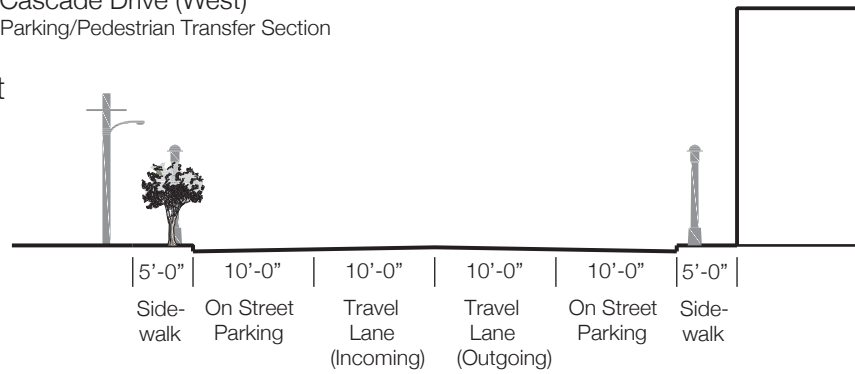


SIDEWALKS

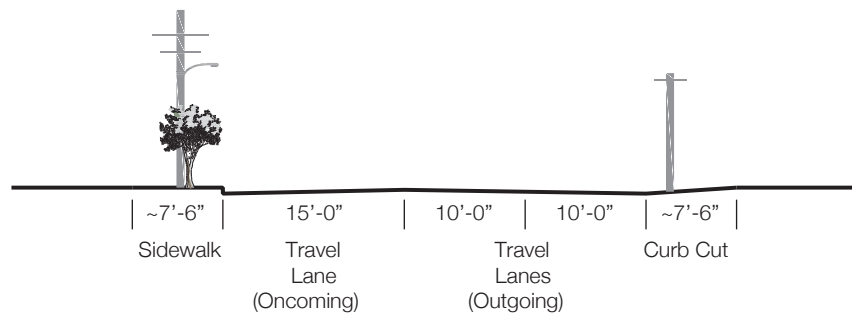
A 2005 redevelopment plan for the Cascade Road corridor called for the upgrade of sidewalks within the district and targeted neighborhood streets. Much of this work has been completed or is in process, however the pedestrian network is not continuous from the majority of the households within a 5 minute walk of the district.

Cascade Drive (West)
Parking/Pedestrian Transfer Section

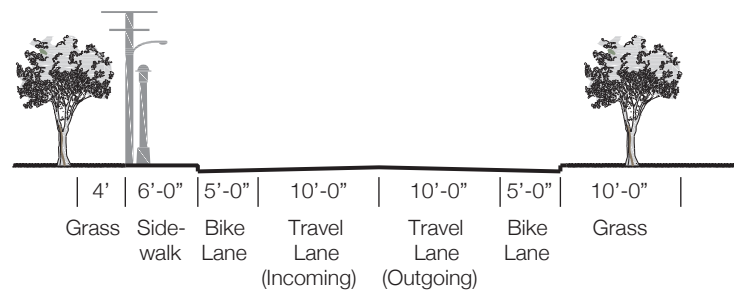
the street



Cascade Drive (Within District)
Vehicle Traffic Only Section



Cascade Drive (West)
Integrated Travel Section



understanding the “space between”

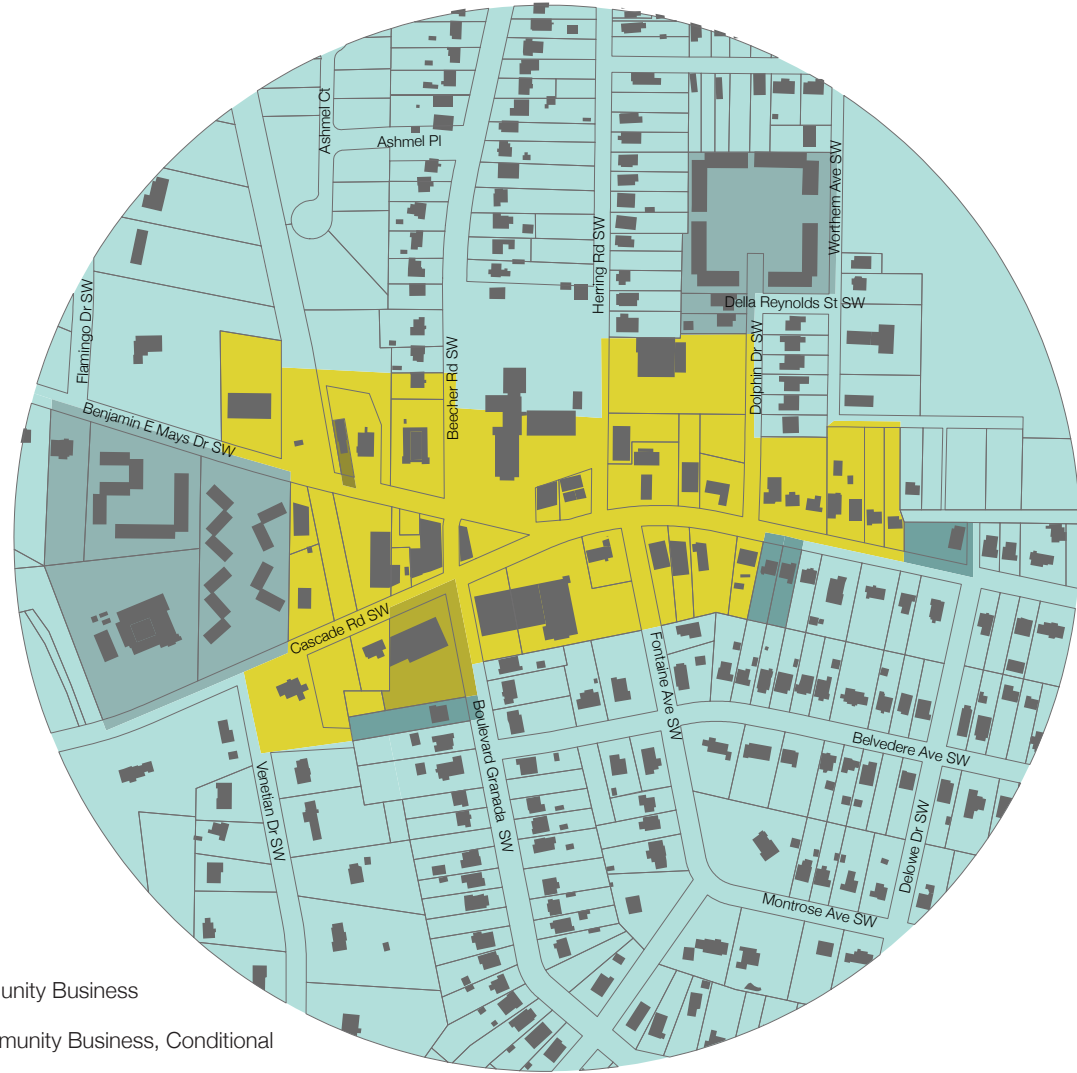


DEVELOPMENT + GROWTH

understanding the economic and commercial development of the CHCD

Existing land usage, value, scale, and zoning ordinances were examined in order to better understand what kind of growth would be appropriate in the Cascade Heights Commercial District. The majority of commercial development is from 1990s or later, which suggests a declining presence of historic buildings. Over half of the businesses in the district are service related, with very few establishments dedicated to retail or food service. There is also a high percentage of vacancies among the commercial real estate, with an average market value of the land surrounding the district at \$100,000. Most properties are between 1500 and 3000 square feet and valued below \$100 per square foot.

