

THE ATLANTIC CITY

D W N T O W N L O O P

VISION STATEMENT

The goal of this plan is to develop standards and strategies that will harness the strength and character of the City and transform the Area into a resilient, economically diverse, and pedestrian-friendly mixed-use neighborhood. The Area has the potential to become a vibrant district that is adaptable to a diversity of building typologies, housing tenures, and functional uses, but is currently held back by the presence of vacant or underutilized properties, surface parking lots, and the perception of the Area as unsafe. This plan will address the identified issues and through a set of objectives, will propose a clear strategy for the transformation of the Area from a "Dead Zone" to Atlantic City's premier neighborhood to live, work, and play.

GOALS



Create a Mixed-use Neighborhood to Attract and Retain Residents



Resiliency



Economic Development



Circulation and Accessibility



Existing Site Conditions

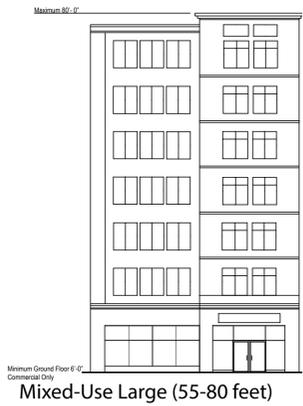
FORM-BASED CODE

It is proposed that the City adopt a form based code, which is an alternative method to conventional zoning. A form-based code regulates the shapes of buildings and forms and the public realm rather than focusing on separation of uses. The form-based code allows more focus to be placed on creating, revitalizing, and preserving parts of our area to create a more vibrant, pedestrian friendly place where tourists and residents from outside the area want to visit. Additionally, a form based code will allow more predictable built results in the years to come for this Area and ensure the shaping of a high-quality built environment. The proposed form-based code is informed by building height requirements and required first floor commercial use.



- 55-80 Feet
 - 40-80 Feet
 - 40-55 Feet
 - Maximum 40 Feet
 - Existing Buildings*
- *Building heights along the boardwalk are to be a maximum of 30 feet after any renovation or reconstruction. Other existing buildings must conform with the surrounding building height requirements.

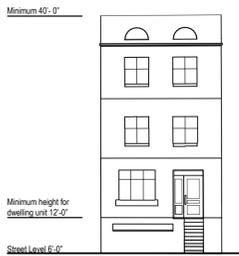
BUILDING TYPOLOGIES



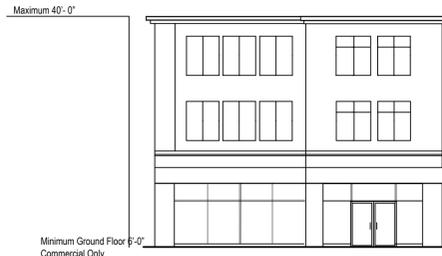
Mixed-Use Large (55-80 feet)



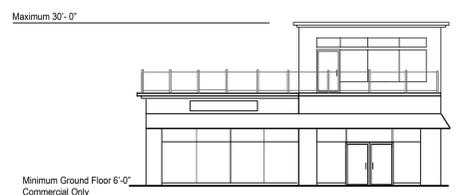
Mixed-Use Medium (40-55 feet)



Service Alley (40-80 feet)



Snake Alley (Maximum 40 feet)



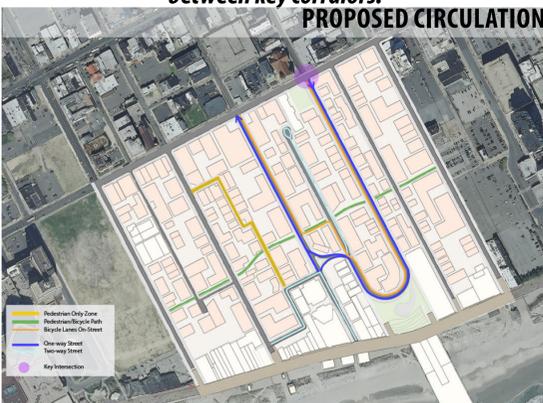
Boardwalk (Maximum 30 feet)

OPPORTUNITIES



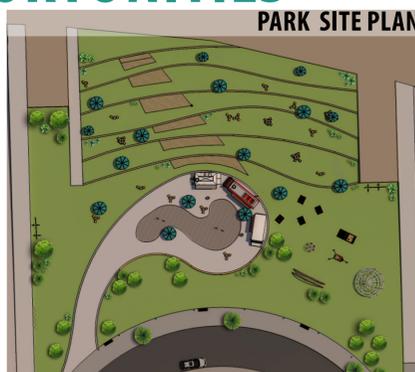
S. TENNESSEE AVENUE

Create a new gateway into the mixed use neighborhood and improve connectivity through the proposed loop between key corridors.



PROPOSED CIRCULATION

Enhance resiliency and livability through green practices and open spaces. Improve and Preserve access to the waterfront.



PARK SITE PLAN



PARK RENDERING

Rebrand the Area to spur initiatives related to economic activity. Create a safe pedestrian-oriented environment that promotes walking and biking.



SNAKE ALLEY