

LIFELONG INMAN PARK

*A **neighborhood** plan
for **lifelong** living*

Prepared by TSW for the Inman Park
Neighborhood Association and Office of
Atlanta City Council District 2, Kwanza Hall.

DRAFT



July 11, 2017



City of Atlanta

The Honorable Mayor **Kasim Reed**



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The concerted efforts of the Inman Park Neighborhood Association Board, the Lifelong Inman Park committee, and other neighborhood committees have made this plan possible.



01 | PROJECT OVERVIEW.

>> Introduction



In many ways, Inman Park is the quintessential Atlanta neighborhood. Once rural countryside near the growing city of Atlanta, Inman Park grew up around the streetcars, first as a Victorian-era enclave for the city's elite, and later as a decidedly middle class urban neighborhood. After World War II, the neighborhood saw its fortunes fade as newer growth and investment moved to the automobile-oriented suburbs. From the 1970s to the 1990s, this Atlanta treasure was almost destroyed for I-485, a highway designed to move commuters in and out of the city center. Following successful efforts to stop this highway, Inman Park has seen a remarkable revitalization that now makes it one of Atlanta's most desirable neighborhoods.

In this context, the Lifelong Inman Park Master Plan is a continuation of the neighborhood's tradition as one of Atlanta's neighborhood

thought leaders. The plan seeks to guide Inman Park's transformation into a model Lifelong Community. The plan seeks to guide Inman Park's transformation into a model Lifelong Community by incorporating the needs of older residents into all aspects of community planning and development. These changes and improvements that accommodate the needs of the community's aging members, also benefit residents of all other age groups.

This plan was made possible by the generous funding from the office of Atlanta City Council District 2, Kwanza Hall, and the Inman Park Neighborhood Association (IPNA) Board. Additionally, IPNA committees, especially the Lifelong Inman Park Committee, dedicated countless hours to working with the consultant and their neighbors to support and guide the planning process.



// What are Lifelong Communities?

Across the nation, there is a movement to provide communities that serve people at various stages in their lives. This movement, known as Lifelong Communities, has been promoted by a variety of organizations including the American Association of Retired Persons (AARP), nationally, and the Atlanta Regional Commission (ARC), locally. For this effort, the ARC model has been used. The following is a summary of its key elements.

Lifelong Communities provide a mix of housing types that appeal to young and old people; opportunities for healthy living; ways for people to get around who do not drive; and convenient access to daily needs. These are summarized in three goals of a Lifelong Community:

- **Promoting Housing and Transportation options;**
- **Encouraging Healthy Lifestyles; and**
- **Expanding Information and Access to Services.**

Each incorporates principles that can be used to assess how well a community meets current and future resident needs. By using these as guidelines, communities can ensure a high quality of life for all residents as their needs change with age.

Lifelong Communities incorporate seven principles:

1. Diversity of Dwelling Types. Allowing individuals to remain within the community as their needs and preferences change.

2. Connectivity. Providing options for getting from one place to another reduces traffic and creates a viable street network for multiple modes of transportation.

3. Pedestrian Access and Transit. Creating a vibrant streetscape, destinations worth walking to, connected and safe sidewalks and transit, both within the community and to regional hubs.

4. Neighborhood Retail and Services. Providing daily needs within walking distance of housing reduces travel, promotes walking, and creates community hubs.

5. Social Interaction. Resulting from the provision of adequate green-space, community centers, gardens and more.

6. Healthy Living. Growing out of an environment that promotes physical activity (trails and bike paths), neighborhood groceries offering fresh produce, clinics, and medical offices within walking distance.

7. Consideration for Existing Residents. Providing options for residents to remain in the community as redevelopment occurs.

ARC provides specific conditions that should be met to satisfy each principle. The ARC's Lifelong Communities report has been used as a guide for this process.¹

1. Source: ARC, "Lifelong Communities Handbook: Creating Opportunities for Lifelong Living"



>> Trends

Many trends have contributed to the need for the Lifelong Inman Park Master Plan. These include:

■ An Aging Region.

In 2016, *Forbes* magazine named metropolitan Atlanta as the nation's fastest-aging region. Research conducted by the ARC supports this claim and projects that one in five residents will be over age 60 by 2030.²

■ An Aging City.

As the number of residents over age 60 increases region-wide, so will the number in the City of Atlanta. This will be driven by both the aging of existing residents and the relocation of some suburbanites into the City of Atlanta to take advantage of its quality of life. In fact, the AARP reports that nearly three out of four baby boomers want to live in walkable, mixed-use neighborhoods like Inman Park, so this trend is surely to increase over time.²

■ An Aging Neighborhood.

The percentage of people over age 50 is expected to increase significantly in Inman Park in the coming years due to the aging of existing residents and the arrival of new ones. Among the former are some who originally moved to the neighborhood in the 1960s and 1970s, attracted by its historic character and location, and who have contributed greatly to the neighborhood's current vibrancy.

■ Neighborhood Housing Stock.

Inman Park has always had a mix of housing types, ranging from small carriage houses to large mansions. In fact, today, the share of single-family and multifamily units is virtually even. Many of these units are found in historic buildings, which provide a rich sense of place, but can also create challenges for aging residents, particularly those with limited mobility.

■ Rising Housing Costs.

The cost of owner-occupied and rental housing has risen significantly in Inman Park in recent years. In fact, according to data from a local realtor, the average sale price of homes increased 260% from 1995 to 2016, while the per square foot cost increased 340% during this time.² While this is a boon for home sellers, it can create challenges for those wishing to stay in their homes as they age. For owners, higher values also directly translate into higher property taxes, even with available city, county, and state tax abatements. For renters, no such incentives exist.

For aging homeowners, these costs can become prohibitive.

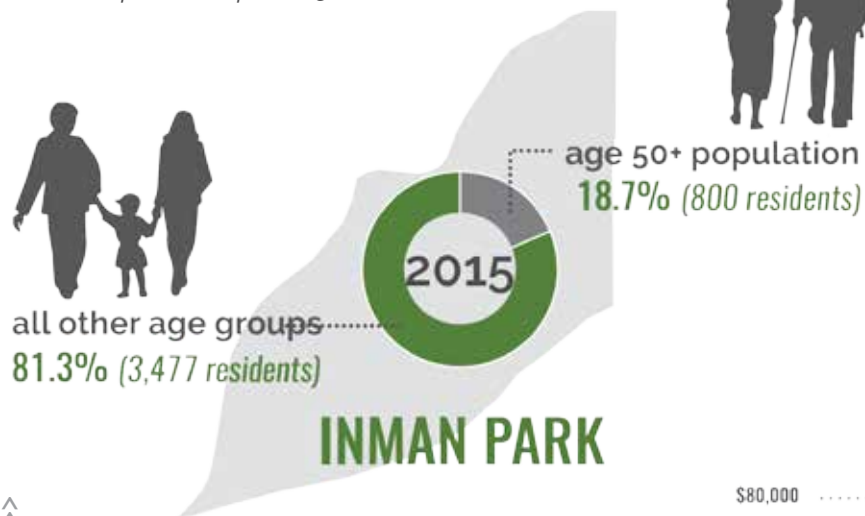
2. Source: Hensley, Ellie. "Forbes: Atlanta is Nation's No. 1 Rapidly Aging City." *Atlanta Business Chronicle*. March 23, 2016. Accessed November 5, 2016. www.bizjournals.com/atlanta/news/2016/03/23/forbes-atlanta-is-nations-no-1-rapidly-aging-city.html.



