

ANSLEY PARK NEIGHBORHOOD CONSERVATION STUDY

1973 EDITED REPRINT

The Ansley Park Civic Association - Atlanta

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Ansley Park is one of the last survivors of the beautiful neighborhoods which were built in Atlanta before World War I. The gracious homes which once lined Peachtree Street, Washington Street and Capitol Avenue are gone, while the elegance of West End and Grant Park has sadly diminished.

The lapse of time and the demands of change have cost the city much of its former liveability. As older neighborhoods declined, so did the quality of the schools, the parks, the stores. When roads and utilities were extended into the countryside, a large number of people simply abandoned the central city.

But somehow Ansley Park survived, and the reason it did is the story of what it will require if we are ever able to rebuild our cities. For Ansley Park contains the best elements for urban living. They were built into its original design, they were preserved through the years and they are today the basis for the current revitalization of the area. What are these elements?

1. Good subdivision design. The original street system was well laid out. It discouraged through traffic, it took advantage of the terrain, and it created dramatic building sites.
2. Abundant open space. Lots are small, and the excess is combined into common park space -- not vast open parks which scatter people, but small, intimate areas which draw people together. Parks take a winding, almost casual course throughout the entire development.
3. Good community facilities. The school which serves the area is first-rate, well-staffed and undercrowded. The parks, among Atlanta's finest, are varied and interesting; combining playfields and tennis courts with quiet wooded paths, they complement huge Piedmont Park. Nearby are private clubs, community centers, churches, and the art museum.
4. Sound housing. Most of the housing is in good repair. More important, both the design and siting of the housing are excellent, and they lack the monstrous uniformity often found in new developments. The area is being constantly renewed by private expenditures on homes.

These elements have combined to establish an environment which is conducive to good urban living. What destroyed and is damaging other fine neighborhoods is the loss of this livable environment; what is maintaining Ansley Park is the preservation of this quality.

This Study, then, is concerned with two points: first, how well is the environment of Ansley Park being maintained? What are the problems associated with design, open space, community facilities and housing? How can these problems be overcome? And second, how can the Park deal with the conditions of change taking place around it? How must it, itself, change without destroying the previous environment which has enabled it to outlive its contemporaries?

TABLE OF CONTENTS

Preface	ii
Historical Sketch	5
INTRODUCTION	
Purpose of Study	9
Limitation of Study	9
Citizen Goals	9
CHARACTERISTICS AND PROBLEMS	
Image	13
Location	19
Land Use	23
Housing	25
Structural Conditions	28
Population	30
Density	32
Public Utilities	34
Economic	35
Traffic	37
Parking	46
Rapid Transit	48
Land Use Controls	50
Open Spaces	52
Summary	53
PLAN OF ACTION	
Challenge	56
Planning Tools	58
Citizen Action Program	62
Illustrative Schemes	65
APPENDIX	
Recommended Zoning District Regulations	

Ansley Park Is ~

The finest, most attractive, most desired residence section in all Atlanta.

It is more than a residence section ~

It is an artistic arrangement of beautiful homes, with the park idea and park features preserved to those who live there.

It is the home and the recreation park ~ for the children, the playground ~ all in one.

It is the one home spot in Atlanta that first attracts the visitor.

It is and always will be Atlanta's nationally famous residence park.

Ansley Park Has ~

The woodland tract has become a residential paradise. Magnificent roadways wind in and out among groves, parks and lawns; mansions surmount the hilltops; bungalows of ideal beauty dot the vales ~

Ansley Park has preserved its sytran beauty, yet it is an integral, close-in part of Atlanta with every city convenience.

All of this, mind you, immediately adjacent to Business Atlanta ~ yet business can never touch or mar it.

Ansley Park Has Not ~

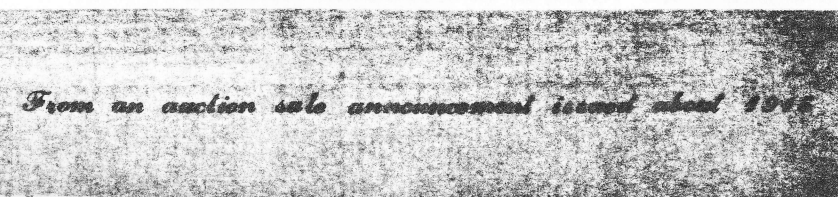
It has not and never will have a store, a garage, a factory, a hospital, a sanitarium, a shop of any kind ~ Deed restrictions keep them out perpetually ~

It has no unsightly misplaced houses; pre-emptory building lines have guarded against this.

It has nothing but homes ~ handsome homes ~ of Atlanta's best and foremost citizens.

It never will have anything else.

It never can have.



From an auction sale announcement issued about 1914



Historical Sketch

Ansley Park is the result of the combination of careful planning and good natural features. At the turn of the century, Edwin P. Ansley and his associates purchased and platted an entire land lot on the northern outskirts of Atlanta. There were two features which made the land lot ideal for the development of a fine residential neighborhood: a prestige location only minutes from Downtown Atlanta and topographic features that could be used as a basis for an attractive residential community.

