

MULTI-FAMILY/MIXED-USE

Vision/Intent

Providing high density housing options along I-285 with high quality material and amenities that are contextually sensitive to the surrounding land uses. The City envisions aging, existing apartments to redevelop into mixed-use developments, adding public functional green space and more owner-occupied options.

Future Development

Form: Strong continuity between developments through high architectural standards, quality building materials, prominent placement of amenities such as functional greenspace and pedestrian walkways and bicycle paths. Transitional buffer zones will appropriately protect any adjacent single-family residential.

Uses (see Future Land Use Map): Multi-family as part of Mixed-Use, along with attached and detached single-family.

Action Items

- Re-development projects demonstrate appropriate transitions between intense uses and adjacent neighborhoods; transitions include gradual increases only in height-plane, buffers and landscaping and intensity of uses.
- Incorporate sustainable building and site development practices.
- Require elements of universal design as part of residential redevelopment.
- Establish a bicycle and pedestrian network to allow easier cycling and pedestrian movement.
- Undertake study of the redevelopment potential of the area. As part of the study get community input and study the impacts of new development along the I-285 corridor, such as the redevelopment of former GM site in Doraville.



FIGURE 12: North Peachtree Character Area Map



▲ Apartments off of North Peachtree Road



▲ Apartments of off North Peachtree Road