>> Demographics

Atlanta, like to the rest of the country is experiencing a dramatic increase in its older adult population. This change has reshaped how neighborhoods like Inman Park plan for the future. According to data collected by the ARC, the older adult population in the Atlanta region doubled between 1970 and 2000. It is predicted that by 2030, one in five residents will be over the age of 60.³

3. Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



^

Inman Park is an aging neighborhood within an aging city and region. According to a report prepared by the ARC, the estimated total population of Inman Park residents age 50 or older took up approximately 19% of the total population in 2015, compared to approximately 17% citywide.

The Inman Park neighborhood >> has a higher median household income than the Atlanta Region. 55% of Inman Park residents age 55 and up, earn more than \$75,000 per year.

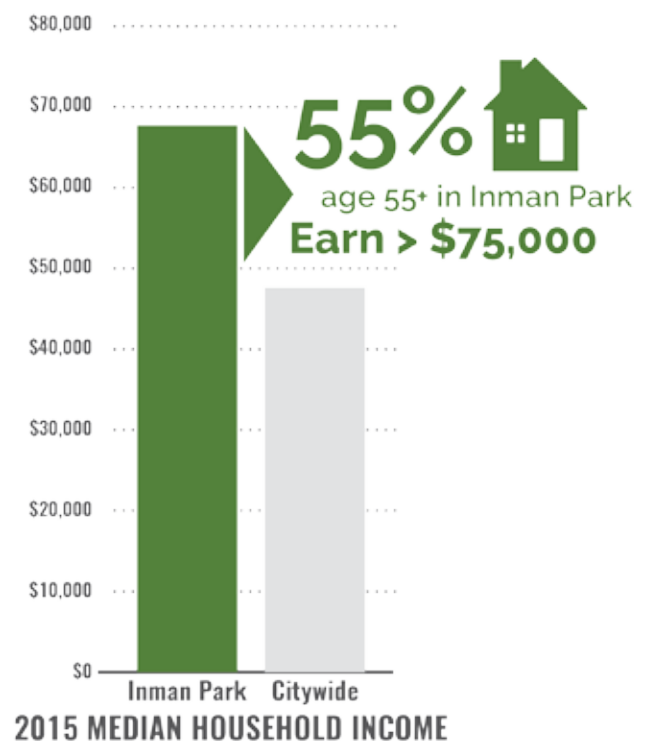
In total, Inman Park >> has 2,432 households, and 49% of those live in owner-occupied dwellings.

2,432
INMAN PARK
HOUSEHOLDS

4,220
RESIDENTS
2010 Census



49%
OWNER OCCUPIED
HOUSEHOLDS



02 | NEIGHBORHOOD INPUT.

>> Introduction



The Lifelong Inman Park Master Plan is the result of a neighborhood-based process to make sure that Inman Park meets the needs of residents of all ages. The plan is an outgrowth of the IPNA Board's support for Lifelong Community Principles, which led to the creation of the Lifelong Inman Park Committee several years ago. With the backing of the Board and other IPNA committees, the Lifelong Inman Park Committee first worked with ARC to understand Lifelong Community needs, which, in turn, led to this plan.

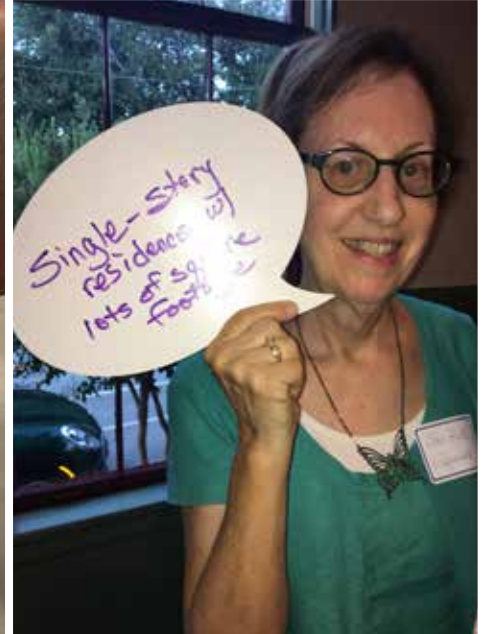
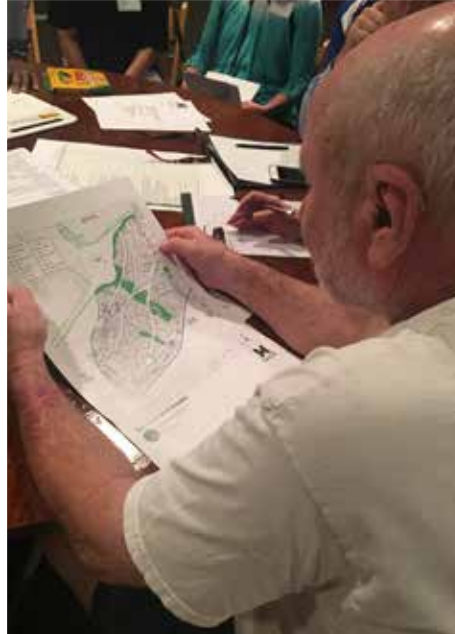
Neighborhood input was critical to understanding the current needs of Inman Park and its future aspirations. This input, along with support from the City of Atlanta, resulted in strategies for making Inman Park a model Lifelong Community.

“

We need better sidewalks, lighting, traffic calming, and adequate transportation.

- Comment made at the Lifelong Inman Park Workshop

”



*Inman Park residents who participated in the
Lifelong Inman Park Workshop meeting*



>> Outreach Techniques

Community input into the process was achieved through the following means:



Lifelong Inman Park Survey

A survey was conducted by the ARC and the Lifelong Inman Park Committee before starting this planning process. More than 100 Assessment Surveys were collected. Residents reported that improvements to sidewalks, traffic calming, and crosswalks were necessary. Comments mentioned affordable housing and visitability (housing accessible to one in a wheelchair or using a walker) as lacking and suggested that lifelong learning opportunities, directional signage, and wellness facilities could be better.



Neighborhood Meetings

Meetings were held during which consultants and Lifelong Inman Park Committee members worked with other neighborhood residents to organize the planning process, provide plan status updates, and review emerging master plan recommendations.



Neighborhood Walking Tour

A walking tour was held during which the consultant, Lifelong Inman Park Committee members, and City Council District 2 representatives walked the neighborhood to get a better sense of issues and opportunities related to aging-in-place. Specific attention was given to transportation facilities, housing, and services.



City Coordination Meetings

Meetings were held at which the consultant and committee members met with City of Atlanta staff and officials to review the Lifelong Inman Park process, solicit support, and discuss findings and recommendations.



Councilman Kwanza Hall, Inman Park residents, and the consultant discuss the Lifelong Inman Park Master Plan at the internal kickoff in May 2016.
(photo courtesy Atlanta City Council District 2)



Community Workshop

A community workshop was held that brought together Inman Park residents on September 29, 2016, at the Trolley Barn to review Lifelong Community principles. The public was notified of this meeting using the Inman Park Advocator, Inman Park website and email distribution lists, email announcements on the City Council District 2 Facebook page, and word of mouth. At the workshop, participants discussed current conditions and brainstormed ideas for applying Lifelong principles within Inman Park. These discussions led to the formation of working groups formed under the IPNA Lifelong Inman Park Committee to refine workshop ideas.



Plan Presentation

Text forthcoming...



