



## 10. CHARACTER AREAS and POLICIES

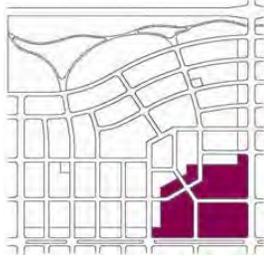
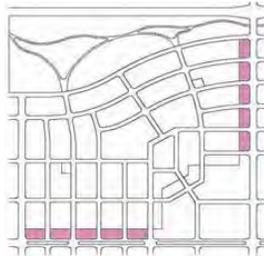
- Town Center
- Regional Center
- Downtown
- Corridor
  - Intown Corridor
  - Redevelopment Corridor
- Special Districts
  - Industrial Areas
  - Historic Areas
  - Other/Special
  - Transit Oriented Development

For each Character Area, a map shows the location of that Character Area in the City of Atlanta. The City of Atlanta Character Areas Map is shown in Map 10-1 and in the Appendix. Character Area narratives for each of the Character Areas describe the vision and policies and incorporate the components listed below.

- General Characteristics: This describes the existing condition and the existing development patterns both that should be preserved or changed.
- Location: The locations within the City of Atlanta where the Character Area is found.
- Preferred development pattern: This is the vision and development pattern in terms of transportation, land use and economic development encouraged in the area.
- Primary Land uses: This is a list of land uses that are recommended in the Character Area. Specific land use categories and zoning categories are shown in the Future Land Use Map and the Zoning Map.
- Policies: These are the policies that will help achieve the desired vision and development pattern for the Character Area.
- Implementation Strategies: These are initiatives, projects and programs that will achieve the desired development pattern for the Character area.
- Adopted Plan: This is a list of plans adopted by the City of Atlanta that includes all or a portion of the Character Area. These plans have more information about the vision, policies and development patterns for a specific study area.

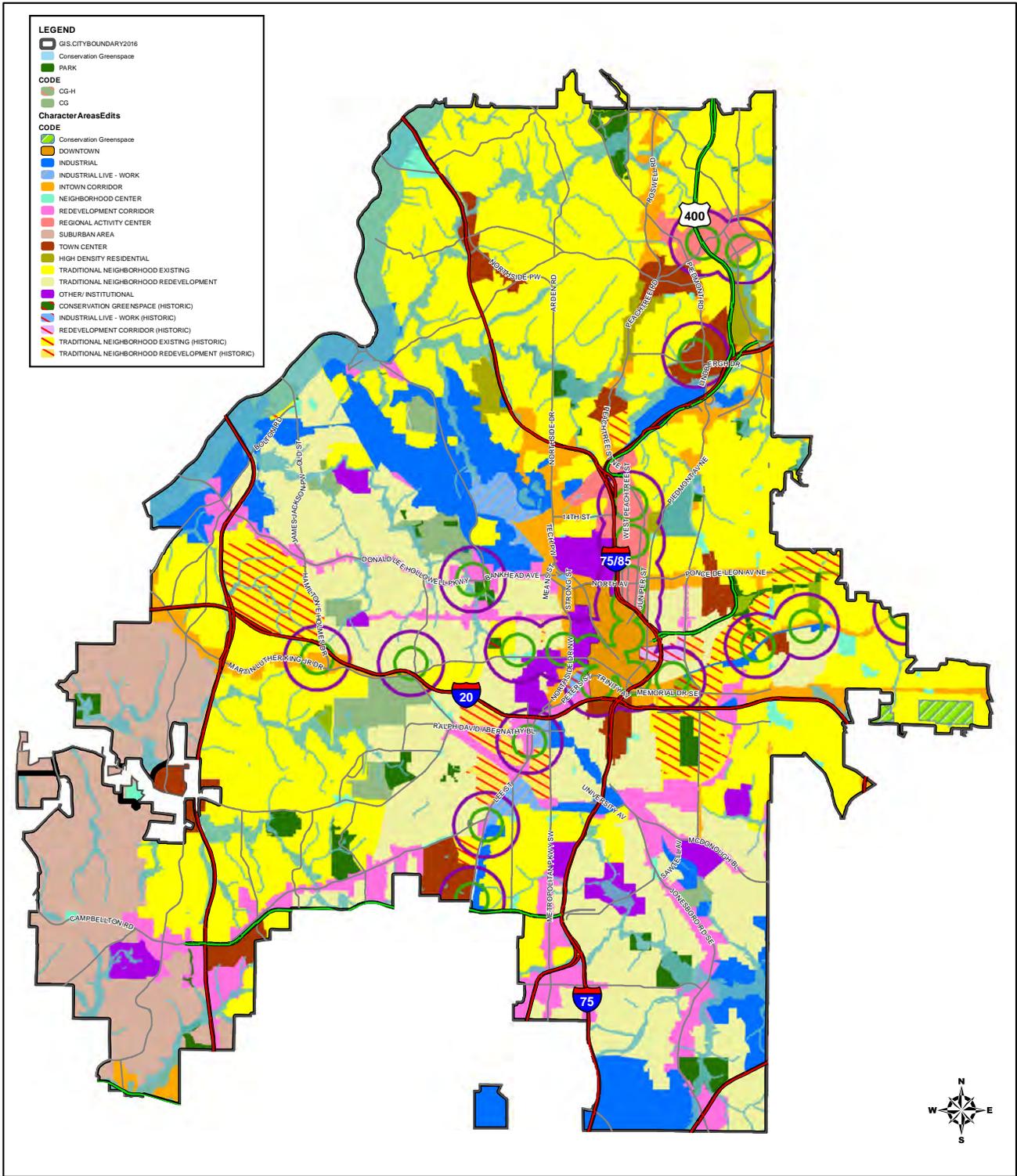


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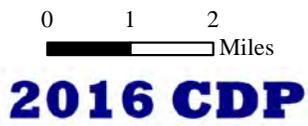
Table 10-1: Character Area Categories		
Character Area Category	Description	Illustration
Open Space	Limited or no development Natural areas, regional parks and cemeteries	
Neighborhood	Primarily residential Diversity of housing Community facilities, institutional uses, smaller parks, limited commercial	
Centers	Gathering places Location for many retail, services, jobs Higher intensity of development Often served by transit	
Corridor	Link between centers and neighborhoods Transportation corridors, mainly road but also rail Includes many retail, services and institutional uses	
Other	These Character Areas do not fit neatly into the other four character area types	



