

DRAFT - 8/24/16



PULLMAN PRESERVE

A Heritage Center for Wellness, Urban Agriculture and the Environment



PROGRAM SUMMARY



Existing Pullman Yard Aerial View

INTRODUCTION

Pullman Preserve is the last large open space left in east Atlanta, representing the last opportunity to preserve an iconic in-town historic complex and greenspace. We have the ability to create an agricultural and eco park - a world class heritage opportunity! The property will be let out to bid shortly, and we have a short window to work with the city to preserve this valuable community asset.

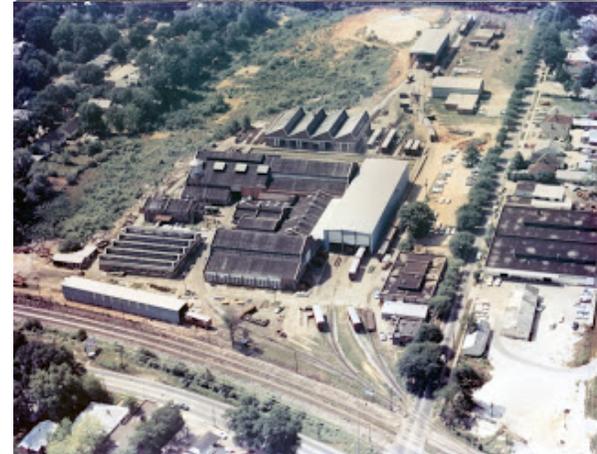
The value of Pullman Preserve rests in its close proximity to a large urban population that otherwise must travel long distances to enjoy farm and nature based activities and for city youth that otherwise would never be exposed to green job training connected to the emerging field of urban agriculture.

Located on the east-west Marta line, between downtown Atlanta and Decatur, Pullman Preserve is optimally located for neighborhood access, education and workforce training at the confluence of 3 primary multi-use trails and in close proximity to 3 grade schools, 2 middle schools, and 2 high schools. Located on the sub-continental divide, it is the origination point for the headwaters of Hardee Creek and the South River.

This 26.8 acre Preserve has the potential to become a world class destination, restoring the historic buildings and housing the city's growing wellness, artisan and urban agricultural communities-a farm park including a 6.8 acre neighborhood and urban agricultural center, an Ag and Eco park and an showcase ecological village.

The neighborhood and urban ag center will consist of 120,000 square ft of wellness and event space, interior ag production, ag training, incubator kitchen for small business start ups, artisan studios and a farm to table restaurant. The farm and ecopark will consist of 14 acres of restored woodland, a demonstration farm, a farm and woodland camp, and a 20,000 sf farm and nature center. The 6 acre ecovillage will consist of a cafe and neighborhood grocery, an artisan retail center, a B&B, a Pullman rail museum, a Boys and Girls Club, and 165 units of housing with artisan studios.

Pullman Preserve will act as a catalyst for business innovations and offer green job training. It will bring rich community experiences to the city and will showcase Georgia and Atlanta's urban agricultural knowledge. It will offer career internships, school trips, K-12 STEM based ag-education, after school programs and environmental programs.



PULLMAN PRESERVE OBJECTIVES

■ **PRESERVE THE HISTORIC BUILDINGS**

Preserve and restore the iconic Pullman historic buildings.

■ **PRESERVE THE WOODLAND & PROTECT THE WATERSHED**

Preserve and restore the 10 acre woodland for canopy and water shed protection as well as for community passive recreation and education opportunities.

■ **PRESERVE OPEN SPACE FOR URBAN AGRICULTURE**

Preserve green space for an urban farm for agri-tourism and education .

■ **CREATE A LOW TRAFFIC IMPACT/ACTIVE TRANSPORTATION DEVELOPMENT**

Pullman Preserve is located in a location that is insular to the neighborhood with challenging car access. To reduce traffic impact, develop a balance of work/live/play and preservation uses and promote non-commuter uses such as senior housing to reduce rush hour impacts. As a mixed use planned development (PDMU) Pullman Preserve proposes a balance of transit, bicycle, pedestrian & car usage with a parking ratio of 400sf/pkg space for non-residential uses and 1 pkg space per residential unit with a lease on demand car lease center.

■ **PROVIDE A RICH CULTURAL AND RECREATIONAL DESTINATION**

Provide an agri-tourism and eco-tourism destination in the city.

■ **INSPIRE WELLNESS**

Provide wellness venues that inspire young and old towards fitness and good nutrition.

■ **PROVIDE EDUCATION & GREEN JOBS TRAINING**

Provide opportunities for career internships, school field trips, K-12 STEM based ag-education programs and after school and summer programs and camps.

■ **DEVELOP A SHOWCASE MIXED USE ECOLOGICAL VILLAGE**

■ **PROVIDE A CENTER OF INNOVATION FOR ATLANTA**

Provide a one of a kind center of innovation for Atlanta - A SUSTAINABLE SHOWCASE - for wellness, urban agriculture, green technologies, green infrastructure and green space preservation and restoration.