land use



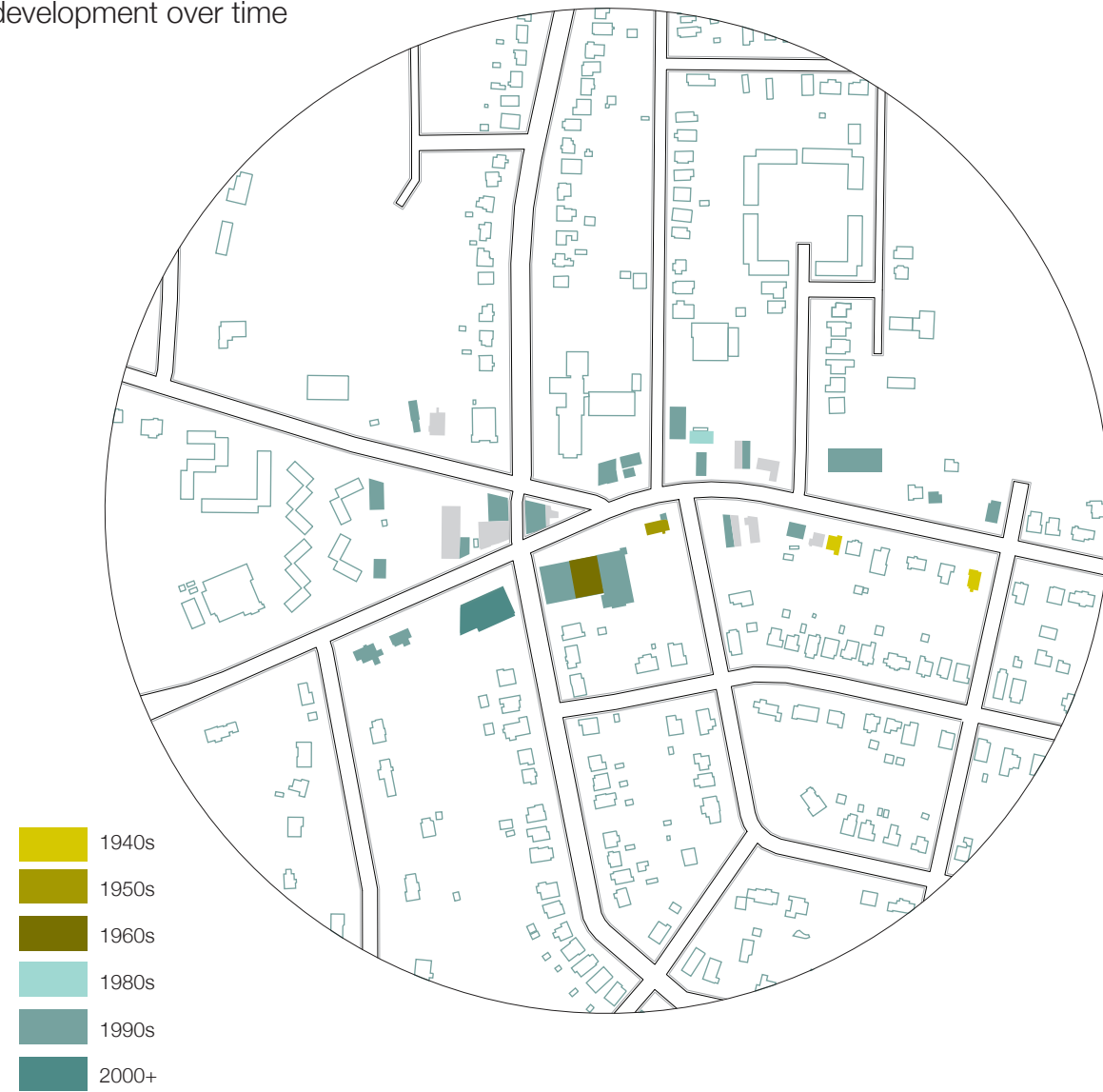
- C1: Community Business
- C1C: Community Business, Conditional
- C2C: Commercial Service, Conditional
- R2-4: Single-family Residential
- RG2: General Mult-family Residential
- RLC: Residential with limited Commercial

existing commercial



- Commercial / Goods & Services
- Commercial / Retail
- Commercial / Gas or Service Station
- Commercial / Restaurant
- Vacant Commercial Space

development over time



2010 property values

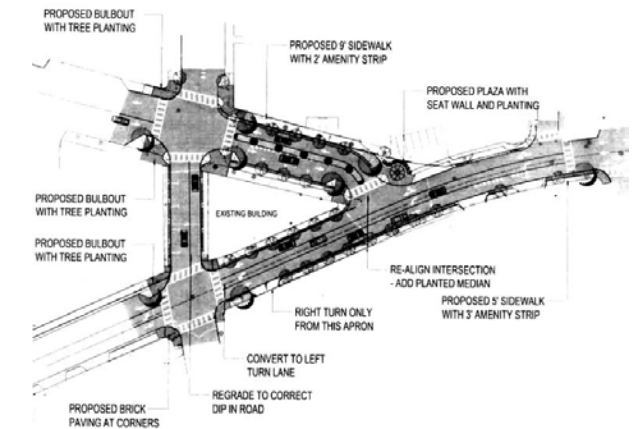
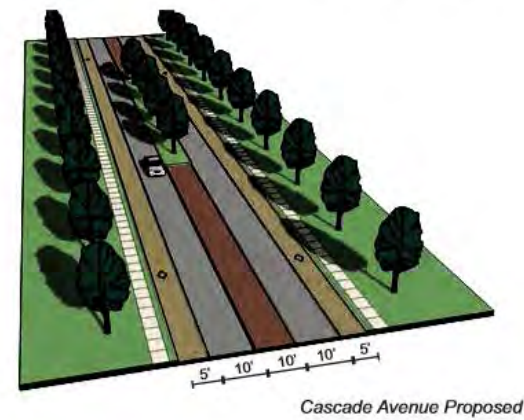
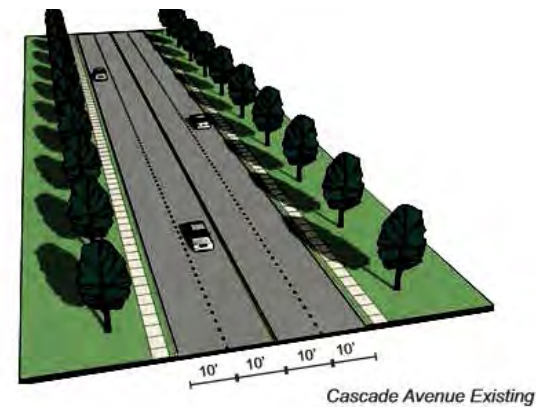


zoning + redevelopment plans

In 2005 a Redevelopment Plan was developed by the City of Atlanta focusing on the Cascade Road and Campbellton Road corridors.

The plan recommended the following for the Cascade Heights Commercial District and the surrounding area.

1. Redesign segments of the corridor and added streetscape improvements
2. Streetscape/Sidewalks improvements to adjacent streets in the corridor
3. Focus on adding sidewalk connections and improving the streetscape
4. Intersections/Traffic Signals at key intersestion in the corridor
5. Add turn lanes, realignment, signalization, and pedestrian improvements
6. New street connections to support a better balance of traffic and structure
7. Key streets in surrounding neighborhoods require traffic calming
8. Improve public transit access and change Cascade Heights from C-1 zoning to NC zoning



Proposed changes to Cascade Road/Avenue as presented in the 2005 Redevelopment Plan.



propositions

BUILDING COMMUNITY

Before larger scale interventions and development can happen, it's critical to address the issues of community and the sense of place. Though residents hold great pride in their neighborhood, they are still disconnected and community ownership and engagement of the district may be less visible to outsiders.