# 10. CHARACTER AREAS and POLICIES



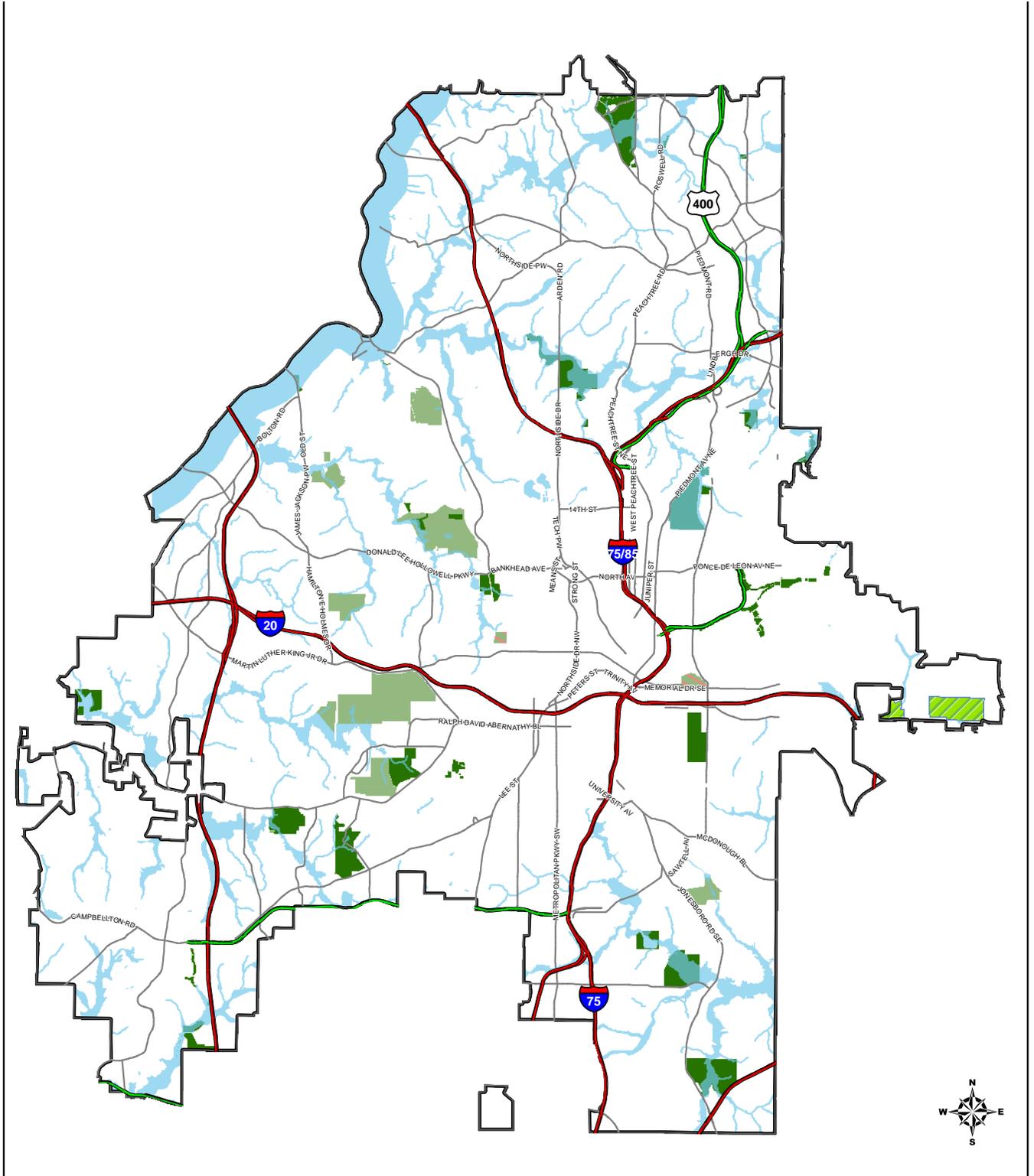
## Character Areas Conservation and Greenspace



Map 10-1: Character Areas



Character Areas - Parks, Conservation and Greenspace



**Character Areas  
Conservation and Greenspace**

Map 10-2: Conservation and Greenspace

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# 10. CHARACTER AREAS and POLICIES

## CONSERVATION AND GREENSPACE Character Area

### EXISTING GENERAL CHARACTERISTICS:

The City’s most important natural resources and some of the celebrated spaces, whether privately or publicly-owned, are located in the Conservation and Greenspace Character Areas. These lands can be owned outright by public agencies, secured through conservation easements or protected from development through regulations. These natural lands and environmentally sensitive areas are the least developed or not suitable for development, whether by design, regulation or necessity, and are intended to remain as open space or where development is severely limited.

Areas included in Conservation and Greenspace are the Chattahoochee River and the Chattahoochee River Corridor, streams and their 75 ft stream buffer, floodplain areas, wetlands and City of Atlanta regional parks and nature preserves. (Note: many other parks are classified as community, neighborhood, block and gardens are embedded in the context of other Character Areas) Included are large cemeteries, and properties or easements purchased by the Department of Watershed Management to protect water quality under the consent decree.

Many of the City’s streams and water resources have poor water quality resulting from polluted stormwater, erosion, sewer overflows, trash and illegal dumping. With the increase in impervious surfaces, streams have more frequent flooding. They also have scoured stream banks caused by soil erosion, increased flooding and fast-moving flood waters. Invasive species have overtaken and threaten the native vegetation.

The City’s regional parks and trails provide a variety of passive and active recreational opportunities for all people. Moreover, many of Atlanta’s parks serve as a viable use in otherwise undevelopable flood plain areas. Although, the current system of trails is lacking, great strides have been made in recent years with the BeltLine related trails which have begun to tie communities back together. However, many of the City’s undeveloped and/or isolated parks and natural areas that lack street visibility attract homeless and vagrants contributing to the perception of being unsafe and uninviting to other potential users of the space.

### LOCATIONS

Streams, stream buffers, floodplains, wetlands and the Chattahoochee River Corridor spread out in a vein like fashion across the City and are shown as a semi-transparent green layer in the Character Area map. Regional parks include Adams Park, Atlanta Memorial Park, Chastain Memorial Park, Browns Mill Golf Course, Freedom Park, John A. White Park, Piedmont Park, and Southside Park. Nature Preserves include Cascade Springs, Daniel Johnson, Herbet Green, Lionel Hampton, Morningside, Swann, Blue Herron, as well as the Outdoor Activity Center, Tanyard Creek Urban Forest, and Herbert Taylor Park and Westside Park. Large private cemeteries such as Westview, Greenview and Southview are also included as Conservation and Greenspace. The East Lake and Charlie Yates golf courses are also included. Oakland Cemetery is shown as a park with a historic designation overlay (see map 10-2).



The Chattahoochee River



Tanyard Creek



Nancy Creek

## 10. CHARACTER AREAS and POLICIES



Piedmont Park, NPU E.



Blue Heron Nature Preserve, NPU B.



Blue Heron Nature Preserve, NPU B.

### PREFERRED DEVELOPMENT PATTERN

The Conservation and Greenspace areas are the City's most important natural resources and shared outdoor spaces. The Chattahoochee River, streams, stream buffers, wetlands and floodplains should remain in their natural state. Regulations protect many of these areas from development. Improved erosion control and stormwater management practices can improve water quality consistent with EPD standards and keep streams clean and litter free. These areas provide important habitat for native plants and animals. Invasive species should be eradicated. The amount of impervious surfaces should be limited. Low-impact stormwater detention facilities can be located in these conservation areas to address flooding and water quality.

Conservation and Greenspace areas are important for the community's health, to improve air quality and to address public health issues like obesity. These areas offer a connection and views to the natural environment. They are calming places to retreat and also provide community gathering places. Nature trails, pedestrian trails and paths provide safe opportunities for walking, bicycling, education and recreation and provide connectivity between communities. Trails can be located along utility easements such as sewer and power easements. Trails along the Chattahoochee River would make the Region's most important water resource accessible and increase the awareness of its importance.

