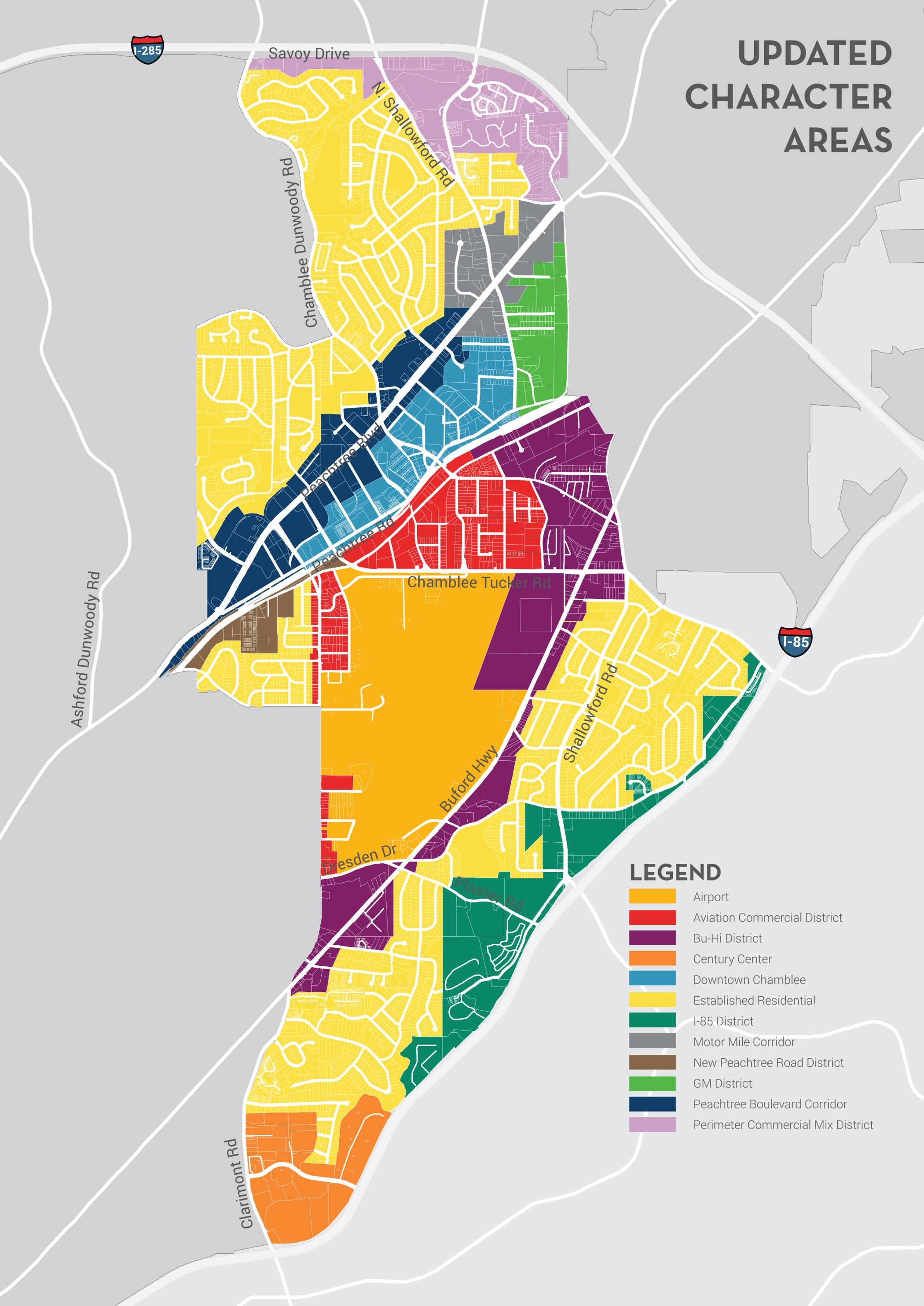


UPDATED CHARACTER AREAS



LEGEND

- Airport
- Aviation Commercial District
- Bu-Hi District
- Century Center
- Downtown Chamblee
- Established Residential
- I-85 District
- Motor Mile Corridor
- New Peachtree Road District
- GM District
- Peachtree Boulevard Corridor
- Perimeter Commercial Mix District

UPDATED CHARACTER AREA VISIONS

AIRPORT

Centered around one of the busiest airports in the state and operated by DeKalb County, the Airport character area is economic hub for regional business and County government services. A prominent feature in the heart of Chamblee, the airport will reflect an aesthetically pleasing, business-friendly environment.

AVIATION COMMERCIAL DISTRICT

The areas surrounding DeKalb-Peachtree Airport are envisioned as low-rise, commercial, industrial, limited residential and employment centers oriented toward aviation-related business and neighborhood retail and airport compatible service needs for the surrounding neighborhoods.

BU-HI DISTRICT

The Buford Highway Corridor character area seeks to protect and enhance the existing character of development along this iconic street.

CENTURY CENTER

Century Center will remain a high-density and mixed-use node that serves as a regional attraction and strong employment center for both Chamblee and the greater Atlanta region.

DOWNTOWN CHAMBLEE

Downtown Chamblee will be a vibrant and recognizable center that ties the greater Chamblee community together, and attracts visitors from around the Atlanta region. Centered around the Chamblee MARTA Station, this area will support transit-oriented lifestyles with associated housing, services, and employment. The area will also contain a compatible blend of historic and modern buildings within a safe and walkable environment.

ESTABLISHED RESIDENTIAL

Chamblee is rich with stable, more established neighborhoods; these areas will remain predominantly single-family residential areas of well-maintained housing supported by nearby commercial areas for goods and services, schools, and local parks for recreation.

I-85 DISTRICT

Accessible and highly visible from I-85, this area will serve as an higher density activity center with commercial, institutional, office, and residential uses, as well as a regional employment hub.

MOTOR MILE CORRIDOR

The Motor Mile Corridor will continue to be a major regional shopping destination for auto sales and service. Though local commercial areas will be primarily auto-oriented in their marketing, local land uses will reflect a mixed use urban environment that is pedestrian and bicycle friendly, and visually appealing to visitors.

GM DISTRICT

The North Peachtree Road District will support and complement the redevelopment of the adjacent former GM plant and the new Third Rail Studios in neighboring Doraville. The area will contain supportive industries and services with a complementary design and style.

NEW PEACHTREE ROAD DISTRICT

This portion of the New Peachtree Road corridor is envisioned to be a mixed-use village with easy access to the airport and the MARTA station. Through redevelopment of underutilized property, the primary uses will be gradually changed from light industrial and offices to a mixture of uses including medium-density and mixed use developments that are more compatible with nearby residential neighborhoods.

PEACHTREE BOULEVARD CORRIDOR

The Peachtree Boulevard Corridor is envisioned as an active and visually appealing mixed use corridor with pedestrian-oriented, human scale development connected by a comprehensive transportation network that accommodates pedestrian, bicycle, and vehicular traffic. As one of the city's primary gateways, it should have a welcoming and recognizable look and feel for residents, employees, and visitors.

PERIMETER COMMERCIAL MIX

The Perimeter Commercial Mix District will be an active employment center and welcoming gateway to Chamblee from I-285. The area will provide a mix of professional, commercial, and residential uses.