PRESERVATION

PULLMAN YARD UPPER WATERSHED AND WOODLAND PRESERVATION & RESTORATION



FARMING

SUSTAINABLE CONNECTIONS

PRESERVATION

ADAPTIVE RE-USE



CONNECTIVITY

Neighborhood Walkability

Pullman Preserve is located at the edges of the Kirkwood and Edgewood neighborhoods and is within easy walking distance from the Kirkwood, Edgewood, Lake Claire and Candler Park neighborhoods.

Marta

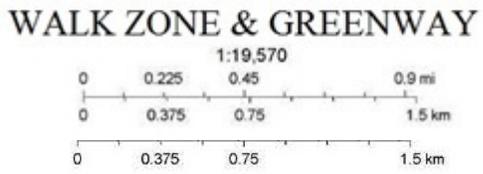
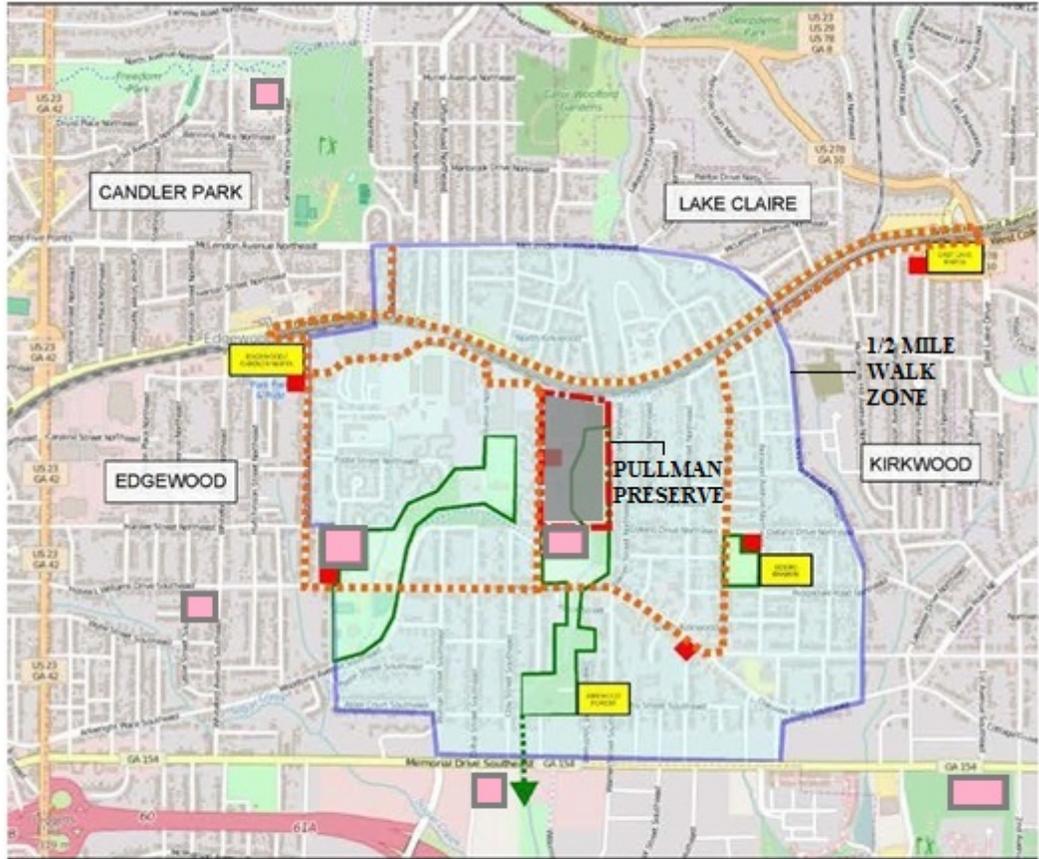
Pullman Preserve is within walking distance of the Edgewood/Candler Park and East Lake Marta station.

Multi-use Trails

Pullman Preserve is located at the intersection of the Decatur, Candler Park and Trolley Line/Atlanta BeltLine multi-use trail system and is ideally situated and accessible to several communities. It represents a unique opportunity to develop an active living sector that encourages access via walking, cycling and transit, thus reducing intown parking and traffic congestion.

Schools

3 grade schools, 2 middle and 2 high schools within approximately 1 mile.



Pullman Preserve will limit traffic impacts on Rogers Street that is currently congested at rush hour. Designed to reduce high traffic impact land uses with its urban farm, nature preserve, and senior village. It will emphasize active transportation promoting pedestrian, bike and transit access.

