



WHERE WE WANT TO LIVE

APA PLANNING WEBCAST SERIES | RYAN GRAVEL, AICP | JUNE 17, 2016

Alexandria, Louisiana

SIXPITCH



Geraldine Keller Gravel with daughter Gerry, 1940s (Gravel family collection)



WHERE WE WANT TO LIVE

RECLAIMING INFRASTRUCTURE
FOR A NEW GENERATION OF CITIES

  @ryangravel    ryan@sixpitch.com www.ryangravel.com

RYAN GRAVEL | ST MARTINS PRESS | NEW YORK | 2016

Where We Want to Live

SIXPITCH

WHERE WE WANT TO LIVE

...vin brother and I spent the latter half of the 1980s at
...e range of the neighborhood.
... suburban American life revolved around this
...winters, springtime pollen, homegrown tomato
... and high school football games every autumn.
... anything wrong with the place of my child-
... construction of my neighborhood played
... a that undermined urban communities. I
...rawl were different, or that "sprawl" even
...ositions about life in sprawl, I don't have
... traffic, or of my friends having asthma,
...l commutes to downtown. In an in-
...ntly realized that my own family's
...rawl.

...eir mother, Geraldine, as a "feisty
... tiny hometown of Palmetto to
...rtend business school. She met
...d Samuel Gravel, while wait-
... Catholic Gravel's of central
... girl from the country who
...inner." They married
...nant with my aunt, the

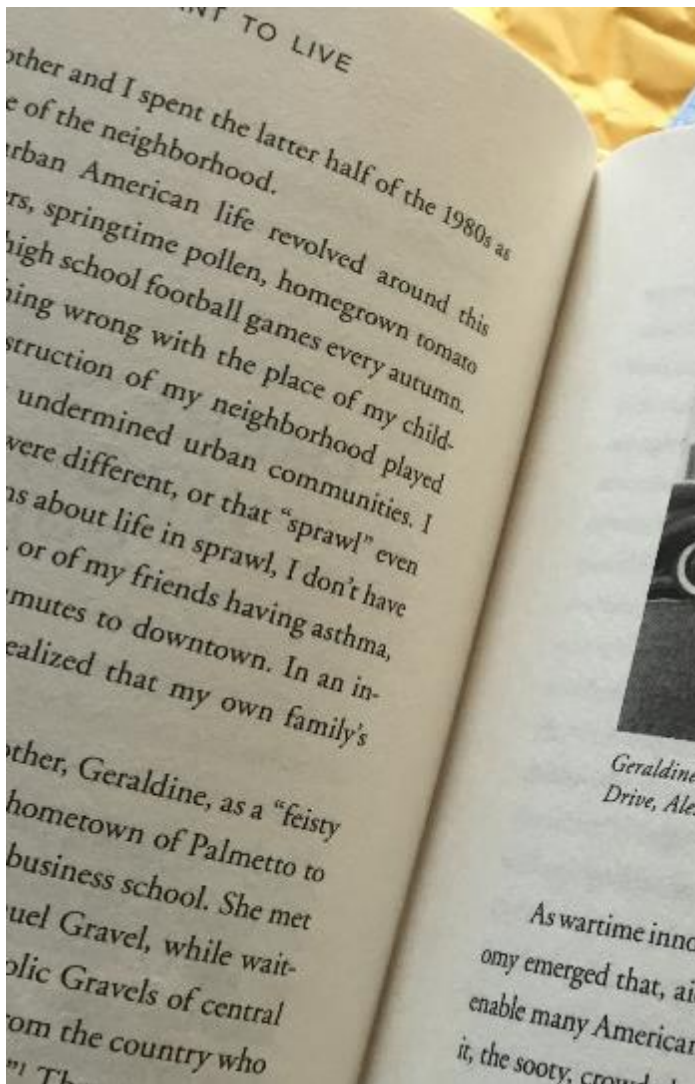
THERE'S NOTHING WRONG WITH SPRAWL

43



Geraldine Keller Gravel with daughter Gerry on Northview Drive, Alexandria, Louisiana. (Gravel family collection, 1942)

As wartime innovation shifted to the private sector, a mechanized econ-
omy emerged that, aided by the G.I. Bill and other federal policies, would
enable many Americans to leave behind the tragedy of war and, along with
it, the sooty, crowded conditions and social complexity of cities. Countless
soldiers who had fought for freedom abroad sought the pro-
by economic growth to support the
policy support





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- Change.
- Atlanta Beltline.
- Catalyst Infrastructure.
- 8 Lessons
- Why It Matters.





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Atlanta Beltline (Ryan Gravel, 2006)



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Atlanta Beltline (Ralph Daniels, 2013)

CHANGE.

Infra-culture

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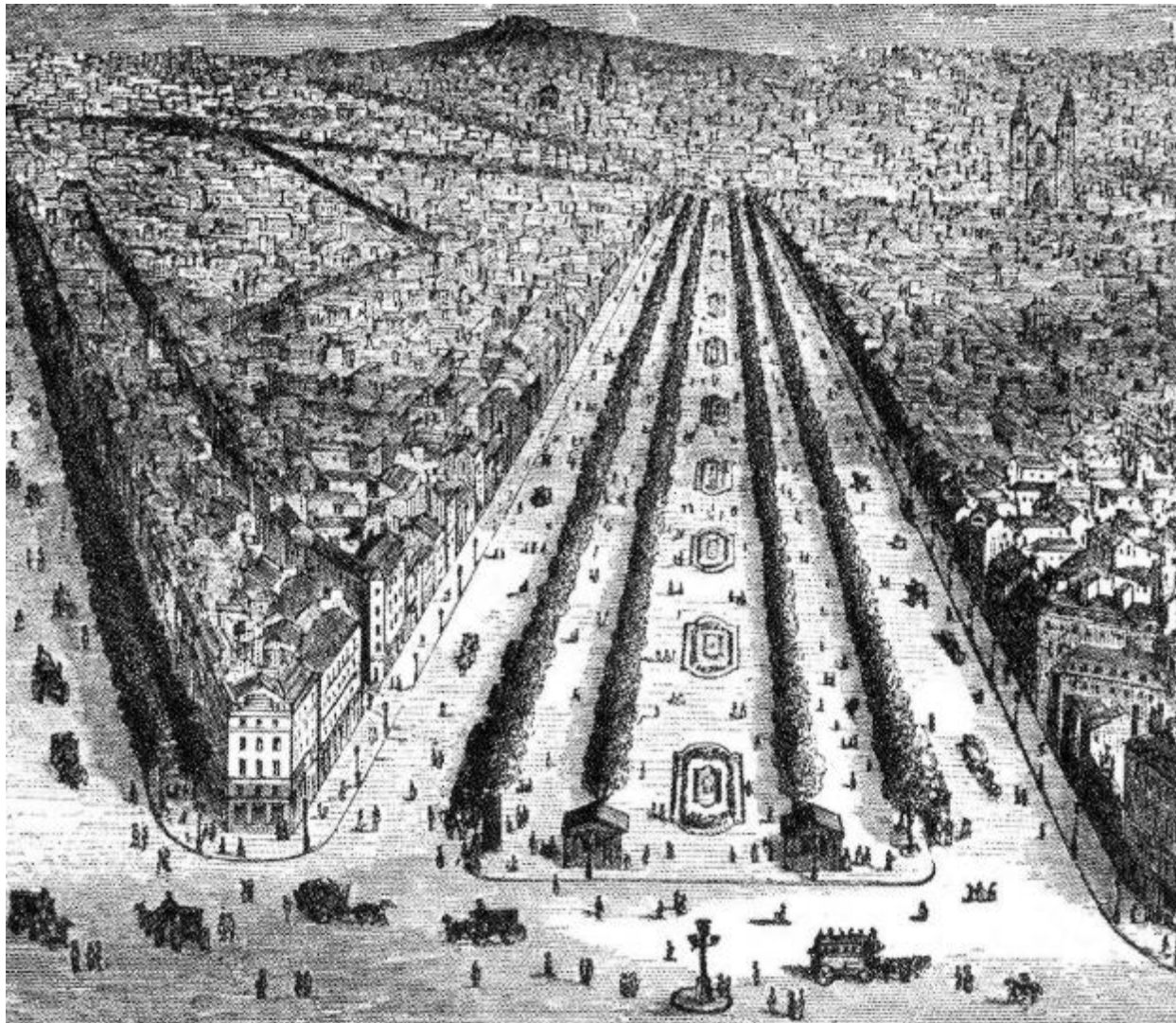
CHANGE.

37 Rue Traversière, Paris (Ryan Gravel, 1994)



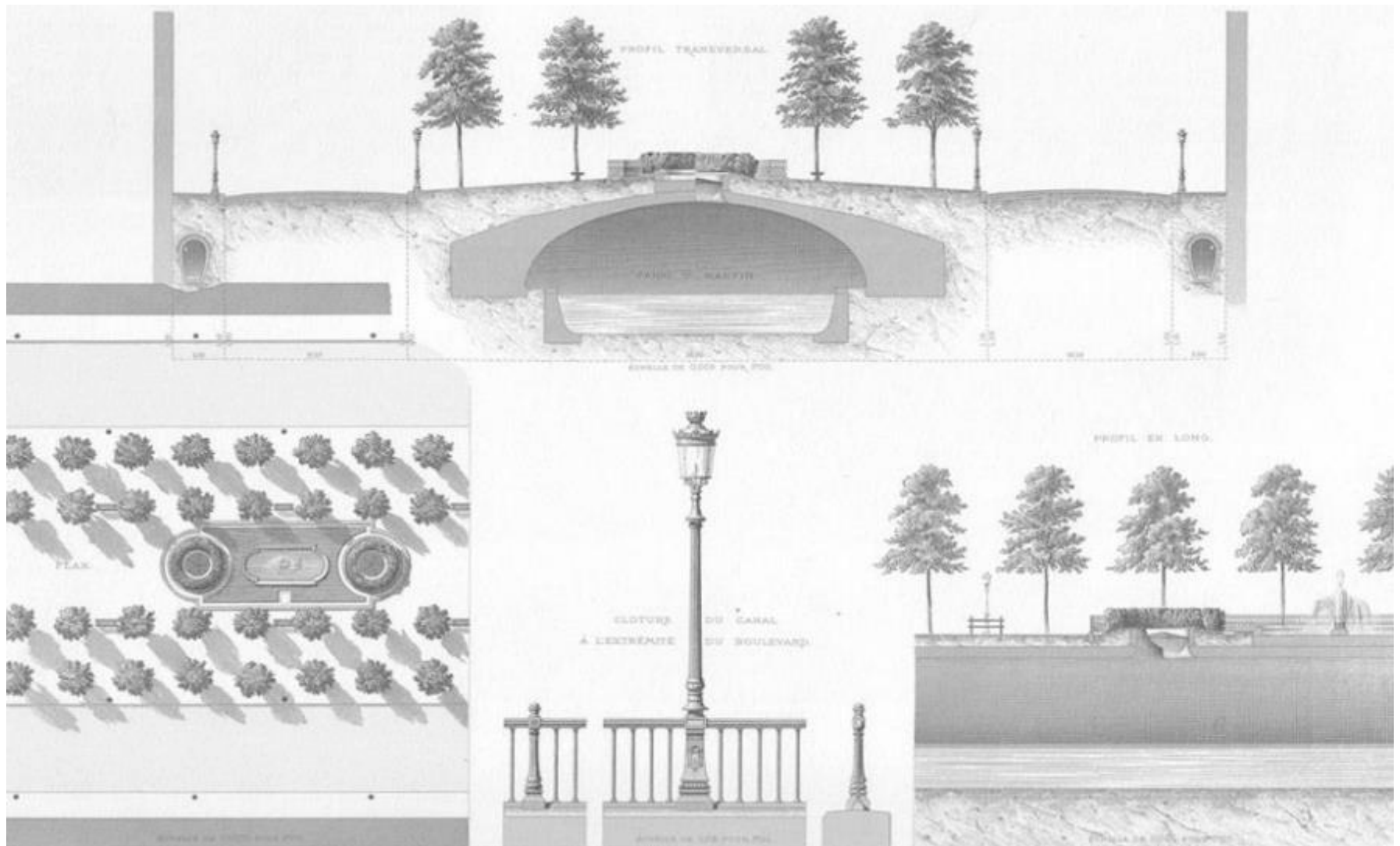
Infra-culture

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Baron Haussmann; les Grands Boulevards, Paris

Infra-culture



Baron Haussmann; Boulevard Richard Lenoir, Paris

Infra-culture

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Paris (Ryan Gravel, 2010)

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Paris, a Rainy Day, by Gustave Caillebotte, 1877

Infra-culture

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Avenue de l'Opera: *Morning Sunshine*, Camille Pissaro, 1898



