

# 2016 Comprehensive Development Plan

## Character Areas: Neighborhoods

### Character Area: **Live Work**

Definition: Areas with industrial uses as well as residential and commercial uses.

Location: Murphy Triangle and other areas along the BeltLine.

### Policies:

- Promote the preservation and rehabilitation of historic and potentially historic buildings.
- Encourage remediation of Brownfields to promote redevelopment.
- Preserve industrial land uses, as appropriate, in order to promote industrial employment in the City.
- Ensure that new construction is compatible with industrial heritage of the area in terms of design and density.
- Promote a compact pedestrian-oriented urban form with smaller blocks and an interconnected street network when large industrial parcels redevelop to other uses.
- Maintain or provide for appropriate transitions from live/work uses to any adjacent residential uses.
- Encourage increased transit options.
- Promote connectivity to the Beltline and Beltline trails, where appropriate.

### Implementation:

- Implement adopted plans.
  - Beltline Subarea 2 (2009)
  - Castleberry Hill Master Plan (2000)
  - Oakland City/Ft. McPherson LCI (2004)
  - Upper West Side LCI (2004)

# 2016 Comprehensive Development Plan

## Character Areas: Neighborhoods

### Character Area: **Suburban Area**

Definition: Areas where typical types of suburban development pattern have occurred or are likely to occur. Characterized by low pedestrian orientation, limited transit, predominantly residential land uses with curvilinear street pattern, scattered civic buildings. High degree of building separation.

Location: Southwest part of the City, suburban type development scattered throughout the City and suburban shopping centers like Ansley Mall.

### Policies:

- Protect single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development.
- New residential development in Suburban Areas should be more integrated to the street network and provide as much connectivity as possible.
- Ensure that the size and scale of new homes are commensurate with lot sizes in order to provide adequate open space, permeable surfaces and tree cover on each lot.
- Maintain, rehabilitate and replace the existing housing stock where appropriate.
- Provide Suburban neighborhoods with nodal neighborhood commercial areas, which are of such a size that all uses within convenient walking distance of one another.
- Protect and enhance natural resources.
- Support the preservation and the development of senior housing units and particularly affordable housing units.

### Implementation:

- Strengthen the Tree Ordinance.
- Ensure sidewalks are constructed for all new development.
- Redevelopment of AHA properties should engage the surrounding

community.

- Improve walkability of neighborhoods by repairing existing sidewalks and ADA ramps installing new side-walks.
- Ensure adopted bike routes are signed and marked.
- Research and implement the Atlanta Regional Commission Life Long Communities program and policies.

# 2016 Comprehensive Development Plan

## Character Areas: Neighborhoods

### Character Area: **Traditional Neighborhood Developing**

Definition: A developing residential area with high pedestrian orientation, sidewalks, street trees, on-street parking, small regular lots, building close to or at the front, often with sidewalks and street trees, neighborhood scaled business scattered through the area.

Location: Many Atlanta Housing Authority properties and areas of NPU H and Z

#### Policies:

- Preserve the residential character of Traditional Neighborhoods-Developing.
- Protect single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development.
- New residential development in Developing Neighborhoods should be more integrated to the street network and provide as much connectivity as possible.
- Ensure that the size and scale of new homes are commensurate with lot sizes in order to provide adequate open space, permeable surfaces and tree cover on each lot.
- Maintain, rehabilitate and replace the existing housing stock where appropriate.
- Identify methods to protect and enhance natural resources.
- Promote opportunities for mixed-income housing developments throughout the City.
- Increase opportunities for home ownership for low and moderate-income residents.
- Improve connectivity and transportation options/safety.
- Prevent encroachment of incompatible commercial uses.
- Aggressively enforce Housing Code and Demolition to remove slum and blight.
- Support the preservation and the development of senior housing units and

**Traditional Neighborhood Developing**

particularly affordable housing units.

**Implementation:**

- Strengthen code enforcement.
- Maintain, rehabilitate and replace existing housing stock where appropriate.
- Strengthen the Tree Ordinance.
- Ensure sidewalks are constructed for all new development.
- Redevelopment of AHA properties should engage the surrounding community.
- Improve walkability of neighborhoods by repairing existing sidewalks and ADA ramps installing new side-walks.