SPORTS CONNECTIVITY



PULLMAN PRESERVE ADJACENT SPORTS AND FITNESS FIELDS LINKED BY BELT LINE/TROLLEY PATH

HEALTH IMPACT

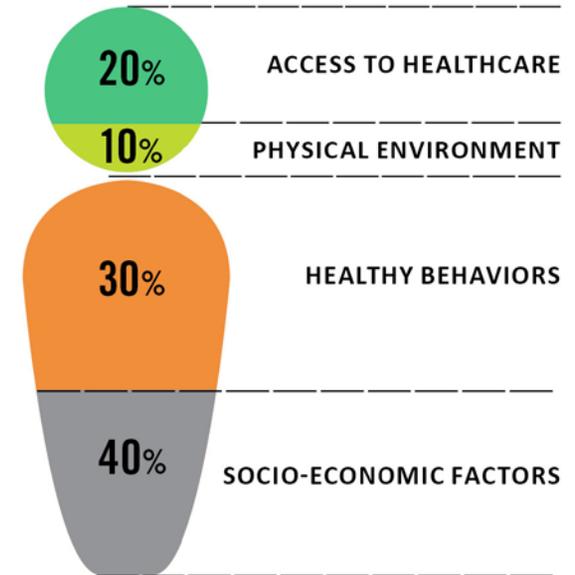
Public health research shows that access to healthcare, while important, accounts for only a small percent of what makes us healthy. Healthy behaviors, such as eating healthy and exercising have a very significant impact, along with socio-economic factors such as having a stable, living wage.

The proposed redevelopment of the abandoned Pratt-Pullman Yard into a community urban agriculturally focused amenity is expected to have a significant positive health impact on area residents, including underserved low- and moderate-income populations located in East and South Atlanta.

These impacts, which are outlined in the following pages, will include:

- Improved access to preventive care
- Improved physical environment through brownfield redevelopment
- Enabling healthy behaviors through improved access to green space for exercise and mental restoration, access to healthy foods, health education
- Improved access to green jobs and job training at Pullman Preserve

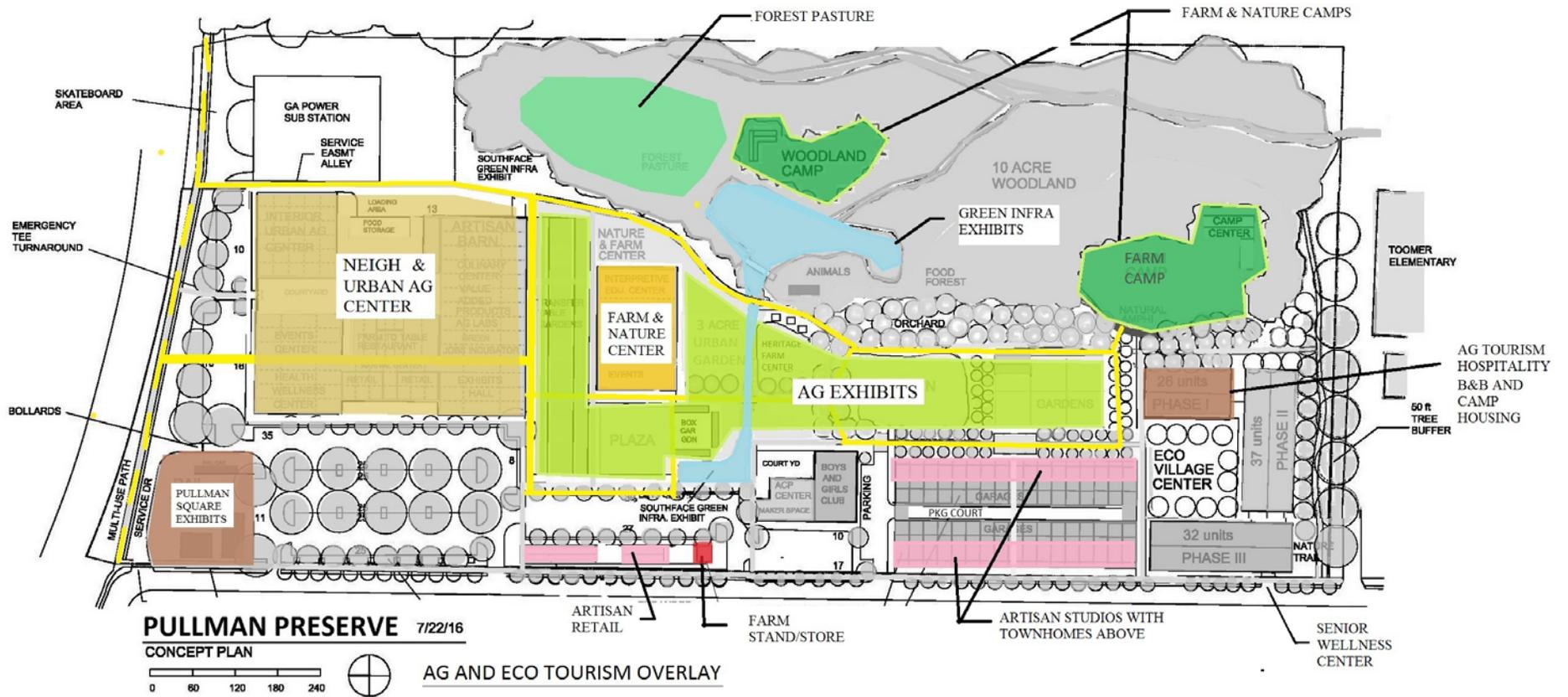
FACTORS THAT CONTRIBUTE TO HEALTH



Courtesy of Perkins+Will. Based on information from <http://www.countyhealthrankings.org/>

