

MORNINGSIDE LENOX PARK ASSOCIATION

At last night's monthly meeting, the MLPA Board voted to recommend support for the [rezoning](#) application and land use [amendment](#) of Amsterdam Walk (as modified by the previously shared [Applicant Draft of Conditions](#)). Please continue reading for more information.

Established Public Policies

The current zoning for Amsterdam Walk is Commercial Business District (C-1).

- Plan A is the City of Atlanta's Comprehensive Development Plan (CDP). The CDP is the official document policy guiding future physical growth and development. The future land use map designates Amsterdam Walk as a combination of Low Density Commercial (LDC), Medium Density Residential (MDR), Mixed Use Medium Density (MUMD) and Mixed Use High Density (MUHD). See map [here](#).
 - Portman's desire to redesignate the land use to Mixed Use Planned Development and rezone the property to Mixed Use Medium Density is also supported by the Mixed Use and Multi-Family Land Use Recommendation (LU1) of our neighborhood's [Master Plan](#).
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Risks of Rejecting Rezoning

If rezoning is not approved, there is a possibility for less desirable development.

- For instance, Midtown Promenade/Midtown Place style developments with chain retail, significant increase in traffic, and low-quality design.
- Higher building heights allowed (225' max) with transitional height planes limited only next to residential districts. (Highland Park Lane is currently zoned C-1.)
- No second access point to Evelyn Street.
- Tree loss will mostly go to recompense with only minimum required trees provided.

The property could still be developed under existing C-1 zoning without community input.

Affordability Commitments

If rezoned, affordable housing and commercial space are required.

- Housing Affordability: 20% of residential units must be affordable at 80% of AMI for 99 years.
- Affordable Commercial Space: 12.5% affordable commercial space for 99 years.

These ensure long-term housing diversity and attract local, small businesses to support economic vitality.

Conditions of Amsterdam Walk Rezoning

We have worked to create a set of [conditions](#) that benefit and provide protections for our neighborhood regarding uses, parking, open space/trees/landscape, height/density standards, urban design and traffic calming/external site improvements along Monroe.

- These conditions are legally binding. They become part of the zoning regulations adopted by City Council and are legislated for the property.

Many of these conditions support initiatives in our Master Plan.

Complete Fact Sheet and FAQs

The Virginia-Highland Civic Association (VHCA) has compiled an organized, thorough and comprehensive overview of the Amsterdam Walk project and process, including answers to frequently asked questions. We are grateful for their time and energy spent on this document and thank them for sharing it with us.

[Negotiated Terms Fact Sheet & FAQs](#)

Next Steps

As we move forward, community engagement remains crucial.

- NPU-F Recommendation Vote - Wednesday, May 15 at 7:00pm on Zoom.
 - [Click here](#) for information about how you can attend and vote.
- Comprehensive Development Plan (CDP) Hearing - Wednesday, June 5
- Zoning Review Board (ZRB) Hearing - Thursday, June 13

We encourage all residents to participate in upcoming meetings to continue shaping our neighborhood's future.

Join the MLPA