Conservation and Greenspace areas provide opportunities for urban agriculture, community gardens and rain gardens. Publically accessible, Conservation and Greenspace areas should remain safe due to visible police presence; appropriately scale lighting and call boxes. Safety and sense of security are also promoted with crime-preventative design and active use that provides eyes on the greenspace that offer users a sense of security.

Public parks provide opportunities for active and passive recreation and therefore should be accessible and usable. Opportunities to expand parks should be explored. Parks should set the standard for sustainability and alternative energy use. Signage in parks with information on the area's history, non-programmed and programmed open spaces, picnic areas, dog parks, playgrounds and restrooms are some of the features that should be present in parks.

#### Compatible Uses:

- Undeveloped areas left in their natural state and nature preserves
- Passive recreation (for environmentally constrained areas)
- Active recreation in regional parks (including programmed and non-programmed spaces)
- Urban agriculture
- Established Cemeteries
- Private Open Space

### POLICIES



## 10. CHARACTER AREAS and POLICIES

- Preserve and prevent the degradation of natural resources and habitats especially along watercourses.
- Protect water resources and quality and reduce flood hazards by proactive natural stormwater management.
- Protect/preserve green infrastructure in order to maintain and improve water quality, allow for natural drainage and for flood control.
- Provide opportunities for active and passive recreation.
- Employ high standard for sustainability and alternative energy use.
- Provide connectivity between greenspaces through trail/pedestrian connections.
- Preserve Conservation and Greenspace areas to protect and provide wildlife habitat.



Proctor Creek

### IMPLEMENTATION STRATEGIES

- Conduct the Urban Ecology Framework Plan (UEF).
- Improvement of the Proctor Creek Watershed by addressing stormwater, sewer overflows, brownfields and increasing accessibility with the parks and trails.
- Implement North Georgia Water Planning District Ordinances.
- Implement master plans for parks.
- Implement the BeltLine trail system and improve pedestrian connectivity to the BeltLine trails.
- Participate in the ARC Blueways and Greenways study.
- Make the Chattahoochee River more accessible by implementing Chattahoochee River trail strategic improvements.
- Explore purchase of parcels with frequent flooding.
- Continue partnering with agencies to implement greenspace initiatives.
- Establish improved connections to the Silver Comet Trail.

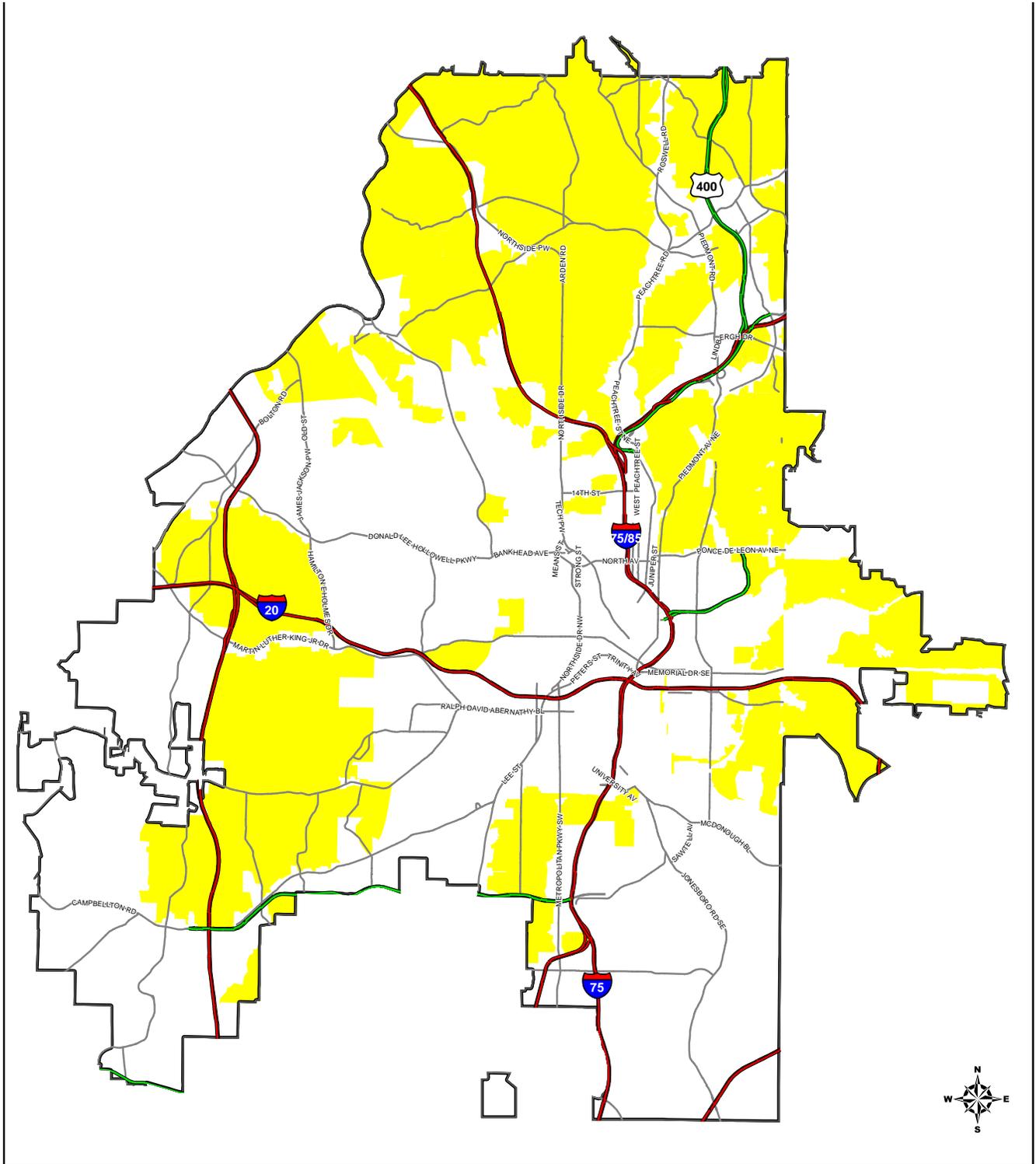


Tanyard Creek trail

### ADOPTED PLANS

- Atlanta's Project Greenspace (2009)
- BeltLine Subarea Plans
- Buckhead Greenspace Action Plan (not adopted)

Character Areas - Traditional Neighborhood Existing



**Character Areas  
Traditional Neighborhood Existing**

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Map 10-3: Traditional Neighborhood Existing



## 10. CHARACTER AREAS and POLICIES

### TRADITIONAL NEIGHBORHOOD EXISTING Character Area

#### GENERAL CHARACTERISTICS

Traditional Neighborhood Existing Character Areas are residential areas primarily developed before 1960s and 1970s. To many, neighborhoods are the jewel and one of the character defining features of the City of Atlanta. They generally have sidewalks, tree lined streets, on-street parking, small neighborhood parks, an interconnecting street network, regular lots with well maintained housing and a distinct identity through architectural style and diversity, lot and street design. Although predominantly single-family, duplex, triplex and small scaled multi-family housing is also found in existing traditional neighborhoods, providing diverse housing options. In general they have high rates of homeownership and high occupancy rates.