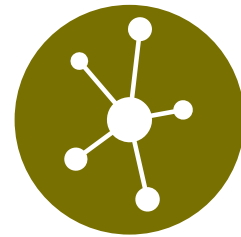
Through simple, and often transient interventions, the Cascade Heights Commercial District could be revitalized into the cultural destination in Atlanta. Proposed interventions will be divided into three primary categories: community connections, social spaces, and image.



green



activity



network



social



eat



vendor



welcome



color



vibrancy

BUILDING COMMUNITY

In each of the following examples, the icons to the left will be used to show which aspects of community would be activated most. They are meant to be a guide for the Cascade Heights Commercial District community as they seek to engage an intervention or a treatment of an existing situation. In such a scenario, the icons would point the CHCD community qualities each solution addresses.

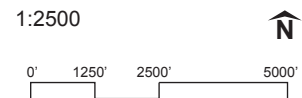
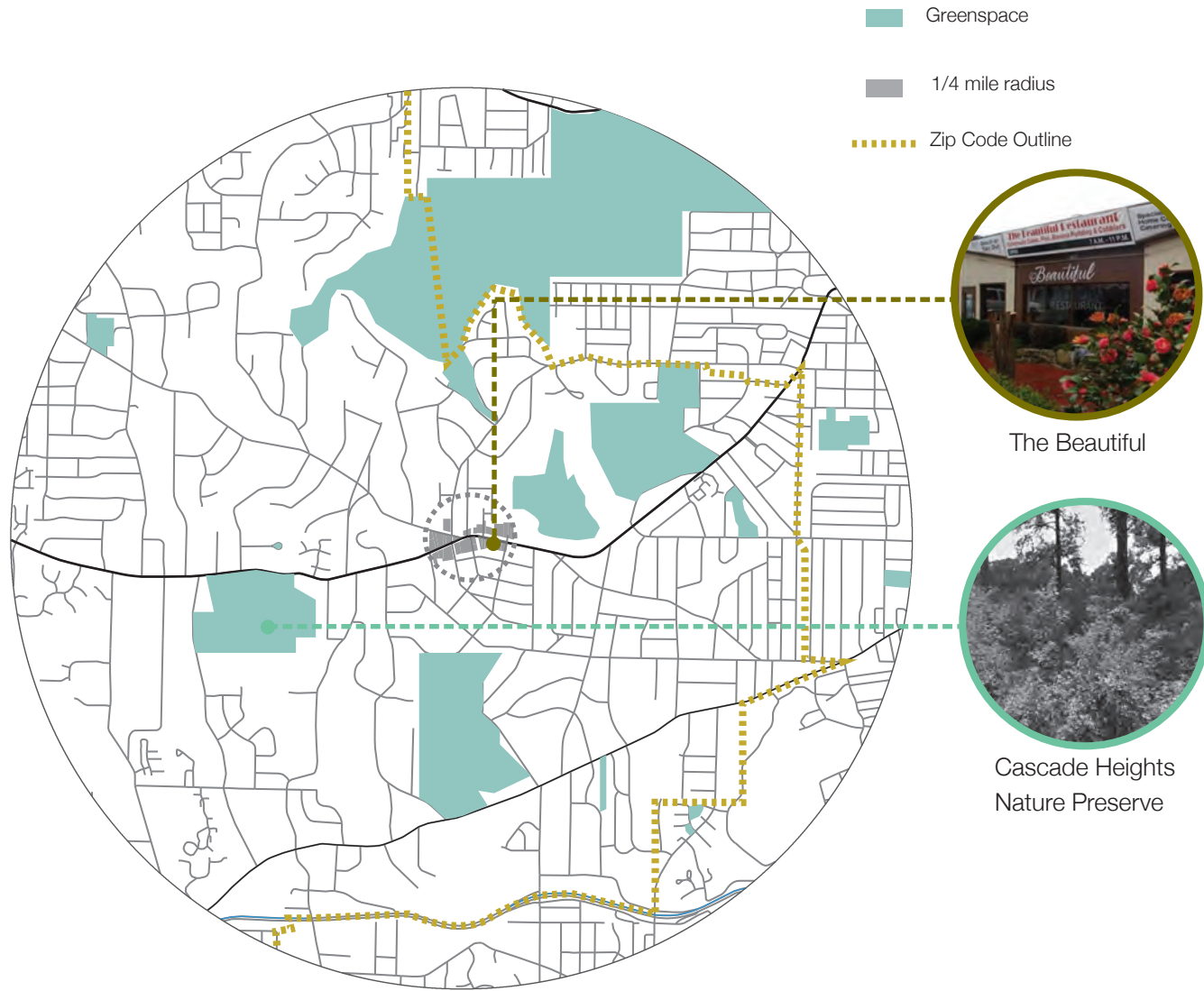
Among these qualities include promoting vegetation, physical activity, networking between communities and the city of Atlanta, socializing, new dining solutions, street vendors, a welcoming environment, the addition of color, and adding to the overall community vibrancy.



COMMUNITY CONNECTIONS

Community connections are in place to grow the social activity of building and to enhance a community. To reach this vision, change can be essential. The community members must work with business owners, the government, non-profits and other entities to support change and improvement. This vision has to be met with community hard work and dedication.

The Cascade Heights Commercial District is filled with networks of social relationships. Regardless of whether the nature of these relationships are economic, legal, political or otherwise, communication and engagement can be achieved through connections and are essential to the development and sustainability of a community.



active signage



**CASCADE HEIGHTS
NATURE PRESERVE**



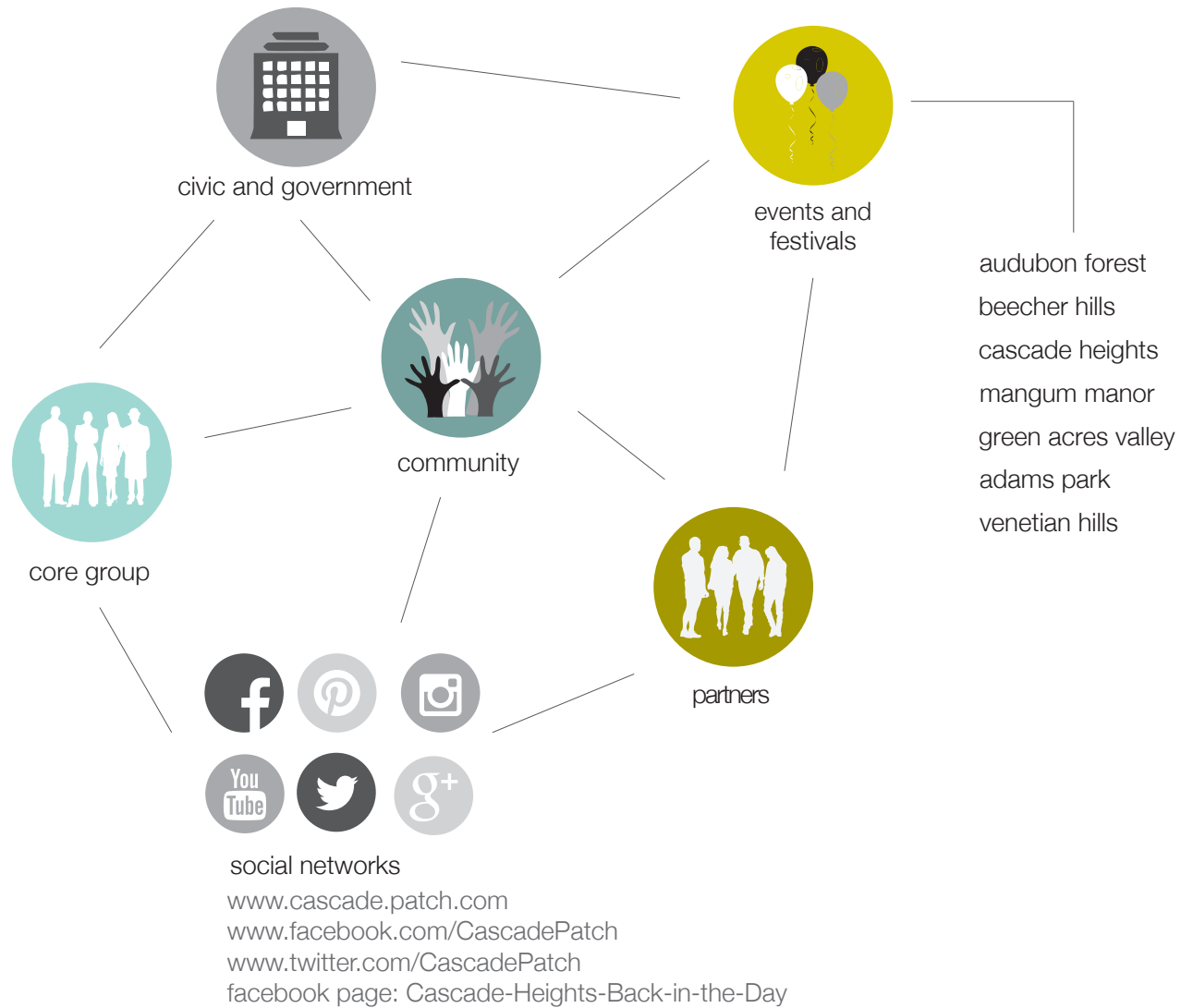
cascade
(kas- kād)
: a small, steep waterfall