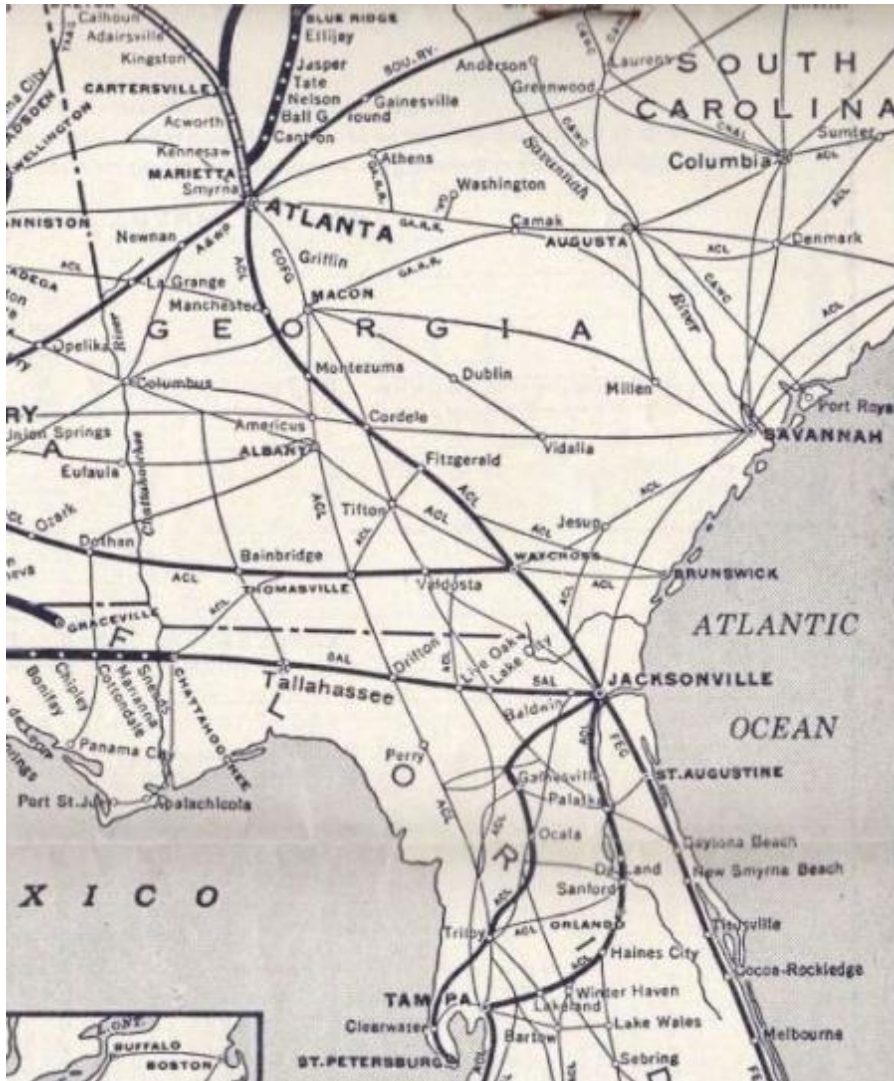
**IT WAS MORE THAN
INFRASTRUCTURE.
IT WAS A NEW WAY OF LIFE.**



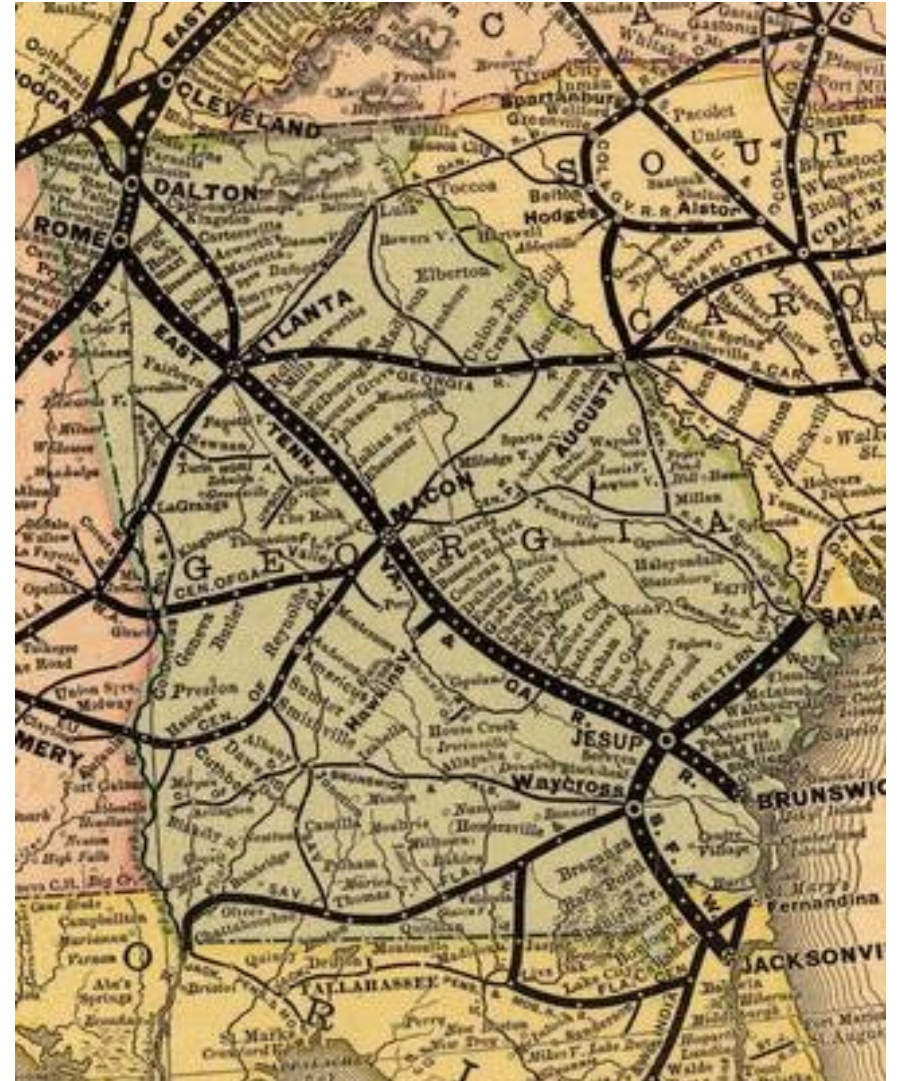
PHOTO BY
C. W. BARNES

Valdosta, Georgia

Infra-culture



Louisville & Nashville Railroad



Virginia Tennessee and Georgia Air Line

Infra-culture

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Infra-culture

SIXPITCH



Atlanta, Georgia



streetcars built streetcar suburbs (Special Collections Department, Pullen Library, Georgia State University)



Woodward Avenue, Detroit, circa 1917 (Detroit Publishing Company)



Detroit Superior Bridge (built 1914-1918; source: Library of Congress/courtesy of Turner Publishing)



**IT WAS MORE THAN
INFRASTRUCTURE.
IT WAS A WAY OF LIFE.**

Infra-culture

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Cuyahoga River on Fire! (1952, Cleveland State University Library; at least one of ten such fires 1868-1969)

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Tenement Life in New York City (1916)

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Buttermilk Bottom, Atlanta Mayor Hartsfield, right (Grey Villet, photographer; Life Magazine, 1959)

LIFE

Infra-culture

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Atlanta (1950s)



A Levittown Family, New York (1940s)

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Fort Street, Southgate, Michigan, 1956 (Martin, Detroit News)

Infra-culture

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The Stahl House, Los Angeles (Nicolas de Camaret, 2012)



Astronaut Buzz Aldrin on the moon (Neil Armstrong, 1969)



The Assassination of Martin Luther King, Jr., Lorraine Motel, Memphis, 1968

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Cobb County, Georgia (Ryan Gravel)



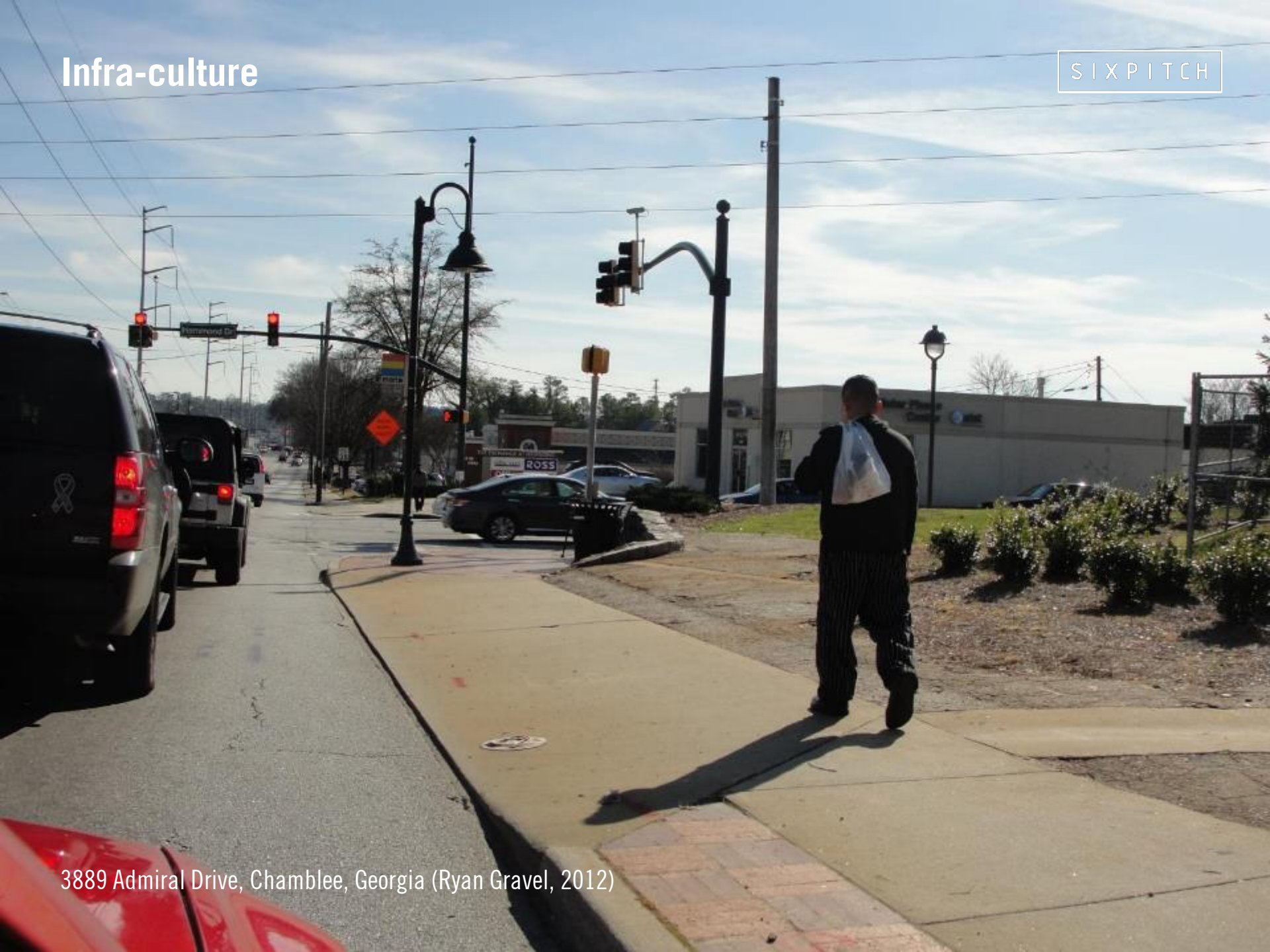
Robert Moses vs. Jane Jacobs in the fight for cities

Infra-culture

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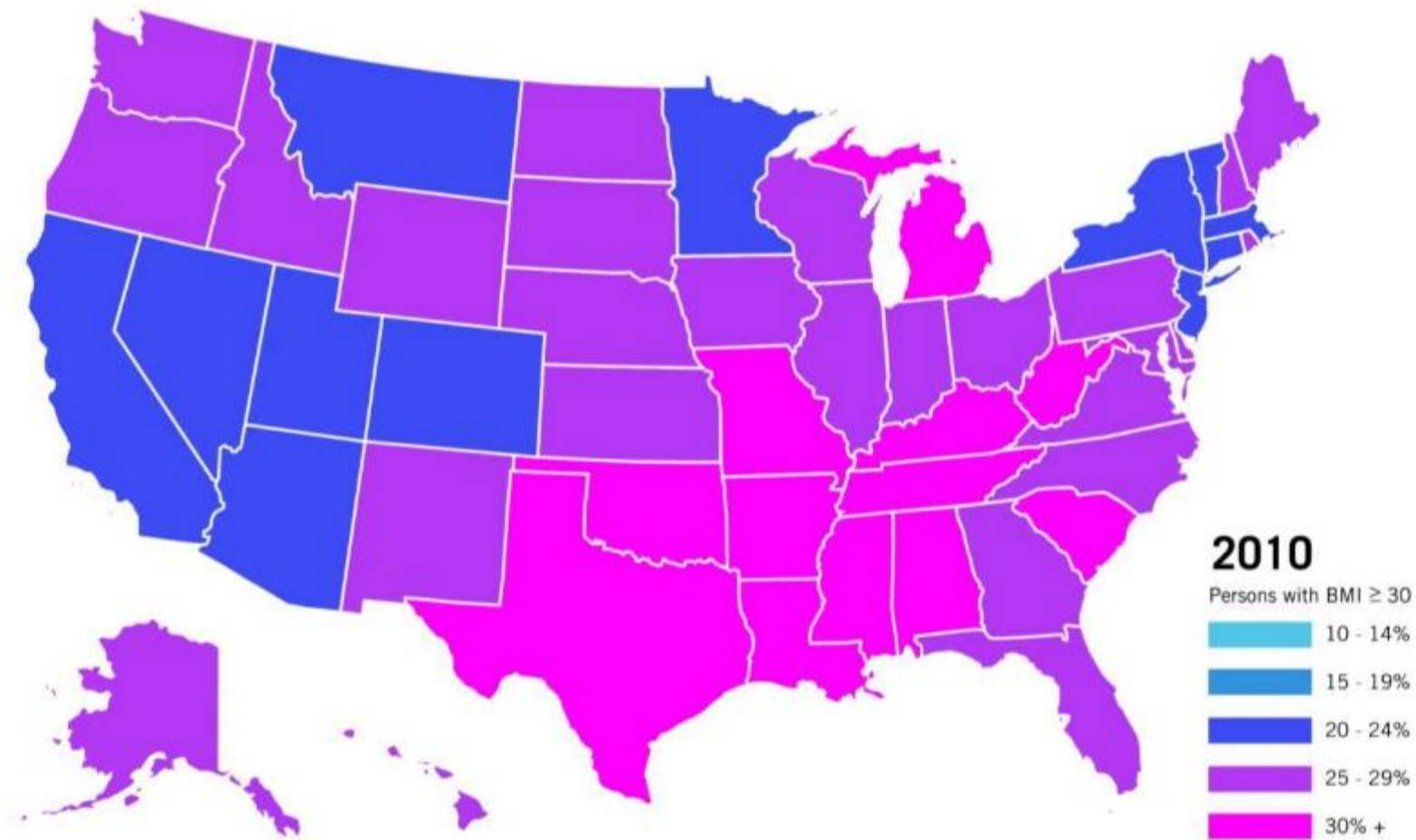