>> Recommendation Development

The strategies described on previous pages provided information that was used to develop this plan. While all forms of input were valuable, the guidance provided by the Lifelong Inman Park Community Workshop was especially useful because it allowed residents to determine which Lifelong Community principles could best be implemented at the neighborhood level. An outcome of the workshop was the creation of the following working groups:

- Lifelong Housing Options
- Lifelong Mobility and Accessibility
- Lifelong Access to Services and Information
- Lifelong Social Interaction

These topical areas have been used to organize the recommendations that follow. These recommendations have been divided into Goals, Policies, and Projects in order to create a framework that is both principled and flexible. A description of each type of recommendation is detailed at right.

// What are goals, policies and projects?

There are three types of plan recommendations in the Lifelong Inman Park Master Plan:

Goals.

Goals are overall objectives that are intended to help direct the focus of the policy and project recommendations.

Policies.

Policies are guidelines that provide direction to implement the plan's vision. They often support specific projects and should be the bases for actions by IPNA, NPU N, the City of Atlanta, and other public or semi-public partners. Policies should also guide the private sector, especially to the extent that they define plan aspirations that required its support.

Projects.

Projects are specific tasks, such as transportation upgrades or outreach programs, that have a clear cost, duration, and responsible party. In the case of this effort, most projects are intended to guide IPNA in implementation of plan recommendations.



03 | HOUSING RECOMMENDATIONS.



Providing quality housing is one of the most basic tenets of progressive societies. On the most basic level, this means a safe place to sleep, eat, and go about one's daily routines. Yet, even these basic needs are not fixed across a lifetime; the needs of children differ from those of twenty-somethings, which also differ from those of retirees or empty nesters. For this reason, Lifelong Communities provide a wide range of living arrangements that meet the needs of different ages and abilities. This chapter explores how Inman Park can expand its living arrangements to do just that.



>> Existing Conditions

Like many historic neighborhoods in Atlanta, Inman Park contains a variety of housing types. Each distinct period in the neighborhood's history left its mark on the neighborhood's physical form, and especially housing within it. The neighborhood now features everything from large Victorian mansions to small lofts. Today, 43% of the dwellings in the neighborhood are single-family detached houses, with the second largest group being large multifamily buildings of over 30 units (29%), followed by small multifamily buildings, then duplexes. Of these, much of the recent growth has been in units in larger buildings, especially in areas near the Atlanta BeltLine.

While Inman Park provides a good mix of housing, the following existing conditions impact its ability to meet Lifelong Community principles:

- The neighborhood lacks supportive housing types (i.e. assisted living facilities, housing for persons with disabilities, co-housing, etc).
- Affordability is a growing challenge, especially for older residents, but also for those just starting out on their own.
- While historic buildings maintain the character of the neighborhood, they can be difficult for people with mobility limitations to visit and live in. This is especially true for those who want to age in their existing residence.
- Options for downsizing are limited for those who wish to move out of their larger, single-family houses, but still want to stay in the neighborhood.
- The cost and energy needed to upkeep large historic houses can be prohibitive for older people or others who don't have the time, energy, or financial means to maintain them.
- There is limited land available for developing new housing types, and land costs are rising along with other property values.

>> There are an estimated 2,850 total housing units in Inman Park today.⁴



Single-family houses



Buildings with two units



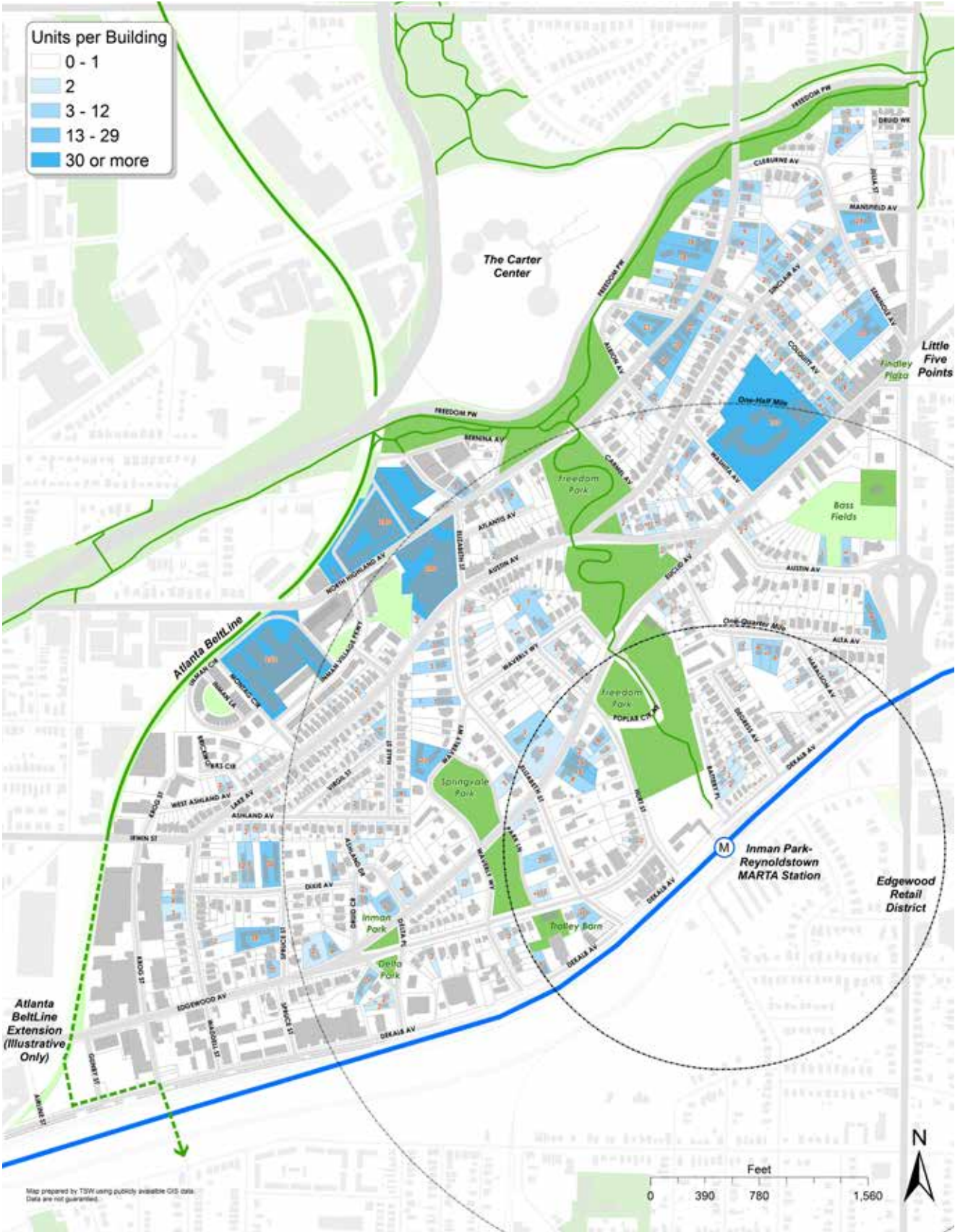
Buildings with under 30 units



Buildings with 30+ units

4. Source: Fulton County Board of Assessor (as field checked by TSW). Fulton County. Accessed November 5, 2016. <http://www.qpublic.net/ga/fulton>.

// Inman Park Housing Map



“

Inman Park needs more affordable housing options.

”

- Comment made at the Lifelong Inman Park Workshop



Inman Park contains a wide variety of both historic and newer housing types.