ABOUT
One of the oldest forests extant in the Atlanta city limits, and features several small springs feeding the sandy shoals of Utogy Creek. The park has a diverse history, and to this day is 120+ acres of beauty to visit. Despite its proximity to the perimeter expressway and the city, the preserve remains remarkably clean, and the ruins remarkably picturesque.

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CASCADE HEIGHTS
NATURE PRESERVE
ATLANTA, GA

To expand awareness of the community spaces and activities, signage should be placed throughout the Cascade Heights Commerical District and surroundings locations. The main intent of signage should be to capture and communicate the many great amenities in and around the commerical district.



active network

To bring awareness to the community, having a strong supporting networking is important. When people get together, planning and action can happen. Social media outlets help get the word out to other people, companies and communities. When people get together, they plan and change starts to happen.

Having community events and festivals is great for bringing the people of the community together as well as intergrating with other adjacent neighborhoods. The CHCD can be a great resource to support these networks and connect the surrounding communities.





active neighbors

Having active homeowners can help expand awareness about the commercial district and redevelopment. Offering banners for residents and businesses to purchase would also bring a visible sense of pride to the community. The potential revenue earned from the banners could contribute to the redevelopment of the commercial district as well.





SOCIAL SPACES

Our analysis of the Cascade Heights Commercial District has shown that there is an essential need for more community oriented stakeholders. Building a sense of community with a joint, focused vision is crucial for the district to achieve its ambitions and become a city-wide asset. Realizing a community passion and interest has its roots in collaborative discussion and activity.

Social events come in many different forms - working to bring people together, get them talking, and inevitably get them acting.

Social events can be leveraged as a means to spread awareness for community improvement efforts and in return, gain additional stakeholders.

occupy the streets

Give the community a reason to come and visit the commercial district! Show the community how wide sidewalks can be used and empty lots can be rejuvenated with temporary farmers stands, coffee carts, King of Pops stands, etc.

contact: King of Pops
678.732.9321



Existing intersection of Cascade Road and Benjamin E. Mays Drive.



occupy the (parking) lots

Food trucks are another wonderful temporary option that could be used to spur social interaction among community members and more awareness for the community's continued efforts in revitalization.

contact: Atlanta Street Food Coalition
<http://www.atlantastreetfood.com/>



Existing vacant lot in the commercial district that is often used for parking.



occupy the (vacant) lots

While food trucks could temporarily occupy vacant parking spaces for a day to raise awareness for under-utilized areas, longer-term oriented events could transform empty lots into parks, or empty stores into temporary galleries, farmer markets, etc.



Former Life Essentials property in the district that is currently vacant.



bring it together

Bring the Cascade Heights neighbors together, and foster a sense of community with events, such as a sidewalk arts festival. This a wonderful opportunity to get community members that otherwise would not spend much time in the commercial district engaged. Utilize this opportunity to raise awareness for the coming community events and improvement measures. In addition to this, recruit additional members for community improvement committees.



Georgia Power easement between vacant Life Essentials building and Han's restaurant.





CHCD “IMAGE”

Throughout Atlanta, many different neighborhoods each have their own “identity.” Interventions such as artwork, restaurants, color, or pedestrian spaces can help create an image for a district that not only make it exciting for the residents of that area, but also a destination spot for other local Atlantans.

Through use of precedent, both in and outside of Atlanta, the following are potential strategies that, if implemented, could contribute to a clearer definition of what makes the Cascade Heights Commercial District.



vibrant streets

By adding color and texture to the streetscape, the community can become alive and more active. The sidewalk can become a place that people want to engage - to say hello to a neighbor or sit as others pass by.



01 seating
Inman Park - Pure Taqueria



02 landscaping
BeltLine - Trees Atlanta



03 bike storage
BeltLine - Old Fourth Ward



04 signage
Midtown Alliance



05 sculpture
BeltLine - Artist David Landis



06 lighting
Barcelona Wine Bar



vibrant buildings

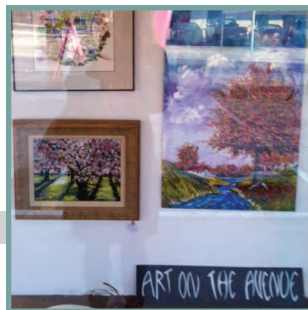
01 Landscaping, as an element of life
Add color through greenery and plants
Murphy's Restaurant, Virginia Highlands



02 Canopy, as identity for local business
Welcome visitors to neighborhood stores
Winter Wren, Virginia Highlands



03 Facade, as a mode of front
Use art and murals to express culture
Living Walls, Atlanta, Artist: Entes y Pesimo



04 Storefront, as a neighborhood exhibit
Maximize display of community work
Art on the Avenue, Macon, Ga



identity: a cultural destination in atlanta

thoughts from the community...



"I thought this was like living in the country, while still living in the city."



"This is a great place to have children."



"I don't think everyone knows how great this neighborhood is."



... *let's
get
excited!*

01 | Murals

info@livingwallsatl.com
Living Walls

02 | Food Truck Sunday

<http://www.atlantastreetfood.com/>
Atlanta Street Food Coalition

03 | Neighborhood Signs



Building on strengthened community engagement, the economic development of the district can be significantly impacted through a series of short term and long term strategies. The focus and nature of new development can serve as a catalyst for future trends in the district. These strategies span recommendations to support, spur and sustain development in ways that capture the vitality of the community and encourage continued investment .

propositions

COMMUNITY DEVELOPMENT

SUPPORTING DEVELOPMENT

For any change, development or progress to make any real and lasting difference, it is essential for the community to organize itself. A recommended starting point for this local ownership in the CHCD is to establish a Community Development Corporation (CDC), or other community development entity.

Given the number of neighborhoods and NPUs served by the district, it is important for a community to have a structure to convey information, vocalize its opinions, and instigate change and action to affect its future. The primary objectives of an organizing entity is to connect and coordinate with the surrounding neighborhoods and NPU's. This gives the community more agency in the nature and direction of development in the district, and serves as a voice for the common goals and interests of the community. The primary activities of this group would be to facilitate economic development, such as providing micro loans, develop real estate, and support other community focused engagements.

local support

Under the leadership of an organization, a community can join together and commit to supporting the local and independent development of the area. When capital is invested in a community, the positive effects it can have on that community are substantial.

