

CONCEPTUAL MASTER PLAN AND  
A VISION FOR THE FUTURE

# UNION CITY, GEORGIA

OCTOBER 2019

  
**PORTMAN**  
architects



**UNION  
CITY**  
GEORGIA

**Kimley»Horn**  
Expect More. Experience Better.

大成 **DENTONS**

 **PENDLETON**  
group



## OVERVIEW

The unintended consequences of suburban sprawl resulted in increased traffic congestion, health issues, environmental issues, social inequities, and increased public expenditure.

Goals and objectives for the UNION CITY CITY COUNCIL Progress 2020 Vision:

- \_a walkable mixed-use**
- \_landscape**
- \_connected public transportation**
- \_more retail and restaurants**
- \_more educational institutions**
- \_tech and tourism businesses**
- \_class A office space**
- \_a thriving 24-hour environment**
- \_safe to stay and play, live and work**



Honorable Vince R.  
Williams  
Mayor of the City of  
Union City



Shandrella Jewett  
City Clerk



Sonja Fillingame  
City Manager



Dr. Christina Hobbs  
Councilwoman



Brian K. Jones  
Councilman



Angelette Mealing  
Councilwoman



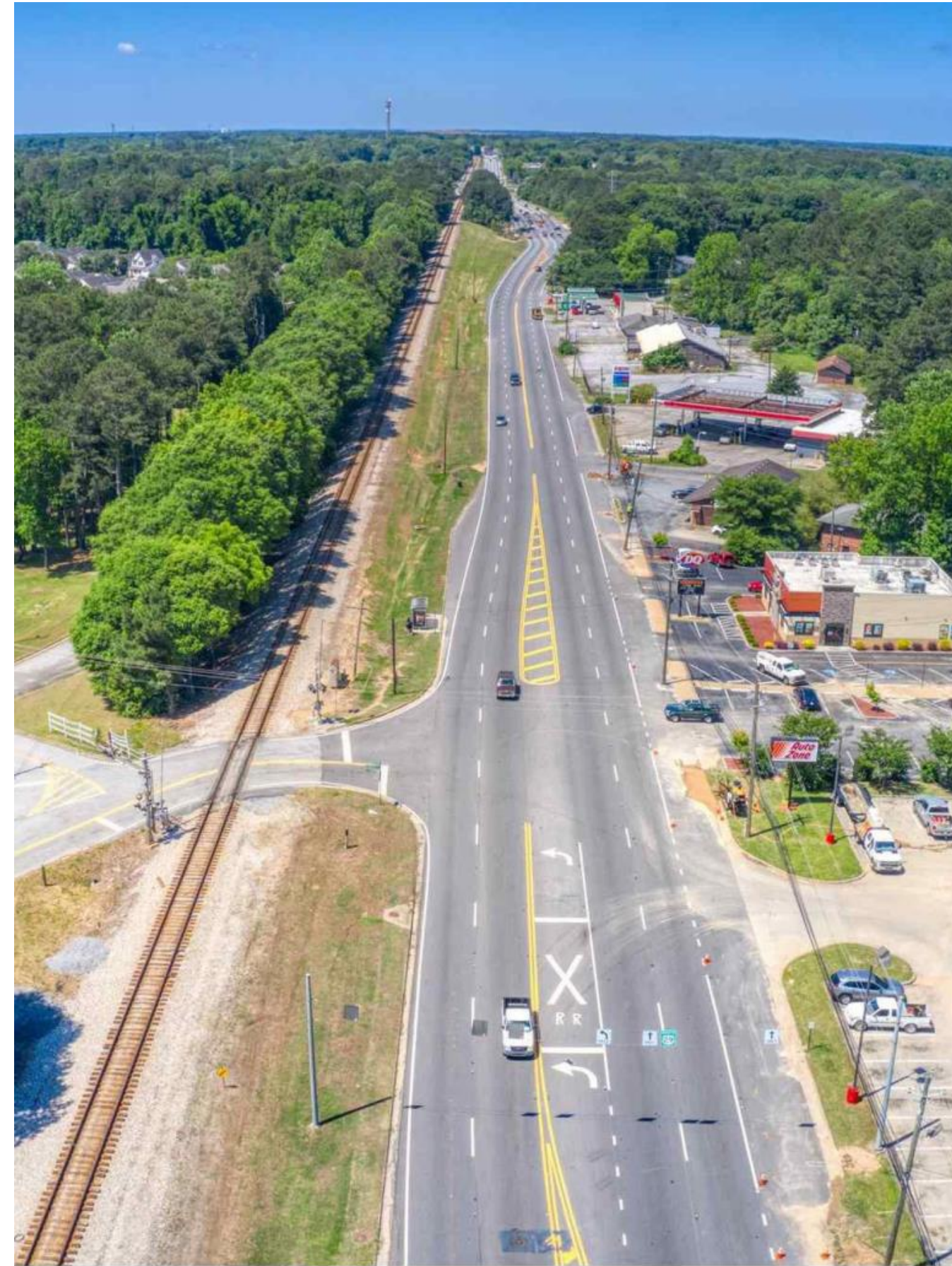
Shayla Nealy  
Councilwoman



# OVERVIEW ANALYSIS

## URBAN DESIGN CHALLENGES

- City separated into **multiple irregular shaped districts**
- **No identifiable city center**
- Existing businesses turn over fast- **no retail critical mass**
- Pedestrian **street activity very low** to non-existent
- **Lack of public gathering space(s)**
- **No obvious or distinctive “gateways”** into city
- Need to redevelop a portion of **Roosevelt Hwy** to **slow down traffic**
- **Limited public transportation**
- Need **mixture of home types**: multi-family and single
- Increased growth has led to extreme grading of natural landscape to create **large flat areas for parking lots and big-box** commercial enterprises





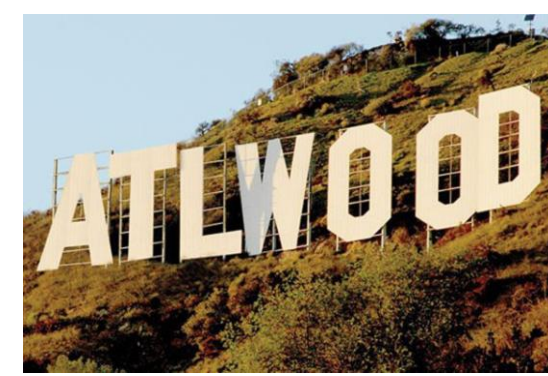
# OVERVIEW ANALYSIS

## OPPORTUNITIES

- Great location with proximity and **easy access to HJAIA**
- **Gateway** from south side to Atlanta from two main access points: **I-85 and Roosevelt Highway**
- Quick access to major interstates and **railroad shipping logistics**
- Focus on developing a **smaller scale roadway network**
- **Define** recognizable **neighborhoods**
- **Revitalize** standing noteworthy **historic structures** and downtown areas
- **Reclaim Dixie Lakes** for a zone of community recreational activities
- Connect and expand existing **open green spaces and parks**
- Initiate **hospitality industry**
- Walkable **mixed-used & affordable housing** types
- Entertainment **film & tech hub** potential
- Build on **movie industry as potential theme** to highlight city character
- Emergency **medical care** facilities
- Smart **higher education** facilities
- **Redefine a Union City city center** serving as benchmark for future developments in the city