Research and implement the Atlanta Regional Commission Life Long Communities program and policies.

# 2016 Comprehensive Development Plan

## Character Areas: Neighborhoods

### Character Area: Traditional Neighborhood Existing

Definition: An existing residential area with high pedestrian orientation, sidewalks, street trees, on-street parking, small regular lots, building close to or at the front, often with sidewalks and street trees, neighborhood scaled business scattered through the area, a neighborhood with well-maintained housing, distinct identity through architectural style, lot and street design.

Location: Many City of Atlanta neighborhoods

#### Policies:

- Preserve the residential character of Traditional Neighborhoods.
- Promote diversity of housing types
- Protect single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development.
- Encourage new housing development that is compatible with the character of existing neighborhoods. “Character of neighborhoods” is defined by attributes of the platting pattern, including the layout of streets and blocks, street connectivity, the shapes and sizes of lots, the natural topography, and the presence of mature trees.
- Ensure that the size and scale of new homes are commensurate with lot sizes in order to provide adequate open space, permeable surfaces and tree cover on each lot.
- Maintain, rehabilitate and replace the existing housing stock where appropriate.
- Provide Traditional Neighborhoods- Existing with nodal neighborhood commercial areas, which are of such a size and character that all uses are within convenient walking distance of one another.
- Protect and enhance natural resources.
- Support local historic designation of potentially eligible historic neighborhoods.
- Support the preservation and the development of senior housing units and

**Traditional Neighborhood Existing**

particularly affordable housing units.

Prioritize installation of pedestrian and bicycle around parks, schools and public facilities.

**Implementation:**

- Develop and adopt development guidelines to promote and encourage compatible infill-development.
- Strengthen the City of Atlanta Tree Ordinance
- Ensure sidewalks are constructed with new development
- Ensure adopted bike routes are signed and marked
- Improve walkability of neighborhoods by repairing existing sidewalks and ADA ramps installing new sidewalks.

Research and implement the Atlanta Regional Commission Life Long Communities program and policies

# 2016 Comprehensive Development Plan

## Character Areas: Neighborhoods

### Character Area: **Traditional Neighborhood Redevelopment**

Definition: Areas with most of its housing stock in place but have worsening housing conditions and neglect of property maintenance. There may be areas of vacant land or deteriorating unoccupied structures.

Location: Neighborhoods with adopted Redevelopment Plans: such as Vine City, English Avenue, Chosewood Park, Edgewood, Mechanicsville, Peoplestown, Summerhill, Pittsburg, Old Fourth Ward as well as others.

#### Policies:

- Preserve the residential character of Traditional Neighborhoods.
- Protect single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development.
- Promote diversity of housing types.
- Encourage new housing development that is compatible with the character of existing neighborhoods. Neighborhood character is defined by attributes of the platting pattern, including the layout of streets and blocks, street connectivity, the shapes and sizes of lots, the natural topography, and the presence of mature trees.
- Ensure that the size and scale of new homes are commensurate with lot sizes in order to provide adequate open space, permeable surfaces and tree cover on each lot.
- Maintain, rehabilitate and replace the existing housing stock where appropriate.
- Provide Traditional Neighborhoods-Redevelopment with nodal neighborhood commercial areas, which are of such a size and character that all uses are within convenient walking distance of one another.
- Protect and enhance natural resources.
- Support local historic designation of potentially eligible historic neighborhoods.
- Support the preservation and the development of senior housing units and



**Traditional Neighborhood Redevelopment**

particularly affordable housing units.

**Implementation:**

- Develop and adopt development guidelines to promote and encourage compatible infill-development.
- Increase public, private funds to help construct, acquire and rehabilitate housing and commercial nodes.
- Strengthen code enforcement and establish mechanism for compliance and clean up.
- Maintain, rehabilitate and replace existing housing stock where appropriate.
- Strengthen the Tree Ordinance.
- Ensure sidewalks are constructed for all new development.
- Aggressively enforce Housing Code and Demolition to remove slum and blight.
- Work on the implementation of adopted plans.
- Improve walkability of neighborhoods by repairing existing sidewalks and ADA ramps installing new side-walks.

Research and implement the Atlanta Regional Commission Life Long Communities program and policies.