Supporting locally-vested businesses that prioritize investment in the community, over those that only seek to extract capital from the community is of critical importance. These business can better align with community goals and ambitions instead of imposing external models of practice on it.



Why a CDC?

What can a community driven entity do for you?

- establish a business model for the community
- respond faster and more comprehensively
- coordinate across many neighborhoods and NPU's
- provide microloans to local or small businesses
- connect communities and neighborhoods
- impact development through ownership
- show more interest in local needs
- share common goals
- communicate with the community quickly
- combine resources

supporting your community

When an organized entity has been established, the next step is to form a consistent and available means of communication between the organization and the other community stakeholders. This should include a website and, perhaps, social media. This can serve as an official hub of information, contacts, and news. It is also important for a community to have a physical location that it is identified with to serve as a central hub or a heart of the city in order to showcase a cohesive and collected direction. Examples include a community park, outdoor seating area, or other gathering place.



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- HOME
- ABOUT
- EVENTS
- COMMUNITY
- MEMBERSHIP
- DONTATIONS

HAPPENING IN CHCD

Friday, May 9
Spring Festival for the Family

Tuesday, May 13
Community Networking Meeting

Sunday, May 18
Movie Night in the Park

Saturday, May 24
Cascade Cup Coffehouse Opening



Member Deals & Discounts



Receive discounts when you shop locally.
Shop on Support Sundays give a percentage back to help improve CHCD



SPURRING DEVELOPMENT

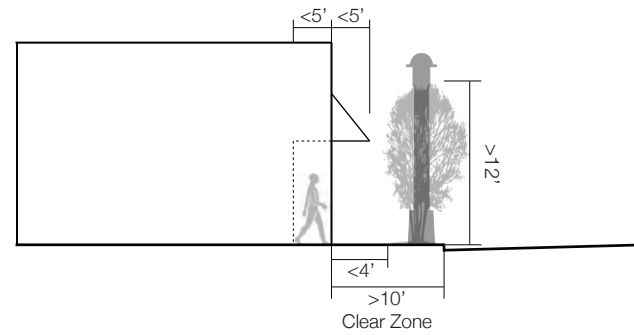
Once the community has organized it is time to mobilize. Small, low-investment projects get the ball rolling towards the overall reinvigoration of a community. The community can now take ownership of the commercial district by overseeing public and private projects. At first these projects will likely involve little construction or up-front costs. Ensuring adequate parking in and around the district expands the consumer base and support of the businesses within it.

By accumulating property ownership - specifically targeting underused, undervalued, and vacant structures, the entity can affordably impact the nature of commercial development in the district.

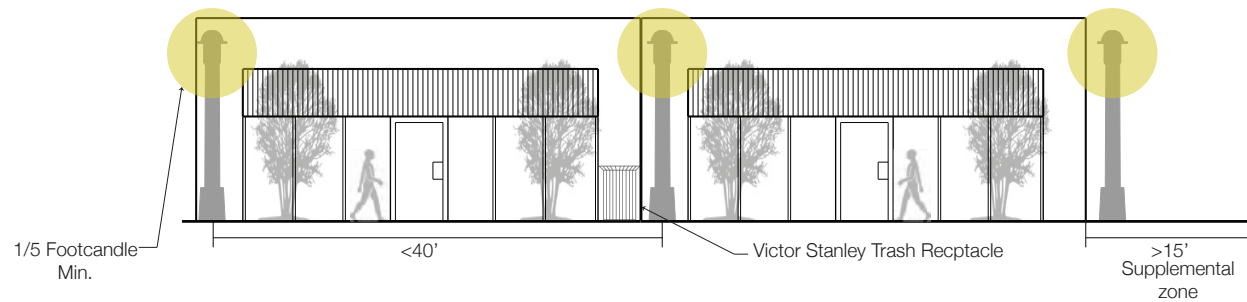
rezoning

The 2005 Redevelopment Plan called for the Cascade Heights Commercial District to change their code from C-1 standard commercial zoning to a Neighborhood Commercial Zoning. Neighborhood Commercial districts set certain requirements and guidelines for development. Sidewalks call for a 10' clear zone for pedestrians and planters. The pedestrian access to the sidewalks should be greater than 4'. Planted trees should be greater than 12' tall in order to bring shade to the sidewalks. The current district does have planted trees but they are less than 12' tall. The larger clear zone allows for utilities to be laid underground. Currently all powerlines are above ground in the district. Building facades must have 2 features: Recessed entry less than 5', Transom window, entry surrounds, or a canopy less than 5'. Streetscapes also require lightposts to have a certain output as far as lighting and a distance less than 40' away from each other. The zones supplemental to the buildings must be greater than 15' to allow access to the rear of the buildings. If the facades of several buildings run together then the length of the unit must be less than 600'.