Many of these neighborhoods have aging residents who wish to age in place or need affordable senior housing. Some neighborhoods, particularly the ones built along a streetcar line, may also have neighborhood scaled commercial/retail areas scattered through the area with buildings close to or at the front of lot with parking at the rear or on the street. Traditional neighborhoods have well established tree canopies, community centered schools, churches and other institutional uses, neighborhood parks, pocket parks, streams and other natural resources. Many neighborhoods wish to increase green space by developing pocket parks. Many are willing to maintain them through Friends of the Park organizations. Many of the neighborhoods are listed or eligible for listing on the National Register of Historic Places. Several of them are locally designated historic districts while many of them are potential historic districts. Appropriate transition between single family residential and multi-family uses as well as between residential and non-residential uses is important to maintaining the character and stability of neighborhoods. "Missing Middle" housing that is in scale with the neighborhood can provide a transition between uses.

Over the past decade, with a limited supply of vacant lots and increased interest in living in Traditional Neighborhoods, numerous homes have been torn down and replaced with homes that are incompatible with the character of the neighborhood in terms of scale, height and design and subdivision layout. The proliferation of "McMansions" led to the adoption of the infill ordinance. Incompatible infill housing out of character with its surrounding neighborhood is still a concern. Traffic speed on many neighborhood streets, the poor condition and lack of sidewalks, lack of connectivity to nearby retail and neighborhood services are also a concern.

#### LOCATIONS:

Atlanta's existing Traditional Neighborhoods are found throughout the City. Some examples are Kirkwood, East Atlanta, Inman Park, Grant Park, Virginia Highland, Morningside/Lenox Park, Ansley Park, Ormewood Park, Poncey Highland, Candler Park, Lake Clair, Berkley Park, Collier Hills, Ardmore Park, Garden Hills, North Buckhead, Chastain Park, Peachtree Hills, Peachtree Heights, Tuxedo Park, Audubon Forest, Cascade Heights, Peyton Forest, Southwest, and Riverside among many others (see Map 10-3).



## 10. CHARACTER AREAS and POLICIES

### PREFERRED DEVELOPMENT PATTERN:



#### Transportation

Existing Traditional Neighborhoods should be walkable and bikeable. They should have complete sidewalk networks in good repair, well lit, safe and with well marked pedestrian cross walks. Bicycle facilities should be provided particularly along roads designated as a *Core Bicycle Connection* and a *Secondary Bicycle Connection* identified in the Connect Atlanta Plan or the Cycle Atlanta Plan. The street design should be consistent with Residential Boulevard, Residential Avenue and Residential Street included in the Connect Atlanta Street Design Guide and the upcoming Move Atlanta. New residential development should be integrated with the existing interconnected street network and not have cul-de-sacs or limited street connectivity. The speed of traffic should be slow in order to increase the use and safety of cyclists and pedestrians. Improved transit options, connectivity to trails, and improved walkability to transit and neighborhood services are envisioned. Increased connectivity to streams, parks, community facilities and neighborhood centers is important as is being able to promote a healthy life style and opportunity to exercise.

#### Land Use

Maintaining the existing character, preserving the housing stock of neighborhoods and preventing the encroachment of incompatible uses are very important. The development pattern should be supported by infill housing construction that is compatible with the existing scale and character of the neighborhood. There should be emphasis on reinforcing the stability of the neighborhood by encouraging homeownership and maintenance or improvements of existing properties as well as by creating and maintaining neighborhood identity. Neighborhoods should have a diversity of housing types to meet the needs to the community, particularly seniors. Missing Middle housing that is compatible with the size and scale of the neighborhood can provide a transition at edges and corridors. Maintaining, improving and expanding existing greenspace and parks, street trees and the tree canopy are also desired.



#### Primary Land Uses

- Single-family residential
- Low-density residential
- Institutional uses

#### 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



## 10. CHARACTER AREAS and POLICIES

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.
- Promote the maintenance and rehabilitation existing housing stock to maintain neighborhood character and diversity.
- Promote “Missing Middle” housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.
- Promote new and existing nodal neighborhood commercial areas, which are of such a size and character that all uses are within convenient walking distance of one another can be located adjacent to Traditional Neighborhoods Existing.
- 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 particularly affordable housing units.
- Prioritize installation of pedestrian and bicycle around parks, schools and public facilities.



### IMPLEMENTATION STRATEGIES:

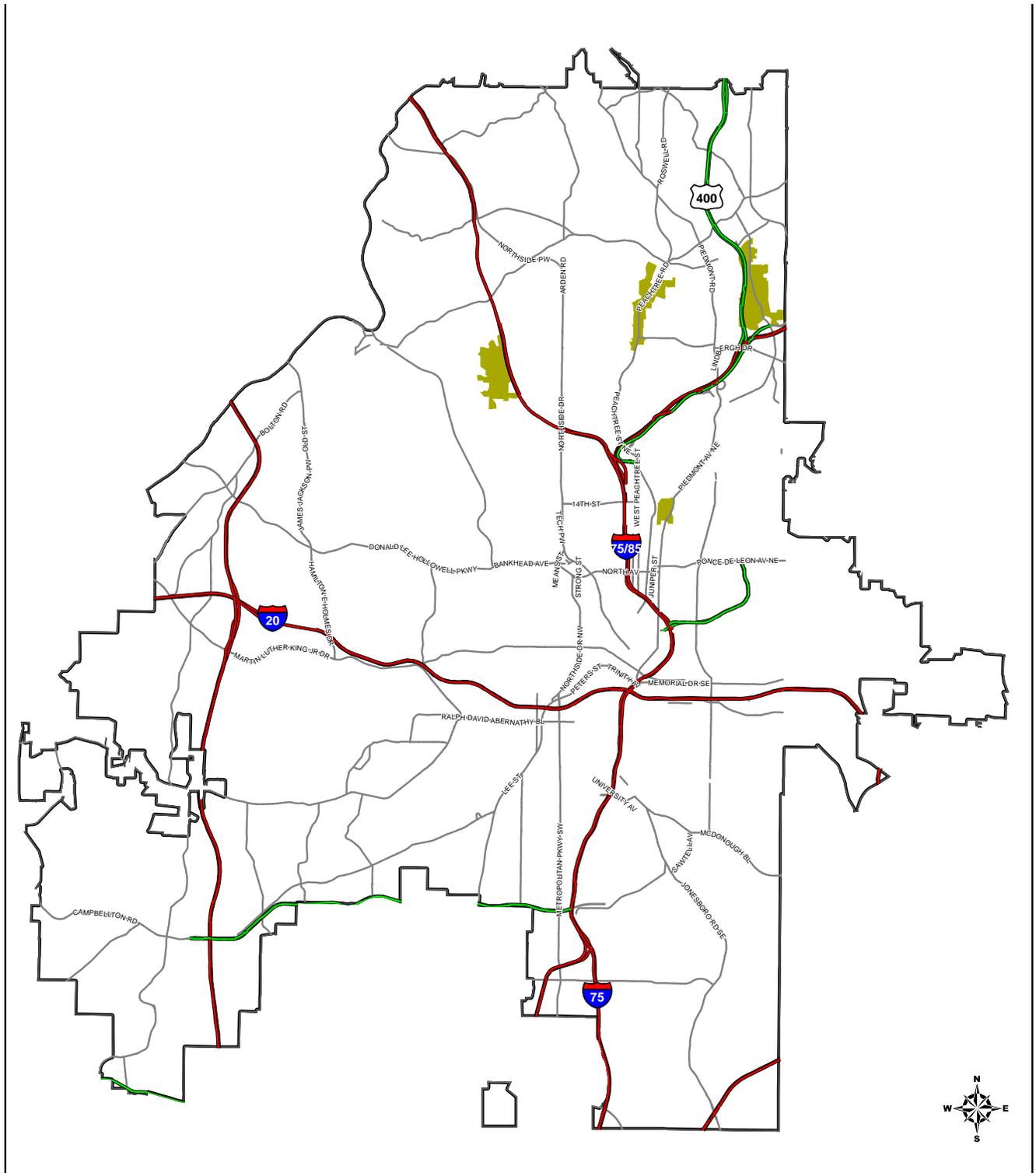
- Develop and adopt development guidelines to promote and encourage compatible infill-development.
- Strengthen the City of Atlanta Tree Ordinance
- Ensure sidewalks are constructed with new development
- Ensure adopted bike routes are signed and marked
- Improve walkability of neighborhoods by repairing existing sidewalks and ADA ramps installing new sidewalks.
- Zoning Ordinance re-write- consider allowing Accessory Dwelling Units in all or select residential zoning districts
- Implement Age Friendly Atlanta Plan