By the 1920's, Ansley Park was one of the finest neighborhoods in Atlanta. The combined advantages of location, physical planning, well conceived deed restrictions, and tasteful development attracted residents prominent in Atlanta's business, financial, social and cultural circles. The location in 1924 of the State Governor's Mansion on The Prado further enhanced Ansley Park's status.

However, since 1940, the effects of war, population growth in the city, the flight to the suburbs, commercial expansion in the city, increased automobile traffic and economic pressures have had a depreciating effect on the prestige image of the neighborhood.

During the Second World War the housing shortage encouraged "doubling up" of families in many of the larger homes of the Park. This "doubling up" increased the population density and encouraged conversions to multi-family dwellings.

The lure of the suburbs in the 1950's resulted in an exodus of many of the original families from the Park. This was also a period of commercial expansion along Peachtree Street on the neighborhood's fringe.

During the past few years two trends have been noticeable in the Park: mounting automobile traffic and economic pressures to increase the density. The traffic situation is the result of bordering traffic generators and adjacent traffic bottlenecks. The increase in density in the form of residential conversions is the result of economic pressures to use the land for a higher economic use.

Thus some of the unique character that Ansley Park once held has been lost. Events have taken place, and are still taking place, which not only threaten to destroy the Park's original image but to spread blight in the area, lower property values and inhibit new development.

UNLESS THESE TRENDS ARE REVERSED, ANSLEY PARK'S UNIQUE QUALITIES WILL INEVITABLY BE DESTROYED.

Purpose of Study

The purpose of this study is to conserve Ansley Park as a first-class, prestige residential neighborhood.

To accomplish this purpose, this study will:

- objectively examine the characteristics of the Park and study their trends;
 - provide concrete and precise facts about the problems of the Park;
 - state the residents' goals for the future of Ansley Park;
 - present an action program to accomplish the desired goals;
 - serve as a unifying force and rallying point for resident actions.
-

Limitation of Study

It must be emphasized that this report by itself has no magical power. Achievement of the ultimate goal will result ONLY from continual, intelligent and directed resident efforts.

All policy making organizations utilized in the development of this report should be consulted to guarantee implementation. Continued cooperation with city, county, and state government personnel and officials is also essential.

Citizen Goals

A major objective of this study is the formulation of goals for the conservation of Ansley Park.

The following goals were arrived at through close cooperation with and active participation by a representative group of residents from the Park.

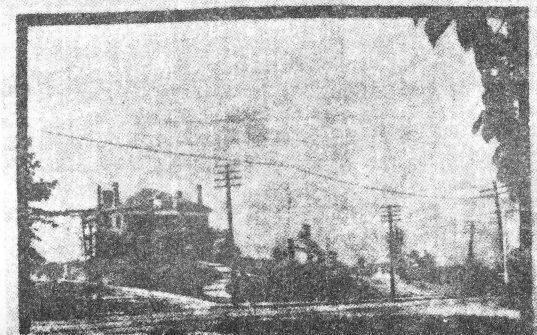
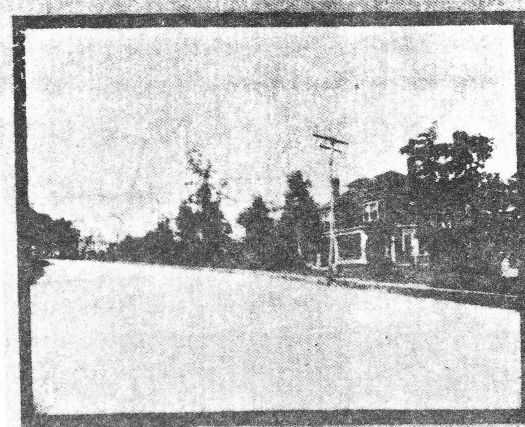
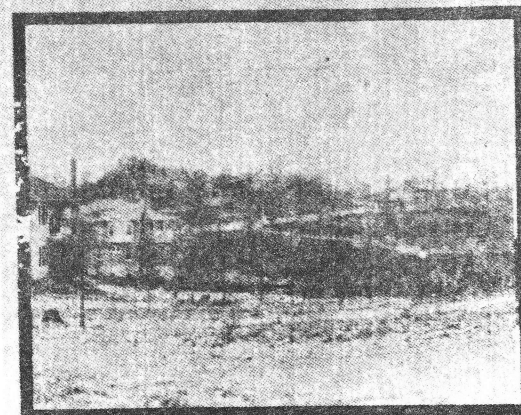
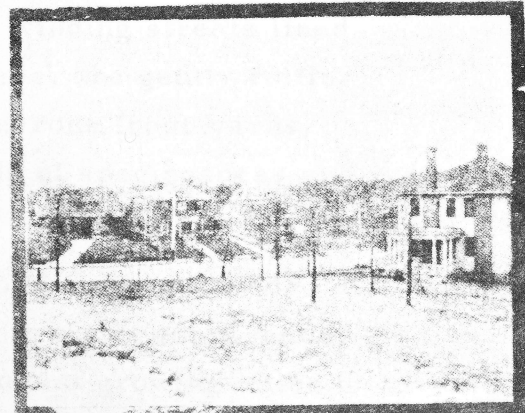
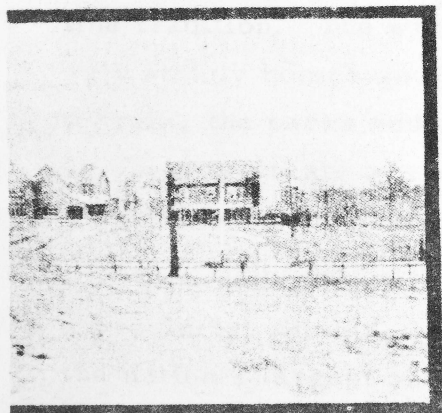
Briefly stated, these goals are:

- to retain the unique character and appeal of the neighborhood;
- to maintain and enhance Ansley Park as a stable and healthy residential neighborhood;
- to encourage improvement of the fine homes in the neighborhood;
- to promote and control new residential developments at a density compatible with the existing physical environment of the neighborhood;
- to eliminate blighting influences and prevent incompatible land uses in the neighborhood;
- to reduce through traffic and improve the traffic flow at certain intersections in the neighborhood;
- to preserve the present private and public parks, the foliage and to develop the interior open areas now existing in the neighborhood;
- to obtain the location of an elementary school WITHIN the neighborhood;
- to attract young families to live in the neighborhood;
- to service existing utilities and program needed improvements for all utility systems in the neighborhood.

Image

The passage of time has added dignity to and improved the image of Ansley Park. It is difficult to picture, today, the original Ansley Park as a tract of rolling land studded with small, ragged trees on the outskirts of Atlanta.

The large imposing homes of mixed architecture built between 1905 and 1915 which rose along the winding streets and bordered the spacious parks, looked strange indeed among the small, scrawny trees. Today the foliage has matured and the homes and parks have mellowed to form a substantial neighborhood.



THE BEGINNING

1905

CURRENT SITUATION

Ansley Park remains one of the city's fine residential areas. It is the last of Atlanta's close-in, low density, quality neighborhoods.

Ansley Park's image today is that of a mature neighborhood imbued with rich history and fine tradition. The wide, winding streets lined with stately homes and trees, the gently rolling terrain, the parks and generous front yards, combine to create a feeling of spaciousness and a park-like atmosphere.

Yet Ansley Park is no longer on the edge of a provincial Atlanta, it is in the heart of one of the nation's largest and fastest growing cities. Even though the Park is in the heart of Atlanta, one receives the image of a quiet oasis, with calm ponds in parks of giant trees; a place for contemplation, yet open space for children to play.

RELATED PROBLEMS

Although time has matured the natural features of Ansley Park, time has left its mark on the houses. Many homes have mellowed, but others have fallen into a state of disrepair. These few structures are having a drastic effect on the whole of Ansley Park by:

- ALLOWING BLIGHT to establish a foothold;
- THREATENING THE STABILITY of the neighborhood;
- DISTRACTING from the PHYSICAL APPEARANCE.

Location

LOCAL SETTING

Ansley Park, for the purposes of this Study, is defined as that area originally subdivided and developed in the name of Ansley Park, plus that land presently owned by the Ansley Park Golf Club. This study area is bordered on the

- NORTH:

by the Southern Railroad and the Sherwood Forest Subdivision;

- EAST:

by the Southern Railroad and Piedmont Avenue;

- SOUTH:

by the rear lot lines of the properties facing and on the north side of Fourteenth Street;

- WEST:

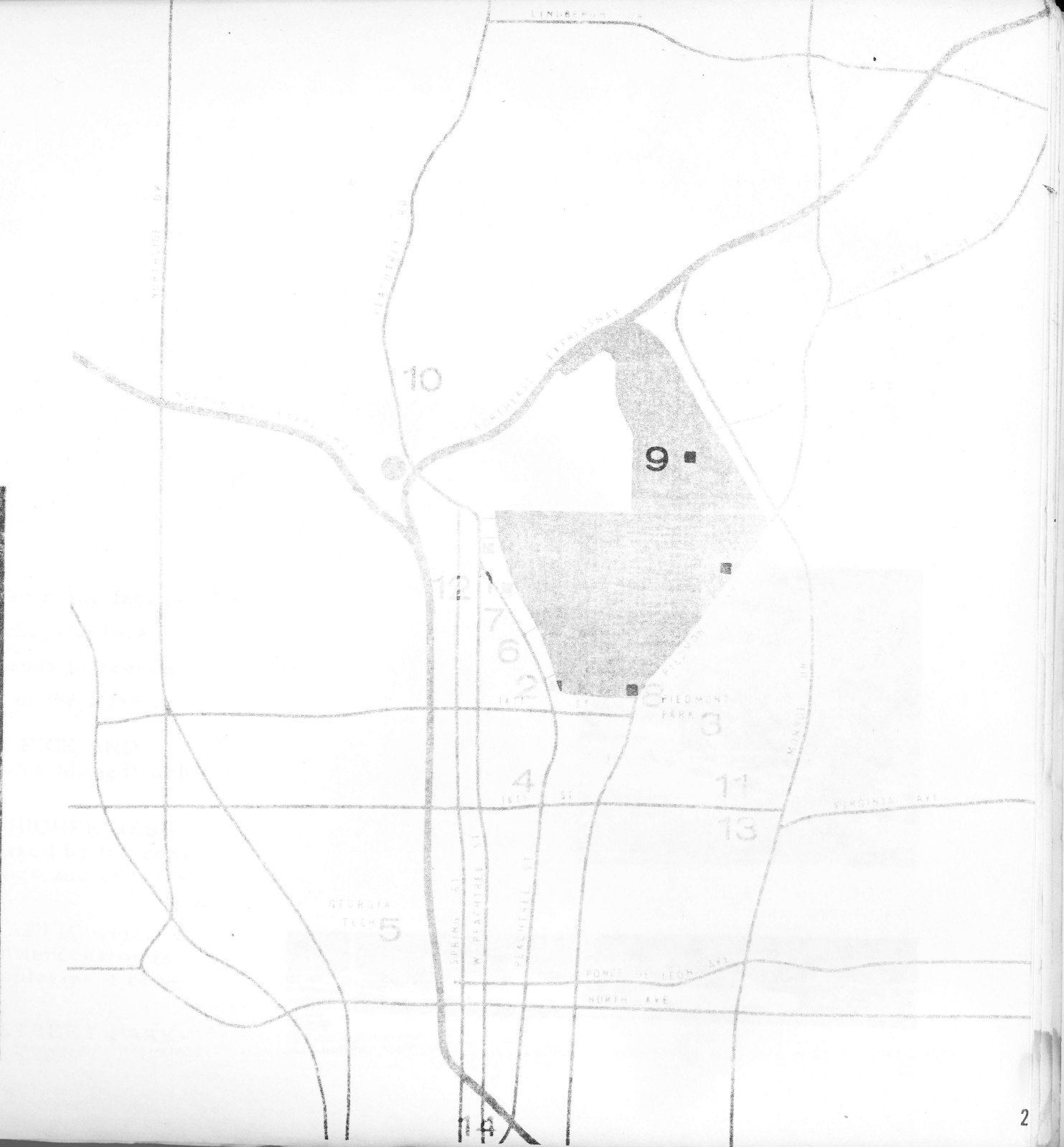
by the rear lot lines of properties facing and on the east side of Peachtree Street.



AREA SETTING

Ansley Park is located north of Atlanta's Downtown adjacent to famous Peachtree Street. The Park's location provides proximity to numerous facilities in the Atlanta Metropolitan Area. Within minutes travel time are:

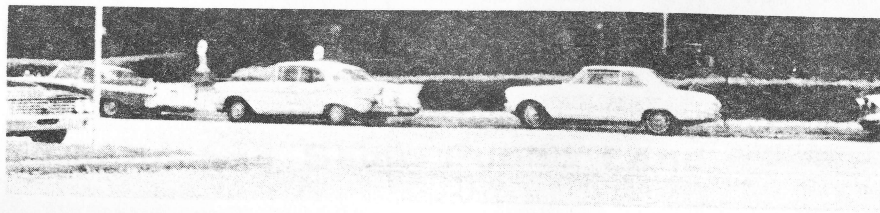
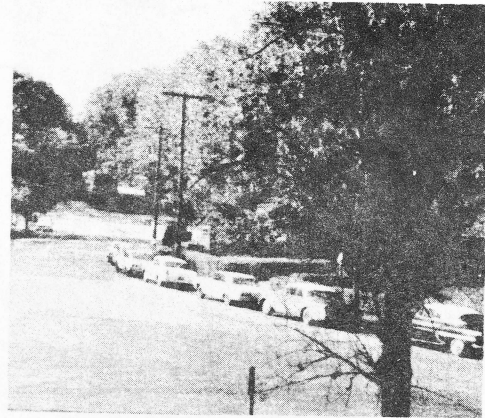
- 1 PERSHING POINT - PEACHTREE OFFICE CORRIDOR:
an office, institutional and employment center;
- 2 ATLANTA ART INSTITUTE and proposed ATLANTA MEMORIAL CULTURE CENTER:
a regional fine arts complex;
- 3 PIEDMONT PARK:
one of the city's largest public parks;
- 4 TENTH AND PEACHTREE:
a lively shopping, eating, and entertainment area;
- 5 GEORGIA INSTITUTE OF TECHNOLOGY:
an educational and spectator sports center;
- 6 ATLANTA BRANCH LIBRARY;
- 7 RELIGIOUS FACILITIES:
of many faiths;
- 8 PIEDMONT DRIVING CLUB:
an established, private, social club;
- 9 ANSLEY GOLF CLUB:
a private, social and golf club;
- 10 JEWISH COMMUNITY CENTER:
an elementary school and social, cultural and athletic center;
- 11 PEIDMONT PARK GOLF CLUB:
a public, city golf course;
- 12 SPRING STREET ELEMENTARY SCHOOL;
- 13 GRADY HIGH SCHOOL;
TRANSPORTATION:
bus ■ and railroad ● stops and major thoroughfares;
- 14 DOWNTOWN ATLANTA:
the Southeast's largest retail, office, financial, and governmental center.