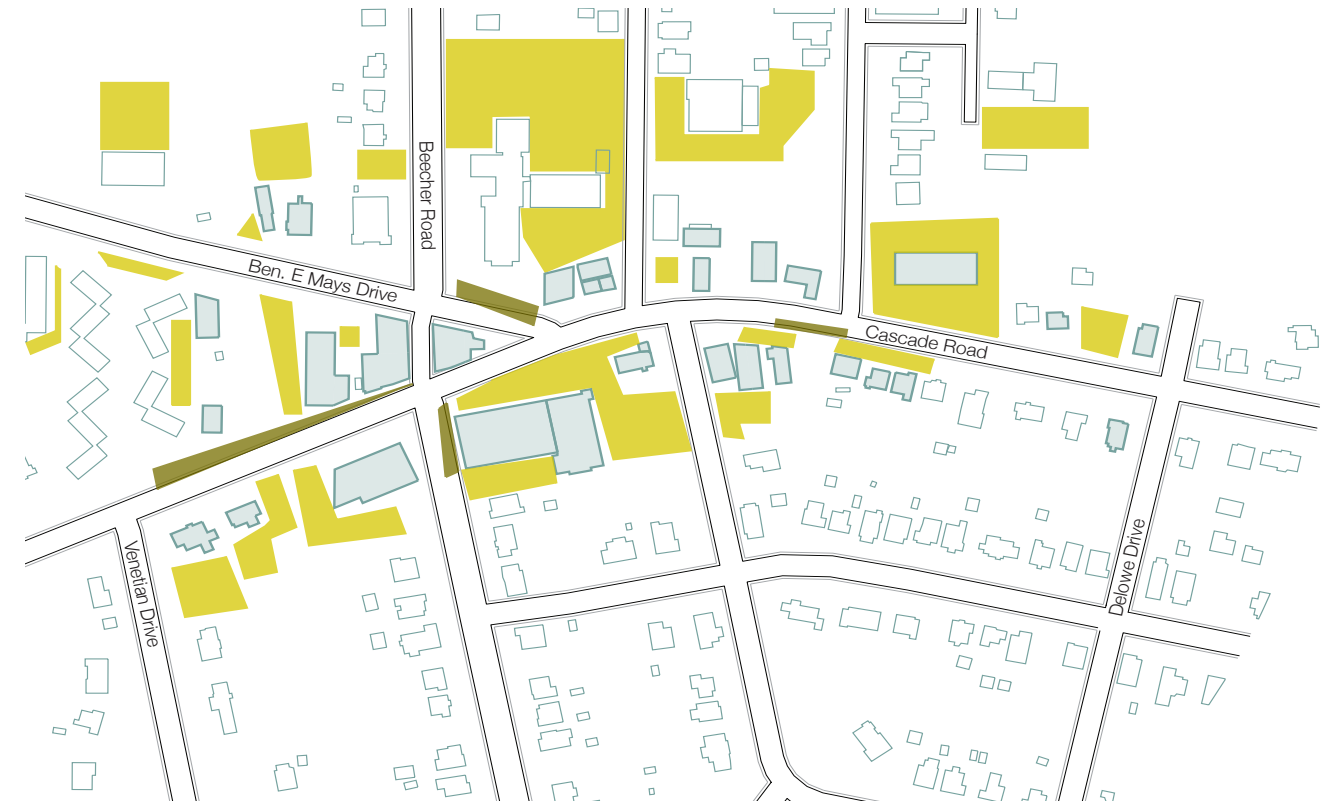
building access + streetscape



streetscape



parking and district access

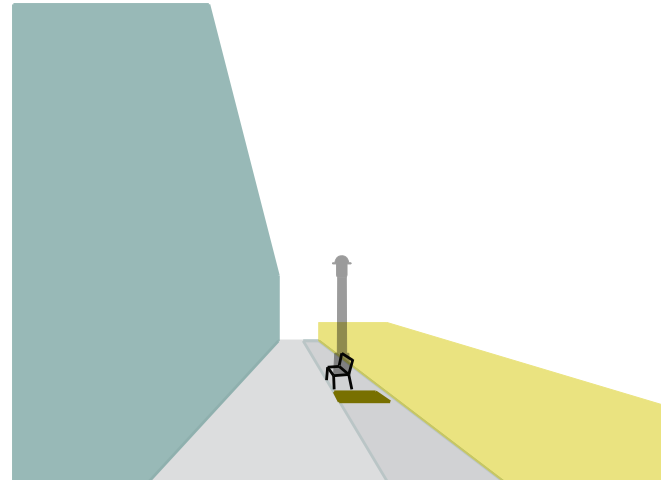


parking
on street parking



examples of nc code in action

Virginia Highlands - the streetscape is attractive and allows for people to stop and explore the district



rethinking district access



Cascade Heights - most places are understimulated and do not encourage people to stop in the district



understimulated circulation

Parking hierarchy towards individual establishments suggests that drivers should move through the district.

The Family Dollar, for example, is an area where extra onstreet parking can be added close to the district center, increase sidewalk furniture, and move utilities underground.

The poorest conditioned sidewalk in the district occurs right before the Cascade Road-Benjamin E. Mayes intersection. This area has potential to be redeveloped in order to improve circulation to and from the parking areas and the buildings.



re-purposing vacant spaces

Revitalization of the district does not require the demolition or removal of current structures and businesses. Filling in the vacant lots with effective and local businesses could be a significant step towards the re-imagining of the commercial district.

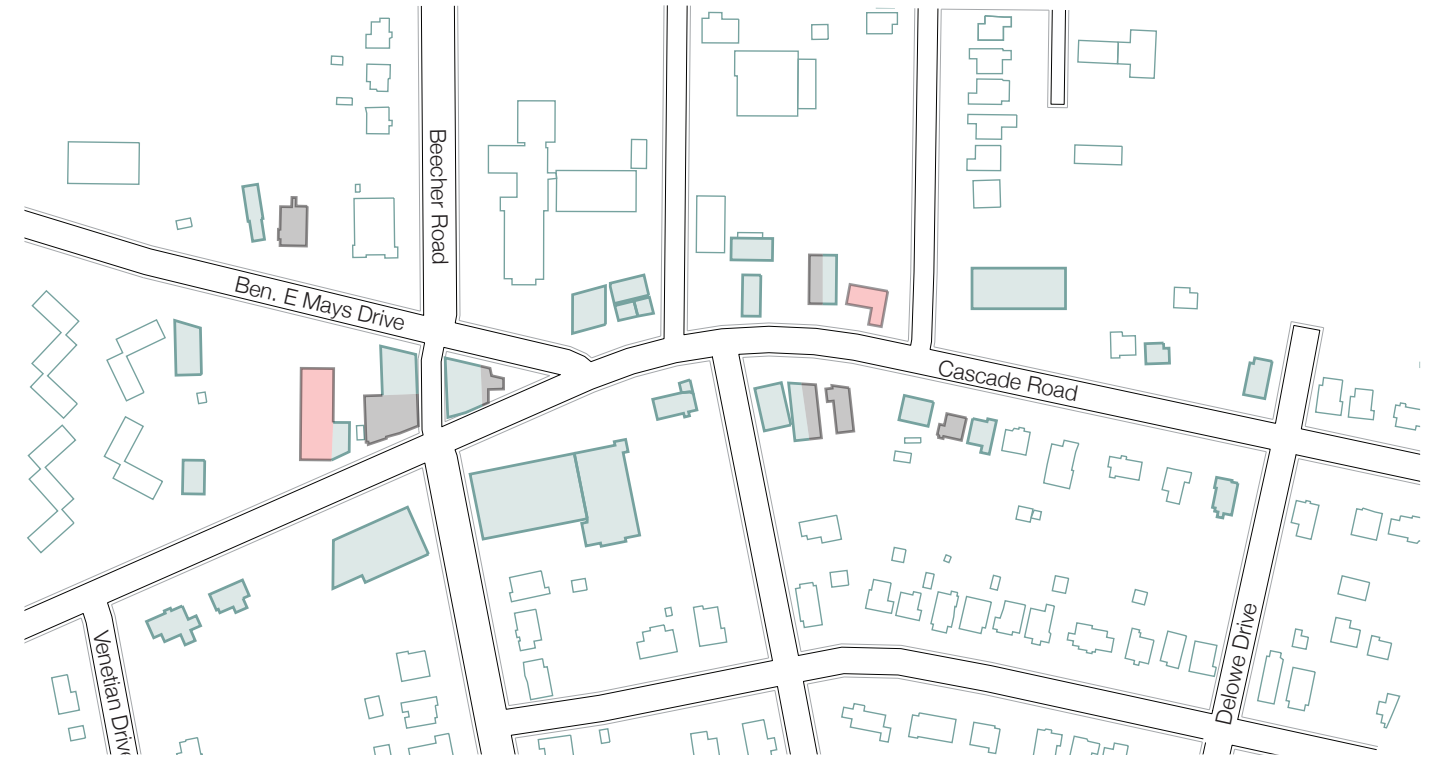
Redevelopment of existing spaces builds on the rich history of the district and can give texture and interest to the area as development increases over time. The Cascade Heights Commercial District has an array of vacant spaces and a successful redevelopment plan could quickly spur improvements in the district.



Vacant Gas Station, 2471 Cascade Road



Vacant Grocery Store, 2329 Cascade Road



Potential locations for public spaces in the district.

- occupied commercial space
- vacant commercial space

catalyst site
2247 Cascade Road

This vacant gas station has the potential to become an identifiable indoor/outdoor restaurant space on the east end of the commercial district. Its development could compliment The Beautiful Restaurant in giving the community a unique sense of flavor and restaurant options.

Gas station redevelopment has seen success in other areas of Atlanta. Grindhouse burgers are served in the shell of a former car wash and fill up station on Piedmont Road. The pump canopy covers outdoor seating. The skeleton of the car wash houses a kitchen, bar, and interior seating.



Current Site



Car Wash/Fill Up on Piedmont Rd



Grindhouse Burger



catalyst site
2329 Cascade Road

This former organic grocery sits near the West edge of the commercial district and boasts over 8500 square feet of interior space. The vast space has many potential uses, but something community driven such as a local food/retail market would enhance the vitality of this section of the district and address community desires for a place to not only get food and drink but relax and socialize.

Small lots could be rented from the CDC by citizens looking to start businesses selling items like coffee or ice cream. A system like this exists in Irwin Street Market in Edgewood, where an old sheet metal warehouse was redeveloped into a vibrant communal market.



