

“Glenwood Park emphasizes the public realm, walkability, mixed-uses, community, diversity, and quality over quantity.”

– Green Street Properties

Glenwood Park

Atlanta, GA

PROJECT DETAILS

Project Area: 28 acres
Client: Green Street Properties
Year Designed: 2001
Website: glenwoodpark.com

For more information, visit doverkohl.com.



Single family homes define the northern edge of the elliptical Glenwood Park. Second story porches were designed for maximum views.



Small pedestrian paths create additional connections within the neighborhood where roadways are not possible due to topographical constraints.



Residents gather at Glenwood Park for the groundbreaking ceremony.



The Project

Located just two miles east of downtown Atlanta, this 28-acre former industrial site has been transformed into a complete neighborhood featuring a traditional fine-grained mix of housing types, retail stores, office space, civic buildings, and recreational facilities. The neighborhood emphasizes the public realm and walkability with an interconnected network of pedestrian-friendly streets and green spaces. Glenwood Park, the project's namesake, is a gathering place for the entire neighborhood, containing shade trees, a large play field, and a restored creek segment. The variety of housing types and choices provided at Glenwood Park can accommodate a variety of lifestyle and income groups. The architectural style is inspired by the best of Atlanta's great historic neighborhoods. The plan for Glenwood Park was completed in collaboration with Tunnell-Spangler-Walsh & Associates.

The Process

Glenwood Park is the brainchild of Charles Brewer, former president of Mindspring.com, and founder of Green Street Properties. His vision was to create a nationally recognized model of responsible, sustainable development based upon the principles of New Urbanism. Dover, Kohl & Partners led an on-site charrette to formulate the main design concepts. The Master Plan, Development Standards, and Regulating Plan were completed in the months that followed.

Status

A groundbreaking ceremony was held in January 2003 for the commercial and residential components of the project. Since the ceremony, substantial parts of the neighborhood have been completed and what was once a bleak industrial landscape has been transformed into one of Atlanta's most desirable neighborhoods. At complete build-out the neighborhood will include 425 residential units and 155,000 square feet of commercial space. Glenwood Park has received numerous awards for its resourceful land use, preservation of environmental resources, economic success, and innovative design, including the Congress for the New Urbanism Charter Award, 2003 and the Urban Land Institute Development of the Year, 2006.

The Plan

Elementary School

A new on-site elementary school will help to ease overcrowding in other local schools. The new school is configured as a compact neighborhood-friendly campus, with outdoor play areas surrounded by classroom buildings.

Glenwood Park

This elliptical park is the project's namesake and is a gathering place for the entire neighborhood.

Single-Family Homes

Larger single-family lots are found at the periphery of the site, to transition to existing adjacent neighborhoods.

Apartment Buildings

Larger apartment and mixed-use buildings front Glenwood Memorial Connector. Street-oriented building design, together with wide sidewalks, on-street parking, and street trees will tame this busy thoroughfare into a traffic-calmed signature neighborhood street.

Townhomes

Glenwood Park features a wide variety of housing choices, including affordable attached townhomes.

Mixed-Use Buildings

Apartments and offices are located above retail storefronts.

Brasfield Square

This square is central to the neighborhood's shopping area. Brasfield Square is planted with formal rows of trees, and is fronted by multi-story mixed-use buildings.

Visualizations

In addition to the Master Plan, the Dover-Kohl team produced hand-drawn visualizations to explain key project ideas. The above detailed aerial rendering was utilized to envision the proposed form and massing for the entire neighborhood. The drawing is currently utilized for marketing purposes on the project website. At right, a ground-level view of Brasfield Square, the active mixed-use center of the neighborhood. These types of detailed illustrations give a sense of the intended character of future development.