### ADOPTED PLANS:

- North Buckhead Neighborhood Master Plan (2015)
- Virginia Highlands Neighborhood Master Plan (2014)
- Candler Park Neighborhood Master Plan (2013)
- Poncey-Highland Master Plan (2010)
- Tiny House Study (underway)
- Midtown Garden District Plan (underway)



## Character Areas - High Density Residential



### Character Areas High Density Residential

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10-4: High Density Residential



## 10. CHARACTER AREAS and POLICIES

### HIGH DENSITY RESIDENTIAL Character Area

#### GENERAL CHARACTERISTICS

High Density Residential Character Areas are primarily residential areas that are developed at higher densities than Traditional Neighborhoods. The densities can range from 2 to 3 stories to highrise residential, however, each area has its unique characteristics. They are primarily located along well traveled collector and arterial streets. The high speed and volume of traffic along these roads, discourages walking and biking

#### LOCATIONS

- Peachtree Road, south of the Buckhead Village Town Center
- Pine Hills- along Lenox Road and north of Buford Highway
- Collier Road/Cross Creek Multi-Family Development

#### PREFERRED DEVELOPMENT PATTERN

##### Transportation

High Density Residential Areas should be walkable and bikeable. They should have complete sidewalk networks in good repair, well lit, safe and with well marked pedestrian cross walks. Bicycle facilities should be provided particularly along roads designated as a *Core Bicycle Connection* and a *Secondary Bicycle Connection* identified in the Connect Atlanta Plan. The street design should be consistent with Residential Boulevard, Residential Avenue and Residential Street included in the Connect Atlanta Street Design Guide. New residential development should be integrated with the existing interconnected street network and not have cul-de-sacs or limited street connectivity. The speed of traffic should be slow in order to increase the use and safety of cyclists and pedestrians. Maintaining, improving and expanding existing greenspace and parks, street trees and the tree canopy are also desired. Improved transit options, and improved walkability to transit and neighborhood services are envisioned.

##### Land Use

Maintaining the existing character, and preventing the encroachment of incompatible uses are very important. The development pattern should be supported by infill housing construction that is compatible with the existing scale and character of the neighborhood. Neighborhoods should have a diversity of housing types to meet the needs to the community, particularly seniors. Appropriately-scaled retail establishments serving neighborhood needs are encouraged.

##### Primary Land Uses

- Low-density residential
- Medium Density Residential and more intense residential uses as noted in the Future Land Use Map.



## 10. CHARACTER AREAS and POLICIES

- Low-density commercial - very limited, pedestrian oriented and neighborhood serving commercial in some neighborhoods. R refer to Future Land Use map and zoning map for locations.
- Institutional uses
- Parks and greenspace

### POLICIES

- Preserve the residential character of High Density Residential areas
- Promote diversity of housing types.
- Provide High Density Residential areas 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.
- Improve connectivity to street network and adjacent Centers and Corridors
- Increase access and connectivity to Parks

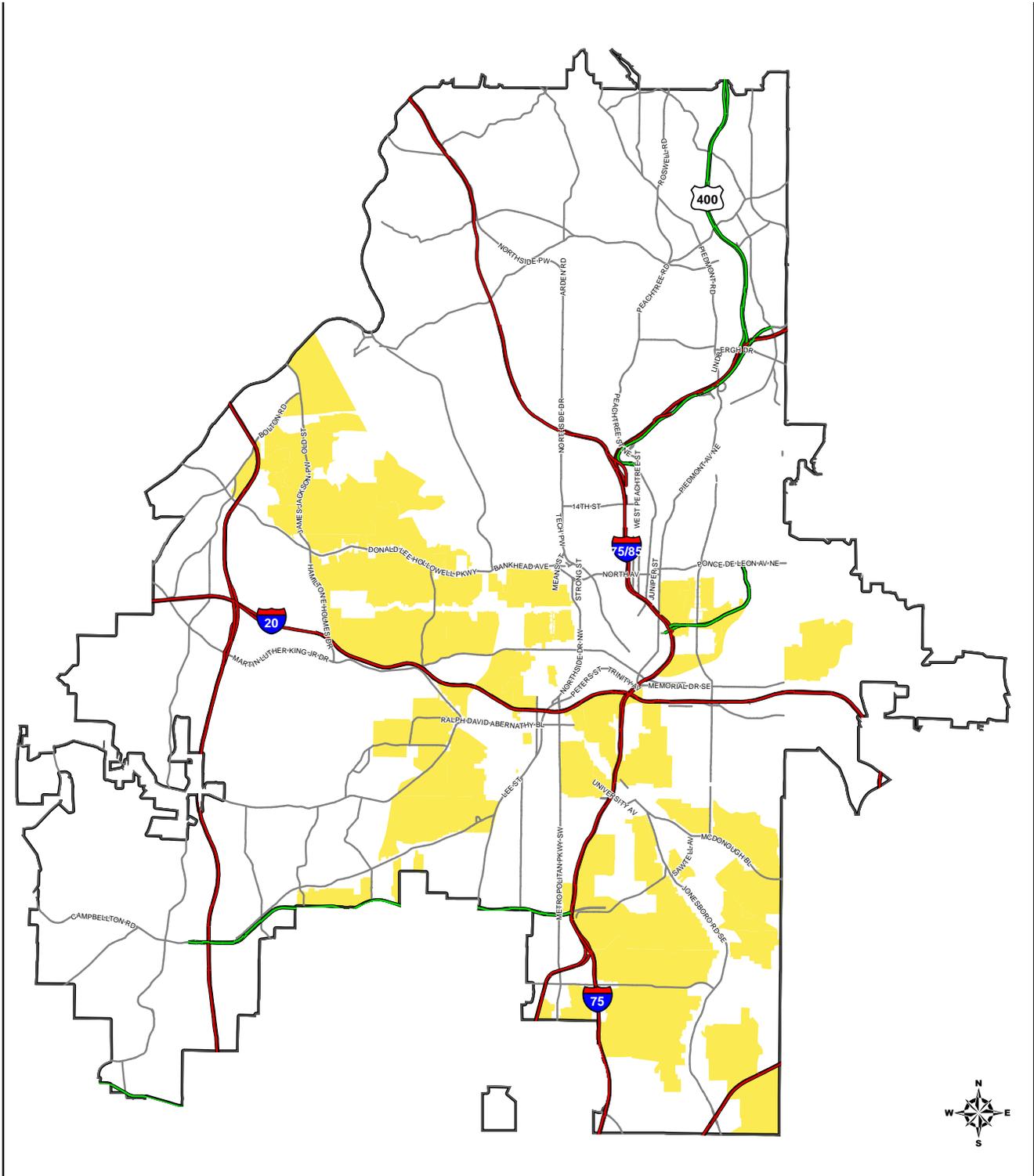
### IMPLEMENTATION STRATEGIES

- Zoning Ordinance re-write
- 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.
- Implement recommendations from Age Friendly Atlanta
- Increase access and walkability to parks and trails.