Current Site



Krog Street Sheet Metal Warehouse



Irwin Street Market Interior

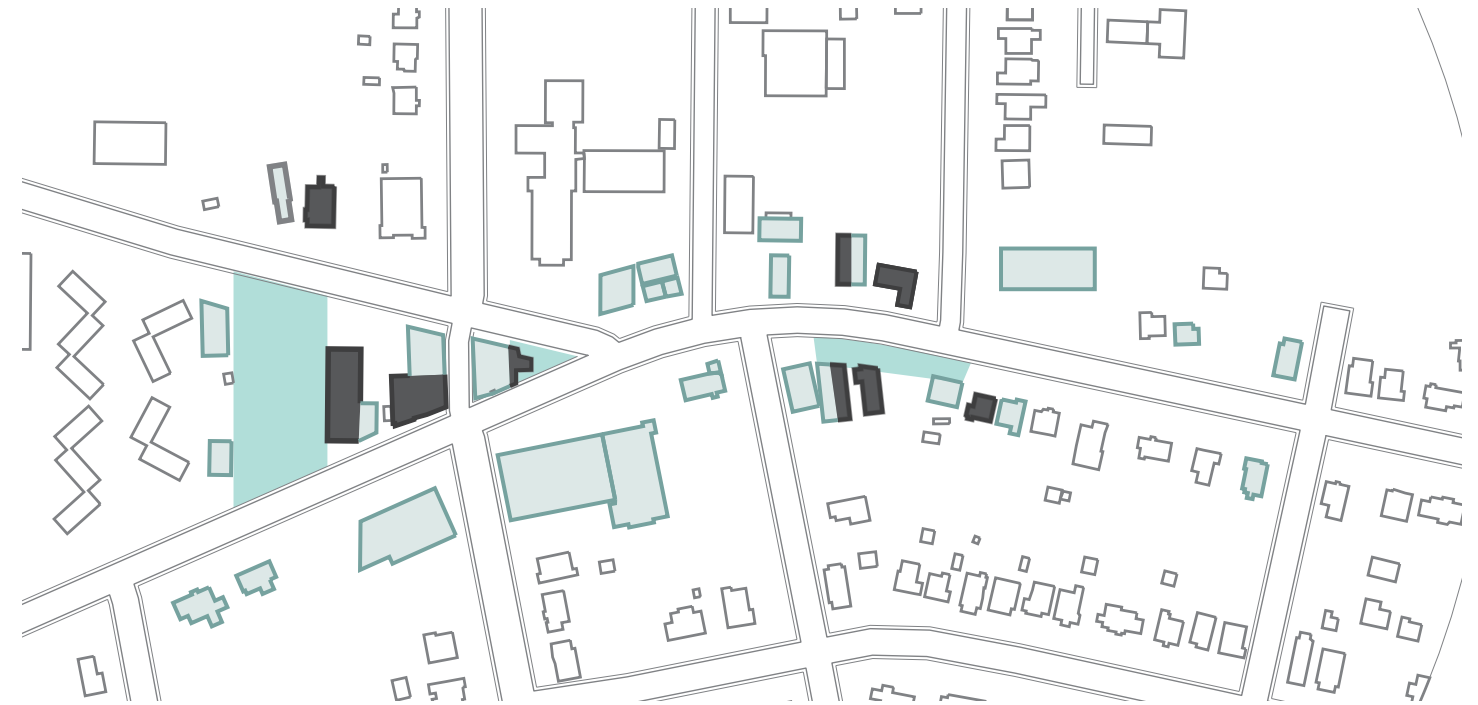


SUSTAINING DEVELOPMENT

As development progresses, the scope can begin to shift from individual parcels to the district as a whole and beyond. In order to sustain the development momentum, focus should include the creation of public space for community gatherings and connections from surrounding neighborhoods to the district. While these projects will involve more capital and coordination with businesses and community groups, they become vital in providing a draw and a true sense of community. Providing spaces for festivals and gatherings helps facilitate communication between the different neighborhoods as they have space to meet within the district. This also provides the future Community Development Corporation perfect opportunities to keep members of the community engage in upcoming events and activities. Bike lanes and walking connections through the district can help facilitate this feeling of community as well as provide surrounding neighborhoods with alternative options of coming to the district.

creating public spaces

One of the most significant types of uses normally present in successful urban districts is open public space. In order to engage the community and gain development momentum in the district, the community needs to use the district on a regular basis for shopping and dining as well as for large gatherings and events - the district should serve the community needs and be an active part of its vitality. Providing spaces for these various scales of public gathering must be considered. Here, we outline a few options for creating these spaces and how the future district could benefit from them.



Potential locations for public spaces in the district.

the georgia power easement

While this power line easement can be considered a handicap for good design, we believe that this can be transformed from a detriment to an advantage. This district lacks open public space for community gatherings and events, and this site could be redesigned to support this need. The depth of the parcel can be taken advantage, creating a pedestrian connection from Benjamin E. Mays to Cascade Road, providing more retail "street" frontage to surrounding parcels. Also, the former Life Essentials building could be re-purposed as multiple retail spaces opening up onto this new plaza, possibly expanding farther north in the future to better define the plaza space.



Existing Georgia Power easement between Cascade Road and Benjamin E. Mays Drive.



benjamin e. mays and cascade intersection

This central corner of the commercial district is possibly the most important and visible corner in the district. This could become central space for signage and branding for the district, as well as provide a connection between the church to the north and to the most active shopping strip in the district to the south. Providing outdoor seating and trees for shade could create a more intimate plaza for people to enjoy. Renting the vacant retail space to a cafe or ice cream business could also help make this little island a destination spot between rounds of shopping or after a meal at local restaurants.



Existing intersection of Cascade Road and Benjamin E. Mays Drive.



east side revitalization

This underdeveloped strip of separate buildings, some of which are currently vacant, presents an opportunity for redesign setting an architectural precedent for the future development of the district, as well as engaging the sidewalk. By flipping parking from the front to the back of the parcels, space is created for outdoor seating and more open space for planting strips and community gathering spaces.



increasing connectivity

One of the great benefits of living in the CHCD area is the natural beauty of the area and the abundance of green spaces for recreational activities.

