

MORNINGSIDE LENOX PARK ASSOCIATION



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 from Portman Holdings: 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.

Councilman Alex Wan and NPU-F will host a community meeting on MARCH 3, 2025 at 7:00 PM on ZOOM.

[REGISTER FOR THE ZOOM MEETING HERE](#) After registering, you will receive a confirmation email with the link to the join the meeting.

[SUBMIT YOUR QUESTIONS HERE](#) by March 1. Alex Wan will present as many as possible to Portman Holdings ahead of the meeting.

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).
- Portman abandoned their request to acquire the old 50' ROW property between Amsterdam Walk and Highland Park.

Note: Revised legislation does not need to go through the NPU process again.

Documents for proposed project:

1. [Z-23-063 Conditions](#)
2. [Z-23-063 Conditions redline](#) - easier to see changes
3. [Z-23-063 Site Plan](#) - evidencing Evelyn Street alignment (date stamped 2/21/25 when received by Planning)
4. [Z-23-063 Legal Description](#) - evidencing project no longer includes 50' buffer adjacent to Highland Walk homes
5. [Project Renderings](#) - provided by Portman illustrating changes over time

Following is additional project information and upcoming City Council meetings:



PROJECT HISTORY

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



PROJECT HISTORY

MAY 2024

Recognizing that Amsterdam Walk could still be developed under the existing C-1 zoning – which could lead to higher density projects with increased traffic, lower-quality commercial development, and minimal public input – **VHCA and MLPA, with community feedback, negotiated terms for the rezoning inline with neighborhood masterplans.**

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



Revised Rendering
April 2024

PROJECT HISTORY

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.



Current Renderings
January 2025

TODAY

FEBRUARY 2025

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

This revised legislation does not need to go through the NPU process again. However, there is an opportunity for community review (see: March 3rd Zoom Meeting) before the City Council votes.

PATH TO A VOTE

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



VHCA and MLPA will continue to update neighborhood communities with the progress of this project as new details come available.

Join the MLPA