# 10. CHARACTER AREAS and POLICIES

## Character Areas - Traditional Neighborhood Redevelopment



**Character Areas**  
**Traditional Neighborhood Redevelopment**

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Map 10-5: Traditional Neighborhood Redevelopment

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## 10. CHARACTER AREAS and POLICIES

### TRADITIONAL NEIGHBORHOOD REDEVELOPMENT Character Area

#### GENERAL CHARACTERISTICS

Traditional Neighborhoods-Redevelopment areas are residential areas developed before 1960s and 1970s. Residential areas build more recently are also in this Character Area. They can be characterized as having historic homes, high pedestrian orientation, sidewalks, street trees, on-street parking, small regular lots and an interconnected street network. Neighborhoods have a unique identity through the residential architectural style, lot and street design and open spaces. They are predominantly single-family, but can also have duplex, triplex, accessory dwelling units and may have compatibly scaled multi-family housing. In short, they have diverse housing types that provide housing options. Many of these neighborhoods have aging homeowners who wish to age in place or need affordable senior housing. Some neighborhoods have small scaled commercial/retail areas scattered throughout with buildings close to or at the front of the lot with parking at the rear or on the street. They have well established tree canopies, neighborhood parks and pocket parks and they may have community centered schools. Many of the neighborhoods are listed on the National Register of Historic Places. Several of them are locally designated historic districts while many of them are potential historic districts. Appropriate transition between single family residential and multi-family uses as well as between residential and non-residential uses is important to maintaining the character and stability of neighborhoods.

While Traditional Neighborhoods-Redevelopment areas have, for the most part, maintained their original housing stock, they have experienced deteriorating housing conditions, neglect of property maintenance and disinvestment. They typically contain vacant land or deteriorating, unoccupied structures that act as magnets for vagrants, dumping, and illegal activities. Some infill development has occurred with incompatible land uses and inappropriate development intensity that conflicts with neighborhood's traditional residential character. Neighborhood commercial nodes scattered throughout the neighborhood have converted to undesirable uses and no longer offer quality, basic retail, but instead there is a prevalence of retail that don't meet the daily needs of residents. Poor street and sidewalks conditions, inadequate street lighting, and a lack of code enforcement are also prevalent. Lower levels of owner occupancy occur in these neighborhoods. There has been a concentration of foreclosures in during the Great Recession.

#### LOCATIONS

Traditional Neighborhoods-Redevelopment are found primarily to the west, east and south of downtown of the City and particularly in the following neighborhoods: Vine City, English Avenue, Grove Park, Oakland City, Chosewood Park, Pittsburgh, Stadium Neighborhoods, NPU Z and Historic Westin Heights/Bankhead as well as neighborhoods with Redevelopment Plans and others (see Map 10-5).

#### PREFERRED DEVELOPMENT PATTERN

Transportation



## 10. CHARACTER AREAS and POLICIES



Traditional Neighborhoods Redevelopment should be walkable and bikeable. They should have complete sidewalk networks in good repair, well lit, safe and with well marked pedestrian cross walks and ADA ramps. Bicycle facilities should be provided particularly along roads designated as a *Core Bicycle Connection* and a *Secondary Bicycle Connection* identified in the Connect Atlanta Plan and the Cycle Atlanta Plan. The street design should be consistent with Residential Boulevard, Residential Avenue and Residential Street included in the Connect Atlanta Street Design Guide and the upcoming Move Atlanta Plan. New residential development should be integrated with the existing interconnected street network and not have cul-de-sacs or limited street connectivity. The speed of traffic should be slow in order to increase the use and safety of cyclists and pedestrians. Maintaining, improving and expanding existing greenspace, parks and pocket parks, street trees and the tree canopy are also desired. Improved transit options, connectivity to parks and trails and improved walkability to transit and neighborhood services are envisioned to promote and active and healthy life style.

### Land Use



The existing development pattern should be supported by increased code enforcement and compatible infill housing construction. Preserving and rehabilitating the original housing stock while rebuilding on vacant lots following the principles of traditional neighborhood development should be a focus. The existing tree canopy should be preserved and increased with additional plantings along with improved streetscapes. Existing greenspace should be improved and maintained. Homeownership assistance and redevelopment incentives should be focused where needed to ensure that the neighborhood becomes more stable. “Missing Middle” housing that is in scale with the neighborhood can provide a transition between uses. The small commercial nodes should be rehabilitated and compatible with the neighborhood character. They should have uses that serve the needs of the neighborhoods.

### Land Uses

- Single-family residential
- Low density residential,
- Medium Density Residential including senior housing along corridors or in the neighborhood edgest
- Low-density commercial neighborhood nodes (very limited, pedestrian oriented and neighborhood serving commercial in some neighborhoods.
- Low-density commercial along arterial and collector roads. Commercial uses should be pedestrian oriented and have neighborhood serving.
- Institutional uses
- Parks, trails, urban gardens/community gardens

### POLICIES

- Preserve the residential character of Traditional Neighborhoods Redevelopment.
- Protect single-family detached residential neighborhoods from en-

## 10. CHARACTER AREAS and POLICIES

encroachment by non-residential uses and incompatibly scaled residential development.

- Promote diversity of housing types.
- Promote “Missing Middle” housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.
- 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 along arterials and collectors, 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 affordable housing units.

### IMPLEMENTATION STRATEGIES

- 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 by repairing existing sidewalks and ADA ramps installing new sidewalks.
- Implement Age Friendly Atlanta Plan.

