



February 24, 2025

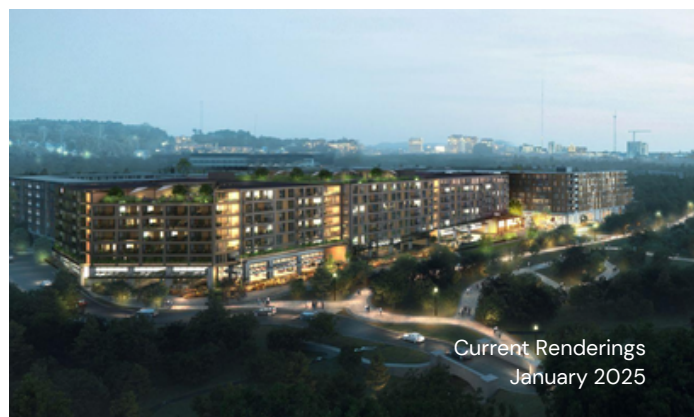
Update on Proposed Amsterdam Walk Development + Community Review

Atlanta City Council is set to review two legislative items related to the Amsterdam Walk Rezoning Project: a land use change (Community Development/Human Services Committee) and a zoning change (Zoning Committee).

While the revised proposal will be introduced this week, both committees have agreed to hold the legislation to allow time for community review.

Invest Atlanta approved a legal vehicle to enable City Council to begin the deliberation process. Two pieces of amended legislation, which reflect Portman Holding's current plans, were sent to VHCA and MLPA on February 24, 2025 to distribute to community members.

This revised legislation does not need to go through the NPU process again before the City Council votes.



Current Renderings
January 2025

New proposal documents outline:

- The number of buildings reduced from four to three.
- Maximum building height reduced to 9 stories in alignment with Beltline Subarea 6 Master Plan (vs the proposed 10–14-story heights).
- The total building square footage remains 1.18 million square feet.
- Open space will meet the minimum 20% required by the city, rather than the larger plaza space originally negotiated by MLPA and VHCA, which would have been possible with taller buildings.
- Non-residential space will range from 60,000 to 240,000 square feet, with the current plan targeting 150,000 square feet.
- Residential space will be between 940,000 and 1.12 million square feet, translating to approximately 940 to 1,100 units.
- Evelyn St. will remain in its current location, with a spur off to the new development (vs. the proposed dramatic cut into the hill south of the existing road).
- Abandonment of the request for the 50-foot row property between Highland Park homes and proposed development (vs Portman acquiring it).

BRIEF HISTORY OF PROJECT



APRIL 2023

Portman Holdings proposed a mixed use development at Amsterdam Walk and several adjacent parcels near Park Drive, Worcester Ave, and Orme Circle.

The original proposal included:

- Rezoning from C-1 and R-4/BeltLine Overlay to PD-MU/BeltLine Overlay
- 900 multi-family units
- 90,000 sq ft of commercial space
- 400,000 sq ft of office space
- 8-16 story buildings with 225' max



MAY 2024

With the redevelopment of Amsterdam Walk moving forward, VHCA recognized that the property could still be developed under its existing C-1 zoning, potentially allowing for higher-density projects, increased traffic, lower-quality commercial development, and minimal public input. Guided by the values of the VA-HI Master Plan, VHCA embarked upon the civic process of negotiation, incorporating extensive feedback and insights from community stakeholders and hired professionals.

The negotiated terms included:

- 20.8% density reduction (840 residential units, 90k sq ft commercial, 150k sq ft office)
- Reduction in building height to 85'-180' maxes
- 41% reduction in traffic on Monroe (# of daily trips)
- Increase in affordable residential and commercial spaces
- Inclusion of bike parking and fewer car parking spaces



JUNE 2024

Department of City Planning recommended the approval of the rezoning amendment from the Transportation Communication and Utilities to allow for a mixed-use development featuring 840 multifamily units and 240,000 square feet of nonresidential space.

The rezoning request (Z-23-063) would shift the area to a Planned Development Mixed Use (PD-MU) designation within the BeltLine Overlay.

WHAT'S NEXT

By code, public comment about specific zoning and land use cases is prohibited at committee and full council meetings. Public comment at the Zoning Review Board and the quarterly Comprehensive Development Plan is deemed the final opportunity to address particular applications. The public may, however, speak on general, unspecific zoning and land use topics at committee and full council meetings.

Zoning Committee – Zoning Legislation

- March 10, 2025 | 11:00 am
- March 24, 2025 | 11:00 am

Community Development Human Services – Land Use

- March 11, 2025 | 1:30 pm
- March 25, 2025 | 1:30 pm

Full Council

- March 17, 2025 | 1:00 pm
- April 21, 2025 | 1:00 pm

GET CAUGHT UP

Review New Plan Documents (published February 21, 2025), which include:

- **Z-23-063 Conditions**
- **Z-23-063 Conditions redline** – easier to see changes
- **Z-23-063 Site Plan** – evidencing Evelyn Street alignment (date stamped 2/21/25 when received by Planning)
- **Z-23-063 Legal Description** – evidencing project no longer includes 50' buffer adjacent to Highland Park homes
- **Project Renderings** – provided by Portman illustrating changes over time

Review historical plan documents including plans and renderings.

<https://vahi.org/committees/planning/amsterdam-walk/>

Councilman Alex Wan & NPU-F
Community Meeting on Amsterdam Walk

MARCH 3, 2025 | 7:00 PM | ZOOM



REGISTER FOR THE ZOOM MEETING

Scan the QR Code to register. All participants have to be registered before the meeting.



SUBMIT YOUR QUESTIONS

Submit questions by March 1. Alex Wan will present as many as possible to Portman Holdings ahead of the meeting.