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PULLMAN URBAN FARM AND ECO PARK

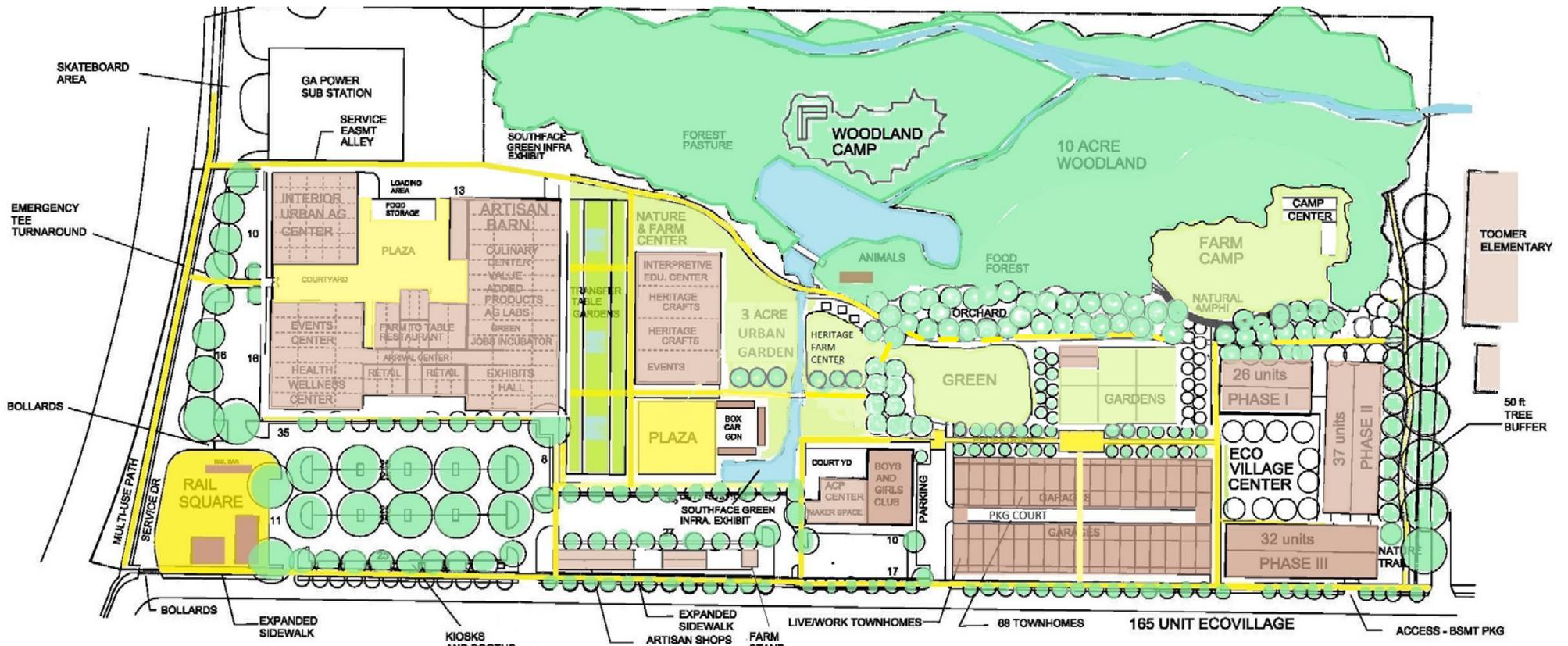


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MASTER PLAN



SITE PLAN

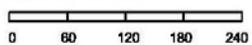


PULLMAN PRESERVE

7/22/16

A SHOWCASE CENTER FOR WELLNESS, URBAN AGRICULTURE AND THE ENVIRONMENT

CONCEPT PLAN



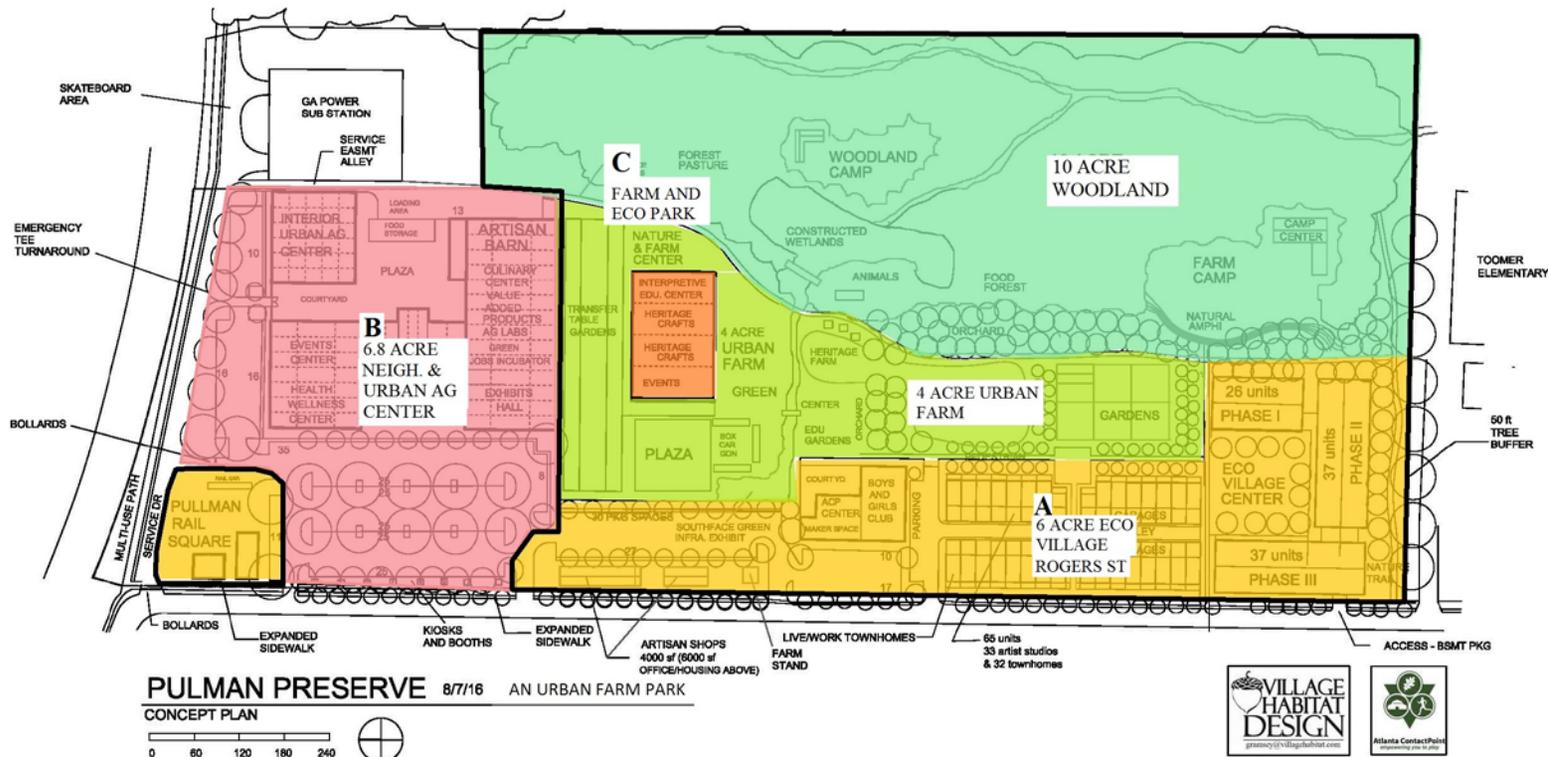
AERIAL VIEW



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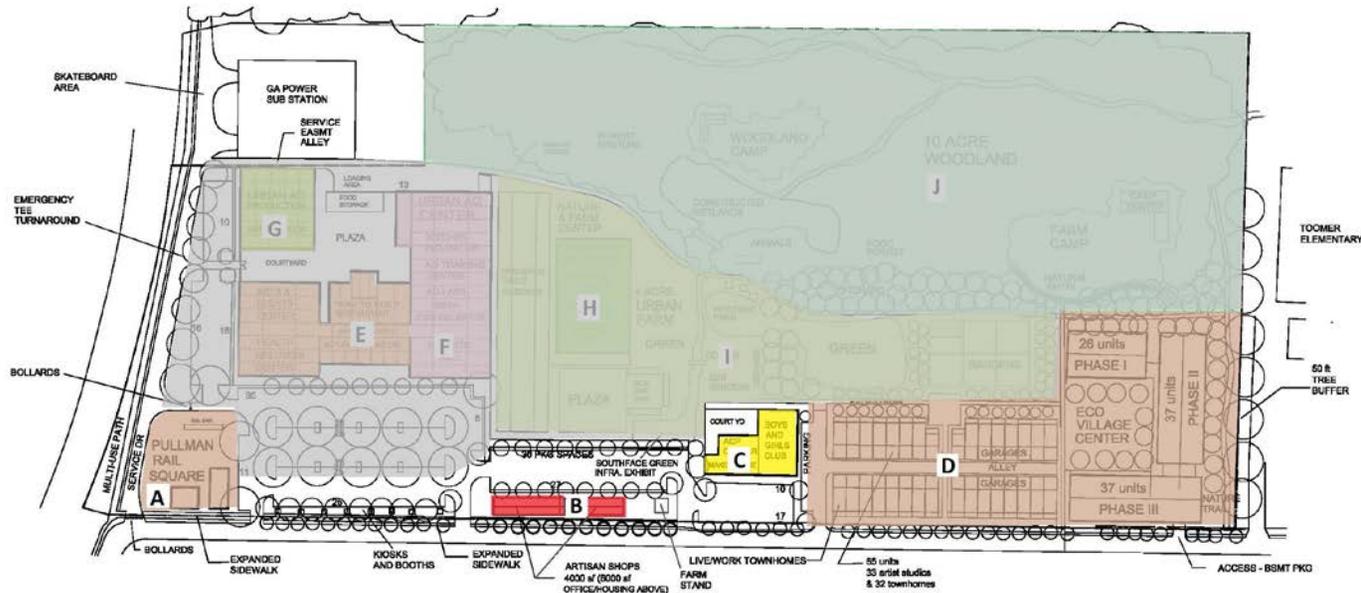
SITE AREAS AND ACCESS

Pullman yard is insular to the Kirkwood neighborhood with a secondary level neighborhood access from Rogers Street. The access to Rogers Street