RELATED PROBLEMS

Ansley Park's location near so many facilities creates problems for the Park. The local and regional setting of the Park tends to reduce the inherent residential livability of the Park by:

- ALLOWING CONTIGUOUS OFFICE AND COMMERCIAL DEVELOPMENT along Peachtree Street;
- CREATING PRESSURE FOR HIGHER RESIDENTIAL DENSITIES, witnessed by the construction of apartment buildings and conversions of homes;
- ATTRACTING THROUGH TRAFFIC which attempts to avoid adjacent bottlenecks or is destined for the bordering employment center;
- CREATING EXCESSIVE ON-STREET PARKING on the Park's streets.

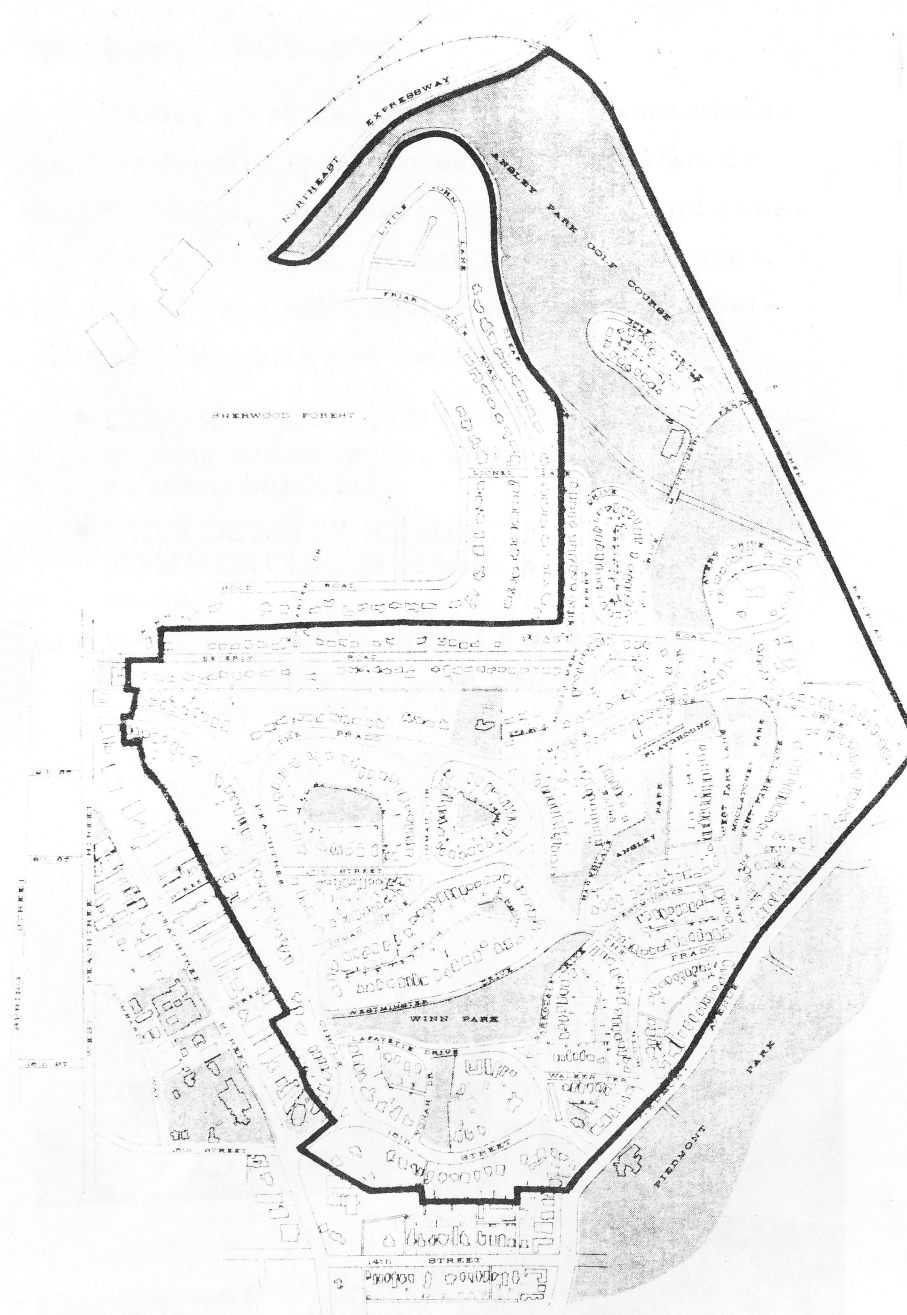


Land Use

ANSLEY PARK

TABLE I: LAND USE, APRIL, 1964

	<u>Acres</u>	<u>Per Cent</u>
<u>Residential</u>	199.7	53.0
<u>Public</u>	88.9	23.6
Streets	56.2	
Parks	21.9	
Alleys and Common Interior Areas	10.8	
<u>Semi-Public</u>	74.8	19.9
Golf Course	65.4	
Railroad Right-of-Way	8.4	
Civic Facilities	1.0	
<u>Miscellaneous</u>	4.1	1.1
Creeks	3.9	
Commercial	0.2	
<u>Vacant</u>	9.0	2.4
Residential Lots	3.7	
Other	5.3	
Total	376.5	100.0