Cherokee County, Georgia (Ryan Gravel)



3889 Admiral Drive, Chamblee, Georgia (Ryan Gravel, 2012)

Health Costs



Prevalence of Obesity among adults 18 years and older (data source: CDC)

Environmental Costs

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Proctor Creek, Atlanta (Ryan Gravel, 2013)

Social Costs

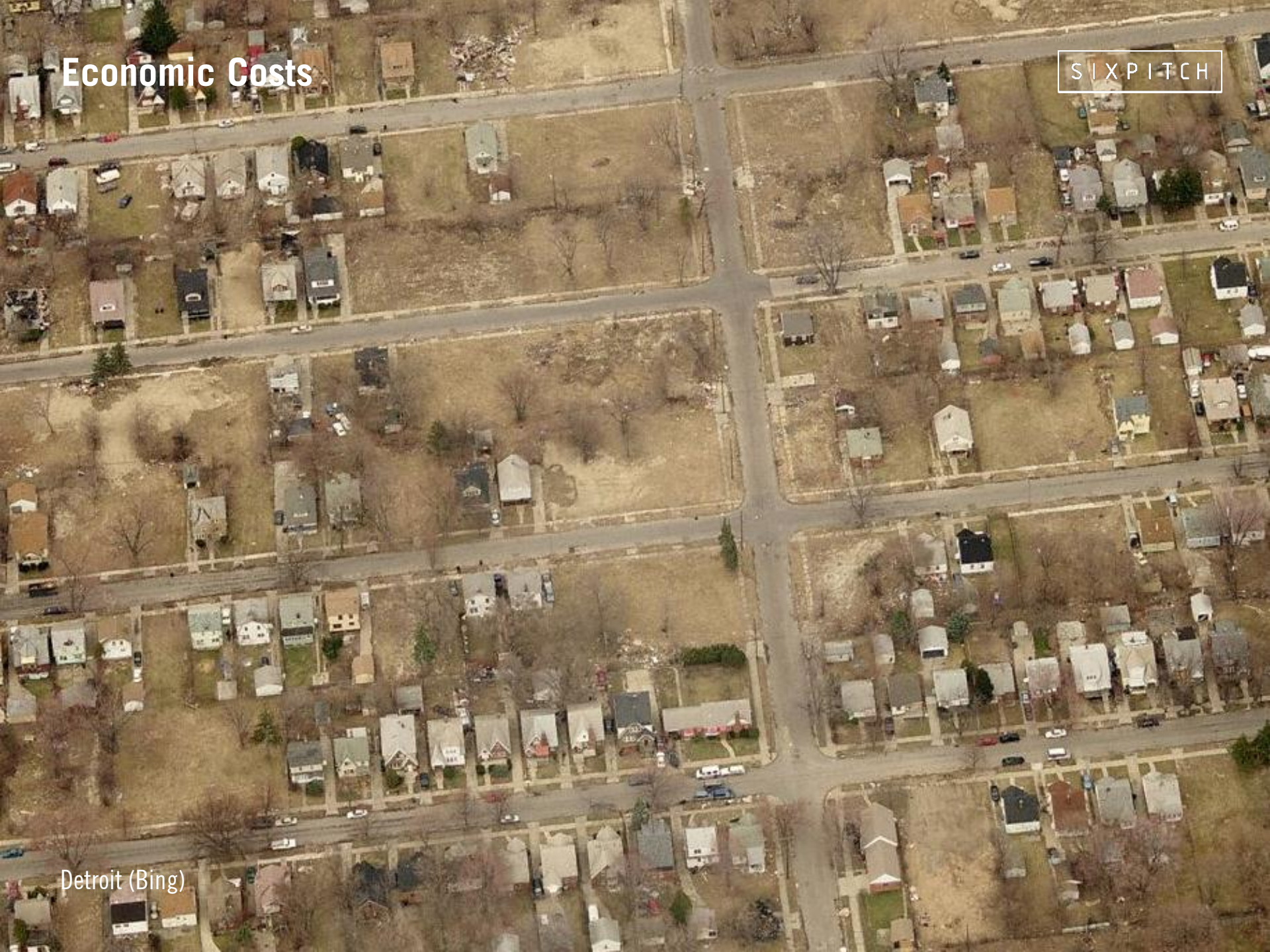
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Cobb County, Georgia (Ryan Gravel)

Economic Costs

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Detroit (Bing)

Economic Costs

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Chamblee Plaza (Ryan Gravel, 2012)

Infra-culture

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Lawrenceville, Georgia (Ryan Gravel, 2011)



**IT IS MORE THAN
INFRASTRUCTURE.
IT'S OUR WAY OF LIFE.**

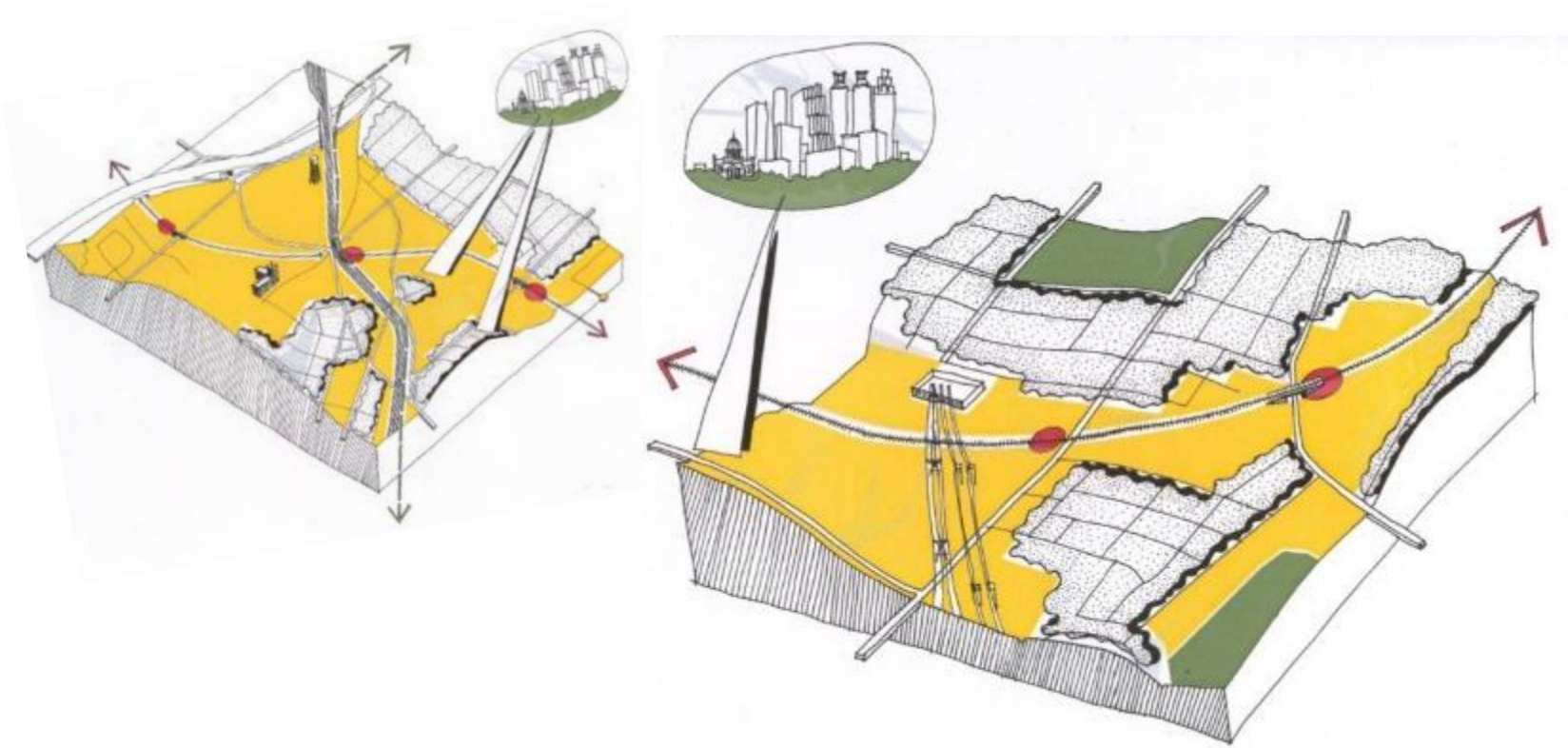
ATLANTA BELTLINE.

A photograph showing a cracked and weathered concrete path in the foreground, leading towards a residential area and the Atlanta skyline in the distance. The sky is clear and blue. The text "ATLANTA BELTLINE." is overlaid in large white letters across the middle of the image.

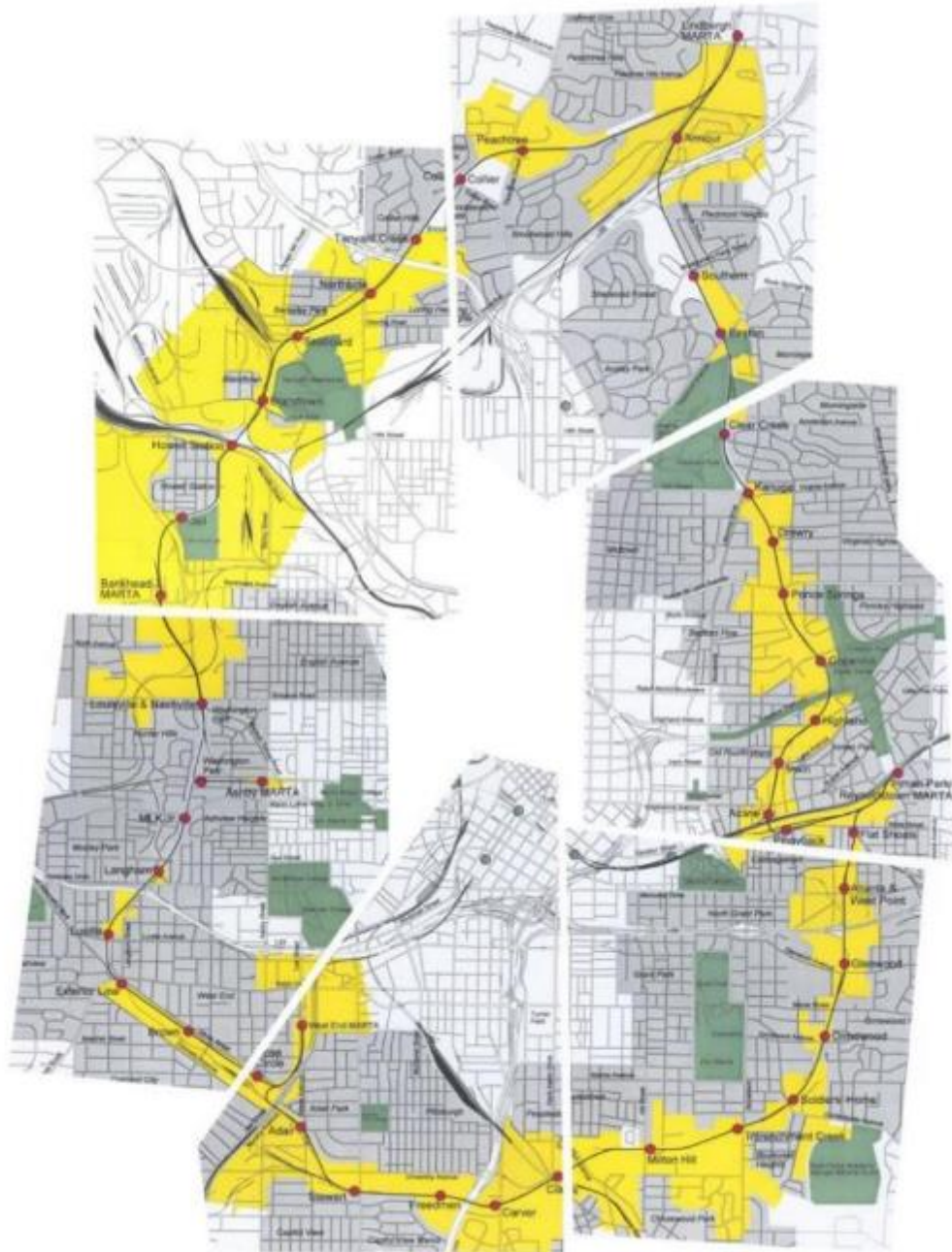
ATLANTA BELTLINE.