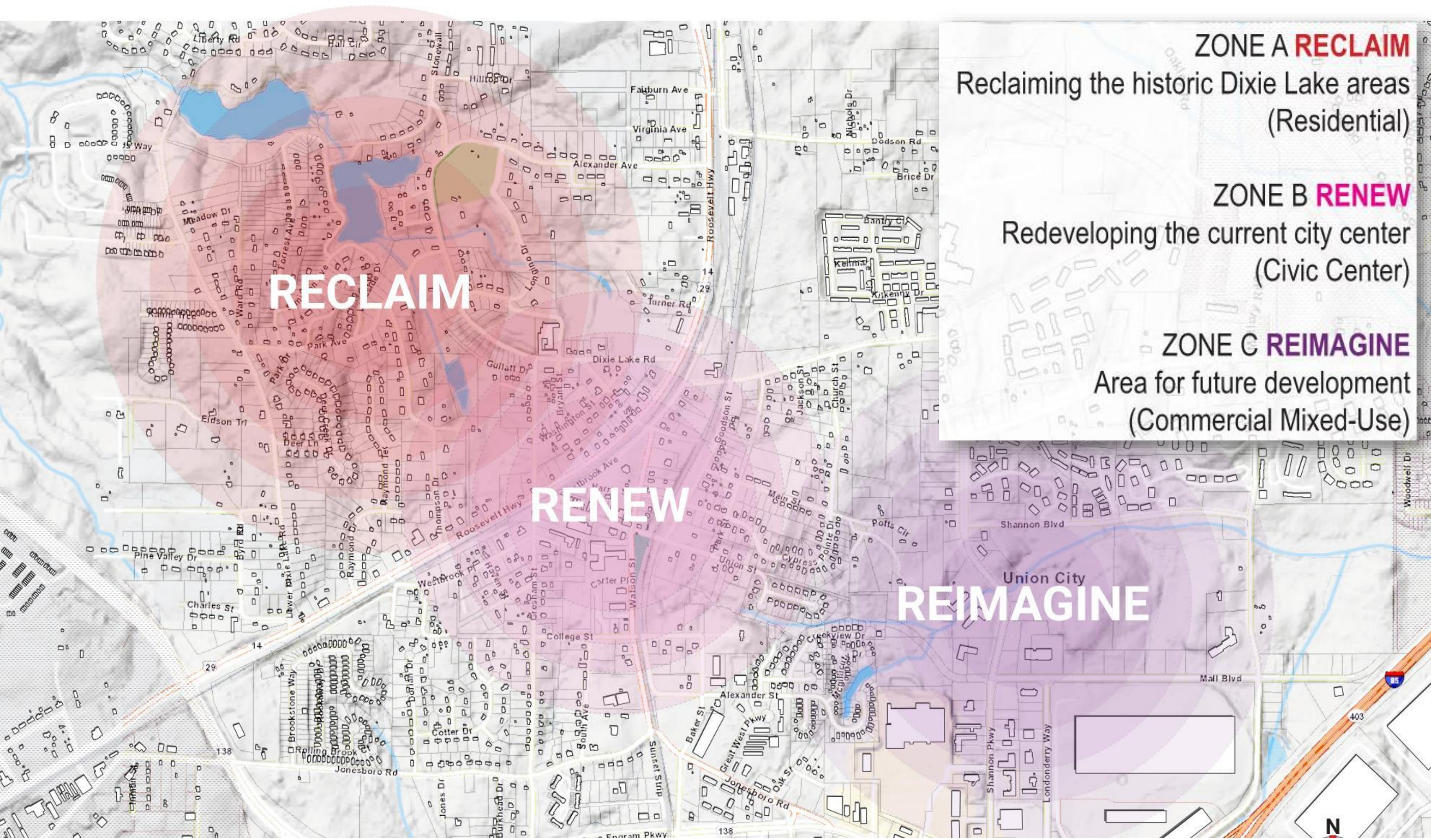


: Union City growth & development logo



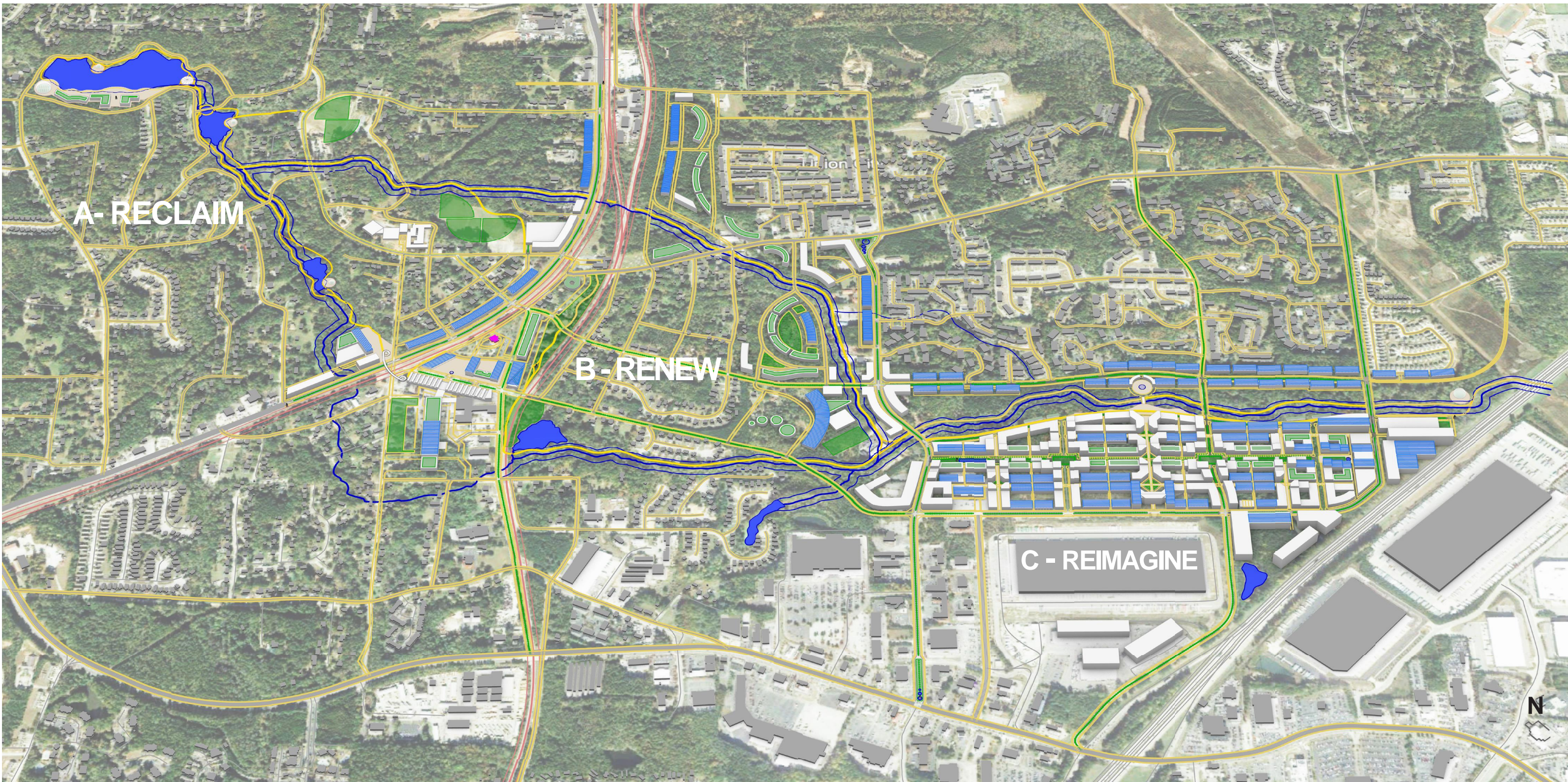


# OVERALL CONCEPTUAL MASTER PLAN





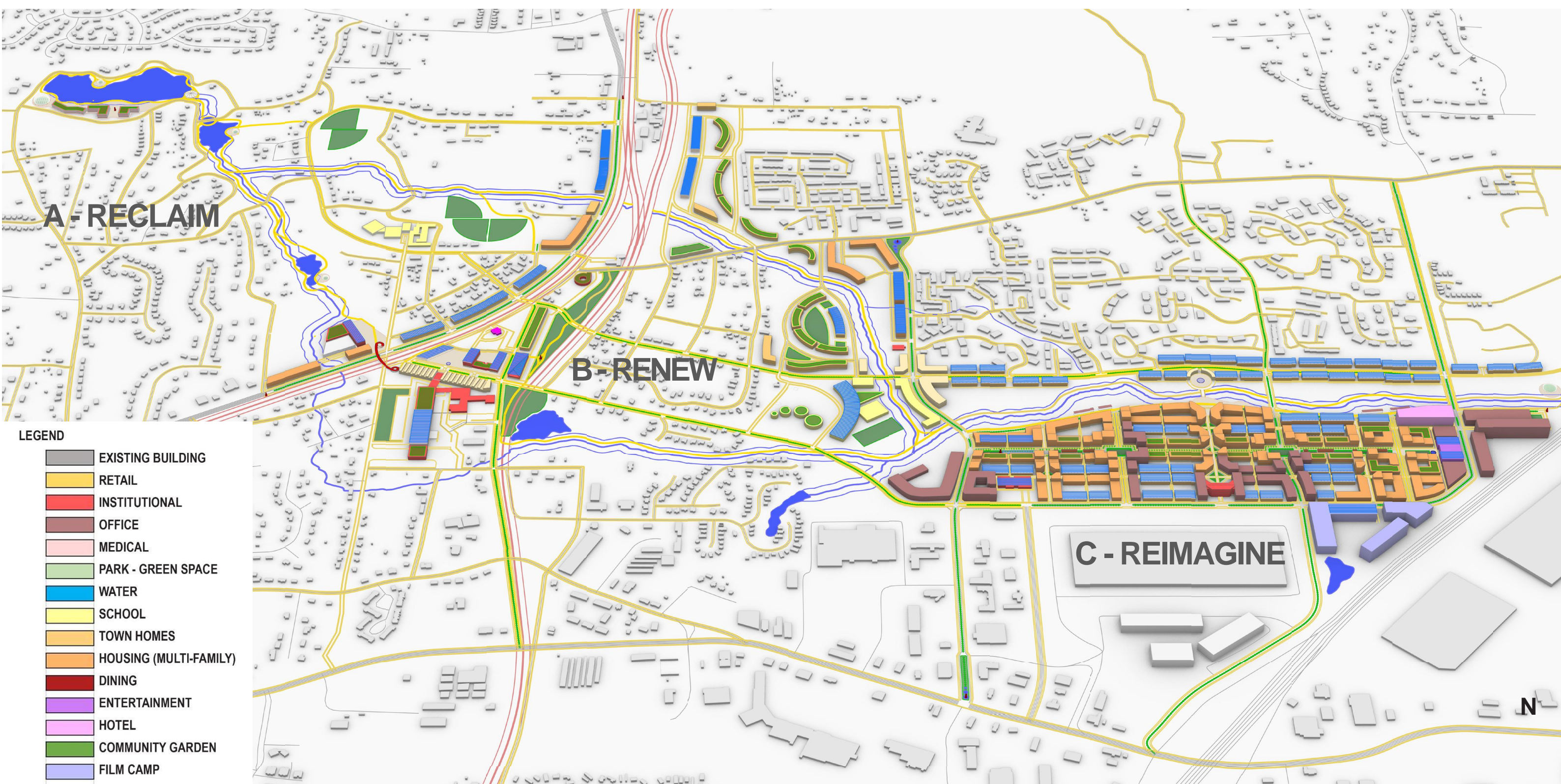
# OVERALL CONCEPTUAL MASTER PLAN



The conceptual master plan seeks to make an urban landscape that works best for the people that utilize it and creates a distinct place where people will aspire to visit and live



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## ZONE A RECLAIM

Zone A aims to reclaim and revitalize the Dixie Lakes to become a natural landscape for outdoor recreation, community health, and fitness. A reinvestment of greening this land facilitates the potential for a future Union City Resort. This zone makes use of the open space that connects the Dixie Lakes to Union City's Main Street and Roosevelt Highway