Public and Semi-Public Land

AREA PATTERN

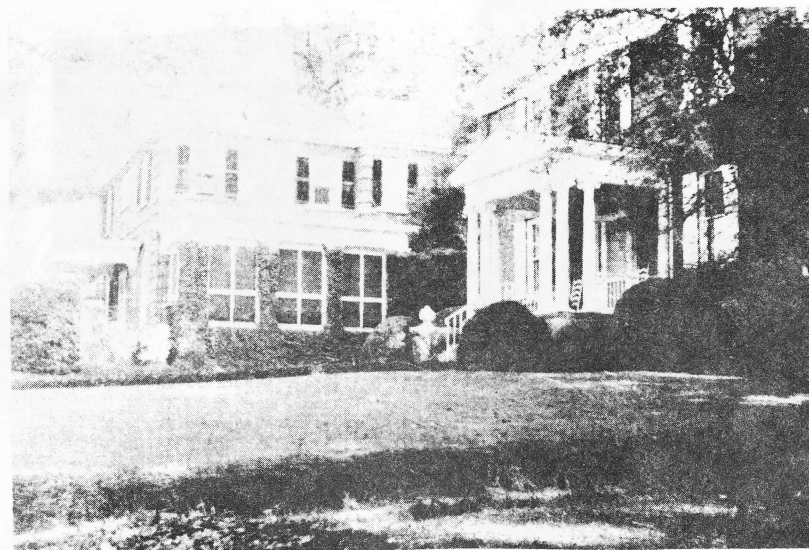
Ansley Park is in an environment of diverse land uses. The Park's surrounding land uses include:

- **INDUSTRIAL:**
the heavy-industry complex located to the west along the Southern Railroad tracks;
- **OFFICE AND COMMERCIAL:**
the Pershing Point-Peachtree Corridor area and the Tenth Street shopping area;
- **TRANSPORTATION:**
the railroad lines and major thoroughfares;
- **RECREATION:**
the golf courses of Ansley Park and Piedmont Park and play areas of Piedmont Park;
- **RESIDENTIAL:**
the Sherwood Forest Subdivision to the north and a high density residential area to the south between Peachtree Street and Piedmont Avenue.

RELATED PROBLEMS

Ansley Park remains Atlanta's sole close-in, low density, predominantly single-family neighborhood. However, surrounding and contiguous to the Park are detrimental land uses. Bordering land uses detracting from the residential desirability of the Park are:

- **COMMERCIAL AND OFFICE** land uses, including heavy traffic generators on the Park's western border;
- **HIGH DENSITY RESIDENTIAL** mixed with **COMMERCIAL** land uses bordering on the south;
- **DETERIORATED RESIDENTIAL** land use along Piedmont Avenue caused by heavy vehicular traffic.



Housing

COMPOSITION

Housing Type

The present composition of housing by housing type (number of families per house) in Ansley Park is shown below.

TABLE II: COMPOSITION BY HOUSING TYPE, APRIL, 1964

	<u>Number</u>	<u>Per Cent</u>
Single-family	514	69.6
Two-family	146	19.9
Multi-family	68	9.2
Other	<u>10</u>	<u>1.3</u>
Total	738	100.0

Ownership-Rental Housing Pattern

The percentage of owner-occupied, renter-occupied houses in Ansley Park has fluctuated during the past twenty-five years. The following table illustrates this fact.

As a general rule, owner-occupied houses tend to be in better condition than renter-occupied units.

TABLE III: PER CENT OF HOMES OWNER OCCUPIED, 1940, 1950 and 1960

	<u>Per Cent</u>
1940	46.4
1950	52.1
1960	48.8



TREND

The composition of housing in Ansley Park has changed considerably since the 1920's. This alteration has been especially significant in the past ten years, during this period there has been an INCREASE in the:

- TOTAL NUMBER OF DWELLING UNITS;
- NUMBER OF TWO-FAMILY AND MULTI-FAMILY HOUSES;
- TOTAL NUMBER OF DWELLING UNITS IN TWO-FAMILY AND MULTI-FAMILY HOUSES.

TABLE IV: CHANGE IN DWELLING UNITS,
1954 to 1964

	<u>Number</u>	<u>Per Cent</u>
Single-family	- 30	- 5.7
Two-family	+140	+92.1
Multi-family	+110	+27.8
Total	+220	+20.1

TABLE V: CHANGE IN HOUSING TYPES,
1954 to 1964

	<u>Number</u>	<u>Per Cent</u>
Single-family	- 30	- 5.1
Two-family	+ 70	+92.1
Multi-family	+ 20	+27.8



LEGEND

- * Two Family
- Three (or more) Families
- Public - Semi-Public
- Office - Commercial

Housing Type Distribution

◆ 1954

◆ 1964 ◆

RELATED PROBLEMS

The change in composition of housing in Ansley Park has produced some ill effects.

