

NPU POLICIES

M-12: Discourage the visual blight, underutilization of land and loss of historic resources caused by the proliferation of surface parking lots by regulating independent park-for-hire surface parking facilities.

M-13: Do not support street re-namings.

NPU-N Policies

N-1: General Policies - NPU-N is made up the following neighborhoods:

- Cabbagetown
- Candler Park
- Druid Hills
- Inman Park
- Lake Claire
- Poncey-Highland
- Reynoldstown

These primarily residential neighborhoods are bounded by major transportation corridors and interspersed with commercial nodes and large and small parks. The following policies shall apply throughout NPU-N.

- The character of each of the neighborhoods shall be preserved. Specific objectives are detailed in the sections that follow.
- The renovation of existing structures shall be the preferred option over demolition and new construction where feasible.
- Infill development within the neighborhoods of NPU-N shall be compatible with and complementary to the structures in the immediate vicinity.
- Limit development of mixed-use project to parcels zoned for such use.
- Encourage the use of existing neighborhood alleys for parking access to private homes, trash pickup and utility lines. Where and when appropriate, encourage and support such expanded use.
- Afford equal importance to watershed and drainage impacts in land use and development decisions and other planning functions, such as transportation. Request this consideration take place well before the construction permit stage.
- Preservation of the existing tree canopy is encouraged as is the planting of new trees.
- Maintain the integrity of the designated Landmark and Historic Neighborhood Districts by improving enforcement of District regulations and promoting education about these and all City historic resources.
- Encourage new development to have pedestrian- and bicycle-friendly street frontages.
- Support the development of a master plan for Hulseley Yards located within the Reynoldstown and Cabbagetown neighborhoods.
- Encourage the implementation of transit along the Beltline.

N-2: Cabbagetown

- Encourage development in Cabbagetown consistent with and in support of the specific guidelines established by the Cabbagetown Landmark Designation Regulation adopted by the Atlanta City Council as an ordinance entitled 20A, Cabbagetown Landmark District.
- Encourage the continued development of vacant infill lots in Cabbagetown as single-family and duplex



residences compatible in scale and character with the existing fabric of the neighborhood.

- Encourage the development of the Memorial Drive edge of Cabbagetown in keeping with the commercial nature of the area and in conjunction with the overall vision of the Memorial Drive/MLK Drive Revitalization Plan adopted by City Council 10/1/01 (01-R-0921).
- Encourage development on Memorial Drive between Boulevard and Pearl Street in a mixed-use urban pattern with housing and retail uses and with a maximum building height of 2-3 stories in keeping with the scale of adjacent residences.
- Encourage development along Carroll Street in Cabbagetown with shops at street level and residential above through the continued renovation of mixed-use buildings, the construction of new infill buildings and the development of the parking area immediately west of Carroll Street, currently owned by Fulton Bag and Mill Lofts.
- Encourage redevelopment of the block containing the existing truck yard (Memorial, Estoria, Tye, Pearl and Gaskill Streets) in accordance with the adopted Memorial Drive/MLK Drive Revitalization Plan with particular attention to the context of new development with the adjacent residential structures and the possibility of extending Chastain Street to provide additional access and sites for residential development.
- Encourage the redevelopment of Pearl Street as an internal neighborhood street of single-family and duplex housing. New development should be accomplished with sensitivity to both the scale and character of existing single family and duplex structures.

N-3: Candler Park

- All recommendations of Candler Park Master Plan should be implemented.
- Support funding for a feasibility study to examine the appropriateness of roundabouts at the Dekalb/Austin/Dekalb Avenue Ramp Intersections and reconstruction of the Off Ramps connecting DeKalb Avenue with Moreland Avenue.
- Preserve the single-family residential character of the Candler Park neighborhood
- Promote the rezoning of non-residential properties fronting on DeKalb Avenue from Moreland Avenue to Clifton to Neighborhood Commercial or a quality of life zoning district in order to encourage destination oriented and pedestrian friendly activity through mixed use development.
- Support funding for a study of the impact of a road diet on DeKalb Avenue turning the reversible lane into a left turn lane.
- Support greater density around the Candler Park MARTA Station
- Maintain and improve existing green space in Candler, Iverson and Freedom Parks.
- Support the current RG-2 zoning and low density residential land use for properties located at the intersection of Euclid Avenue and Goldsboro Road.
- Support the continued naturalization of the creek in Candler Park.
- Support the continued construction of walking/bike trails with emphasis on connecting Candler Park Neighborhood with the Atlanta BeltLine.
- Support the continued development of NC-1 properties that would promote pedestrian safety.
- Support traffic calming measures that create safe bicycle lanes.