Atlanta Beltline

SIXPITCH



*Developing new solutions to the problems created by a sprawl-dominated landscape will require a new thinking, and ultimately, **a new kind of city.***
*The Beltline will **change the way we think about Atlanta.***



22 MILES LONG (35 km)

2-4 MILES FROM
DOWNTOWN (3-5 km)

45 NEIGHBORHOODS

100k PEOPLE WITHIN
WALKING DISTANCE

4-6k ACRES FOR
REDEVELOPMENT (2k ha)

Atlanta Beltline

SIXPITCH



Atlanta Beltline (Ryan Gravel, 2006)

Atlanta Beltline

SIXPITCH



Atlanta Beltline (Ryan Gravel, 2013)

Atlanta Beltline

SIXPITCH



Atlanta Beltline (Ryan Gravel, 2013)

Atlanta Beltline

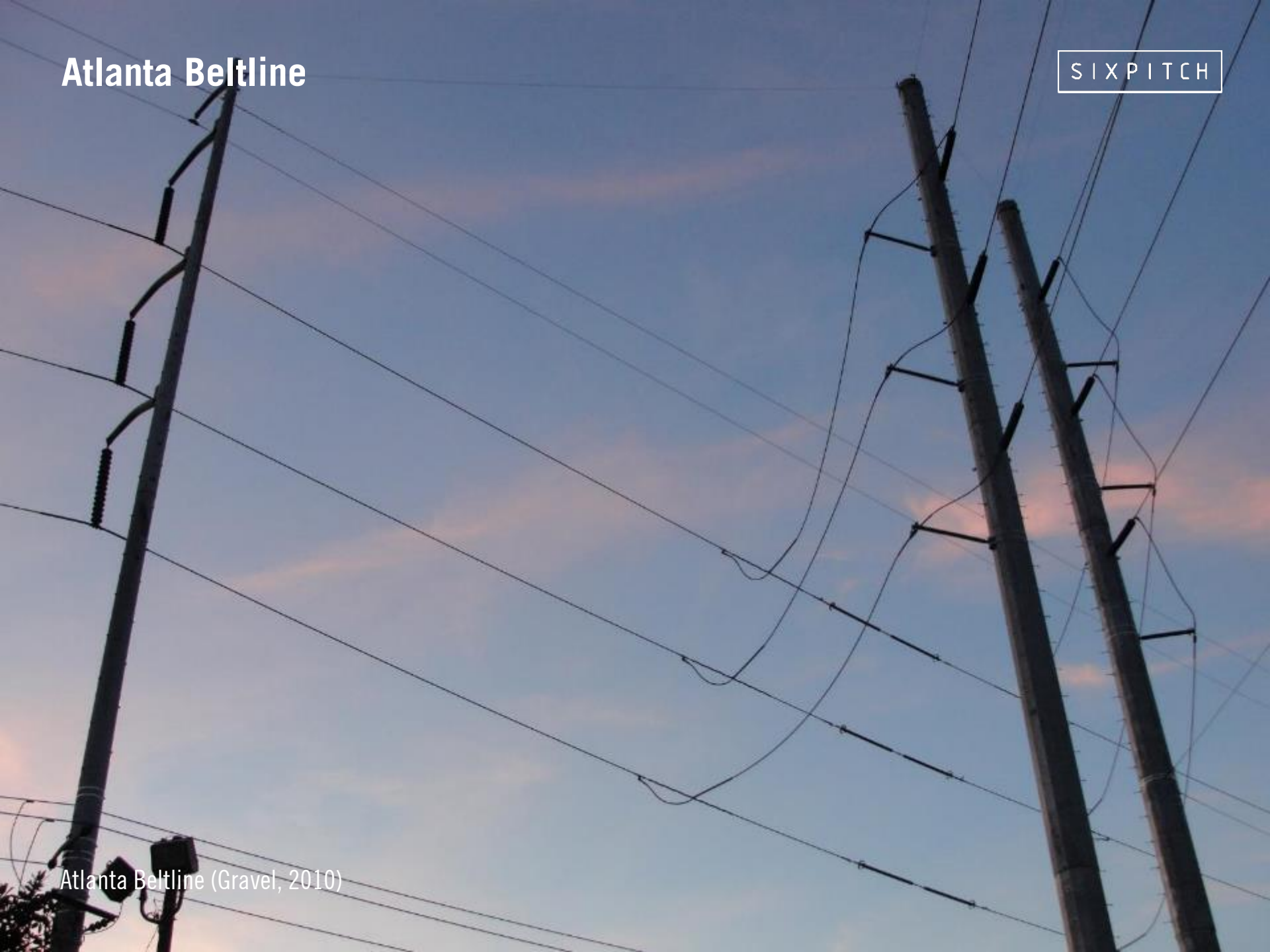
SIXPITCH



Atlanta Beltline (Ryan Gravel, 2013)

Atlanta Beltline

SIXPITCH



Atlanta Beltline (Gravel, 2010)

Atlanta Beltline

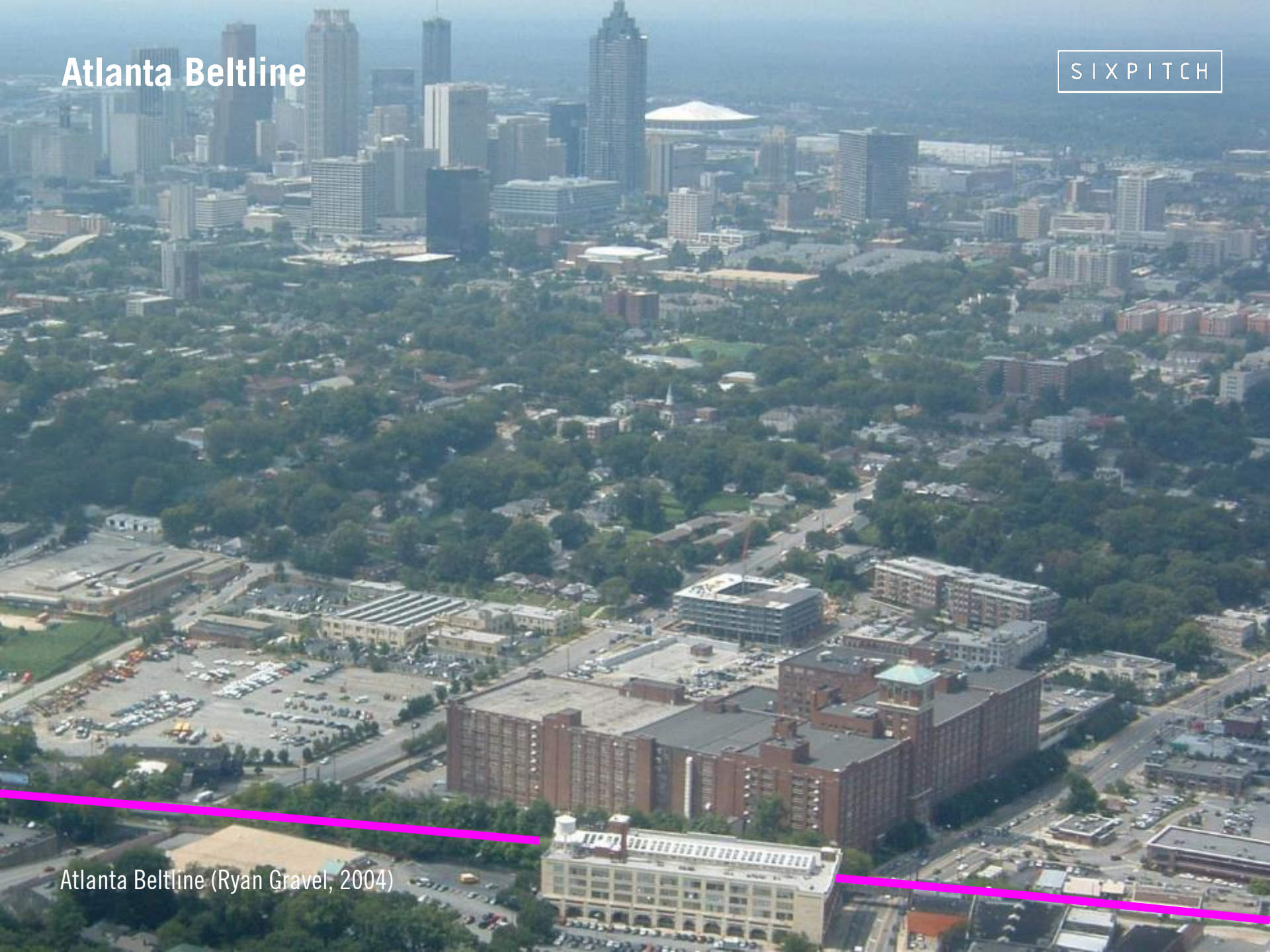
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Atlanta Beltline (Ryan Gravel, 2012)

Atlanta Beltline

SIXPITCH



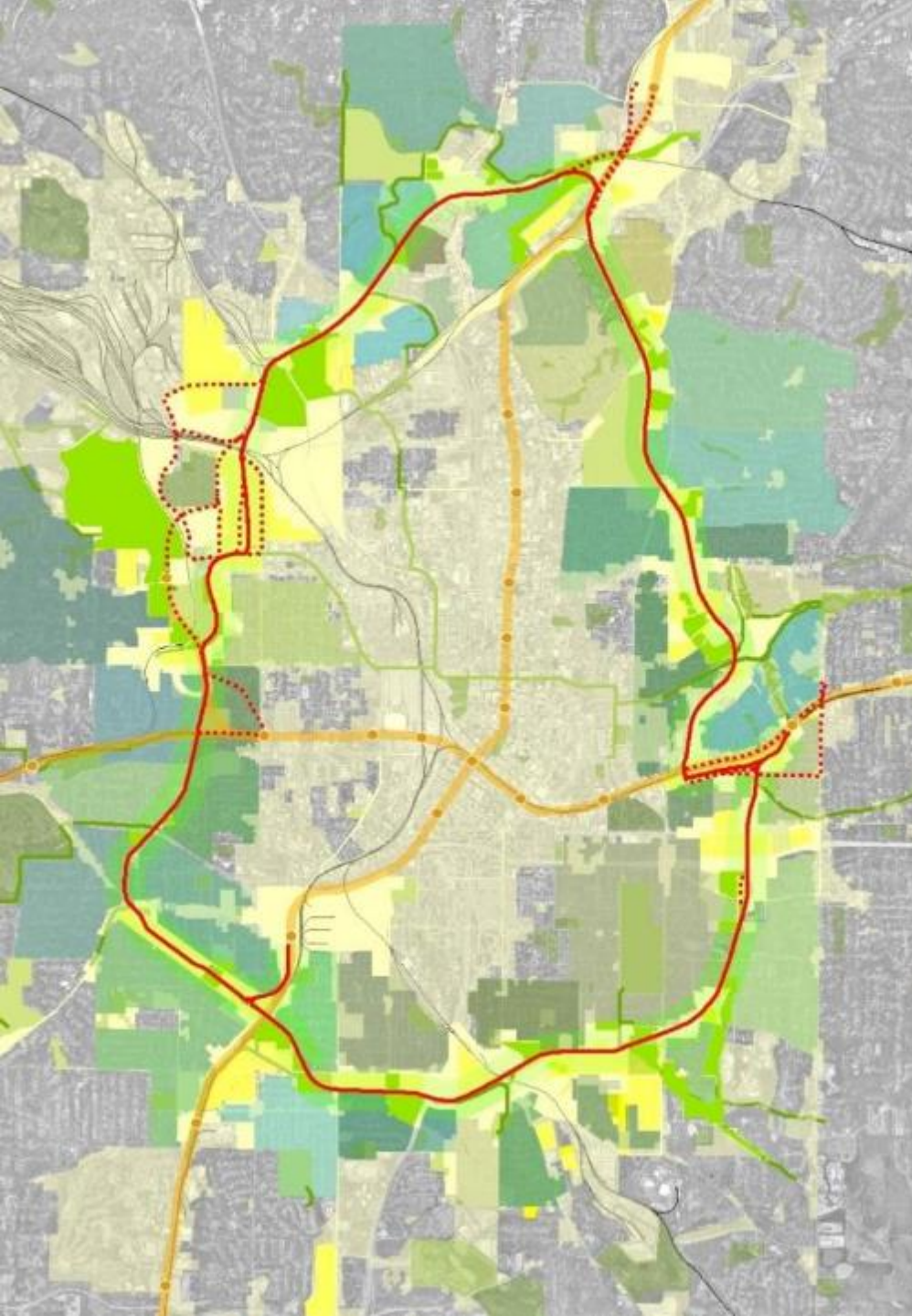
Atlanta Beltline (Ryan Gravel, 2004)