Lifelong Housing Goals

Goal 1: Adapt existing housing to better accommodate aging residents who want to age in their homes. As people age, they may become less able bodied and find that their homes present barriers to aging-in-place. Limited mobility, vision, or hearing are but a few of the changes that can challenge daily living. This is especially true in neighborhoods like Inman Park where historic houses are often raised several feet off the ground, are multi-story, and have internal configurations and fixtures that pre-date any deliberate consideration of older people. It is a goal of this plan that Inman Park residents wishing to remain in their homes as they age should have access to the tools to do so.

Goal 2: Expand the types of housing in a way that is compatible with Inman Park's character. People often need different types of housing at different times in their lives.

Historic neighborhoods were often developed over decades with a range of housing options, including large detached houses, cottages, accessory units, and duplexes. In time, changing demographics and markets often expanded these options further, as in the conversion of large mansions into apartments (and often, eventually back to single family houses), the creation of accessory units, or the conversion of non-residential uses to housing. In recent years, the amount of housing in Inman Park has grown through the redevelopment of former industrial sites near the Atlanta BeltLine. However, other than Inman Park Village, most new units have been in larger multifamily buildings. While these are appropriate in their locations, they do not reflect the full range of new housing types and prices that the neighborhood needs.



// TAKE A LOOK!

For more information on *retrofitting historic houses for accessibility* please review:

- **National Park Service Preservation Brief #32: Making Historic Properties Accessibly and Brief**
- **National Park Service Preservation Brief #45: Preserving Historic Wood Porches.**

Please contact **Atlanta Urban Design Commission** staff for specific regulations and procedures in Inman Park.





Lifelong Housing Policies

Policy 1: Retrofit existing house exteriors for accessibility in a way that is compatible with Inman Park's historic character.

Because Inman Park is a City historic district, most exterior building changes require a Certificate of Appropriateness (CA) before work is allowed. Among other things, the CA ensures that the proposed work minimizes the negative impact to historic resources and is compatible with Inman Park's historic patterns. Exterior changes to provide accessibility, such as ramps, wider doors, and railings, can impact the historic character of a house. Therefore, changes must minimize potential impacts, especially from the street.

Ways for minimizing the impact on historic resources are shown at right.

Policy 2: Retrofit existing house interiors for accessibility in a way that allows residents to remain in their homes as long as possible.

Accessibility inside a home is just as important as accessibility to the door. Many everyday household features that pose no challenge to able-bodied individuals can severely impact the abilities of those with mobility or physical limitations to live in their homes. A growing body of knowledge, known as "universal design," seeks to ensure that home interiors do just that.

// How to retrofit historic houses for accessibility

Strategies for creating accessible entrances vary, depending on the character of the house, topography, and the inhabitant's needs. The following is one possible approach.

Utilize an existing accessible route.

Most Inman Park lots are not flat, and many houses with raised fronts have areas at their sides or rear where an existing door can be retrofitted for accessibility with little or no impact to the historic character.

Incorporate reversible front ramps.

When rear or side access is not possible, ramps and rails at the front of the house should be designed to avoid damaging historic features and, ideally, should be removable when no longer needed.

Locate accessibility features where they will have the least visual impact on the house's character-defining features.

Techniques such as siting ramps parallel to the front facade, behind landscaping, or over existing walkways are some possible approaches.

Incorporate material and hardware selections that conform to applicable historic preservation standards.

All houses in Inman Park are subject to local historic regulation, but some may be subject to state and federal standards through the voluntary use of historic preservation tax incentives.



Policy 3: Encourage the creation of housing types that specifically serve older residents.

As noted earlier, Inman Park offers many housing types for younger residents, but fewer that meet the specific needs of some older residents. While a key goal of this plan is to allow aging residents to stay in their homes, this may not always be possible. As such, housing specific for older residents is encouraged, provided it is located in a way that conforms to Inman Park's existing scale and land use patterns.

Policy 4: Encourage creation of new, neighborhood-compatible accessory dwelling units. At one time, accessory dwelling units were allowed in most of Atlanta. Today, however, Inman Park is one of the only neighborhoods where they remain legal, thanks to the Inman Park Historic District regulations. Homeowners wishing to take advantage of the benefits of such units should explore their ability to do so under current regulations.

Policy 5: Encourage accessible on-street parking, where necessary, in front of houses.

When Inman Park was developed, it was not common for houses to include driveways or off-street parking. When parking and vehicular access was provided, it was often from 10-foot wide rear alleys. Today, both scenarios can present challenges for people with disabilities if on-street parking or loading areas are not provided as close to their home as possible. Today, the City of Atlanta allows homeowners who need accessible on-street parking to designate spaces in front of their homes.

Policy 6: Encourage property tax incentives to permit older residents to remain in their homes and prevent escalating property assessments and rising property taxes from driving them from the neighborhood.

As residents retire, rising assessments and property taxes can create a burden that can force older residents from the neighborhood and from the City. A substantial increase in the homestead exemption or creation of an exemption from some portion of property taxes for homeowners over 65 years of age would substantially reduce the negative impact of rising property taxes on lifelong Inman Park residents. The Georgia General Assembly should be encouraged to enact such measures.

// Universal Design Key Elements

"Universal Design," seeks to ensure that house interiors can be used by all through:

- Doorways that are 36 inches wide and without tripping hazards;
- Floors that minimize slipping hazards;
- Kitchens that place highly used features down low;
- Use of levers on doors, cabinets, etc. for those with limited use of their hands; and
- Bathrooms with low or no-step baths/showers, support bars, and low slip surfaces.

These and more can be found in the AARP's "Home Fit" program.





Lifelong Housing Projects

A Progress Worksheet that lists the projects in greater detail can be found in Appendix A.

H-1: Small-scale independent or assisted living housing options.

There is a strong desire among residents in Inman Park to be able to continue to live in the neighborhood as they age. While many of these residents will be able to do so in their current houses with support services, this may not always be possible or desirable. In order to accommodate varying levels of need, it will be necessary to develop independent living or assisted living housing in the neighborhood.

Creating these housing types in a way that is compatible with Inman Park's historic character and scale will be a complex process requiring collaboration between residents, developers, elected officials, and city staff. This usually involves new construction, but consideration should be given to converting existing multi family units into independent or assisted-living units for seniors.

Creating housing typically includes:

1. Marketing the idea.
2. Identifying potential properties.
3. Identifying a developer.
4. Securing and purchasing the property.
5. Developing/renovating the housing.

H-2: Citywide accessory dwelling unit

discussions. As the City of Atlanta explores zoning updates that could enable accessory dwelling units citywide, Inman Park should carefully review these changes.

H-3: House-sharing. Creativity will be critical to realizing new housing for older residents.

Developers of independent or small-scale assisted living must build between 50 and 80 units for it to make economic sense, it may not be possible given land costs, neighborhood character, and other considerations. For this reason, other options must be considered.

House-sharing, where multiple unrelated persons live in a single houses, is a way to provide more supportive housing options within existing structures. According to 2010 Census data, more than one million women over age 45 live in roommate situations with non-relatives. This is a 15% increase since 2007 before the great recession.⁵

The Atlanta Zoning Ordinance allows up to six unrelated persons to live together in one dwelling. This means that house sharing is currently allowed in Inman Park and could happen immediately. The impact of house-sharing could go a long way to meeting neighborhood needs.

H-4: On-street disabled persons parking spaces.

In order to allow residents with limited mobility to park as close to their homes as possible, efforts should be taken to first notify residents that designated on-street disabled persons parking spaces are allowed, and then work with the City of Atlanta to provide them.

