

Overview: Emory Village Zoning Overlay and Design Guidelines

The Alliance to Improve Emory Village (AIEV) has worked with neighborhood residents, Emory Village businesses, Emory University, professional planners, architects, urban designers, and zoning lawyers to draft a new zoning overlay district and design guidelines. These two documents ensure that Emory Village is redeveloped in a manner compatible with the [revitalization plan](#), which envisions Emory Village as a safe, walkable, compact, economically viable mixed-use community. Here's an overview:

- **Supports redevelopment of public spaces.** AIEV work has focused on streets and sidewalks in the public right-of-way owned by DeKalb County. Efforts are currently underway to acquire easements necessary to widen sidewalks so they can accommodate sidewalk cafes, window-shopping, and wheelchairs as well as shade trees, street lights, benches, bike racks, and trash receptacles. Construction on the public spaces—including a roundabout and other traffic calming measures, bike lanes, street trees, underground utilities, new lighting, a park and other community gathering spaces—is projected to begin in summer 2007.
- **Guides private development.** To attain the community's vision for Emory Village, change and redevelopment must also occur on private property. The design guidelines and zoning overlay establish set standards for future private investors who wish to develop Emory Village. They will not apply to currently operating businesses, unless the property is redeveloped.
- **Eliminates “highway” commercial.** Currently the Village is zoned the same as commercial highways (like Memorial Drive and Buford Highway) that support heavy traffic. The new zoning overlay prohibits many C-1 uses such as fast food drive-ins, convenience stores, used-car sales, and other incompatible businesses from locating in the Village.
- **Creates economic vibrancy.** Mixed use will bring the community back to Emory Village. The overlay allows for a *movie theater, grocery store, office spaces*, and other retail in addition to a *park and housing*.
- **Creates sufficient density for vibrant street activities.** Housing units will help Emory Village attract a broad range of retailers. New housing options will allow long-time residents to stay in the neighborhood and attract newcomers who want to live in Druid Hills. Residents will have the opportunity to walk to work at Emory or ride the shuttle to CDC, Children's Healthcare, or MARTA. Every housing unit built near CDC, Emory, or the hospitals and purchased by a Clifton Corridor commuter will result in one less car through neighborhood streets.
- **Provides off-street parking.** Most parking will be in parking decks behind retail and housing, which will improve the pedestrian experience.
- **Blends new urbanism with historic preservation.** AIEV's ultimate goal is to recreate a community-scaled, mixed-use center that's convenient for residents and neighbors to window shop, grocery shop and walk safely to the Village, to enjoy dinner or coffee at a sidewalk cafe, to see a movie, and to meet friends and neighbors.

Learn more about the [zoning overlay district and design guidelines](#) at the Alliance to Improve Emory Village Web Site, www.emoryvillage.org.