Atlanta Beltline

SIXPITCH



Atlanta Beltline (Ryan Gravel, 2004)



VISION
LEADERSHIP
GRASSROOTS
GROWTH
FEASIBILITY
POLITICS
FUNDING



physician

neighbor

cyclist

preservationist

student

housing advocate

community organizer

environmentalist

elected official

developer

transit rider

planner



TRANSPORTATION



ECONOMIC DEVELOPMENT

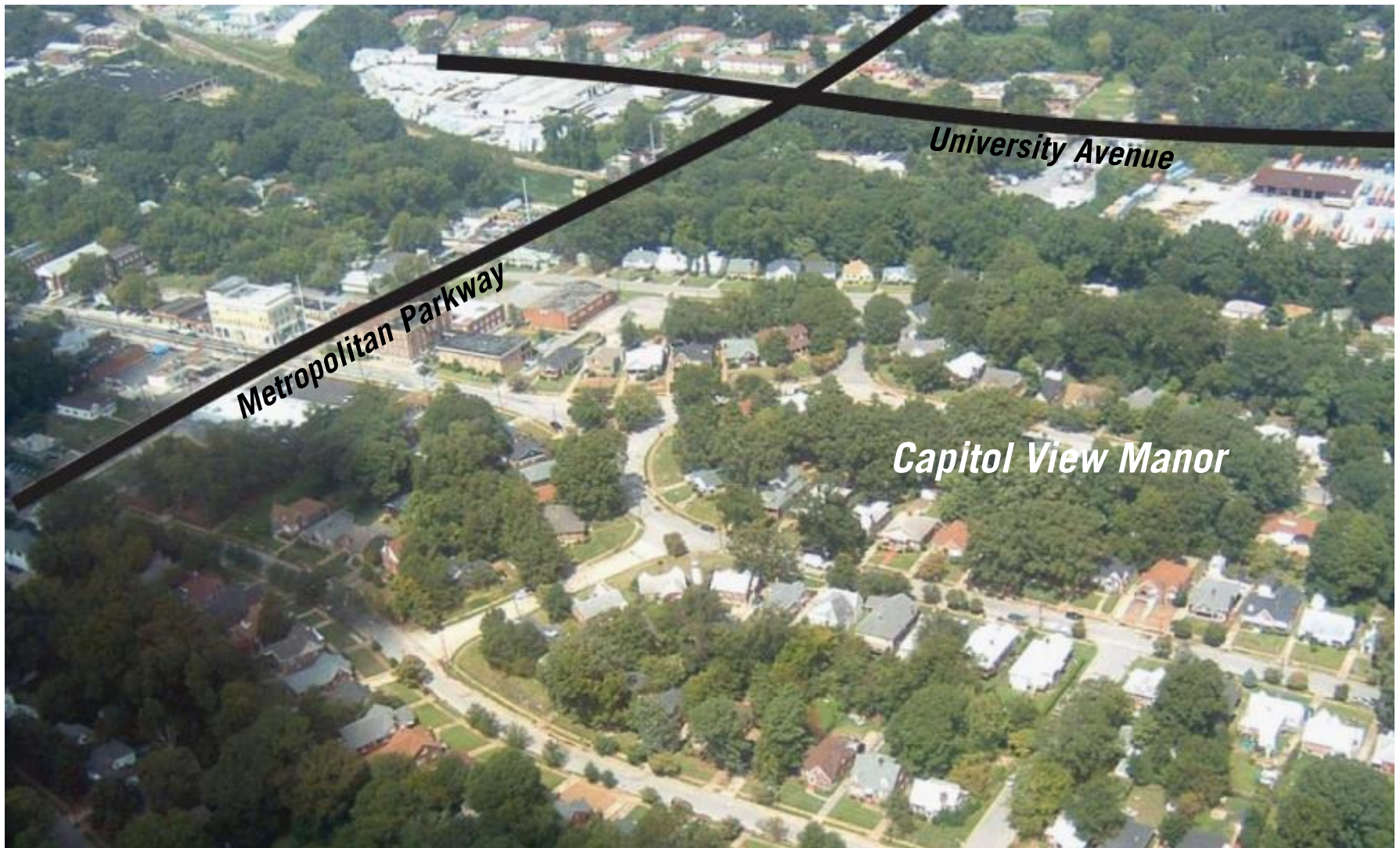


GREENSPACE



Atlanta Beltline

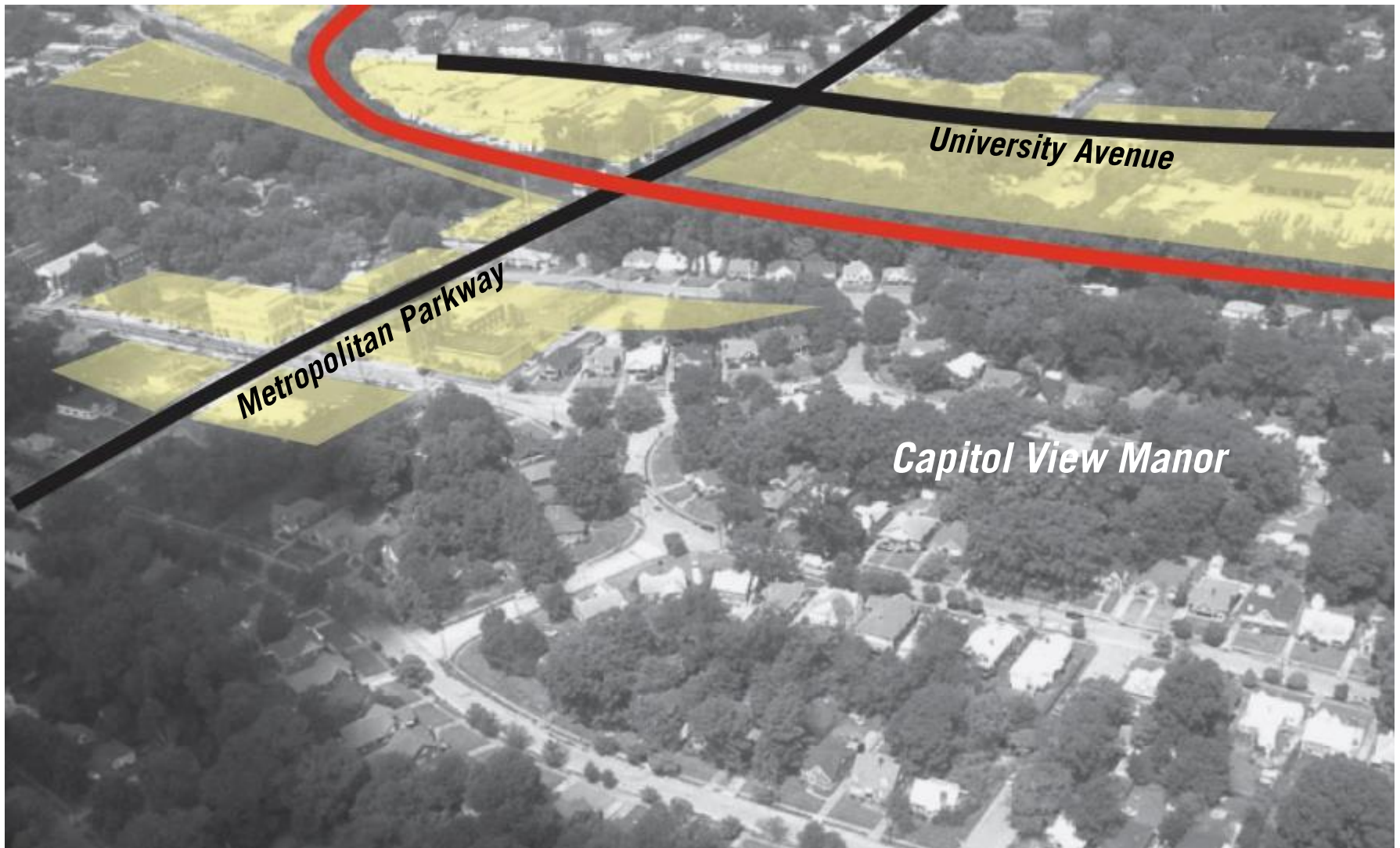
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A typical Atlanta Beltline neighborhood (Ryan Gravel, 2004)

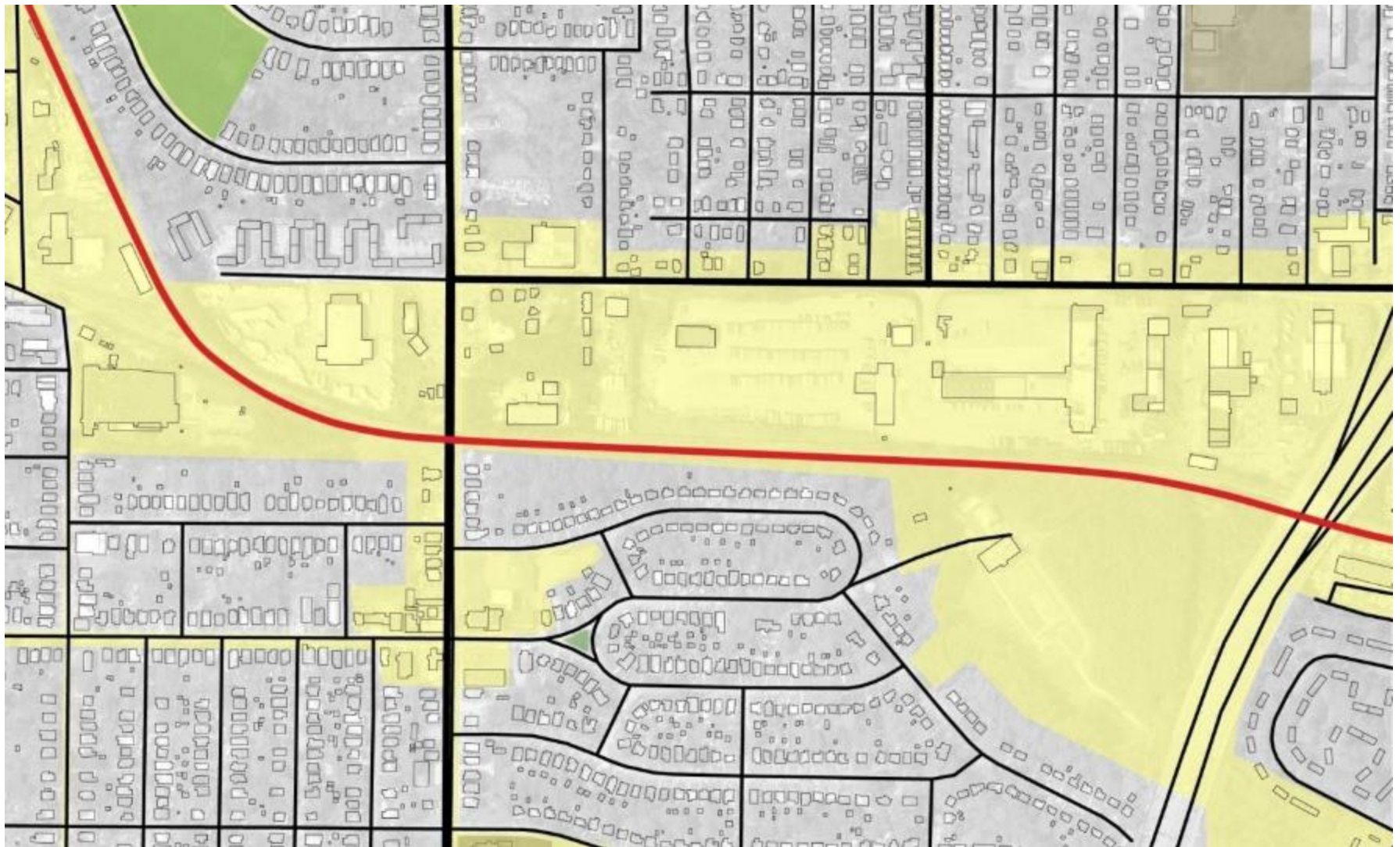
Atlanta Beltline

SIXPITCH



Atlanta Beltline corridor (red) + obsolete industrial and commercial properties (yellow) (Ryan Gravel, 2004)

Atlanta Beltline



Atlanta Beltline corridor (red) + obsolete industrial and commercial properties (yellow) (Perkins+Will, 2009)

Atlanta Beltline



The transit and trail (Perkins+Will, 2009)