5. Source: Little, Lynkeka. "The Reality of Roommates for Senior Women." ABC News. November 26, 2010. Accessed March 29, 2017. abcnews.go.com/Business/PersonalFinance/golden-gals-older-women-seek-creative-living-situtations.



// Housing types specifically for older residents

A variety of housing types exist that can **serve aging residents**. The following is an overview of the main types.

Age Restricted

Also known as “active adult”, this housing is for older adults who have a common preference to not have younger folks around. Age restricted housing is most appropriate for older people who are healthy, independent, and interested in the social benefits of living among peers.

Independent Living

Independent living is similar to age restricted housing, except that more on-site services are provided, especially meals.

Assisted Living

Assisted living helps people stay as independent as possible while offering necessary help. They provide personal care and support services or help with basic daily activities, such as bathing, dressing, and medication management. Most assisted living residences provide apartment-style living, though there are also “board-and-care homes” and “personal care-group homes,” which are single-family houses licensed at the state or local level to provide care. They offer meals, activities, housekeeping, transportation, and some level of security.

Nursing Homes

These facilities provide skilled nursing care for older adults who require it. While the homes have doctors on staff, nursing assistants provide most of the help with basic, daily activities, and nurses direct medical monitoring and intervention when necessary. Their work is often supported by speech, occupational, and physical therapists, who work to keep residents as strong as possible. The nursing-home decision is one of the most difficult housing choices that families have to make. Quality can vary among these facilities.

CCRC

Continuing Care Retirement Communities (CCRC) provide all of the above housing types within a single, master planned development. Typically, CCRCs are located in suburban areas, where land is more readily available, although models are emerging for CCRCs that are more appropriate for urban neighborhoods.⁶

6. Source: AARP, Elinor Ginzler, “Which Type of Housing is Best for you?”



// Steps to developing Independent or Assisted Living Facilities in Inman Park

Today, Inman Park does not provide an adequate amount of independent or assisted living facilities. The recommendations detailed below, provide a step-by-step tutorial to bringing in more of these facilities.

Step 1: Marketing the Idea.

The first step towards creating housing for older residents is to create a compelling story for why it makes sense for developers to build in Inman Park. Most lenders and developers are creatures of habit, and will not create a new type of housing in an area unless there are comparable. In a place like Inman Park, where none exist, this results in a Catch 22 situation.

Inman Park stakeholders can address this by compiling the basic information that a developer will want before even considering investing in an area. Things like market and demographic data, potential sites, zoning, and this plan, can be starting points.

Step 2: Identifying Potential Properties.

In any real estate venture, identifying property for the proposed development is a critical first step. In Inman Park, where land is limited and the preservation of the neighborhood's historic character is paramount, potential properties are few. Options that should be explored include:

- **Existing Multifamily Renovation.**
Inman Park has many older apartment buildings, including several circa 1960s red brick ones that could be converted.
- **Existing Multifamily Renovation and Expansion.** In some cases, it may be preferable to expand an existing multifamily building or develop on an under-utilized portion of its site. For example, along North Highland Avenue, several historic apartment buildings have large, undeveloped areas to their rear. These sites might accommodate adaptive reuse of the historic portion and appropriately-scaled and design new construction to its rear.
- **Existing Multifamily Redevelopment.** In some cases, redevelopment may be the ideal scenario, but this must only be considered when it is compatible with historic regulations, neighborhood and City of Atlanta land use policies, zoning regulations, and the scale and character of surrounding uses.



- **The MARTA parking lot.** In other parts of Atlanta, MARTA has explored transit-oriented developments on its parking lots. The Inman Park-Reynoldstown Station's north parking lot may present an opportunity for incorporating housing for older residents.
- **Other Redevelopment Sites.** The final option includes the few remaining commercial and industrial sites in neighborhood. These are located along Moreland Avenue, Dekalb Avenue, and the Atlanta BeltLine. Given land costs in these areas, projects may need to include other housing types and uses, not just housing for older residents.

It is also possible that properties may not be found within Inman Park. In such case, Inman Park stakeholders should consider working with nearby neighborhoods.

Step 3: Identifying a Developer.

Finding a developer with interest in developing housing for older residents in a way that is consistent with Inman Park's character will be greatest challenge, but also the most important. Stakeholders can reach out to potential developers with a track record of developing quality housing for older persons to gauge their interest in Inman Park and let them know of potential sites. However, it will be up to the developer to determine how to proceed.

Step 4: Securing and Entitling the Property.

Prior to development, the selected property must be secured and entitled. For most of Inman Park, this means review of the proposal by the Atlanta Urban Design Commission. Sites in the BeltLine Overlay or NC-district along Moreland Avenue also require a Special Administrative Permit.

Step 5: Developing the Housing.

The final step is developing the housing. This typically takes 18 to 24 months, depending on the complexity of the development.



04 SERVICES & INFORMATION

RECOMMENDATIONS.



Living in a community that is within walking distance to basic services is not only convenient for all residents, but is of special importance for the aging population. It should be just as convenient for a retiree to access their daily needs as it is for a young adult. In the same instance, a lower income resident should have access to just as many affordable neighborhood serving businesses as a higher income resident has to more affluent businesses. Today, Inman Park offers residents a healthy mix of practical retail options. The greater challenge is providing information about and access to neighborhood and area services and resources that meet the needs of older adults.



Recent development along North Highland Avenue has expanded business offerings.

>> Existing Conditions

A wide variety of services are found within and near Inman Park, but more needs to be done to promote them. The neighborhood benefits greatly from the many retail options available and their proximity to housing. Most notable is the availability of “practical” retail and health related options that help residents in the community meet their everyday needs. There are also many senior adult community services available outside of Inman Park that may meet the needs of aging residents and their families. Too often there is a lack of access and knowledge of these valuable resources. According to a previous study, both visitors to the area and residents expressed feeling lost when navigating through Inman Park, due to a lack of wayfinding signs.

Inman Park has a healthy mix of businesses and services available.

Restaurants



Parks & Recreation



Specialty Shops



Retail & Services





Lifelong Access to Services & Information Goals

Goal 1: Offer a balanced mix of businesses and services that serve daily needs. Lifelong Communities must provide for the daily needs of residents through a broad mix of business and services. Food stores, pharmacies, dry cleaners, hardware stores, medical and dental offices, coffee shops, and similar venues are central to this mix. Inman Park strives to broaden the range of goods and services available to residents.

Goal 2: Provide formal and informal opportunities to share information, education, and relevant services to Inman Park residents. Lifelong Communities recognize the importance of providing information that supports the needs of aging residents and their families. Such information addresses the physical, mental, and social challenges that aging brings and allows families to make informed decisions. People must first have accurate, up-to-date information about what is available to them in a format that they can easily access.



Lifelong Access to Services & Information Policies

Policy 1: Share information in meaningful ways. The ways of sharing information are constantly changing. Social media and digital communications have rapidly replaced more “traditional” techniques such as signs and phone calls as the most popular means of sharing information. However, in this rush to on-line information sharing, there is always a risk of missing those who are not already engaged in the process. For this reason, Inman Park should seek to ensure that all means of sharing information meet the needs of the neighborhood's diverse residents.

Policy 2: Seek to engage the un-engaged. Closely related to the above policy, Inman Park should seek to share information about services in a way that engages those more socially isolated. Only by doing this will information about services and information truly have its maximum positive impact.





Lifelong Access to Services & Information Projects

S-1: Supportive service program. Inman Park residents should undertake a concerted effort to first understand the neighborhood's existing service infrastructure, identify gaps, and then develop a strategy for necessary improvements.