Dixie Lakes





**ZONE A RECLAIM**

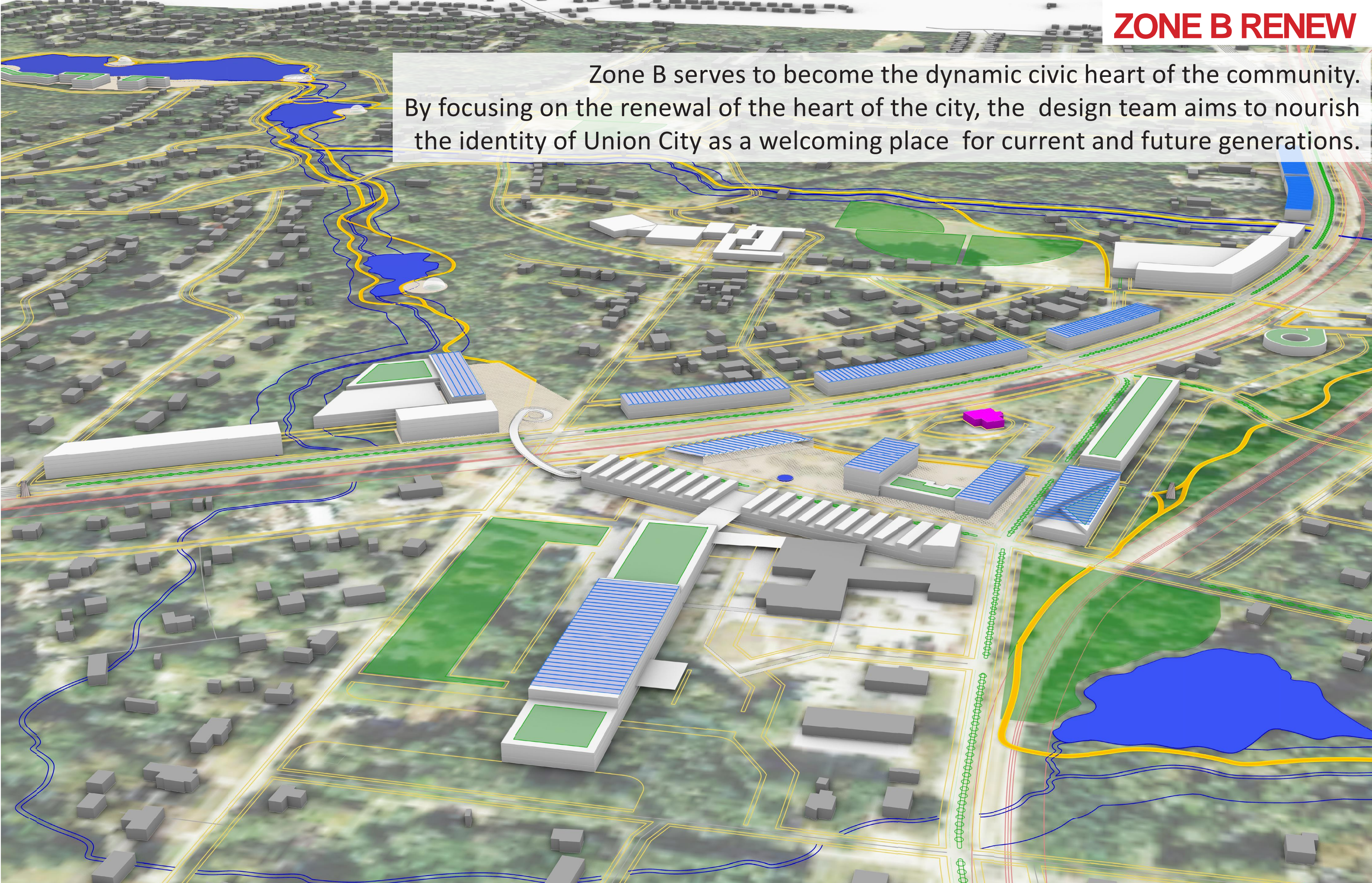


*Cascading constructed wetlands at Omega Center for Sustainable Living - Omega Institute*

*Bishan-Ang Mo Kio Park Kallang River restoration in Singapore - courtesy of Atelier Dreiseitl*



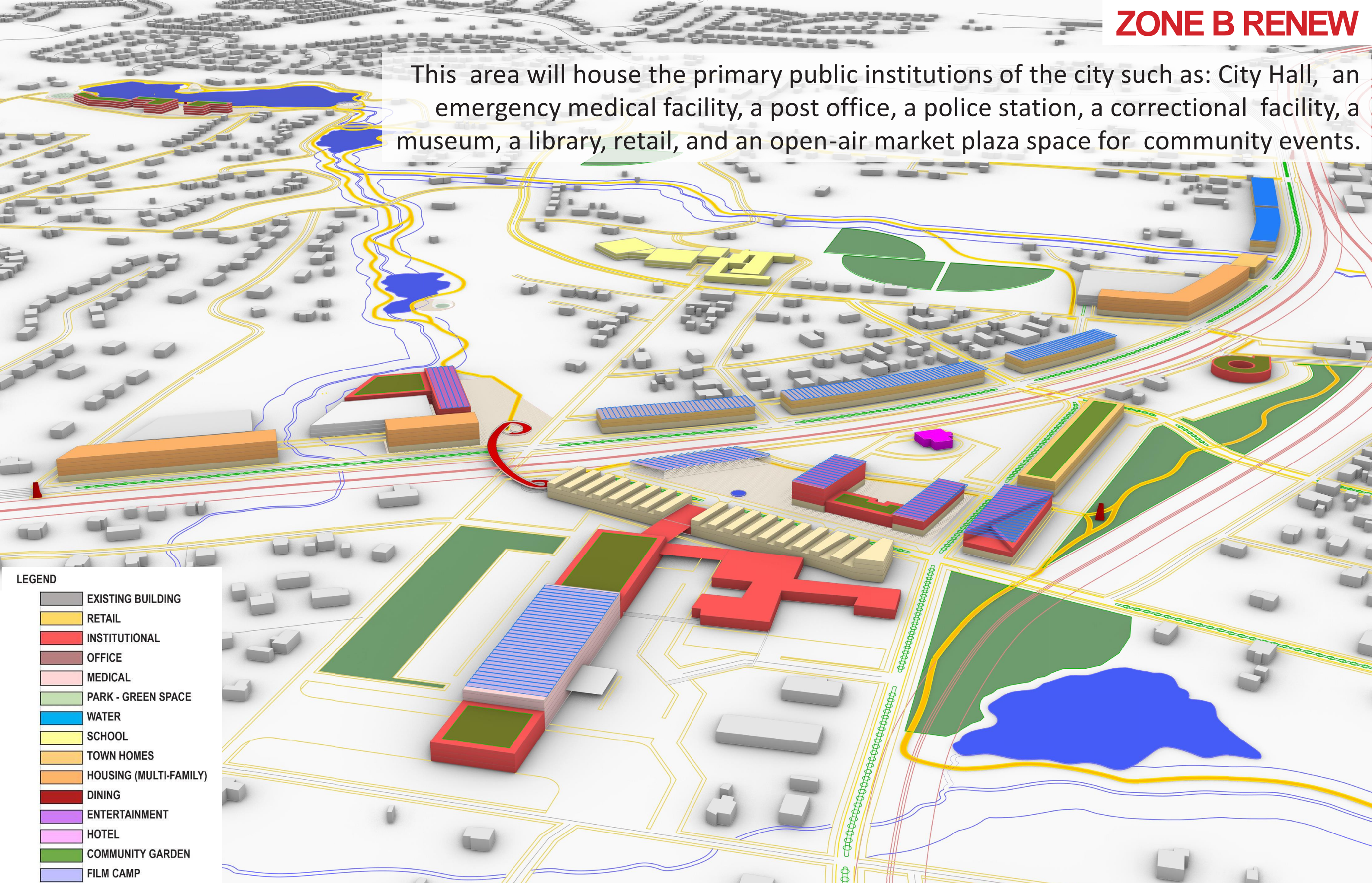
Zone B serves to become the dynamic civic heart of the community. By focusing on the renewal of the heart of the city, the design team aims to nourish the identity of Union City as a welcoming place for current and future generations.



Core Government District looking northwest



This area will house the primary public institutions of the city such as: City Hall, an emergency medical facility, a post office, a police station, a correctional facility, a museum, a library, retail, and an open-air market plaza space for community events.