Atlanta Beltline



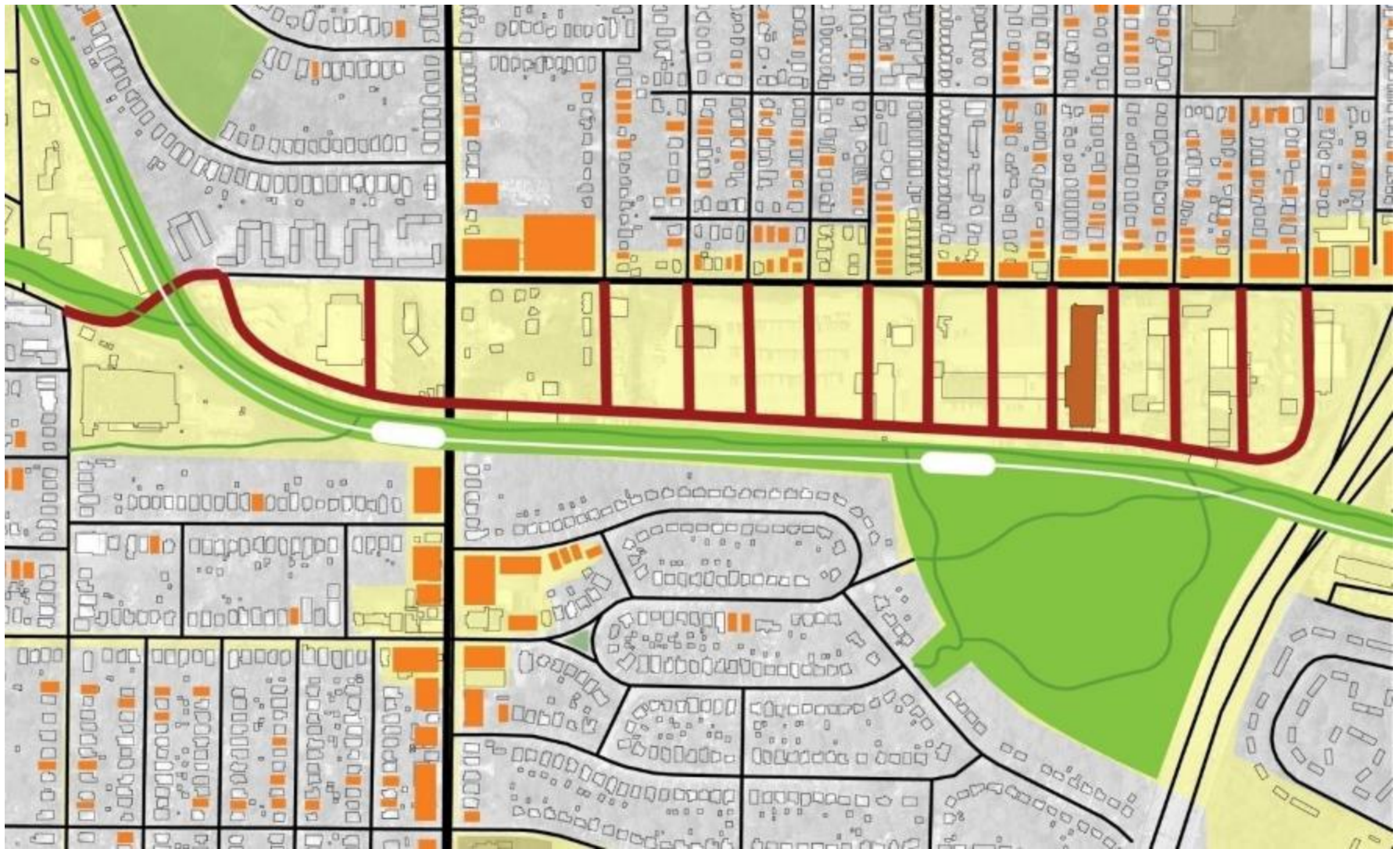
New parks on city-owned land and greenways along other rail corridors (Perkins+Will, 2009)

Atlanta Beltline



Infill development on vacant lots (Perkins+Will, 2009)

Atlanta Beltline



Extension of streets to access the corridor and to create walkable urban blocks (Perkins+Will, 2009)

Atlanta Beltline



New public spaces as a part of that new configuration (Perkins+Will, 2009)

Atlanta Beltline

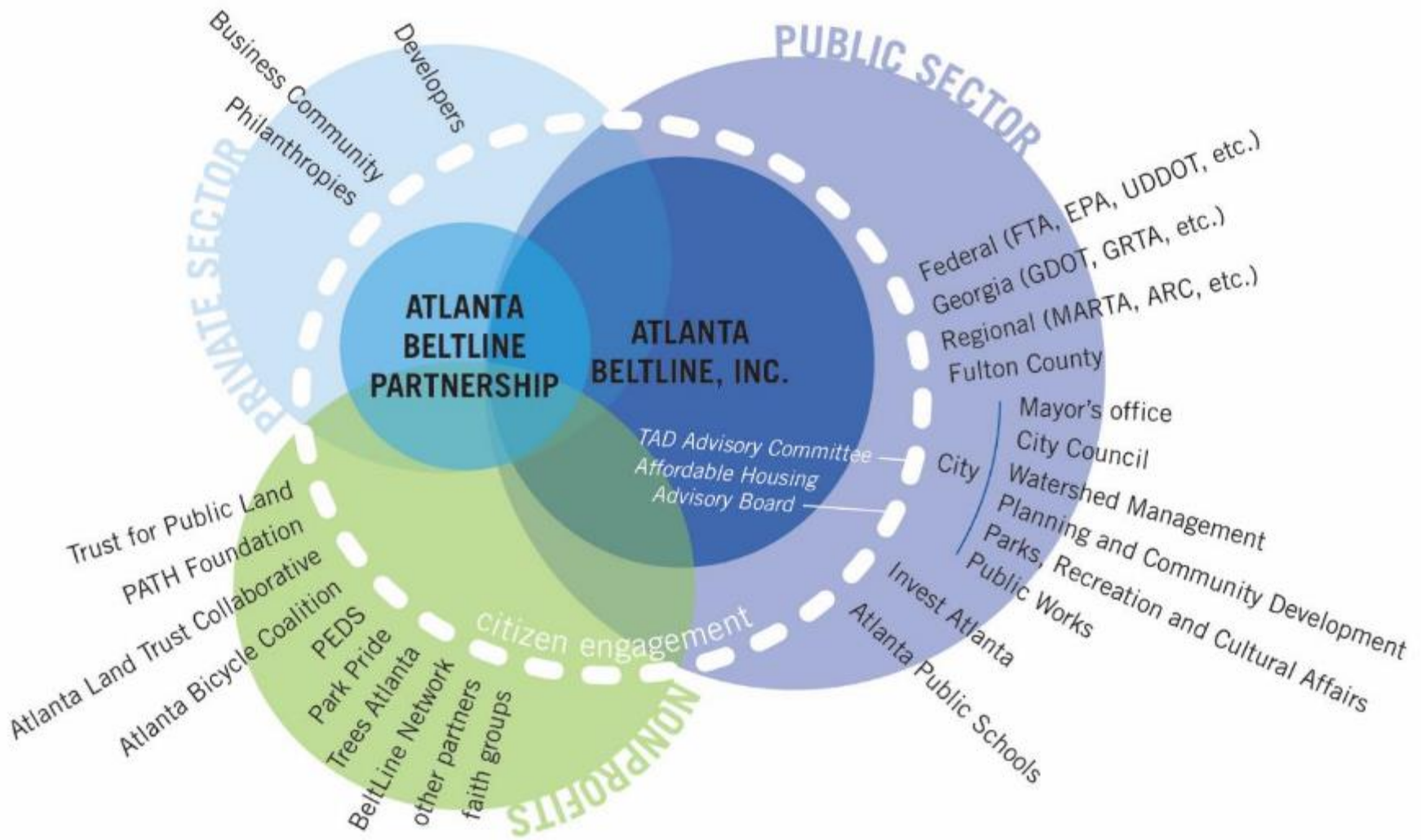


Redevelopment to support transit ridership, land values, and existing communities (Perkins+Will, 2009)



FEASIBILITY PLANS
REDEVELOPMENT PLAN
SUB AREA PLANS
OVERLAY ZONING
TRANSIT PLANS
PARK DESIGNS
CORRIDOR DESIGN

It takes a Partnership



Design



Atlanta Beltline (Perkins+Will, 2013)

Corridor Acquisition and Interim Trails

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Murphy Crossing (2009)

Permanent Trails

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Atlanta Beltline (Valdis Zusmanis, 2014)

New Parks

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Historic Fourth Ward Park (Ryan Gravel, 2014)

New Parks

SIXPITCH



Atlanta Skate Park (Ryan Gravel, 2011)

Expanded and Renovated Parks

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DL Stanton Park (Ryan Gravel, 2011)

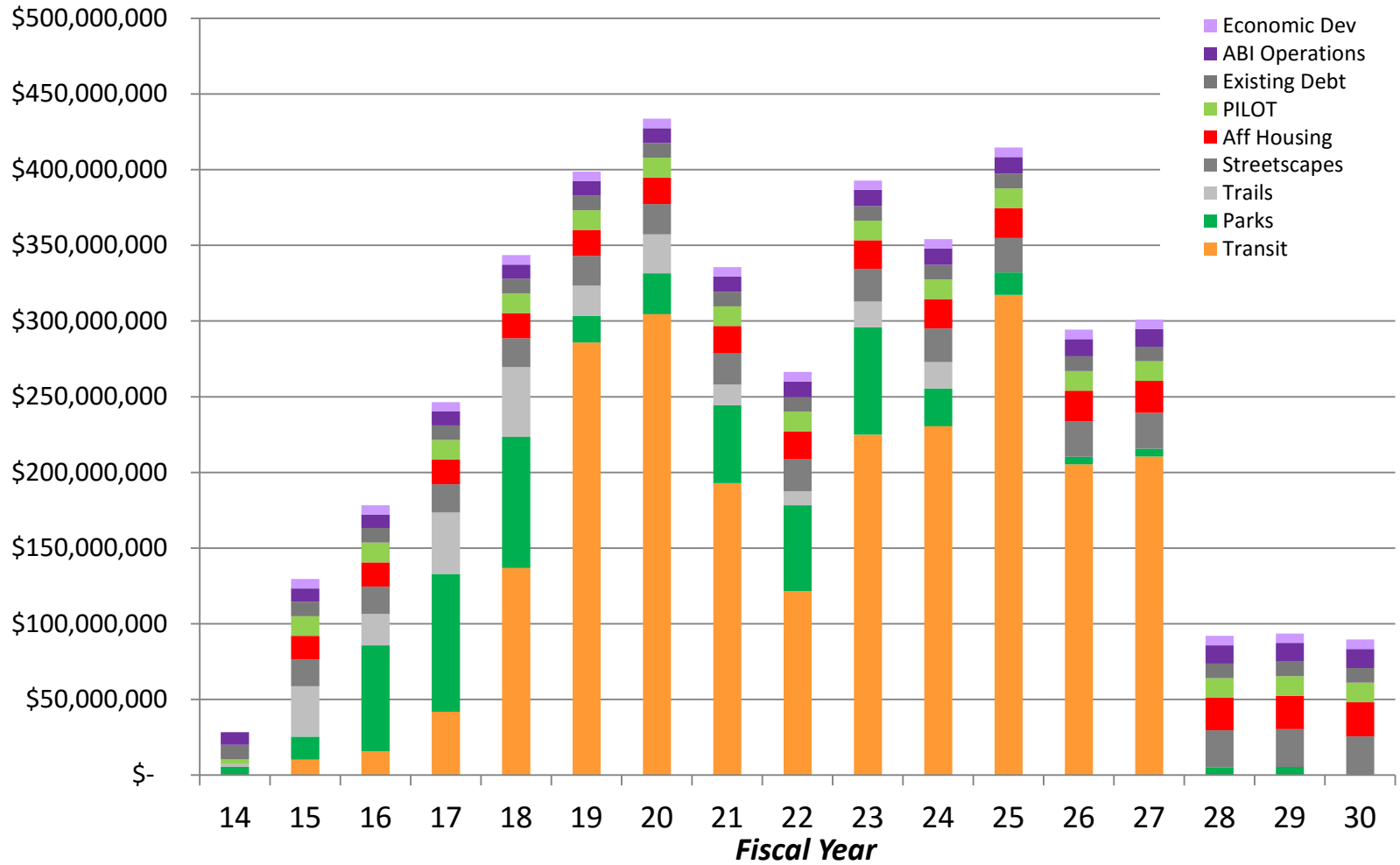
Transit

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Atlanta Streetcar (Ryan Gravel, 2015)