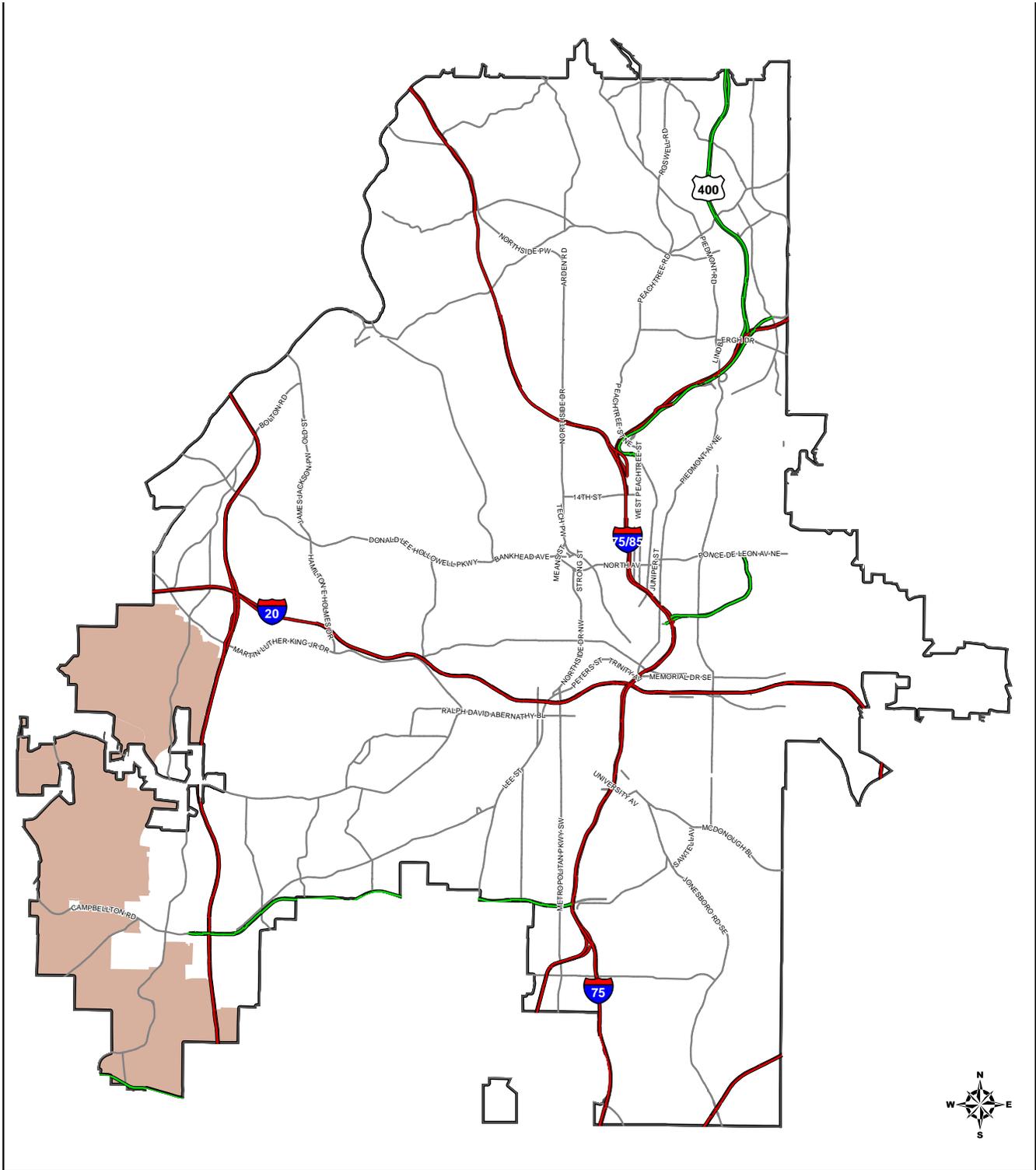
### ADOPTED PLANS:

- Chosewood Park Redevelopment Plan (2010)
- Edgewood Redevelopment Plan (2009)
- English Avenue Redevelopment Plan Update (2006)
- Mechanicsville Redevelopment Plan (2004)
- NPU G Community Master Plan (2011)
- NPU-Z Redevelopment Plan (2007)
- NPU X Comprehensive Plan (2005)
- Old 4<sup>th</sup> Ward Master Plan (2008)
- Peoplestown Redevelopment Plan (2006)
- Pittsburgh Redevelopment Plan (2001)
- Southside Redevelopment Plan (2000)
- Summerhill Redevelopment Plan (2006)
- Vine City Redevelopment Plan (2004)
- Vine City Washington Park LCI (2009)
- Westview Master Plan (2011)
- Lakewood LCI (2013)
- Turner Field Stadium Neighborhood LCI (2016)



# 10. CHARACTER AREAS and POLICIES

## Character Areas - Suburban



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Suburban Area**

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Map 10-6: Suburban Area



## 10. CHARACTER AREAS and POLICIES

### SUBURBAN Character Area

#### GENERAL CHARACTERISTICS:

Suburban Areas are areas that have primarily developed since the 1970s. These areas are mostly residential and predominantly single family with lots larger than typical Traditional Neighborhoods. They are frequently internally oriented. In general they have high rates of homeownership. These newer homes are in good condition and well maintained. Some of these neighborhoods haven't developed their own identity and are not as well-known as many of the Traditional Neighborhoods. Local streets are often curvilinear that terminate in a cul-de-sac. They often lack adequate street lighting. Residential subdivisions have limited access/connectivity to the street network. Sidewalks might be present along some roads while others lack sidewalks. This forces people to walk on the street or adjacent to the street. Many residential communities are gated, a common feature of suburban development. Non-residential uses are located along main roads and have developed in an auto-oriented pattern. Some areas are not well served by retail and services.

During the Great Recession, some subdivisions in Suburban Areas were left with unfinished roads, undeveloped lots, vacant houses, foreclosed lots and housing. In some areas, undeveloped lots had a neglected and overgrown appearance. The market is strengthening and development has started in these areas.

#### LOCATION:

Suburban Areas are located in Southwest part of the City in portions of NPU P and NPU Q (see Map 10-6).

#### PREFERRED DEVELOPMENT PATTERN

##### Transportation

Suburban areas should be walkable and bikeable. They should have complete sidewalk networks in good repair, well lit, safe and with well marked pedestrian cross walks. There should be more sidewalk connectivity between subdivisions and to nearby retail and services, within retail areas, greenspace and to community facilities. Bicycle facilities should be provided particularly along roads designated as a *Core Bicycle Connection* and a *Secondary Bicycle Connection* identified in the Connect Atlanta Plan. The street design should be consistent with Residential Boulevard, Residential Avenue and Residential Street included in the Connect Atlanta Street Design Guide and the upcoming Move Atlanta Manual. New residential development should be integrated with the existing interconnected street network and not have cul-de-sacs or limited street connectivity. The speed of traffic should be slow in order to increase the use and safety of cyclists and pedestrians. Streets should be well lit.

##### Land Use

Preserving the housing stock of neighborhoods and preventing the encroachment of incompatible uses are very important. The development pattern should be supported by infill housing construction that is compatible with the



## 10. CHARACTER AREAS and POLICIES

existing scale and character of the neighborhood. There should be emphasis on reinforcing the stability of the neighborhood by encouraging homeownership and maintenance or improvements of existing properties. Neighborhoods should have a diversity of housing types to meet the needs to the community, particularly seniors. Appropriately-scaled retail establishments serving neighborhood needs are encouraged adjacent to residential neighborhoods as indicated the Future Land Use Map.