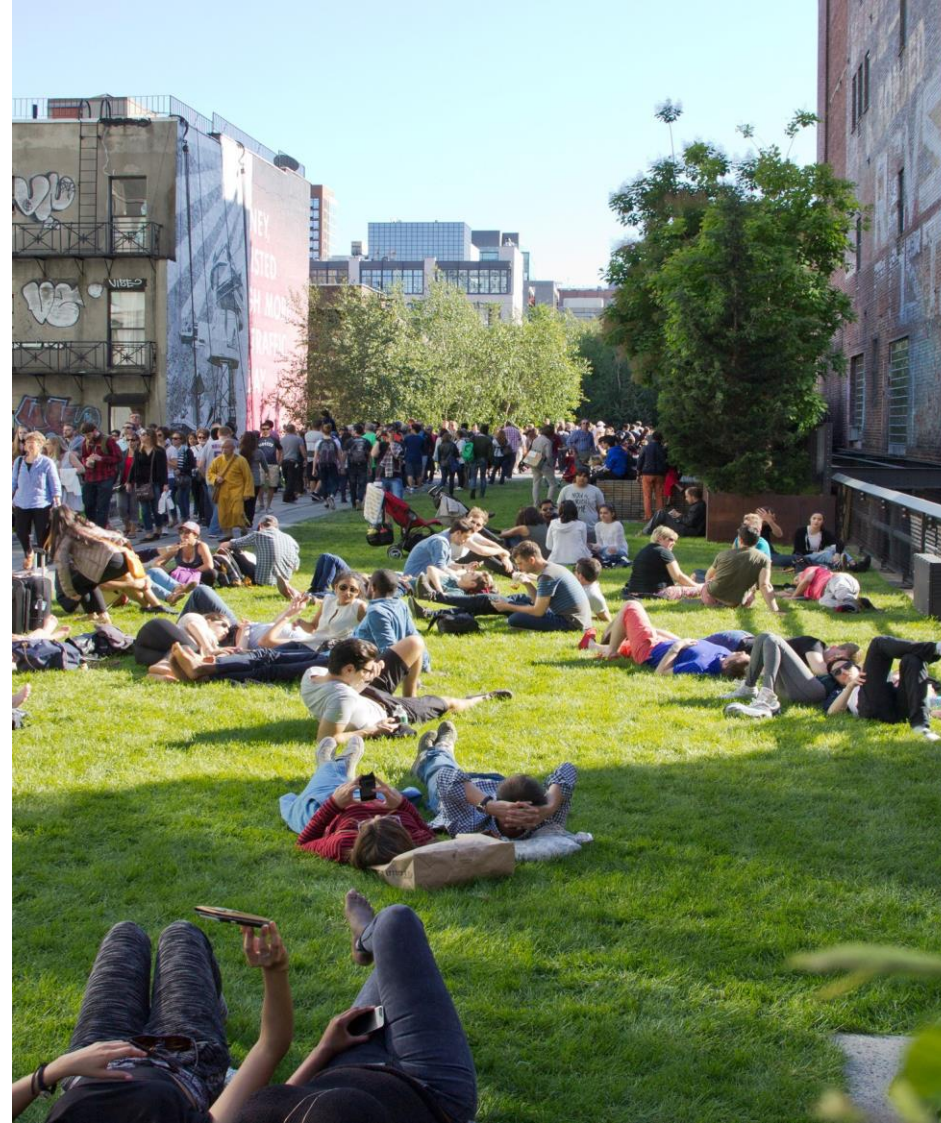


Core Government District looking northwest





Typical commercial typology - Franklin, TN Welcome Center



The High Line At The Rail Yard in New York City, NY - courtesy of I Baan



Bicentennial Plaza in Dublin, GA - Explore Georgia



The High Line is adaptive reuse – I Baan



The Park at City Center - Woodstock, GA Parks & Recreation



Milledgeville's Annual Deep Roots Festival - Meet Milledgeville



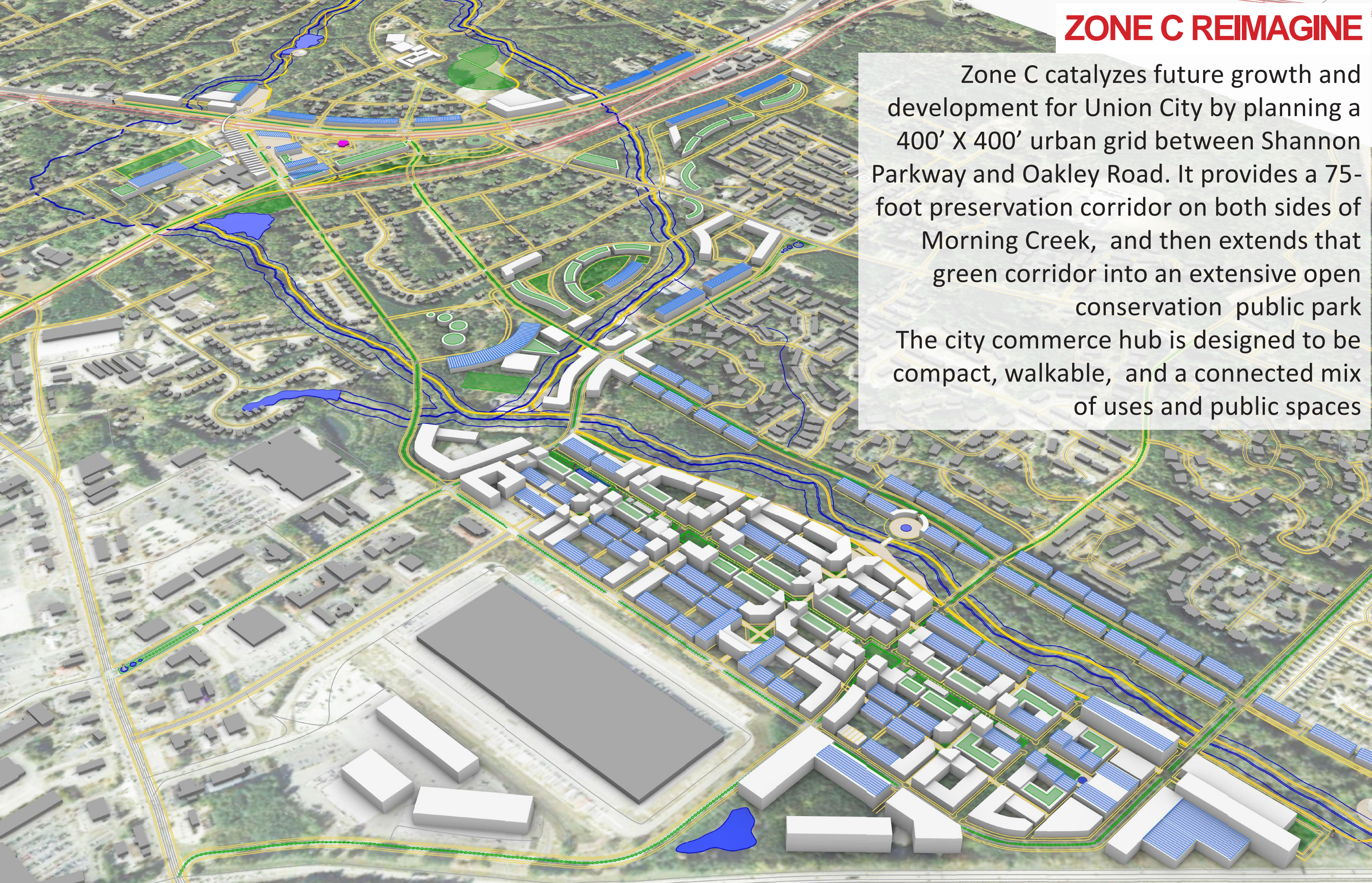
Broad Street retrofit in Atlanta, GA - Downtown Atlanta

**ZONE B RENEW**



## ZONE C REIMAGINE

Zone C catalyzes future growth and development for Union City by planning a 400' X 400' urban grid between Shannon Parkway and Oakley Road. It provides a 75-foot preservation corridor on both sides of Morning Creek, and then extends that green corridor into an extensive open conservation public park. The city commerce hub is designed to be compact, walkable, and a connected mix of uses and public spaces.