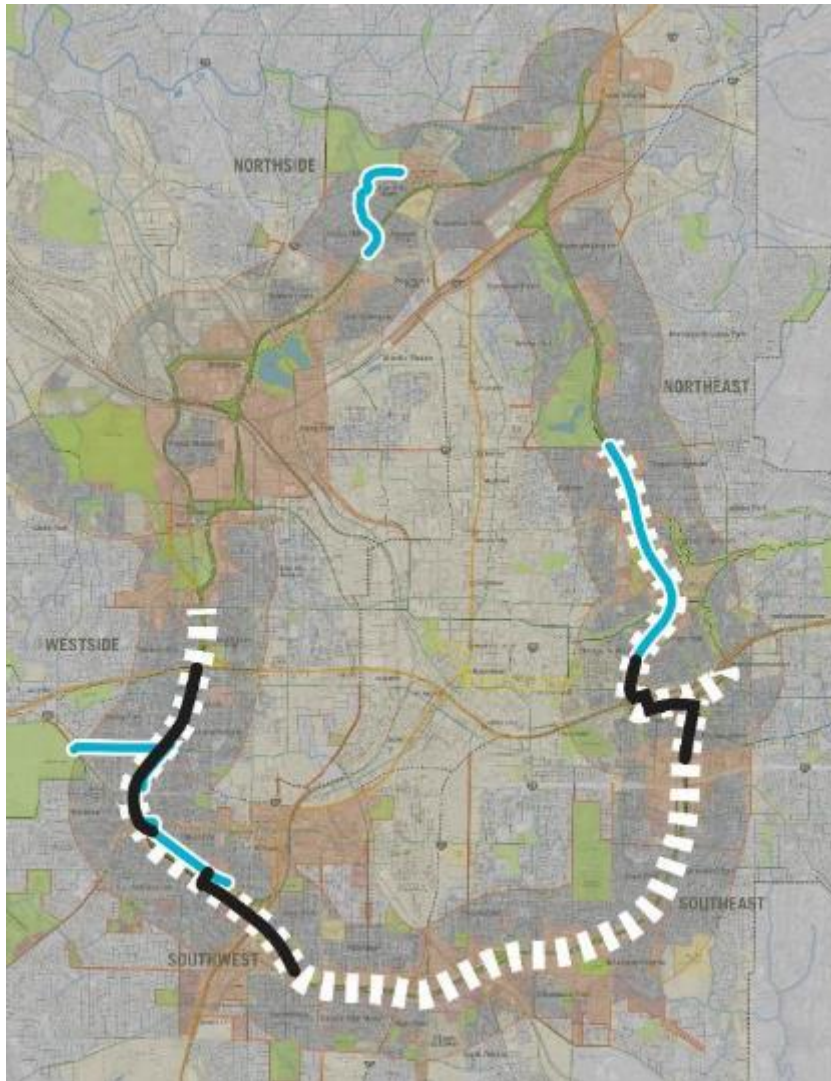
Project Development: Fiscal Year Forecast



Period 1 Period 2 Period 3

Source: Atlanta BeltLine, Inc. (2013)

Trail Implementation



Built Trail



Designed Trail



Next Trails for Construction

“Sorry Naysayers, It’s Working”

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\$3.1 BILLION PRIVATE DEVELOPMENT

**HOUSING
SHOPPING
BUSINESS
HOSPITALITY
ENTERTAINMENT**



Ponce City Market (Ryan Gravel 2015)

“Sorry Naysayers, It’s Working”

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Atlanta Beltline (Ralph Daniels, 2013)



**IT IS MORE THAN
INFRASTRUCTURE.
IT'S OUR WAY OF LIFE.**

**CATALYST
INFRASTRUCTURE.**



CATALYST INFRASTRUCTURE.

Promenade Plantée/Viaduc des Arts

SIXPITCH



Paris, Rue Daumesnil (RG, 1995)

Promenade Plantée/Viaduc des Arts

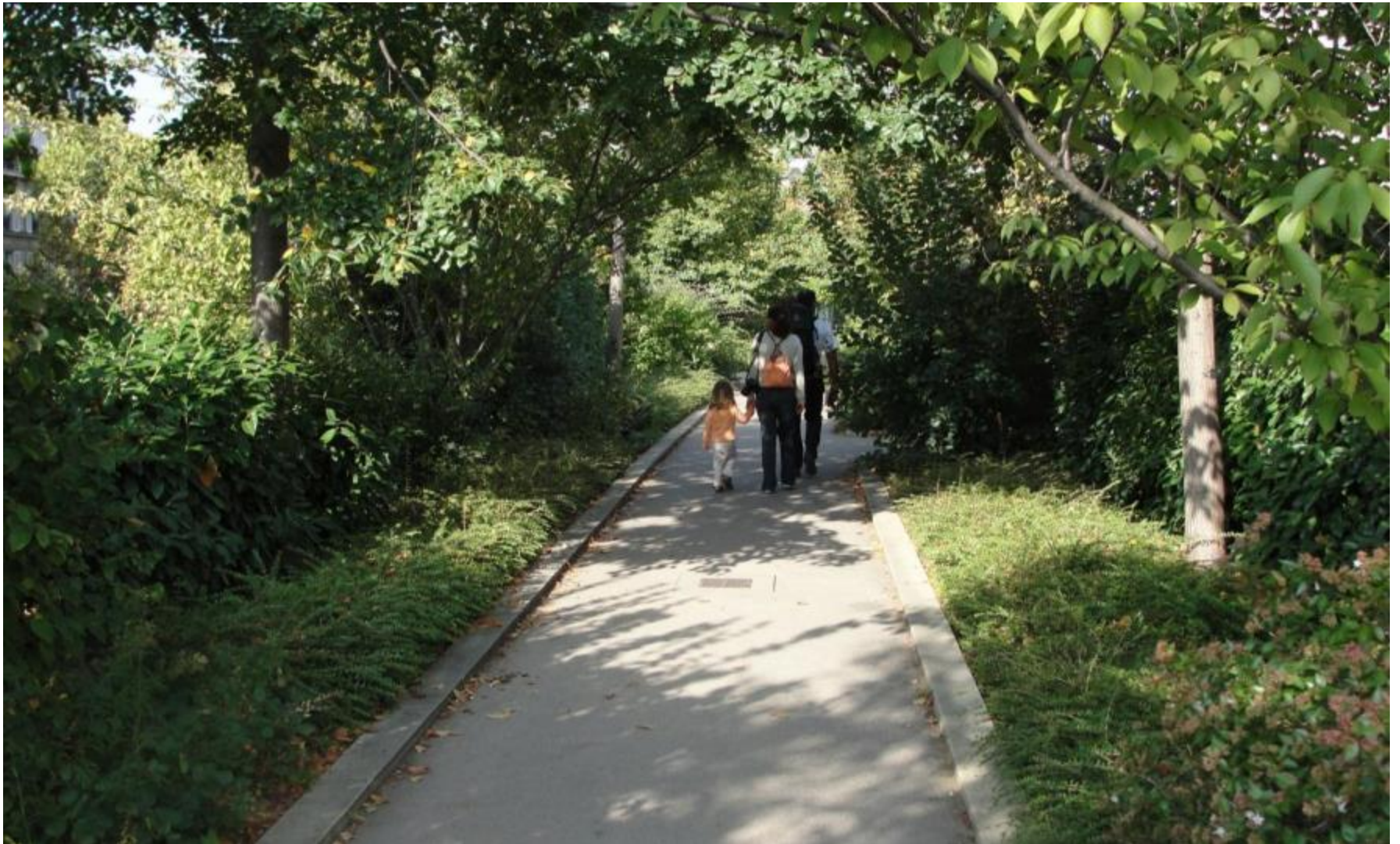
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Paris, Rue Daumesnil (RG, 2010)

Promenade Plantée/Viaduc des Arts

SIXPITCH



Paris (RG, 2010)

Catalyst Infrastructure

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High Line

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New York City (Ryan Gravel, 2011)



Chicago (Ryan Gravel, 2012)

Rail Park

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Philadelphia (Ryan Gravel, 2012)

Rail Corridor

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Singapore (Ryan Gravel, 2015)

Katy Trail

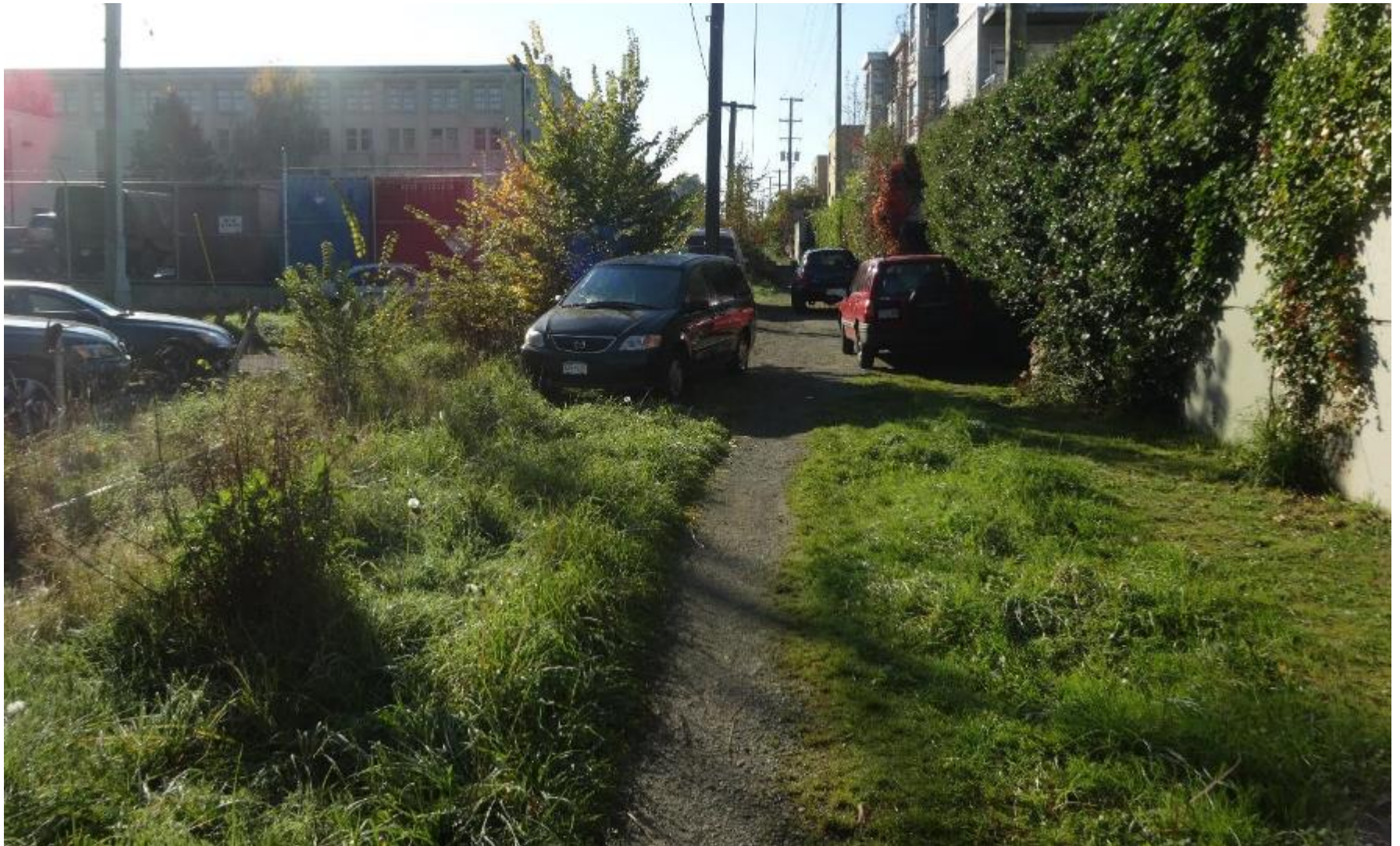
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Dallas (RG, 2014)

Arbutus Corridor

SIXPITCH



Vancouver (Ryan Gravel, 2013)

Green Line

SIXPITCH



Toronto (Ryan Gravel, 2014)

Lafitte Greenway

SIXPITCH



New Orleans (Ryan Gravel, 2014)

Midtown Greenway

SIXPITCH



Minneapolis (Ryan Gravel, 2009)

Dequindre Cut Greenway

SIXPITCH



Detroit (Ryan Gravel, 2012)

S-Line

SIXPITCH



Salt Lake City (Ryan Gravel, 2014)

Underline

SIXPITCH



Miami (Ryan Gravel, 2016)

Buffalo Bayou

SIXPITCH



Houston (Ryan Gravel, 2012)

Los Angeles River

SIXPITCH



Los Angeles (Ryan Gravel, 2011)

East River Blueway

SIXPITCH



New York City (Ryan Gravel, 2013)

Harahan Bridge

SIXPITCH



Memphis (Ryan Gravel, 2014)

Cultural Trail

SIXPITCH



Indianapolis (Ryan Gravel, 2014)



**IT'S MORE THAN
INFRASTRUCTURE.
IT'S A NEW WAY OF LIFE.**

WHY IT MATTERS.



WHY IT MATTERS.

Now Atlanta Is Turning Old Tracks Green



Rich Addicks for The New York Times

Bonjovi the dog got a concert and a ride on the Eastside Trail one Saturday last month. The BeltLine project links 45 neighborhoods.

By ROBBIE BROWN
Published: February 14, 2013

ATLANTA — Until last year, the old railroad tracks that snaked through east Atlanta were derelict. Kudzu, broken bottles and plastic

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What's Popular Now

Spies' Dragnet Reaches a Playing Field of Elves and Trolls



More Helpful Fatty Acids Found in Organic Milk



BLACKBERRY ENTERPRISE SERVICE 10

[Get the facts](#)
BlackBerry

MOST EMAILED

MOST VIEWED



1. WELL Snacking Your Way to Better Health

FACEBOOK

TWITTER

Infra-Culture



Delta Flight Path.