from Dekalb Avenue under the Arizona Avenue underpass is challenging and there is current traffic congestion at the Rogers St and Hosea Williams Drive intersection. As such, Pullman Yard is not suitable for a high vehicle usage development. Pullman Preserve addresses this issue by orienting land uses primarily to a neighborhood live/work/play development with emphasis on artisan and urban agricultural work space, and limited high parking uses such as retail and restaurant space. In addition, Pullman Preserve focuses its housing on seniors and on site and nearby work force housing access to reduce parking, trip generation and commuter traffic impacts. Pullman Preserve will emphasize non single occupancy auto use modes of transport - see connectivity page for additional parking requirement details. Pullman Preserve site areas consist of 3 primary areas: the Rogers St ecovillage, the neighborhood and urban agricultural center and the farm and ecopark.



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SITE AREA A. Rogers Street Eco-village



A. Rail Square

.2 acres/3200 sf retail/museum with 3800 sf potential residential space above 11 parking spaces

B. Artisan Studios/Shops

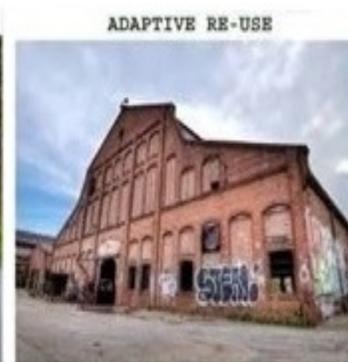
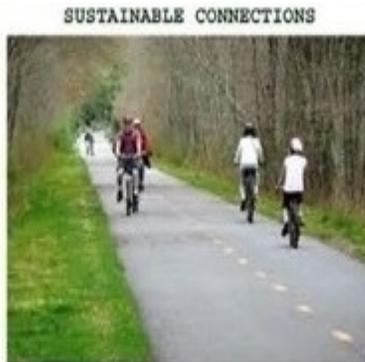
.4 acres/4000 sf ft retail and 6000 sf office or residential above 27 parking spaces