S-2: Neighborhood volunteer program. This plan includes a variety of projects that offer many volunteer opportunities. The neighborhood should encourage volunteer opportunities to assist aging residents and their families. IPNA could utilize these opportunities to increase engagement.

A Progress Worksheet that lists the projects in greater detail can be found in Appendix A.

S-3: Focused information sessions. IPNA offers aging residents and their caregivers opportunities to attend monthly informational sessions, referred to as their "Aging Well Series." These sessions could be expanded to include topics in the following areas:

- Personalized transportation
- Odd jobs / assistance from vetted sources
- In-home technology support
- In-home support service
- Healthy aging

S-4: Aging and caregiver individual consultations. Offer individual consultations addressing aging and caregiver related issues. These consultations could include identification and access to resources, relocation concerns, determining levels of care, caregiver stress and support.



// TAKE A LOOK!

For more information on the Inman Park Aging Well Series, go to:

go to www.inmanpark.org and click on 'events' at the top to view future planned sessions.



05 | SOCIAL INTERACTION RECOMMENDATIONS.

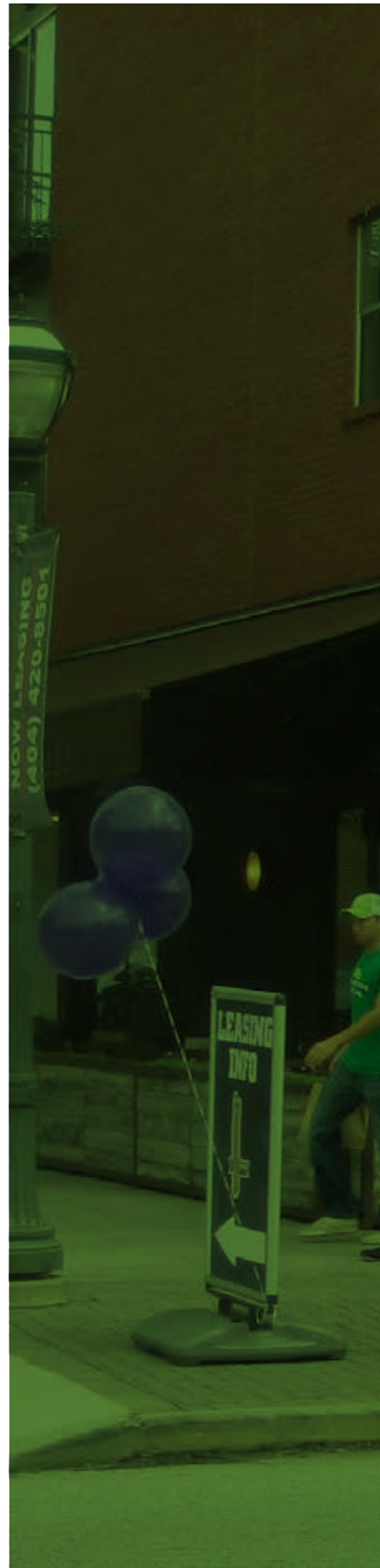


Interacting with other people is a basic human need and is essential to a person's mental health. A neighborhood with opportunities for social interaction can positively affect the physical and mental health of its residents and can minimize feelings of isolation or depression. Lifelong Communities create rich social networks by encouraging opportunities for social interaction. Today, Inman Park performs exceptionally well at providing its residents with opportunities to live, work, and play together. However, opportunities exist to create even more engagement, specifically among newer residents. This section explores how Inman Park can do this.



>> Existing Conditions

Inman Park currently provides many opportunities for social interaction. A variety of public open spaces, community rooms, and places of worship and public assembly present opportunities for residents and visitors to interact with one another. Many homes have private stoops, porches, and yards that present opportunities for intimate social gatherings. Inman Park's residents are active in volunteer activities within the neighborhood, as well as within the city. All of this has led to a connected social network where many residents know their neighbors. However, there is an opportunity to engage residents living in multifamily units in social and volunteer neighborhood activities.





Lifelong Social Interaction Goal

Goal 1: Promote a welcoming, inclusive community for residents of all ages.

As Inman Park continues to change demographically, it is important to provide an environment that supports the inclusion of older adults and the interaction among residents of varying backgrounds, ages, and abilities.



Lifelong Social Interaction Policies

Policy 1: Encourage developments and businesses to provide public meeting or gathering spaces.

Efforts should be made to provide meeting rooms, clubhouses, and similar interior “third spaces” that serve both users of the developments and the larger community.

Policy 2: Promote parks and plazas where events can occur.

Current zoning requires public and usable open space in new developments, but does not require that they be designed for public events. Consolidation of open spaces with meaningful opportunities for public use should be promoted.

// Design details that can foster social interaction

When thinking about creating a space that can foster social interaction, the following aspects should be analyzed:

- Ensure that there are sitting areas, shared spaces, out-buildings (i.e. workshop or garage), small-scale activity spaces, and flexible spaces.
- Activate front yard gardens, porches, and stoops, and gathering spaces such as pocket parks, plazas, or public art displays.
- Provide access to community rooms, opportunities for meaningful volunteer activities, and cultural opportunities that reflect local demographics.



Under-utilized walkway beneath Inman Quarter Apartments





Poplar Circle



Springvale Park



Bill Kennedy Park

Existing parks in Inman Park that can be used for various social gathering events.

// What are “Third Spaces”?

“Third Spaces” are a livability components of a Lifelong Community. They are most easily defined as formal or informal areas for community gathering and socialization and are used by those who are not spending time in their home (“first space”) or at work (“second space”).

Community centers, senior centers, coffee shops and cafes, bars and pubs, libraries, parks, or informal spaces like outdoor movie theaters or neighbors’ yards are just a few examples of where “third spaces” can be found.⁷

Third Spaces serve many functions:

Third Spaces can help unify

neighborhoods. Where “third spaces” are absent, residents often live in their community without ever getting to know their neighboring residents.

Third Spaces can bring youth and adults

together. These are spaces where families and friends can get together at all age levels.

Third Spaces are important for retired

people. They can provide a means for keeping in touch with others and continuing to enjoy the life of the community.

Allocating space in Inman Park’s Springvale Park, Poplar Circle, or inside local businesses are some areas recommended.

7. Source: ARC, *Lifelong Communities Handbook: Creating Opportunities for Lifelong Living*. Accessed January 20, 2016. www.atlantaregional.com/lrc





Lifelong Social Interaction Projects

A Progress Worksheet that lists the projects in greater detail can be found in Appendix A.

I-1: New resident welcome packages.

With an increase in higher density residential development in Inman Park, there is a greater need to connect with new residents. Entities such as the IPNA Social Committee should be supported in distributing welcome packages that would provide new residents, both young and old, information on IPNA membership, Security Patrol, important websites, and social opportunities, etc. as identified by IPNA committees.

I-2: Planned social activities that appeal to residents of all ages. Social events such as "Shenanigans in the Park", "Neighbors' Stroll", and the creation of bocce ball teams are some of the future planned social activities for Inman Park residents.

I-3: Event publicity. IPNA should continue current efforts to promote the variety of events in the neighborhood.

I-4: Makeshift spaces. A makeshift space or "pop-up" space is intended for temporary uses. They allow local businesses without a storefront, to temporarily sell their products or services, and they create an environment that engages the community and generates a feeling of relevance and interactivity. Inman Quarter currently provides makeshift spaces.

I-5: Urban agriculture. A neighborhood farmer's market or community garden spaces

can serve many functions. They can create an outlet for outdoor social gathering, and provide fresh produce that is convenient by foot, and promotes growth for the local economy.

