

SUNSET AVENUE GREENWAY STORMWATER MANAGEMENT PLAN - UNIVERSITY COMMONS

We Can Build Affordable Housing AND Resilient Communities

The Vine City neighborhood has long suffered with issues of flooding, including a historic storm in 2002 that resulted in the destruction of more than 70 homes. Mitigating future flooding risks and building a more resilient community requires thoughtful land use strategies that ensure the best possible use of our limited urban spaces. By working with community partners and local residents, the Atlanta Housing Authority (AHA) can ensure University Commons delivers the broadest, most sustainable outcomes for this neighborhood, including affordable housing, stormwater management, and increased public greenspace.

Site Specifics

- A large combined sewer pipe runs the entire length of the property **where the creek once flowed**. Like most infrastructure in this neighborhood, the pipe is late in its design life and will need upgrades.
- Potential sewage eruptions inside buildings constructed onsite could be caused due to surcharging of the aging pipe during rain events.

Proctor Creek Stewardship Council Supports

- Utilizing the lower-lying, **flood prone areas** of the property for stormwater management.
- Increasing density and visitor parking on higher elevation of the project area.

Additional Benefits

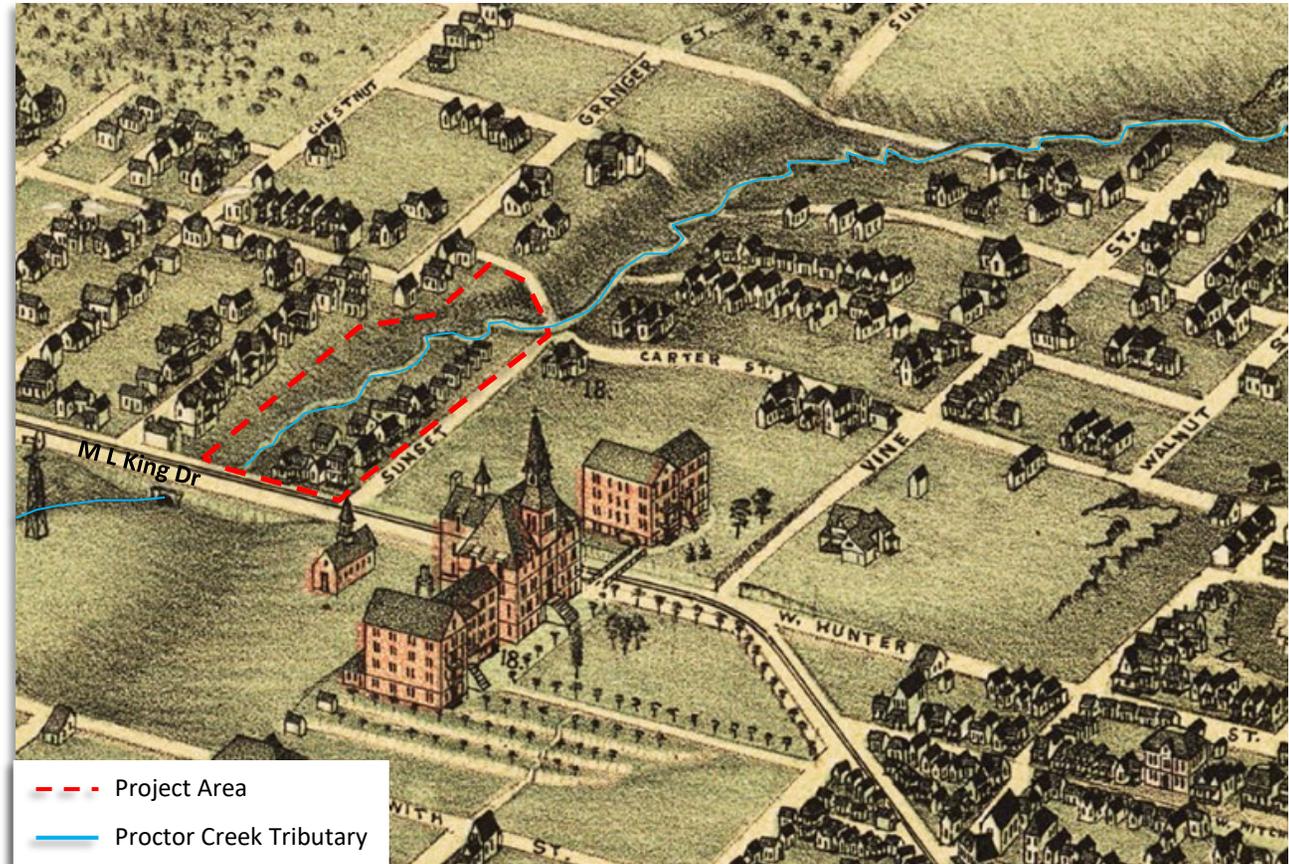
- Green infrastructure features on this site could capture up to **five million gallons of stormwater** runoff annually from the AUC campuses.
- AHA development along the high elevation sites will be greatly enhanced by a park below.
- Reduced risk of combined sewer overflows which create public health risks, damage property, and pollute our urban streams.

City Endorsed Plans

Show best use of this property as greenspace and stormwater management:

- City of Atlanta, Westside Land Use Framework Plan, 2018
- Invest Atlanta, Westside TAD Neighborhoods Strategic Implementation Plan, 2013
- Park Pride, Proctor North Avenue Green Infrastructure Plan (PNA Study), 2010

1892 Map of Vine City and University Commons Project Area



For these reasons, we urge the Atlanta Housing Authority to collaborate with the Proctor Creek Stewardship Council, other community partners, and residents to expand the vision for University Commons to include additional greenspace and stormwater management features.

Best of Both Worlds

Vine City needs affordable housing AND stormwater management AND more greenspace. By combining plans, the City of Atlanta can deliver all of these benefits, ensuring an equitable and sustainable development.