C. Community Center/Event Barn

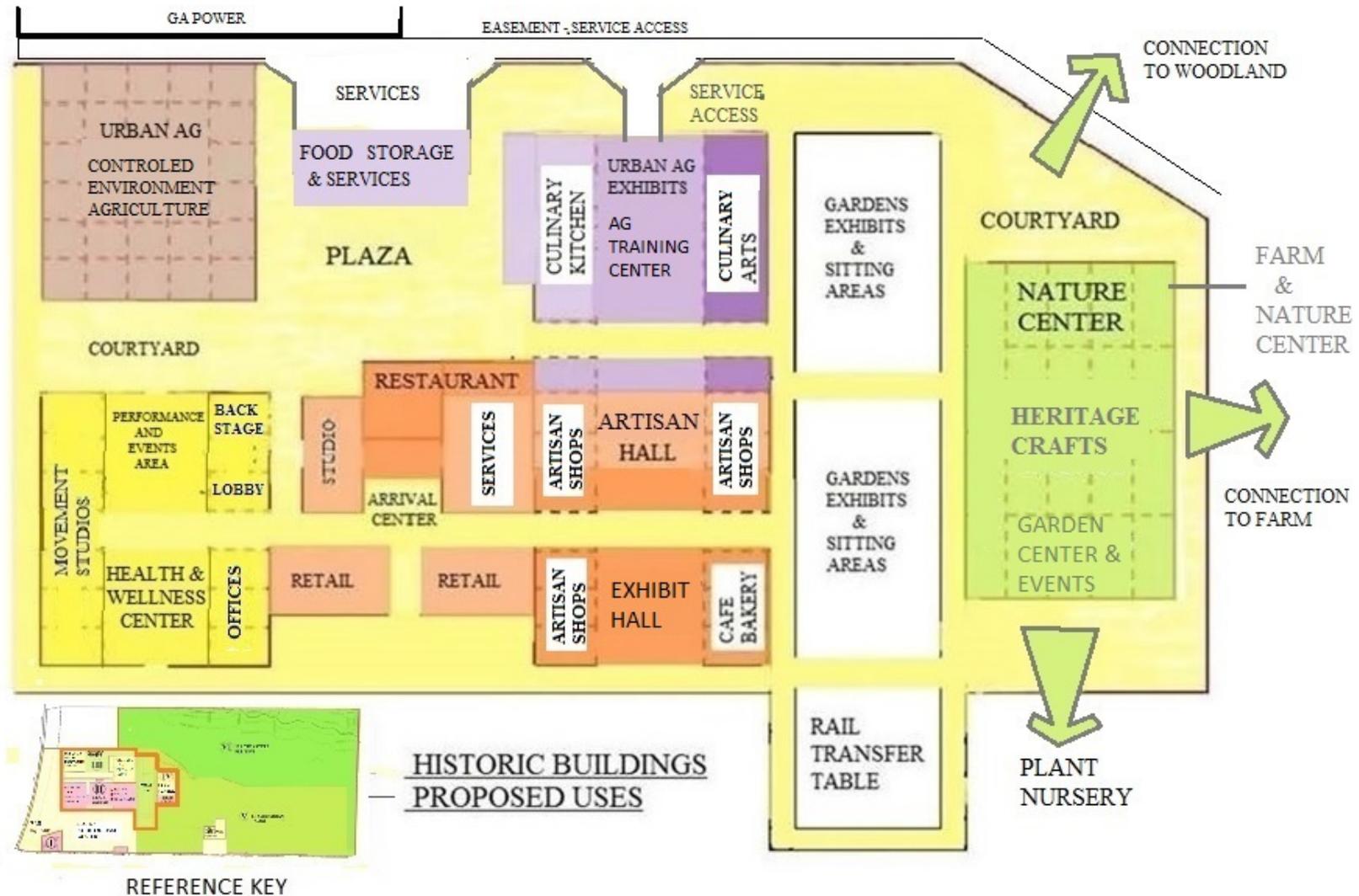
Atlanta Contact Point, Boys and girls Club and maker space 10,000 sf

D. Housing

Total 165 units
 Townhomes - 32 units
 1pkg space/unit - Artist studio lofts/33 units - 1 pkg space/unit - Senior flats: 100 flats - 1pkg space/unit - pedestal parking & lease on demand parking

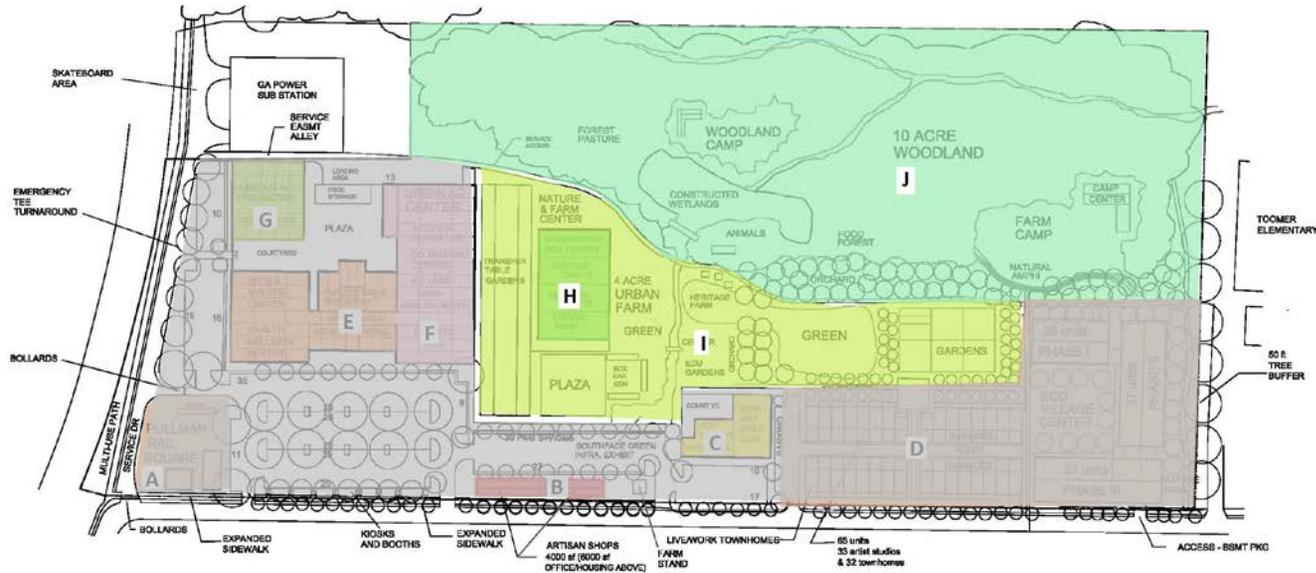


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SITE AREA C. Farm and Eco Park