Among these changes are:

- INCREASE IN DENSITY with overcrowding in some locations;
- INCREASE IN RESIDENTIAL CONVERSIONS;
- INCREASE IN TRAFFIC AND ON-STREET PARKING;
- ADDITION OF NUMEROUS APARTMENT HOUSES;
- CHANGE IN ORIGINAL AND DESIRED CHARACTER OF HOUSING.



Structural Conditions 1964

EXISTING STRUCTURAL CONDITIONS

- Minor Improvement or Repair
- Major Repair

CURRENT SITUATION

The results of an exterior condition survey of residences in Ansley Park are shown in Table VI.

Sufficient data to establish a trend is not available.

Since this survey was made, numerous structures have been improved.

TABLE VI: STRUCTURAL CONDITIONS, MAY, 1964

	<u>Number</u>	<u>Per Cent</u>
Standard	593	80.3
Minor Repair	129	17.5
Major Repair	<u>16</u>	<u>2.2</u>
Total	738	100.0





RELATED PROBLEMS

The overall condition of structures in Ansley Park is adequate. However, several houses are in poor condition. Thus, the old adage "one rotten apple can spoil the barrel" is applicable here.

Specifically, improperly maintained residences result in a

- DETRACTION from the overall PHYSICAL APPEARANCE of the neighborhood;
- REDUCTION OF PROPERTY VALUES;
- LOSS OF OWNERSHIP PRIDE;
- start of the BLIGHTING CYCLE.



Population

COMPOSITION

The number and composition of the population in Ansley Park has changed in the past twenty-five years. The accompanying population data and graphics illustrate that the

- TOTAL POPULATION HAS SLIGHTLY INCREASED;
- PERCENTAGE AND NUMBER OF POPULATION IN THE
 - YOUNGER AGE GROUPS (0-19) HAVE INCREASED;
 - MIDDLE AGE GROUPS (20-49) HAVE DECLINED;
 - OLDER AGE GROUPS (50-70+) HAVE INCREASED.

POPULATION BY AGE GROUPS
ANSLEY PARK 1940 & 1960

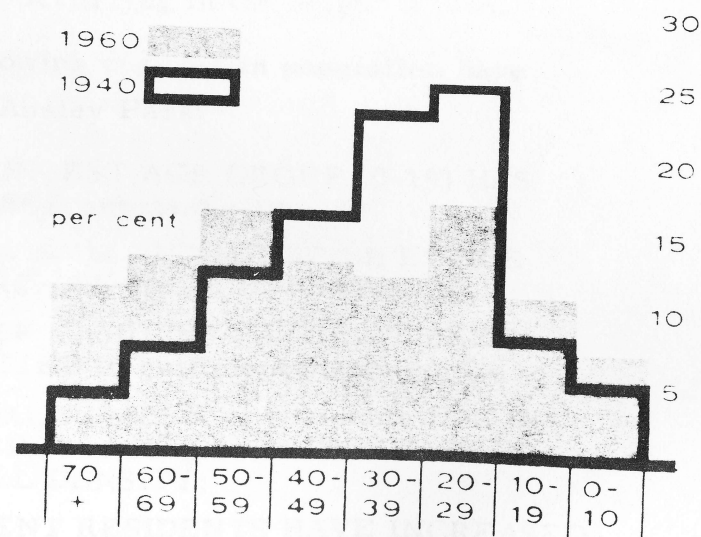


TABLE VII: TOTAL POPULATION (ESTIMATES),
1940, 1950, 1954, 1960 and 1964

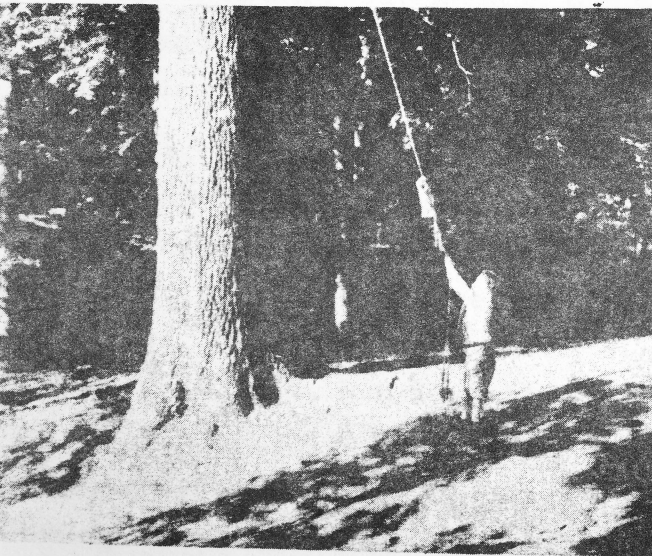
	<u>Number</u>
1940	2,100
1950	2,430
1954	2,570
1960	2,670
1964	3,090

RELATED PROBLEMS

The character of a neighborhood is determined to a large extent by the make-up of the population -- the number, composition and type of people. A significant alteration in the make-up of the population is therefore indicative of a basic change occurring in the neighborhood.