SIXPITCH



Girl Scout Troop 13553.

Infra-Culture



Morning Commute.

SIXPITCH



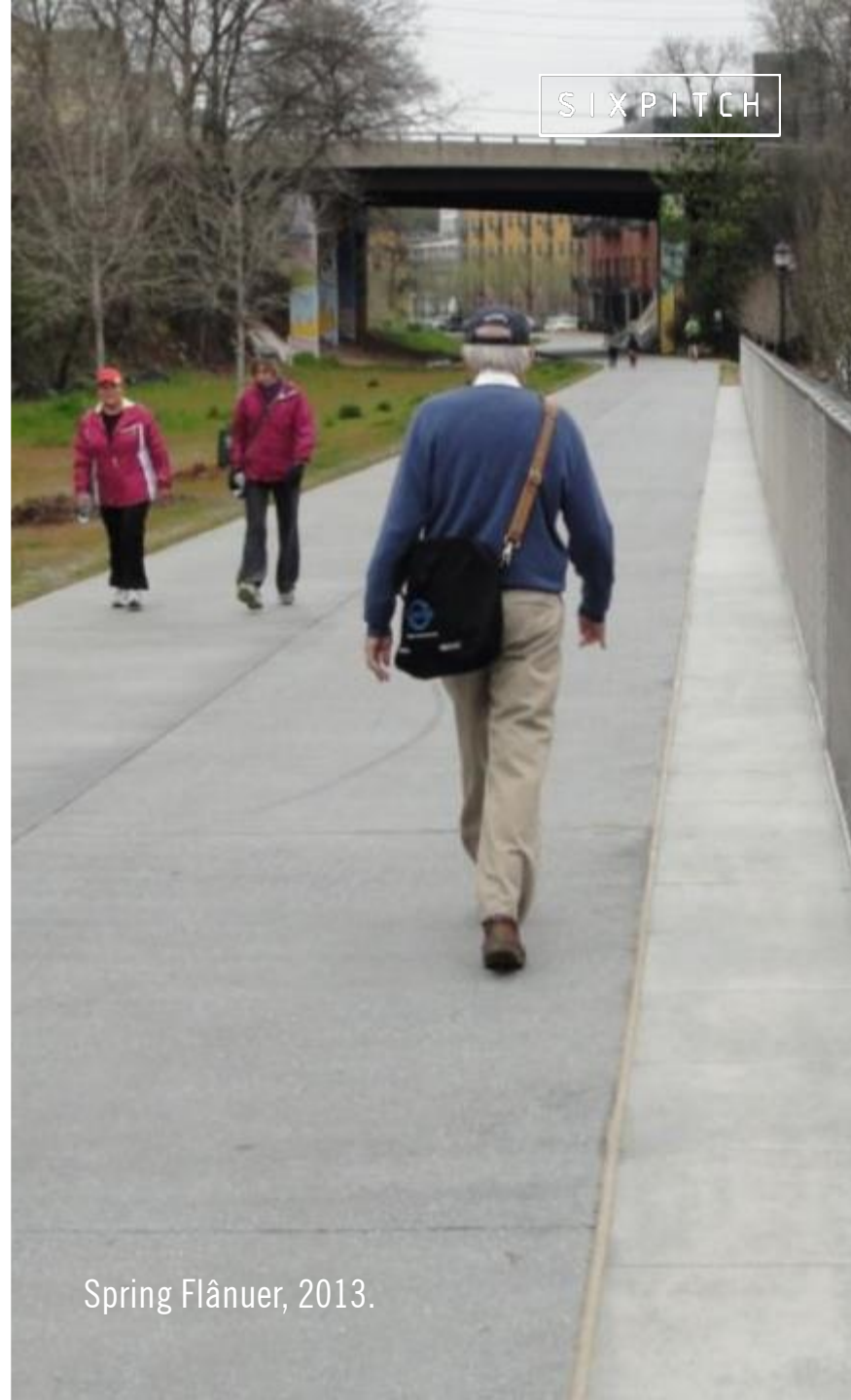
Jackson's Last Walk.

Infra-Culture



Winter Shadows, 2014.

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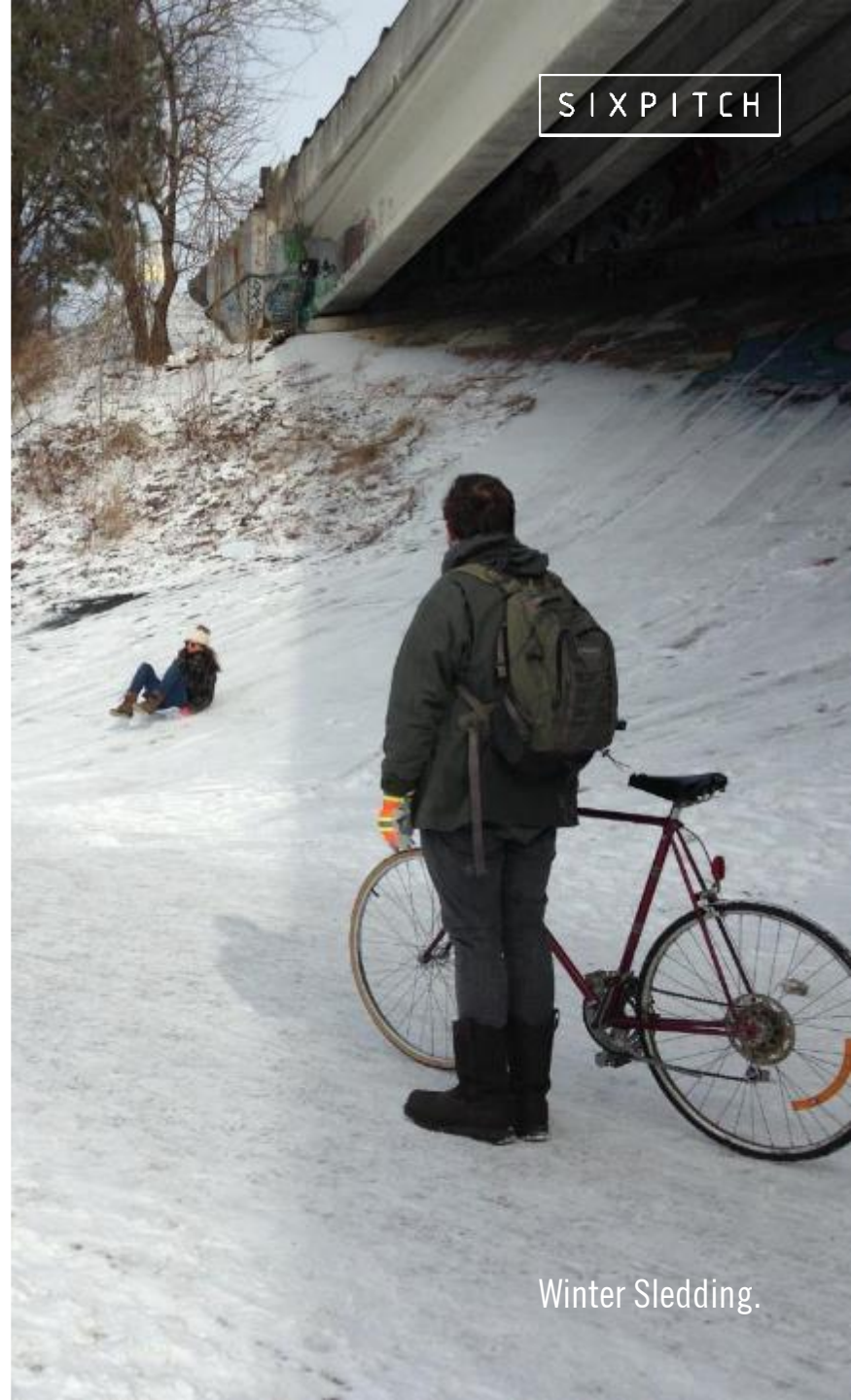
Spring Flânuer, 2013.

Infra-Culture



Spring Meadow.

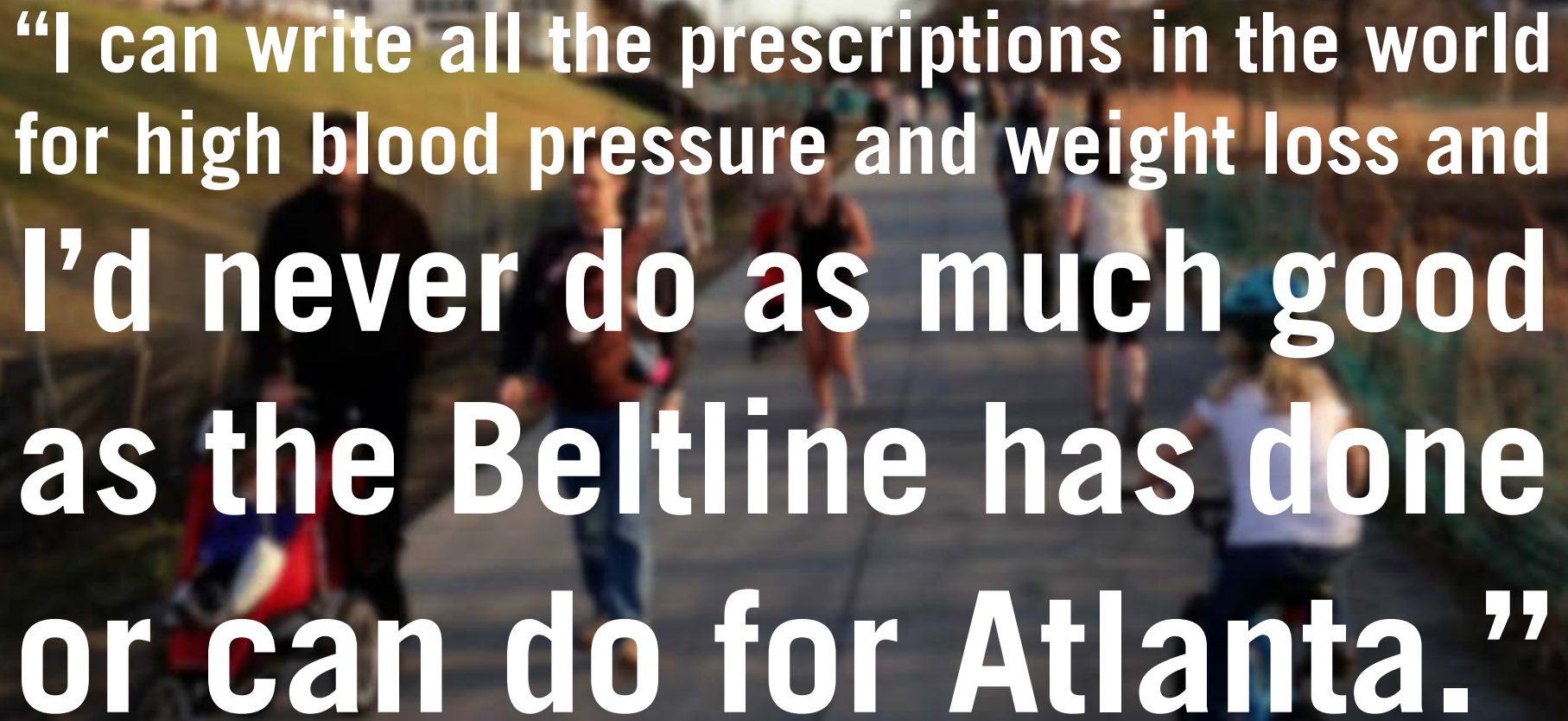
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Winter Sledding.



Winter weekend afternoon (Ryan Gravel, 2014)



“I can write all the prescriptions in the world for high blood pressure and weight loss and I’d never do as much good as the Beltline has done or can do for Atlanta.”

Dr. Richard Jackson, professor and chair of environmental health sciences at UCLA & former director of CDC’s National Center for Environmental Health



Ivy Knight (Ryan Gravel, 2014).

A photograph of Anthony Foxx, Secretary of the US Department of Transportation, standing outdoors on a dirt path. He is wearing a dark blue t-shirt and is holding a large map or document in his hands, gesturing towards it. The background is a lush green forest with trees and foliage. The text is overlaid on the image in a large, white, sans-serif font.

“a ladder of opportunity”
“a game-changer.”

Anthony Foxx, Secretary, US DOT
\$18.5 Million TIGER V Grant for
3 miles of the Atlanta Beltline Westside Trail.



Atlanta Beltline Lantern Parade, 2013 (Krewes of the Grateful Gluttons)

“What were once a deserted industrial landscape and an unused, overgrown, and debris-filled rail corridor are now thriving, active neighborhood assets.”

Gwen Keyes Fleming, Chief of Staff, US EPA
“2013 Smart Growth Project of the Year.”

Infra-Culture



Atlanta Beltline (collage, Perkins+Will, 2009)

Infra-Culture



Atlanta Beltline (RG, 2013)

Infra-Culture



Atlanta Beltline (RG, 2013)

Infra-Culture



Atlanta Beltline (Perkins+Will, 2013)








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