I-6: Third Spaces. Utilize "third spaces" in open areas such as the breezeway beneath the Inman Quarter Apartments. If activated more appropriately, an area such as this could be used more frequently for community gathering and socialization space. Activation of such spaces will require property owner support but should be achievable.

I-7: City parks. Continually assess how well existing parks meet changing needs by working with the Parks Department and various non-profits to maintain and upgrade spaces to meet those needs. For example, Poplar Circle could be a social gathering space for Inman Park, due to Springvale Park space restrictions. The adjacent children's play area at Poplar Circle provides for family enjoyment. Upgrades could help thwart urban camper issues in this area, and could include

- Installation of Bocce Ball courts
- Installation of a Beach Volley Ball court
- Designated space for croquet/badminton
- Installation of permanent picnic table with chess/checker / backgammon board imprints



06 MOBILITY & ACCESSIBILITY

RECOMMENDATIONS.



Making it possible for those of all ages and abilities to move throughout their community is a vital component of the Lifelong Community vision.

Currently, the dominant mode of transportation for many Inman Park residents is the car.

However, as the neighborhood's residents age, the ability to drive may not always be an option for some. The following details how Lifelong Communities promote safe, walkable streets, and other alternatives to driving.



Bicyclists are often forced to share unmarked roadways with heavy vehicular traffic. (Image at Lake Avenue and Elizabeth Street)



>> Existing Conditions

A variety of mobility and accessibility options exists in Inman Park today. The neighborhood benefits from walkable land use patterns, MARTA bus and rail, the Atlanta BeltLine, assorted on-street bicycle facilities, and an interconnected street network. However, there are many opportunities to improve the transportation network. The age of Inman Park means that many of its sidewalks are in a state of disrepair, which presents unique challenges for those with mobility limitations. Additionally, many of the neighborhood's streets are still auto-oriented in terms of overall design.

Fortunately, IPNA, the City of Atlanta, MARTA, and Atlanta BeltLine, Inc. have also made a concerted effort to create a more balanced transportation system in recent years. Various plans are already on the books or underway, most notably IPNA's sidewalk program, the Krog Lake Elizabeth North Highland Avenue Transportation Strategy, Renew Atlanta Bond, and ongoing Atlanta BeltLine construction. These efforts have already made significant improvements and will improve even more in the coming years.



*Various Inman Park's sidewalks and crosswalks
are in need of major repair*

// Walkability Best Practices & Policies

The ways in which communities are built can present barriers to walking. For communities wanting to address those barriers, the following best practices can be put in place to truly prioritize accessibility for pedestrians and reduced walking distances:

- Design for short walking distances, including direct paths between origins and destinations, avoidance of "switchbacks," and other barriers or delays which, when taken cumulatively, can make or break true walkability.
- Implement complete streets.
- Provide compact, mixed-use developments that feature daily needs
- Prioritize the needs of pedestrians in the design of developments and transportation projects in the neighborhood's core.
- Incorporate parking management best practices into new developments.
- Establish a sidewalk program.
- Discourage dead end streets or walkways.
- Upgrade sidewalks as new developments are built.
- Enforce traffic laws.
- Design in a way that supports transit.

How walkable is your community?

The following is a checklist created by the United States Environmental Protection Agency (EPA) that communities who want to become more walkable can follow:

- 1. Is there room to walk?** Providing sidewalks or paths that are in good repair, unblocked, and consistent.
- 2. Is it easy to cross streets?** Creating streets that are not too wide, traffic signals that do not take too long, all necessary crosswalks and curb ramps are installed and/or repaired.
- 3. Do drivers behave well?** Ensuring proper enforcement is instilled on drivers and traffic calming measures are designed.
- 4. Is it easy to follow safety rules?** Providing crosswalks where appropriate.
- 5. Is the walk pleasant?** Creating streetscapes that are clean, maintained, landscaped, well-lit, and secure.⁸

8. Source: United States Environmental Protection Agency. Walkability Checklist. Date unknown. Accessed March 29, 2017. www.epa.gov/smartgrowth/walkability-checklist.



// TAKE A LOOK!

For more information on what can be done to improve your community's **Walkability**, go to: go to www.atlantaregional.com/walkability.





Lifelong Mobility & Accessibility Goal

Goal 1: Foster an environment that is accessible to people of all ages and abilities. Environments can either disable people with impairments or foster their participation and inclusion. An accessible environment, while especially important for those with disabilities, has benefits for a broader range of people. For example, the installation of curb cuts or ramps can assist parents who are pushing strollers.

In an older neighborhood like Inman Park, crumbling sidewalks or missing crosswalks are present in many parts of the community, making it difficult or sometimes impossible for users of any age or ability to get around.



Lifelong Mobility and Accessibility Policies

Policy 1: Continue to support the Inman Park Sidewalk Committee. The City of Atlanta assigns responsibility for sidewalks to property owners. The IPNA subsidy program combined with the work of the Sidewalk committee, has resulted in significant sidewalk upgrades throughout Inman Park. This effort should be continued in order to create sidewalks that are historically appropriate, safe, and accessible.

Policy 2: Encourage alternatives to driving. Well-developed walking, bicycling, and transit systems benefit people of all ages. Efforts should be made to encourage these alternatives to driving.

Policy 3: Support and implement projects from previous planning studies.

There are multiple transportation projects already planned that will positively impact the transportation balance in Inman Park. Previous studies such as the Krog-Lake-North Highland Avenue Transportation Strategy, Renew Atlanta Bond, and the Atlanta BeltLine Subarea 4 Master Plan all contain projects that, when implemented, will align with Lifelong community principles. A comprehensive list of these projects can be found in the Appendix C.

Policy 4: Provide a quality transportation system for non-drivers. Inman Park should be a neighborhood where people who do not drive should be able to meet their mobility and accessibility needs. A robust system of transit, shuttles, sidewalks, bicycle facilities, and more, should support people without cars or who are unable to drive.





Lifelong Mobility and Accessibility Projects

M-1: Sidewalk repairs. Since its initiation in 2001, IPNA's Sidewalk Subsidy Program has made remarkable progress at drawing attention to needed repairs and, more significantly, partnering with the IPNA and homeowners to make incremental repairs. Continuing these efforts is critical. The following entails a step-by-step process for what this requires.

M-1a: Existing sidewalk and crosswalk surveys. A complete list of sidewalk conditions in Inman Park has been created and includes three categories: new sidewalk needed, one or more sections need replacement, and improvements and/or repair. A similar survey was conducted for crosswalks.

M-1b: Ongoing funding. The Sidewalk Subsidy Program is funded by IPNA.

M-1c: Sidewalk program refinement. Program rules were recently updated to include incentives for both individual homeowners and homeowners on target streets with the greatest need.

M-1d: Sidewalk program promotion. Because the sidewalk program is voluntary and requires support from homeowners, homeowners must be aware of the program and its benefits. To do this, ongoing outreach and promotion is needed.

A Progress Worksheet that lists the projects in greater detail can be found in Appendix A.

M-1e: Arborist guidance. The street trees that provide Inman Park with its historic character also contribute to sidewalk degradation. By their very nature, sidewalk repairs involve working in the root zones of trees and could cause harm if not properly executed. In order to ensure that repairs do not injure trees, an arborist engaged by their IPNA tree watch committee, provides guidance to the Sidewalk Program to ensure that trees will be protected.

M-1f: Satisfaction survey. Conduct a homeowner satisfaction survey upon completion of sidewalk replacements.