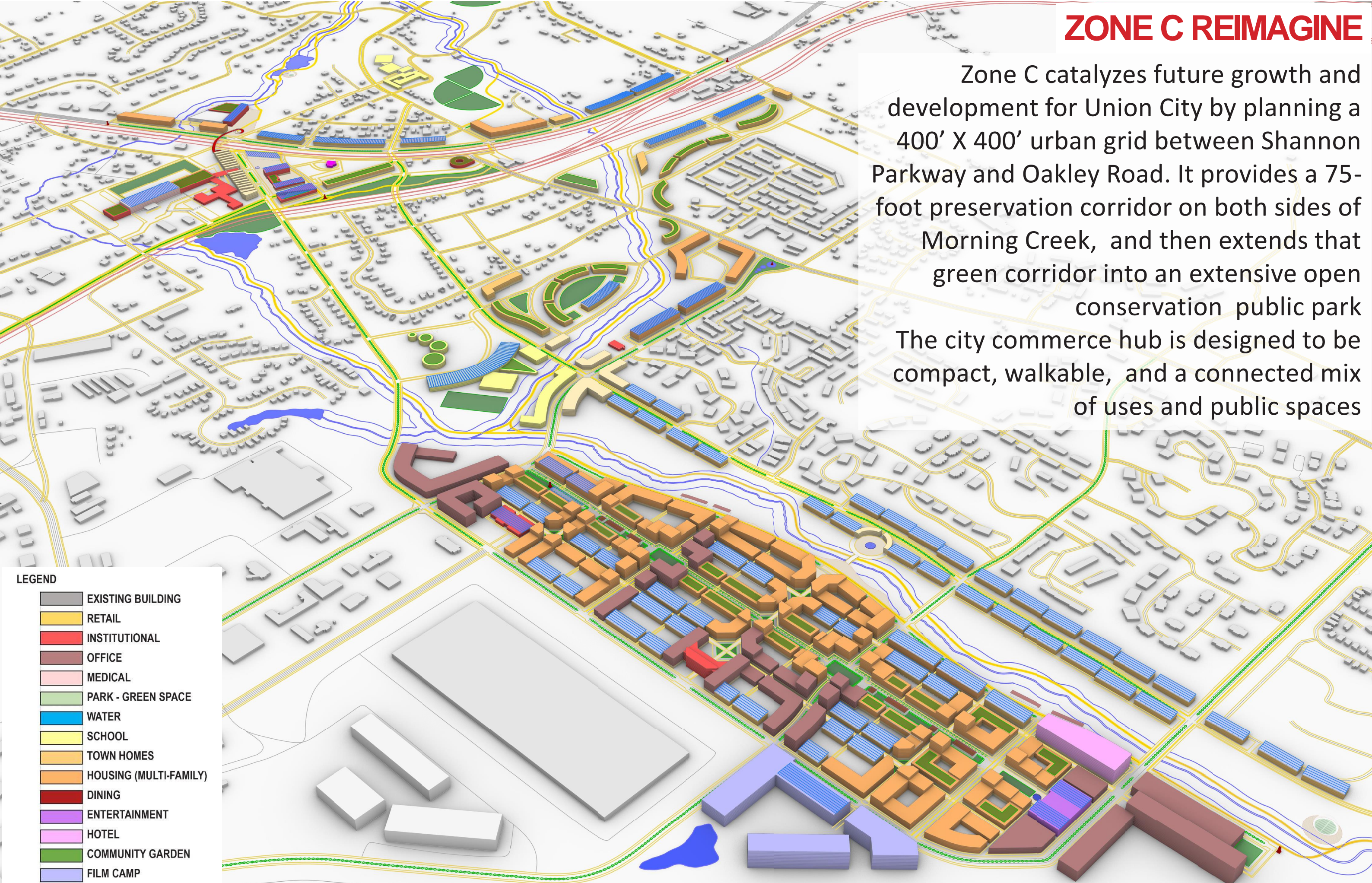


*Union City's Zone C Reimagine looking northwest*



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## LEGEND

- EXISTING BUILDING
- RETAIL
- INSTITUTIONAL
- OFFICE
- MEDICAL
- PARK - GREEN SPACE
- WATER
- SCHOOL
- TOWN HOMES
- HOUSING (MULTI-FAMILY)
- DINING
- ENTERTAINMENT
- HOTEL
- COMMUNITY GARDEN
- FILM CAMP

Union City's Zone C Reimagine looking northwest





# **ZONE C REIMAGINE**



## **WALKABLE URBANISM**



## **COMMERCIAL HUB**



Union City's Zone C Reimagine looking west



# IMPLEMENTATION PLAN - STRATEGY

1. **Revise zoning codes** and public works standards
2. Reconstitute **street grids** wherever possible by **avoiding cul-de-sacs**, and **improving connectivity and safety**
3. Employ **environmental repair** efforts
4. Consider future adaptability by **reusing any vacant commercial buildings**
5. **Infill vacant surface parking lots**
6. Invest in **quality architecture**



