

Residential Neighborhoods

CHARACTER AREAS: FUTURE DEVELOPMENT

- Interstate
- Major Road
- Local Street
- City Limits
- Railroad
- Parks
- Public School
- Private School
- Fire Station
- Police Station

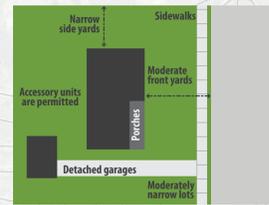
Data Source: City of East Point, Atlanta Regional Commission



CITY of EAST POINT
Mission 2036: Comprehensive Plan Update

TRADITIONAL URBAN NEIGHBORHOOD

Located close to downtown, these neighborhoods are older than the ones in the Suburban Residential character area, but they are stable and thriving. The city's vision is that these neighborhoods continue to thrive. Homes are located on somewhat smaller lots in a traditional urban neighborhood fashion, and the streets are generally laid out on a grid system. The city values the diversity of housing types represented in this neighborhood, from early twentieth-century bungalows to multi-family units. A number of the homes in these neighborhoods have had major renovations, but some maintain their original historic features. In addition there is some multifamily existing near urban collector roads.



Future Development Patterns:

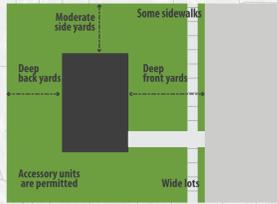
- Protect historic nature of homes
- Signature streets within each neighborhood with special streetscaping and signage (e.g. Montrose)
- Rehabilitate homes, rather than replace
- Sidewalks fronting all properties
- Context-sensitive infill
- Redevelopment of existing multi-family with quality design and materials with no more than 4 units per structure.

Use and Scale:

- Single- or two-family residential
- Accessory dwelling
- Institutional (e.g. churches, schools)
- Typical densities: 4-8 units per acre
- 1-3 stories

SUBURBAN RESIDENTIAL

The largest character area in East Point will continue to be Suburban Residential. This area will be characterized by homes on medium-sized lots, a curvilinear street network, and many mature trees. The primary land use within this area remains single-family residential, but there will also be institutional uses like churches and schools, including Point University, located throughout this area. In the future, there will be some multifamily uses near urban collector roads.



Future Development Patterns:

- Medium to large lots
- 1- to 2-story buildings
- Sidewalks surrounding schools and on Headland, Ben Hill Road, and Washington Road
- Connectivity: connect to downtown with train/transit/bike path
- Redevelopment of existing multi-family with quality design and materials with no more than 4 units per structure

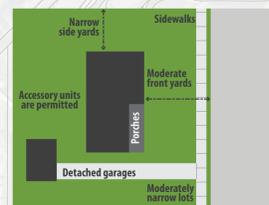
Use and Scale:

- Low- to medium-density single family residential (no more than 4 dwellings units per acre)
- Institutional (e.g. schools, churches)
- Parks and greenspace



REDEVELOPMENT NEIGHBORHOOD

While these neighborhoods have traditional urban neighborhood attributes, such as a grid street network and smaller housing lots, they are currently in need of investment. Future planning in this area will improve housing conditions and reduce the number of vacant homes and lots. These neighborhoods will include an assortment of housing types, such as single-family, two-family, and multi-family. The future development patterns in this neighborhood will resemble the Traditional Urban Neighborhoods. Future development will revitalize these neighborhoods by preserving their strengths, including their access to downtown East Point and commercial nodes, and renewing financial investment and neighborhood pride.



Sample Signage



Future Development Patterns:

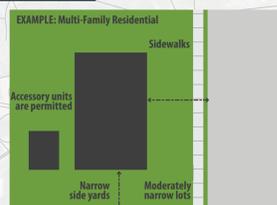
- Protect historic nature of homes
- Signature streets within each neighborhood association with special streetscaping and signage (e.g. Montrose)
- Rehabilitate homes rather than replace
- Infill of context-sensitive homes
- Sidewalks fronting all properties
- Redevelopment of existing multi-family with quality design and materials with no more than 4 units per structure
- Strengthen sense of community and neighborhood pride
- Will resemble Traditional Urban Neighborhoods
- Smaller lots
- Bungalow, cottage, or other traditional housing styles

Use and Scale:

- Single- or two-family residential
- Accessory dwelling
- Typical densities: 4-8 units per acre
- 1-3 stories

GROWING RESIDENTIAL

Growing Residential neighborhoods are located near the East Point city limits; they are the newest homes in the city. Housing types include multi-family buildings, townhouse, and traditional single family subdivisions. Development patterns include conservation subdivision designs and planned unit developments. Future planning should encourage the development of neighborhood-serving retail and community amenities in these locations.



Future Development Patterns:

- Walkable, human-scale neighborhoods with a variety of housing options centered near neighborhood services with plenty of parks and open space
- Improved connections and access to downtown
- Encourage inter-parcel connectivity and access between developments with no cul-de-sacs
- Higher density development near public spaces
- Development to be modeled after ARC's "Lifelong Communities"

Use and Scale:

- Residential: single-family, two-family, or multi-family
- Institutional uses, especially parks or children's activities (potentially a recreation or athletic center near the soccer complex)
- Neighborhood-serving retail
- 1-4 story buildings