M-1g: Sidewalk maintenance program. Establish a process for annual assessments of sidewalks replaced in previous years. Research methods for making repairs to sidewalk and obtain city approval for the proposed methods. Where applicable, provide homeowners with maintenance options.

M-1h: City process revisions. Currently it is not easy for residents to initiate repairs to their own sidewalks. IPNA and the City of Atlanta should work together to make it easier for private homeowners to make appropriate repairs to sidewalks in the public right-of-way. This should include reducing the amount of paperwork, expediting the permitting and bonding process.



M-2: City sidewalk replacement. IPNA should solicit the City of Atlanta to support the Sidewalk Subsidy Program in parks and other places where sidewalk repairs are needed. In these places, including around Delta Place, Triangle Park, and portions of Poplar Circle, the City of Atlanta should make these repairs.

M-3: Street crossings upgrades. In conjunction with the recommended sidewalk repairs, the city should ensure that street crossings are ADA-accessible, safe, and designed in response to their context. In all locations, this mean installing ramps and highly visible crosswalks. In certain locations, it means more robust improvements as identified in previous planning efforts.

M-4: Redevelopment streetscape upgrades. As major developments occur, especially along DeKalb Avenue and near the Atlanta BeltLine, zoning regulations require developers to install sidewalks, street trees, and lighting.

M-5: Mobility and accessibility partnerships. Expand partnerships with local advocacy groups that work to create walkable communities (i.e. PEDS, ABC, etc.) and support plan implementation.

M-6: Wayfinding. Add legible wayfinding signs, for all modes of transportation that also slow traffic when appropriate (i.e. public art and creative signage installations). In accordance with previous plans, these should include MARTA station signage, Atlanta BeltLine signage, and smaller, neighborhood scaled signage in various locations.

M-7: Ride-sharing. Ride-sharing services, such as Uber and Lyft, can offer significant benefits to those who do not have access to a personal car. Efforts should be made to engage these organizations or similar services to develop ride-sharing that is useful to older persons. In some cities, this has resulted in new services with drivers who are specifically screened to work with older persons.

M-8: Volunteer driver program. Inman Park neighbors currently provide an informal driver network to transport residents to appoints and errands. As the need for assistance grows, consideration should be given to the establishment of a dedicated driver volunteer program.

M-9: Public lighting repairs. IPNA, the Inman Park Security Patrol, the City of Atlanta, and Georgia Power should continue to collaborate in their efforts to ensure that all street lights are adequately and properly maintained so that neighborhood streets are safe and enjoyable. Mechanisms to encourage this could include designating a single "lighting liaison" for the neighborhood whose only task is to represent neighborhood needs to these public entities.



// TAKE A LOOK!

For more information, visit the IPNA sidewalk subsidy program website at:

go to www.inmanpark.org for more details on how the program works and how residents can participate.



M-10: Private lighting. Public lighting is often only a piece of providing neighborhood lighting. In Inman Park, private owners of houses, businesses, and multifamily uses could supplement public lighting through a deliberate effort to leave porch and street-facing lights on at night. In the past, IPNA has promoted this low-cost strategy. It should continue to do so in the future.

M-11: Transit promotion. There are significant efforts underway to expand transit in and near Inman Park, including Atlanta BeltLine streetcars, MARTA bus route revisions, and station enhancements. Because riding transit is a learned activity, efforts should be made to promote existing and future transit use. This could include organizing neighborhood “try transit” days, sharing information on how to use the system, and similar efforts.

M-12: Paratransit. MARTA currently provides paratransit service for those with mobility limitations. If the need for this type of service increases, efforts could be made to make residents aware of this and other paratransit services.

M-13: On-going engagement. There is a strong relationship between Lifelong Community principles and transportation and mobility investment. Because of this, efforts should be made to ensure that the IPNA Board and its committees, especially Lifelong Inman Park, participate in on-going transportation discussions. Forthcoming efforts will include the updates to Connect Atlanta and Atlanta BeltLine subarea master plans.



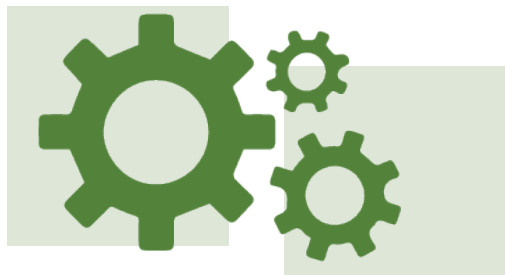
// TAKE A LOOK!

To view the City's current tree standards, by location, see the “**City of Atlanta Tree Planting List**,” which can be found at www.atlantaga.gov by searching the term “tree+list.”

You can also contact the **City of Atlanta Arborist Division** directly at **(404) 330.6874** to request a copy of the current list.



07 | MOVING FORWARD.



Successfully implementing the Lifelong Inman Park Master Plan will be an ongoing process that requires the collaboration of many different partners, such as IPNA, the City of Atlanta, and the current and future residents of Inman Park. As IPNA, the City, and others move forward with implementing the vision of this plan, the four working groups formed under the IPNA Lifelong Inman Park Committee, developed progress worksheets available in Appendix A of this plan. These worksheets allow IPNA to track the progress and implementation of this plan. It is intended to be updated as IPNA, the City of Atlanta, and partners determine how to proceed.



>> Implementation

For the implementation of this plan to be successful, it is critical that the following are kept in mind:

■ The Plan's Lasting Vision.

The plan's recommendations are the results of a public involvement process and technical assessment. It is highly unlikely that the general vision and goals resulting from this process will change significantly, although the steps to achieving them may.

■ The Need for Flexibility.

While the vision is unlikely to change, it is critical that the IPNA recognizes that the ways in which the vision is achieved can and will change. The addition or subtraction of policies or projects, either formally or informally, should not be viewed as a compromise of the plan but rather its refinement in response to changing needs. Best practices for creating Lifelong Communities are evolving as a result of profound demographic forces. IPNA and its partners must be prepared to respond to change in order to ensure a fresh, relevant plan.

■ Land Use and Zoning.

As the Inman Park Neighborhood Association, the City, and others work toward implementing the aspirations of this plan, it is critical that any recommendations requiring land use or zoning changes are only considered and undertaken in accordance with Inman Park Neighborhood Association plans and the requirements of the Comprehensive Development Plan, Atlanta zoning ordinances, and other established procedures. Land use and zoning issues are complex and always involve many different considerations. Nothing in this plan is intended to suggest

that a recommendation within it should take precedence over considerations approved by the Inman Park Neighborhood Association and other land use and zoning considerations. It is only when a plan recommendation aligns with those larger neighborhood considerations and is approved using Inman Park Neighborhood Association land use and zoning protocols that it should be undertaken.

■ The Need for Champions.

Successful plan implementation requires an ongoing and long-term commitment. This is best provided by a champion or group of champions who tirelessly work to advance its recommendations. The logical champions for this plan are the members of the IPNA boards and committees, who should work with the larger IPNA membership and each other, the City, and others to promote implementation. This can and will take many forms, but, at a minimum, should include ensuring that the Lifelong Community's perspective is reflected in all IPNA committees and initiatives; This is essential, given how Lifelong Community principles interact with many ongoing IPNA initiatives besides those of the Lifelong Inman Park Committee; the myriad of factors affecting the ability of Inman Park to accommodate people of all ages demands nothing less.

By being mindful of these ideas, the Lifelong Inman Park Master Plan can guide the neighborhood for years to come, and, in doing so, allow Inman Park to truly become a model Lifelong Community in the Atlanta.