### Primary Land Uses

- Single-family residential
- Low-density residential
- Low-density commercial (very limited, pedestrian oriented and neighborhood serving commercial in some neighborhoods, refer to Future Land Use map and zoning map for locations)
- Institutional uses

### POLICIES:

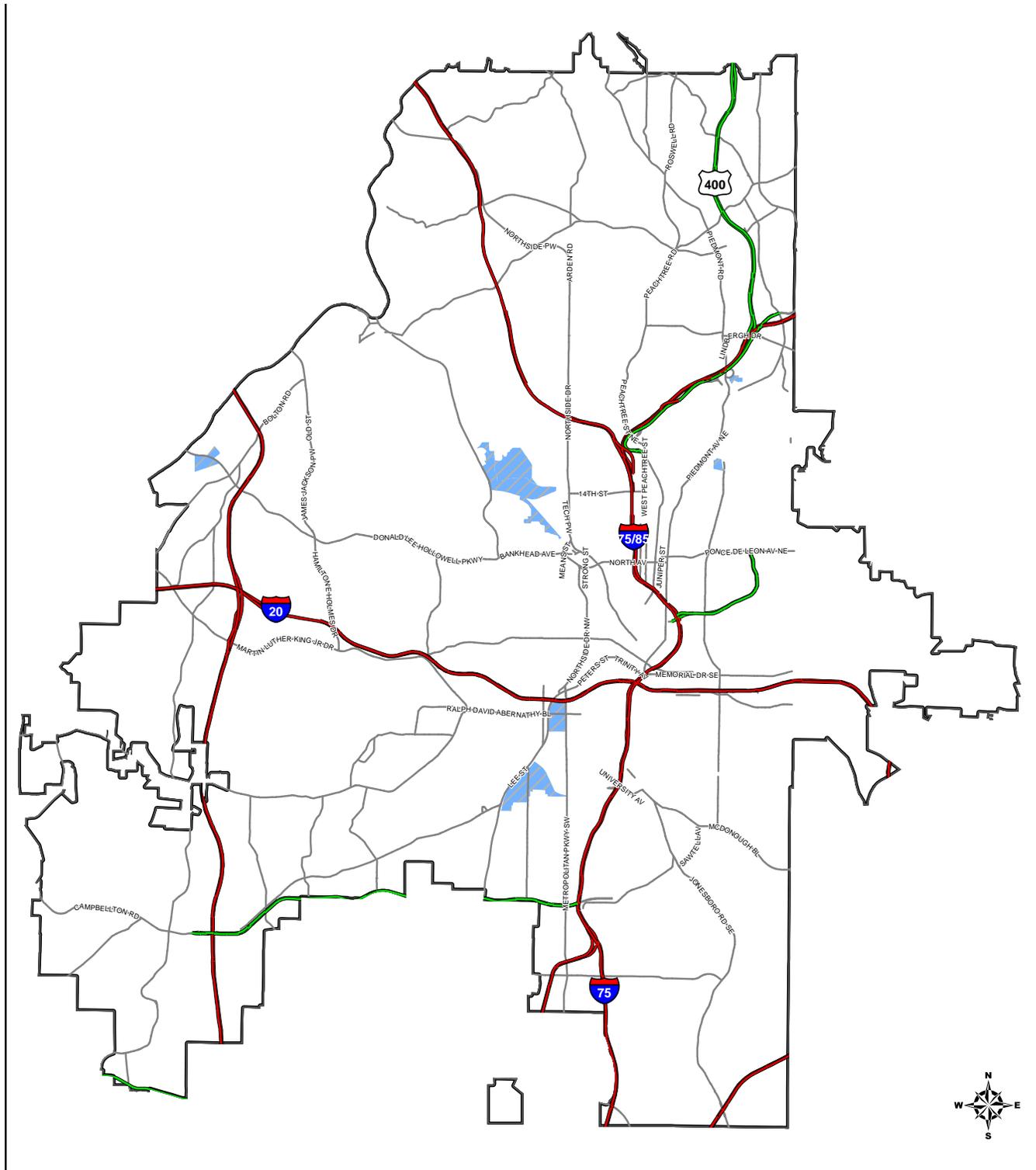
- Protect single-family detached residential neighborhoods from encroachment by non-residential uses, incompatibly scaled residential development.
- Promote “Missing Middle” housing types that are compatible in size and scale with the character of the neighborhood as transition between single family uses and more intense uses.
- 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 and rehabilitate the existing housing stock where appropriate.
- Provide Suburban neighborhoods with nodal neighborhood commercial areas, which are of such a size that all uses are within convenient walking distance of one another.
- Protect and enhance natural resources.
- Support the preservation and the development of senior housing units and affordable housing units.

### IMPLEMENTATION STRATEGIES:

- Strengthen the City of Atlanta Tree Ordinance.
- Ensure sidewalks are constructed with new development.
- Improve walkability of neighborhoods by repairing existing sidewalks and ADA ramps installing new sidewalks.
- Ensure adopted bike routes are signed and marked.
- Implement Age Friendly Atlanta Plan.

# 10. CHARACTER AREAS and POLICIES

## Character Areas - Live-Work



### Character Areas Industrial Live - Work

0 1 2 Miles  
**2016 CDP**

Map 10-7: Live-Work



## 10. CHARACTER AREAS and POLICIES

### LIVE WORK Character Area



#### GENERAL CHARACTERISTICS

The Live Work Character Areas are older/historic industrial districts with industrial uses as well as residential, office and commercial uses. The Murphy Triangle area still has active industrial uses with a combination of heavy and light industrial, the West Side along Huff Road still has many warehouses. The area also has vacant lots and buildings as well as unkept, overgrown lots, illegal dumping and brownfields. In general, these areas are transitioning away from industrial uses to non-industrial uses. The old industrial buildings are being renovated and converted to lofts apartment, offices or retail stores. Many creative professionals have a preference for office space in former industrial buildings, usually 50 years or older. Buildings are close together and in many cases front the sidewalk.

#### LOCATIONS : (see Map 10-7)

- Murphy Triangle
- Huff Road
- Candler Warehouse
- West Marietta
- Areas along portions of the Atlanta BeltLine



#### PREFERRED DEVELOPMENT PATTERN

Live Work Character Areas have a mix of industrial uses as well as loft residential uses, retail, galleries, live-work spaces, small offices, and pocket parks/small greenspace areas. Older and potentially historic industrial buildings should be preserved and rehabilitated to new uses. Brownfields should be remediated in order to promote redevelopment. Industrial uses should be allowed to continue to operate. New construction should be compatible with the industrial heritage of the area in terms of design and density. It should also have a compact pedestrian oriented urban form. Smaller blocks and an interconnected street should be created as large industrial parcels redevelop. There should be appropriate transitions to any adjacent residential uses. Improved transit options, connectivity to trails, and improved walkability are envisioned with redevelopment.



#### Primary Land Uses

- Industrial
- Live-work
- Multi-family residential
- Office
- Commercial
- Mixed Use

## 10. CHARACTER AREAS and POLICIES

### 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 logistics, warehousing and industrial employment in the City.
- Ensure that new construction is compatible with the 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
- Ensure rehabilitation of industrial buildings 50 years or older.

### IMPLEMENTATION STRATEGY

- Implement adopted plans
- Zoning-rewrite to include Mixed Use industrial district
- Implement Cargo Atlanta Plan

### ADOPTED PLANS

- BeltLine Subarea Plans (2009)
- Castleberry Hill Master Plan (2000)
- Oakland City/Ft. McPherson LCI (2004)
- Atlanta Area Wide Plan
- Upper West Side LCI (2004)
- Cargo Atlanta Plan

