

## **2021 Comprehensive Development Plan - DRAFT**

1.1 Encourage development in Cabbagetown consistent with and in support of the specific guidelines established by the Cabbagetown Landmark Designation Regulation adopted by Atlanta City Council as an ordinance entitled 20A, Cabbagetown Landmark District, **and in support of the principles of the Beloved Community**; + Encourage affordable housing, housing stock diversity, live-work, age-in-place, and proactive traffic planning in all new developments.

2.1 Encourage the continued development of vacant **residential** infill lots in Cabbagetown as single-family and duplex residences compatible in scale and character with the existing fabric of the neighborhood. **Support incremental density through accessory dwelling units or duplex conversion.**

**3.1** Encourage safe transit connections to heavy rail, light rail, and other Beltline transportation infrastructure, especially last-mile access for pedestrians and bicycles; + Encourage safe pedestrian & mobility access to King Memorial MARTA station by improving infrastructure near Boulevard Drive SE & Dekalb Avenue; Safe pedestrian & mobility access to Inman Park Reynoldstown MARTA station by supporting Reynoldstown transportation improvements; and, Building new access points to light rail, street car, or other Beltline stations

**4.1** Support transportation improvements including: Dekalb Avenue Complete Streets, Bus shelters on Memorial Drive; & modern intersections (wide, studded curb cuts; pedestrian crossing lights including at Powell Street, clear site lines, and improved bicycle lanes)

**5.1** Continue the transition of Carroll Street into a Slow Street, developing innovative calming devices; + Encourage successful businesses and dynamic living options prioritizing safe pedestrian & bicycle access, dining parklets, and innovative traffic calming measures; Support the development of the Fulton Cotton Mill parking area immediately west of Carroll Street into publicly accessible spaces.

6.1 Encourage development on Memorial Drive in a mixed-use urban pattern with housing and retail uses and with **density & height transitions integrating smoothly with** the scale of adjacent residences; Encourage Memorial Drive development to include proactive traffic planning and **support the Imagine Memorial Livable Centers Initiative (2019)**; + Encourage commercial development on Memorial Drive that minimizes new vehicle parking and leverages or enhances pedestrian, bicycle, and mobility options.

**7.1** Support the recommendations of the Hulsey Yard Master Plan (2019) and emphasize the results of its public input workshops; + Support the Cabbagetown Landmark Historic District by maintaining buffers that reduce noise, light pollution, and heavy vehicle traffic from the parcel, under any use.

**8.1** Protect & preserve the large concrete retaining wall (1986) along Wylie Street, including its ceramic mosaics as commissioned by then Bureau of Cultural Affairs (1987), and more recent mural paintings, as a cultural asset that improves the lives of residents and visitors, as recommended by the Hulsey Yard Master Plan (2019); Protect & preserve public art inside the Krog Street Tunnel; Maintain pedestrian and bicycle access along Wylie Street & inside the Krog Street Tunnel at all times.

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**9.1** NPU-N: **Support the Hulsey Yard Master Plan (2019)**, as adopted by the Cabbagetown, Inman Park, Old Fourth Ward, and Reynoldstown neighborhoods.

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## 2016 Comprehensive Development Plan (EXCERPT)

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 HulseY 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.