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# THE COMMONS AT EAST POINT COMMUNITY DESIGN CHARRETTE

TVS

**EAST  
POINT**  
GEORGIA



**Mynd Match**  
DEVELOPMENT GROUP

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# 2019 COMMUNITY VISIONING SESSION SUMMARY

## WILL NOT WORK:

- Lower tier retailers/fast food
- Chain retailers
- Architecturally distracting buildings
- Visible surface parking
- Early business hour closings
- Inadequate greenspaces and walkability
- "Suburban" looking buildings
- "Big" chain hotels

## WHAT YOU WOULD LIKE TO SEE:

- Renovation of the Grady Health Clinic
- Development that supports the uniqueness of East Point
- Active pedestrian streetscapes
- Variety of building styles
- Community gathering spaces (indoor & outdoor)
- Quality food choices to include the East Point Farmers Market
- Supportive lease space for small business
- Well known retailer that supports the City's vision
- Public art
- LEED certified buildings
- Smart traffic controls
- Development that attracts and supports population under the age of twenty-five (25)
- Police presence
- Restaurants and bars
- Buildings with "human scale"
- Architecture that compliments existing structures in Downtown East point
- Minimize cost of development/project to the City
- Grocers such as Aldi, Sprouts
- Office Space
- Amazon locker system
- Accommodate various modes of transportation
- Vertical mixed-use
- Does not "turn its back" on adjacent businesses
- Integrate the existing East Point Library
- Variety of business types
- Bike friendly
- Leverage PATH project connectivity
- Supports future generations
- Water features, street trees, lighting, etc.
- Health food store/Co-op
- \*\*Two-way traffic along Main Street through Downtown East Point

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# AGENDA

1. INTRODUCTIONS
2. INITIAL VISIONING SESSION OVERVIEW
3. CHARRETTE OVERVIEW
4. SITE OVERVIEW – SURVEY
5. PROJECT PRIORITIES – SLIP-WRITING + CATEGORIZATION
6. STRENGTHS AND OPPORTUNITIES EXERCISE – PRIORITY CATEGORIES
7. IDEATION – BY CATEGORY
8. SUMMARY + ADJOURN



SITE OVERVIEW - SURVEY

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## CHARACTER

UNIQUE

ART

TIMELESS  
DESIGN

## COMMUNITY

FAMILY-  
FRIENDLY

LOCAL  
BUSINESSES

EAST POINT-  
VIBE

VIBRANT

AFFORDABLE

INCLUSIVE

PRIDE

HOUSING  
OPTIONS

## CITY CENTER

DESTINATION

ACCESSIBLE

LIVE, LEARN,  
WORK, PLAY

COMMUNITY  
SPACE

## CITY CENTER

PUBLIC  
CONNECTION

SHOPS

LIBRARY

HEALTHCARE

## ACTIVE SPACE

TRANSIT-  
ORIENTED

ACTIVE  
GROUND FLOOR

24/7 ACTIVITY

FOOD

BUSY

WALKABLE

OUTDOOR  
SPACE

## STRENGTHS

NEAR  
TRANSIT

STRONG  
COMMUNITY  
INVOLVEMENT

FLAT SITE

NEAR  
EXISTING  
SHOPS

DEMAND  
FOR  
QUALITY  
PROJECT

CENTRAL /  
DOWNTOWN

WALKABLE

STRONG  
NEIGHBORHOOD  
IDENTITY

## CHALLENGES

LIMITED  
CURRENT  
SITE  
ACTIVITY

FOOD  
DESERT

AFFORDABILITY

IRREGULAR  
SITE SHAPE

MANY  
DIFFERING  
PROJECT  
VISIONS

FAST, BUSY  
ROADS

LIBRARY  
LOCATION  
CONSTRAINTS

## OPPORTUNITIES

ENGAGE  
LIBRARY

FOCUS ON  
PUBLIC  
INVOLVEMENT

CONTINUE  
EXISTING  
COMMERCIAL  
MOMENTUM

MAKE SITE  
CONNECT  
EAST AND  
WEST

CREATE  
ACCESSIBLE  
PUBLIC  
SPACES

DESIGN SITE  
WALKABILITY  
+ TRANSIT

ENGAGE  
CITY HALL

SET TONE  
FOR FUTURE  
DEVELOPMENT

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