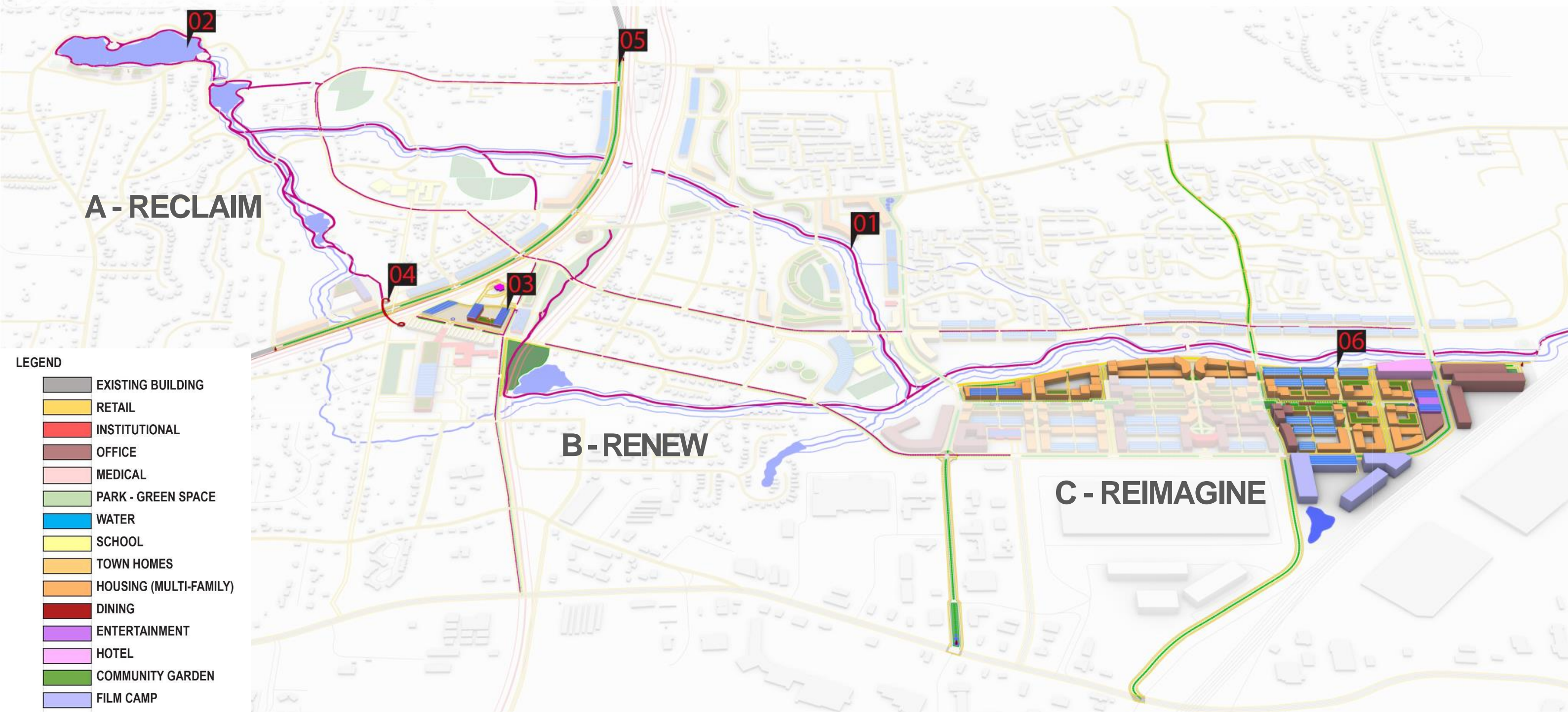


# IMPLEMENTATION PLAN - PHASES

## PHASE I:

- 1. pedestrian and cyclist greenway
- 2. restore and reconnect creeks
- 3. Renovate City Hall
- 4. Pedestrian-cyclist Bridge over Roosevelt Highway
- 5. Roosevelt Highway into a true slow traffic boulevard

- 6. Build approximately one third of zone C hotel with small convention center movie theater, multifamily residential complexes, class A office space film learning campus



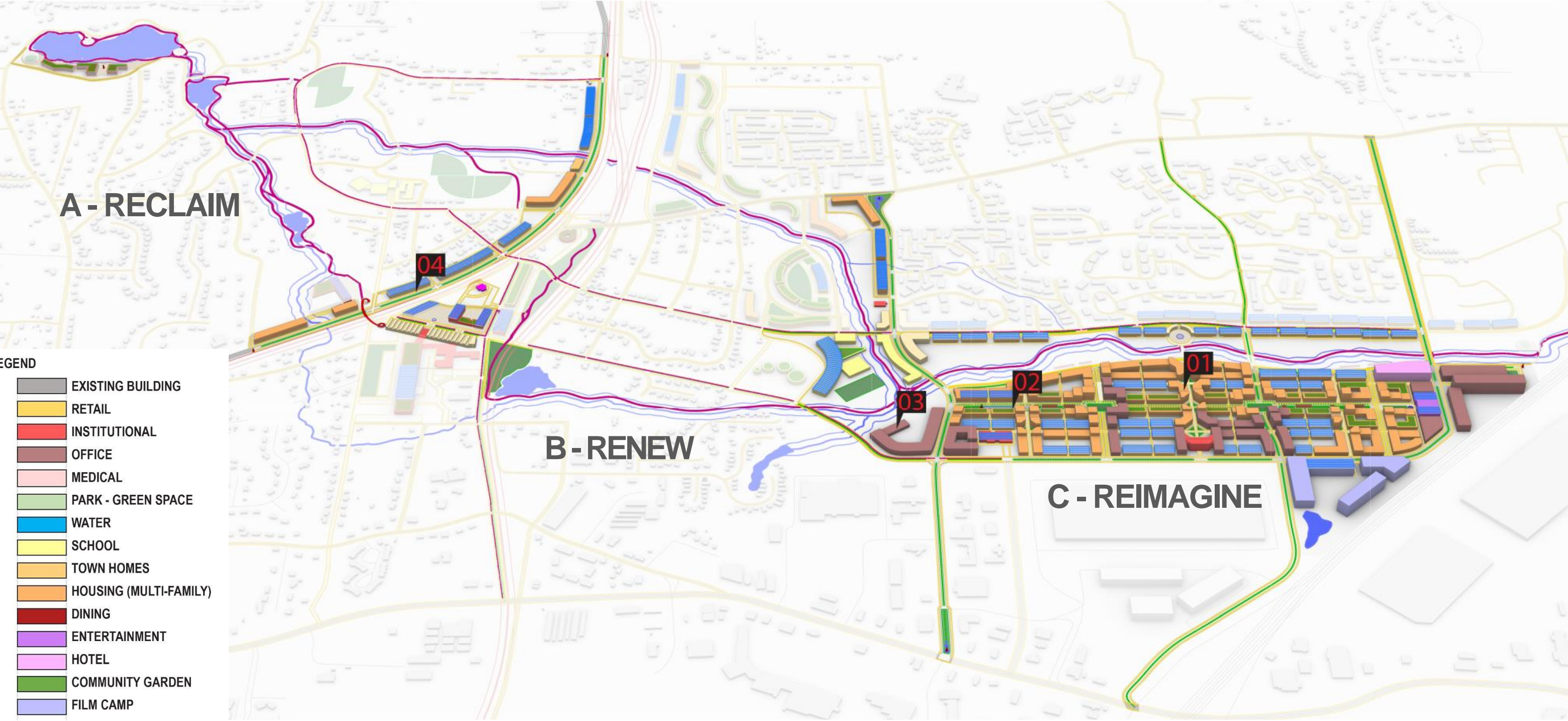


# IMPLEMENTATION PLAN - PHASES

## PHASE II

As the population continues to grow the next two-thirds of Zone C need to be filled in.

