



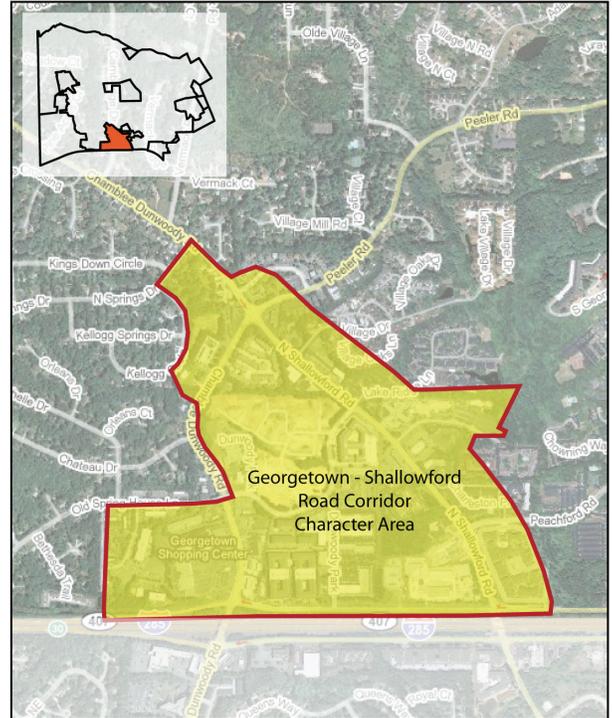
Georgetown- North Shallowford Road Corridor Redevelopment Area

Vision/Intent

By 2030, this area will redevelop into a pedestrian-oriented activity center with medium-scaled intensity of activity, mixed-uses that allow multi-family as an accessory use or as a primary use for senior living, provides usable open space and greenways, and preserves single-family homes. Ideally, this area includes a community center where senior and youth activities achieve the city's desire to be a "life-long community," allowing options for aging in place. Multi-use paths and transit options will invite alternative transportation modes and greater connectivity; new pedestrian options will link area to Perimeter Center. It focuses more intense development along I-285 with transitions to adjacent residential subdivisions.

Future Development:

- **Height:**
 - 2 (or 3?) stories along the border of character area where adjacent to Suburban Residential Character;
 - 5 stories maximum, potentially up to 8 (note: community meeting results indicated up to 12) stories if and only if project proposal provides appropriate amenities such as civic spaces for assembly, streetscape improvements, internal grid patterns, way-finding signage. (until such time as the city establishes amenity criteria for zoning and development, an applicant should indicate with site plan specific drawings how this policy objective will be met)
- **Form:** Buildings and site design are organized to take advantage of transit; characterized by transitions to adjacent uses (step down of building heights, buffers), functional green space and connectivity pedestrian-sensitive amenities, wrap-around parking, landscaping, a senior-friendly environment. High quality materials such as stone and brick mix characterize architectural treatments.
- **Uses:** Appropriate uses include a mix of quality, public space (plazas, pocket-parks) and Institutional, Commercial, Office, Mixed-Use with residential components, and options that create a life-long community
 - **Residential Density:** 18 units to the acre at intersections; 18 units to the acre for senior housing; 12 units to the acre elsewhere but require 2 story maximum height and/or single-family uses along border (community meeting participants provided mixed opinions about this)





Questions

What do you **LIKE** about the vision statement?

What do you **NOT LIKE** about the vision statement?

What would make the vision statement **BETTER**?

Please read the section on **Future Development** and comment on each element.

Height

Form

Use