

ASHFORD PARK-DREW VALLEY

CHARACTER AREA DESCRIPTION

The Ashford Park-Drew Valley character area is comprised of the Ashford Park, Drew Valley and Skyland Park neighborhoods. These are all historic neighborhoods within the city and were developed in the 1940's and 1950's. These have been combined into one larger character area given their similar development characteristics and land use patterns. They historically featured small homes on large lots. Within the past decade, these neighborhoods have experienced significant residential infill development, typically in the form of much larger homes.

COMMUNITY VISION

The vision for the Ashford Park-Drew Valley area is for the existing character of the single-family neighborhoods to be maintained and preserved. Infill residential development should be permitted only if it is in keeping with the character of the surrounding residential structures including height, setback and architectural compatibility.

Neighborhood commercial development is seen as appropriate for the intersection of Clairmont Road and Dresden Drive. This would serve residents on the eastern side of the character area outside of the comfortable walking distance to the existing neighborhood commercial provided within the Brookhaven Village area.

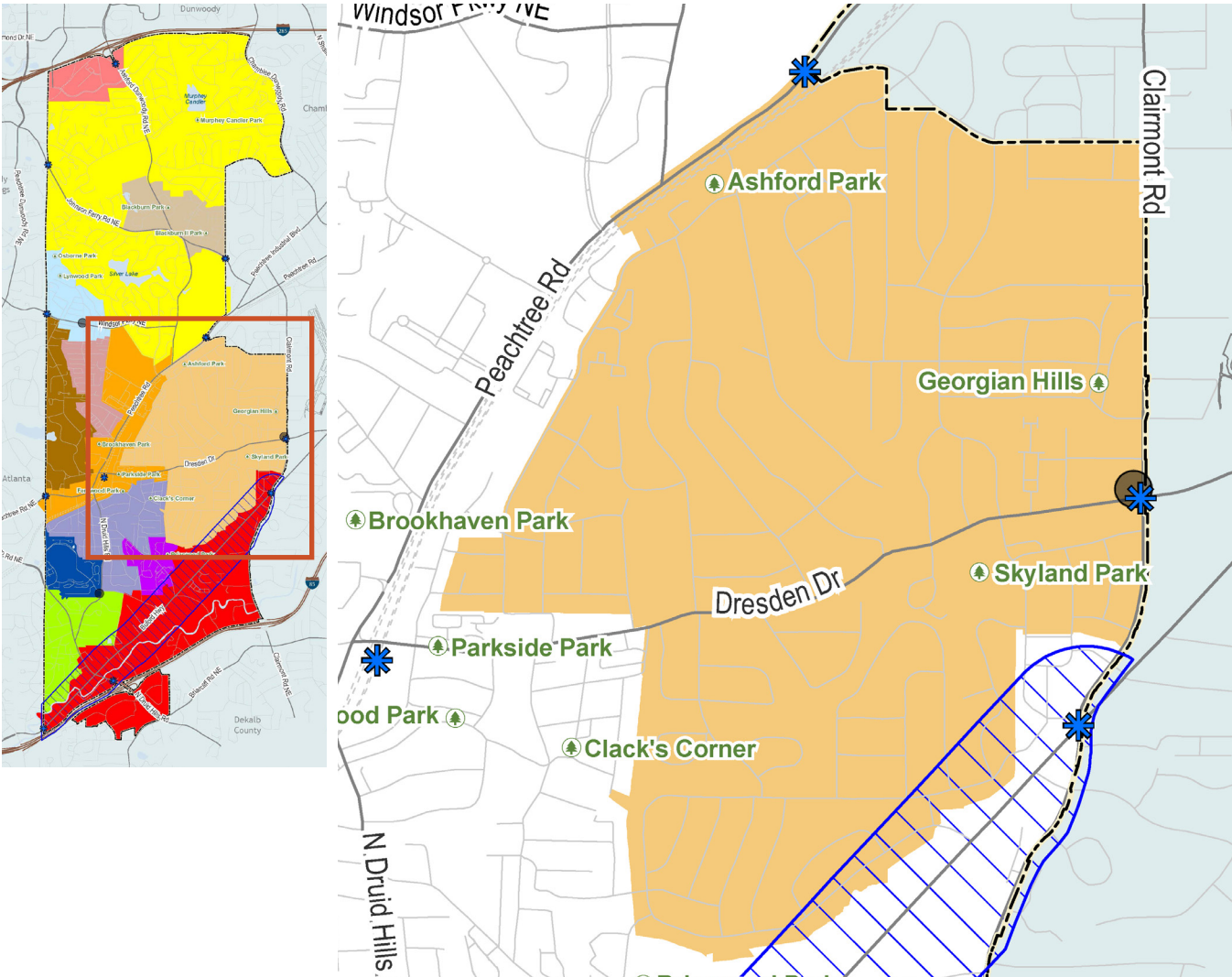


Figure 3-13: Ashford Park-Drew Valley Character Area

The future vision for Ashford Park-Drew Valley also includes potential park expansions in areas removed from existing parks. These include vacant lots in Drew Valley within the FEMA designated floodplain, currently owned by DeKalb County.

IMPLEMENTATION STRATEGIES

- Identify and implement appropriate traffic calming techniques to reduce vehicular speeds and increase pedestrian safety.
- Pursue pocket green space interventions on former FEMA lots that can double as stormwater management facilities and small parks, per the recommendations of the Parks and Recreation Master Plan.
- Conduct neighborhood specific surveys regarding infill development for neighborhoods in this character area that have experienced significant infill.
- Provide incentives to promote the development of neighborhood commercial at the intersection of Dresden Road and Clairmont Road.
- Encourage parcel consolidation along Clairmont Road to provide for fewer curb cuts and larger development.
- Update the zoning code to provide for infill compatibility.



Ashford Park was established in 1944 and has historically been comprised of ranch homes on large lots. In recent years this neighborhood has seen significant infill residential development.



Ashford Park Elementary School is a community focal point and is centrally located within neighborhood.

EXISTING RESIDENTIAL DENSITY

- Number of Residential Parcels: 2,696
- Area (Acres): 867
- Density (#/AC): 3.1

APPROPRIATE LAND USES

- Single-Family Residential
- Neighborhood Commercial
- Institutional
- Parks and Recreation