

Guiding Principles



Sustainability

1. **Thoughtful sustainable design** that addresses energy, waste, water and all modes of transportation.
2. **Support infrastructure** for future of mobility.
3. Green building standards for **more efficient buildings**.
4. A built environment that promotes **tenants of public health**.
5. Housing policies that support **aging-in-place**.

Design Standards

1. **Active ground floors** on major streets and parks that animate the street level.
2. **Articulated storefronts** with awnings, storefront windows and other pedestrian friendly perks.
3. Parking structures that are **strategically hidden** within a block or have a creative facade solution with retail at the street level.
4. **Walkable blocks** scaled to the pedestrian experience.
5. **Transitions** into the adjacent Single-Family neighborhoods.

Economic Development

1. **Greater Density** around MARTA stations or backing up to rail lines.
2. Individual use limitations conducive to **small-scale, local tenants**.
3. **Mix of uses** to support existing businesses, including a variety of housing types.
4. **Thriving business district** with supportive tax base.

Site Development

1. **Consistent Character** with standard materials and street furniture to create a sense of place
2. **Generous sidewalks** marked crosswalks and appropriately sized sidewalks to promote pedestrian capacity, safety and comfort.
3. **Attractive lights** for adequate and appropriately scaled street lighting enhancing public safety
4. **Transit-friendly amenities** for walking, bicycling, alternative fuel vehicles, automobiles and to other transit options.
5. Variety of new private and **publicly accessible** open spaces.