H. Farm and Nature Center
Nature interpretive center, heritage crafts, education and event space
20,000 sf

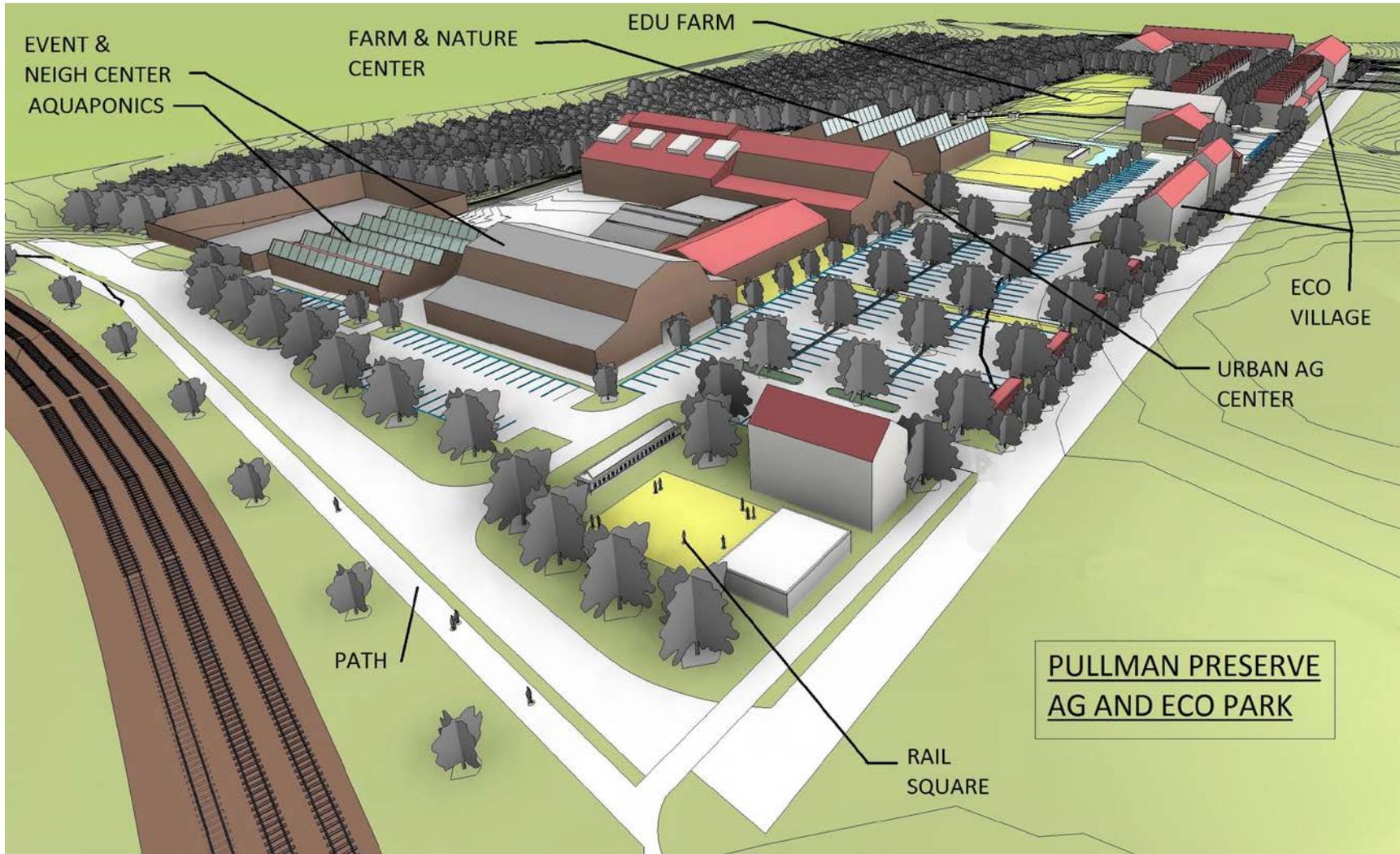
I. Urban Farm - 4 acres
showcase and education gardens, production and community gardens

J. Woodland - 10 acres
farm and woodland camps, hiking trails and passive recreation



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VIEW FROM NORTH END OF SITE



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