- 1. More multifamily residential as well as townhomes.
- 2. More retail shops
- 3. More office space
- 4. More restaurants





# IMPLEMENTATION PLAN - PHASES

## PHASE III

1. Include more transit pickups,

2. More public transportation routes

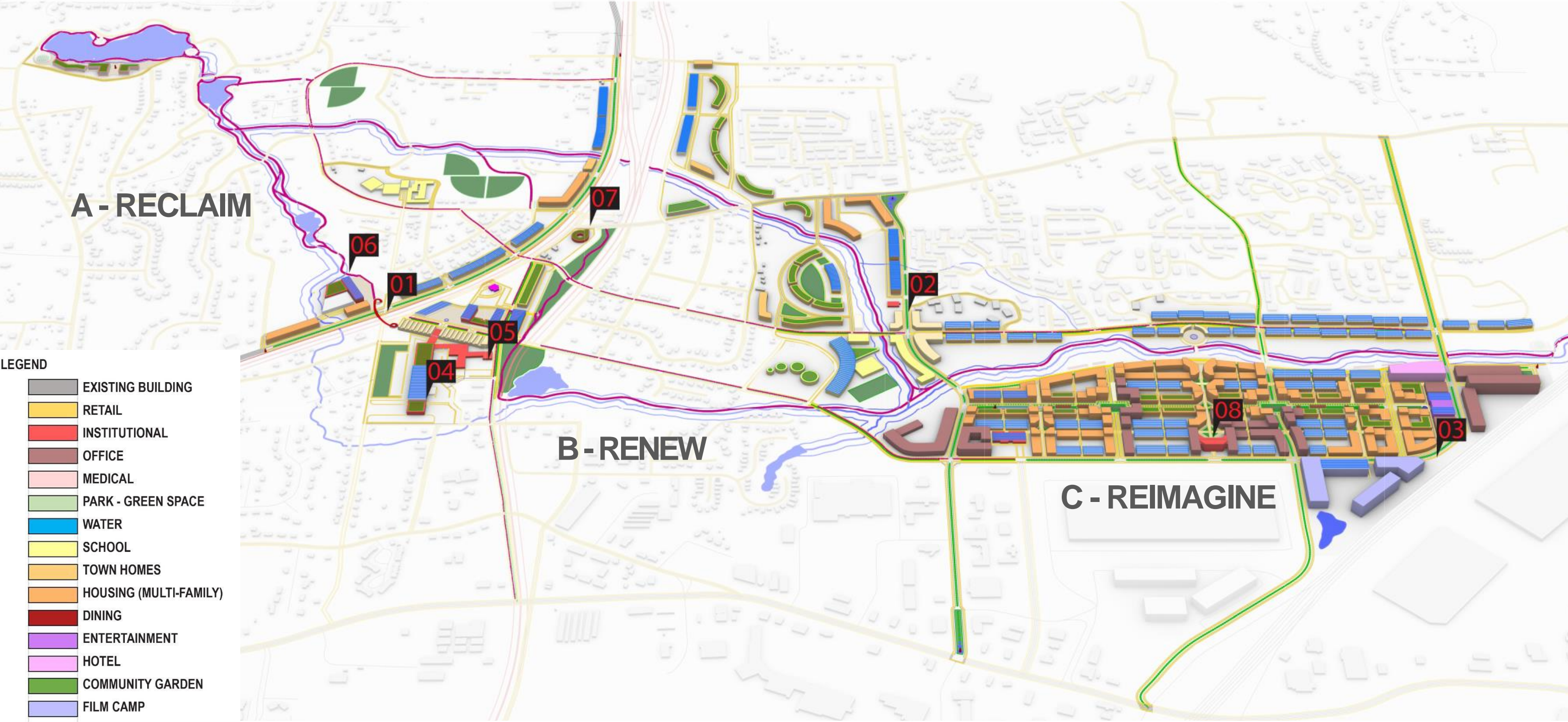
3. Use of electric buses

4. Emergency medical facility
5. New police and fire stations

6. Public recreational facility,

7. Cultural heritage museum,

8. Public library next to City Hall.



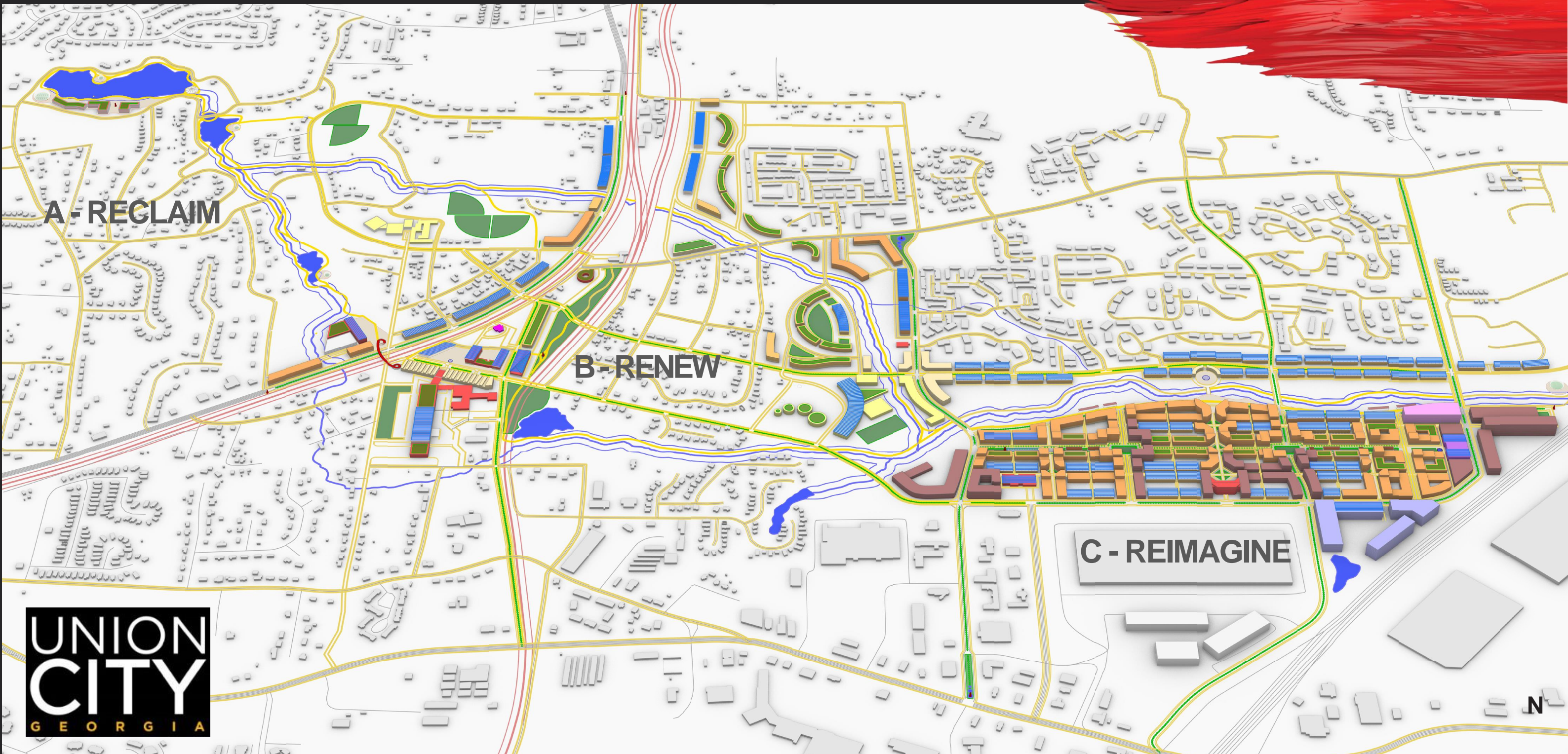


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