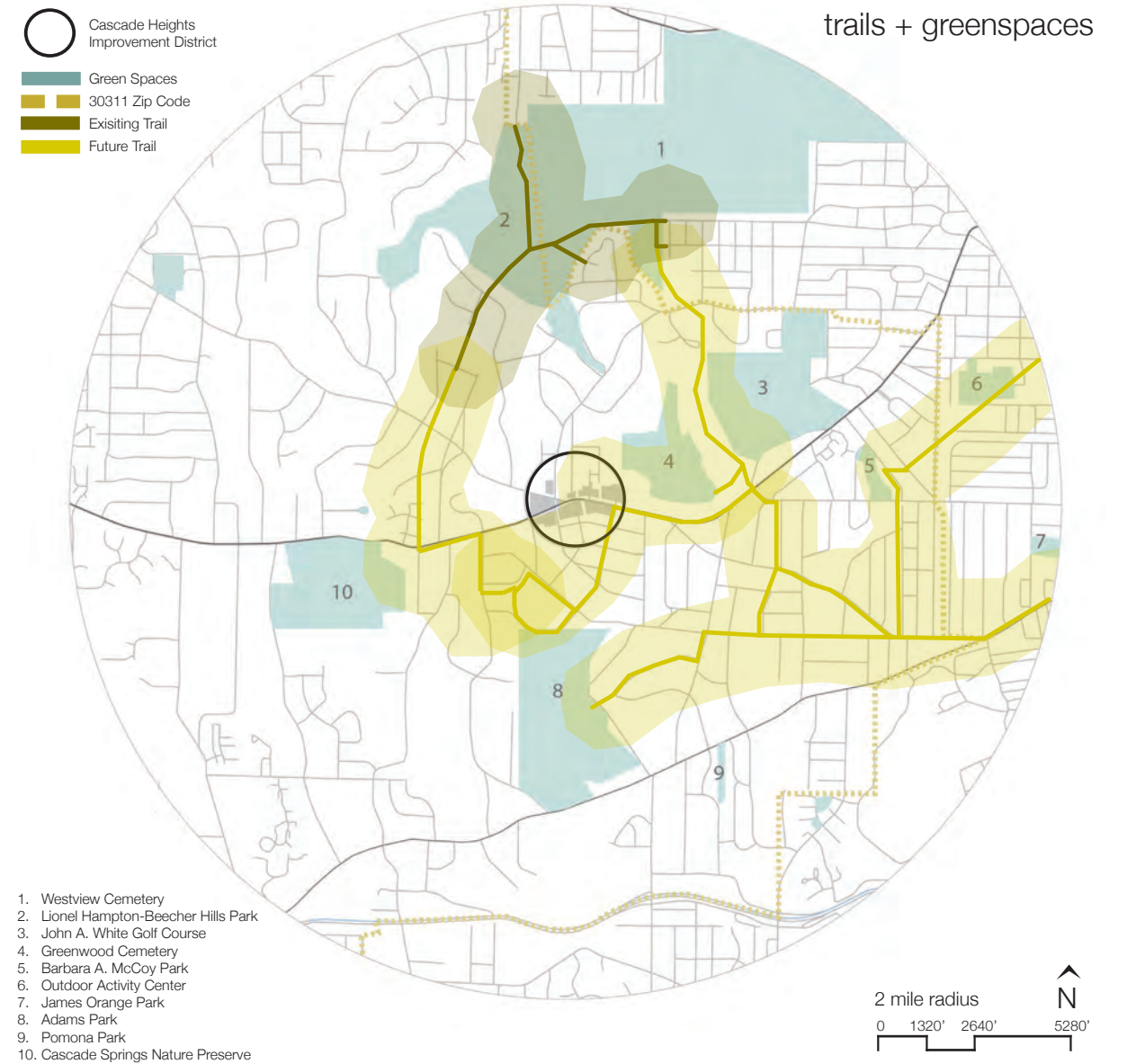
By promoting and enhancing the area's access to recreational spaces, the community has the opportunity to distinguish itself from other in-town neighborhoods in the Atlanta area.

The map on the opposing page depicts a 1/4 mile radius from the existing trails within the area and also those currently being proposed.

This radius indicates a 5 minute walk from any point of the trail. This helps to depict who would be most likely to use the trail on a regular basis. A larger network of trails would offer access to a greater number of residents and connect these recreational spaces to the district..



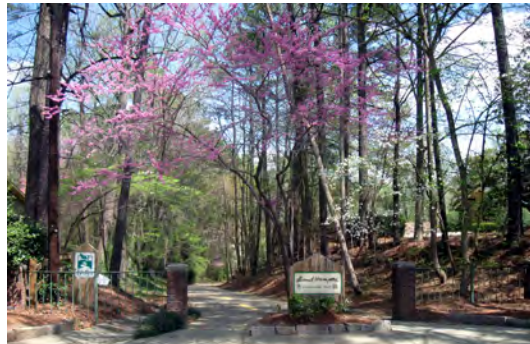
View of John A. White Golf Course



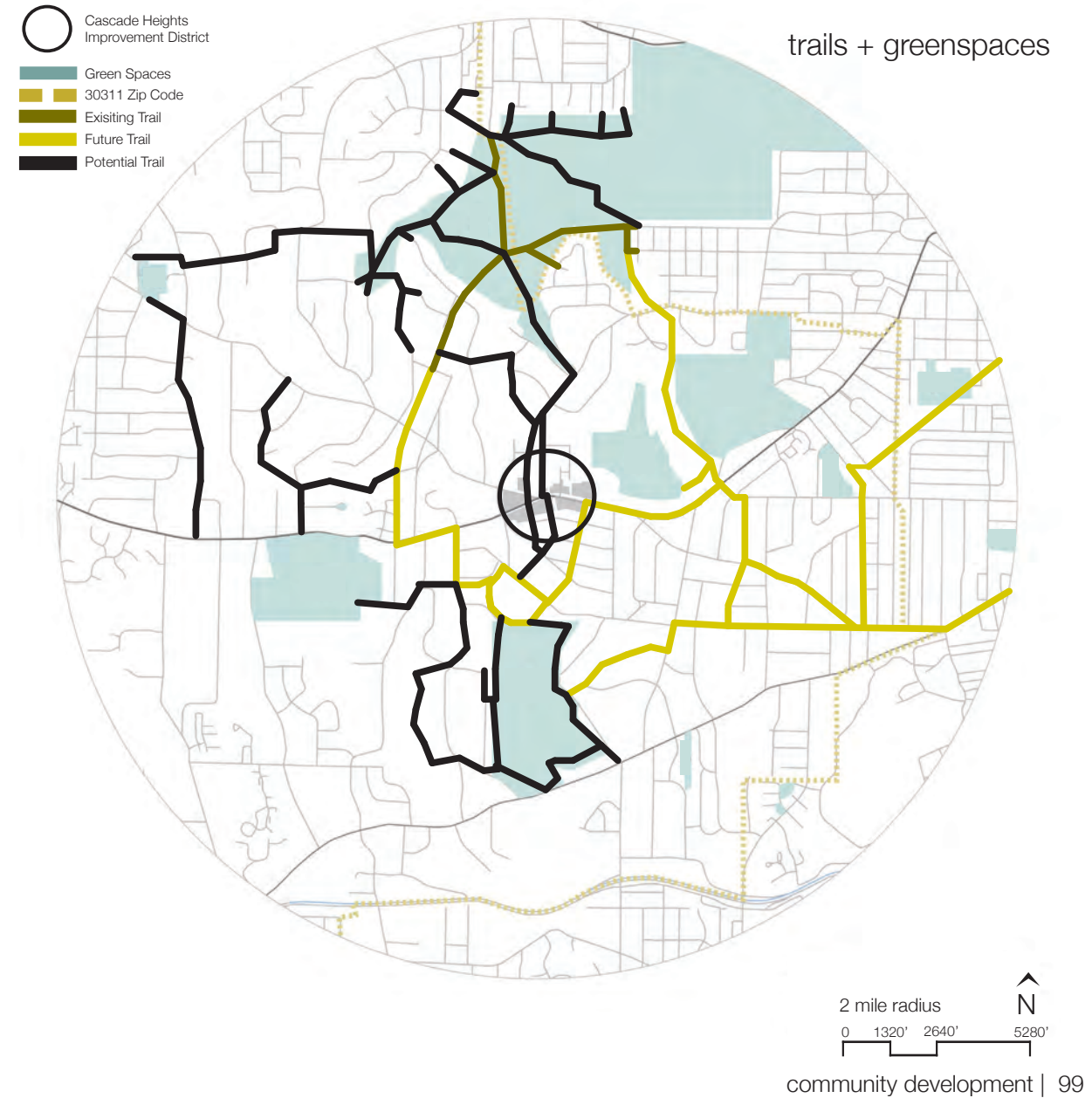
increasing access

The trails under consideration are a good start; however, a greater network of sidewalks, bike paths, and trails would increase the area's draw as one of the best neighborhoods in the Atlanta area for outdoor leisure activities.

The Cascade Heights commercial district lies at the intersection of many different distinct neighborhoods. This presents the opportunity to offer better connections between the surrounding neighborhoods and the area's amenities in order to increase access.



Intersection of Willis Mill Rd & Flamingo Dr



increasing access

The existing trails and those under consideration as a part of the BeltLine trail bypass the central commercial district. Linking this commercial district to the greater network of trails would encourage activity in the area.

Local businesses and residents would benefit from a well defined network of sidewalks, bike lanes, and trails that would attract activity to the area while also drawing residents across the Atlanta area to enjoy & support the district.



-  Cascade Heights Improvement District
-  Green Spaces
-  30311 Zip Code
-  Existing Trail
-  Future Trail
-  Potential Trail