The following changes in population have occurred in Ansley Park:

- the YOUNGEST AGE GROUP (0-19) HAS INCREASED substantially;
- residents in the "PRIME OF LIFE" AGE GROUP (20-49) HAVE DECREASED;
- YOUNGER FAMILIES HAVE NOT BEEN ATTRACTED in sufficient number;
- the TOTAL NUMBER of residents HAS INCREASED, resulting in an INCREASE IN OVERALL DENSITY;
- TRANSIENT RESIDENTS HAVE INCREASED.



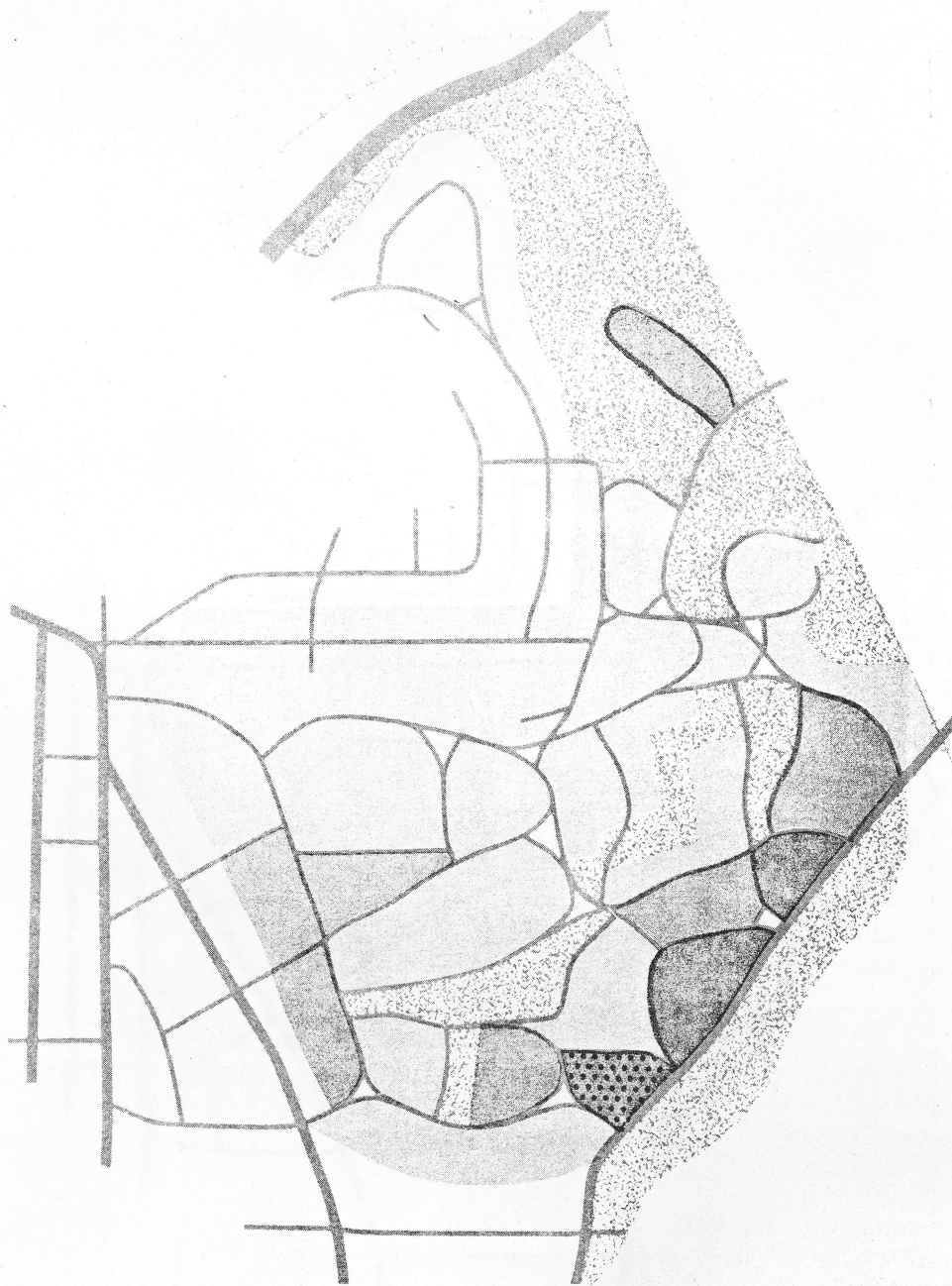
Density

TREND

Density is a measurement of the population residing in a given land area. It is usually expressed as a ratio of dwelling units per acre.





The accompanying maps illustrate individual block densities grouped in numerical categories. Block density data is more meaningful than an overall density figure or range. With block data, density trends and their significance can be identified by individual blocks.

The maps reveal a significant rise during the past ten years in the density of blocks bordering Piedmont Avenue.



LEGEND

Dwelling Units per acre

	0- 5
	5-10
	10-15
	15-20
	20-25

◆ 1954

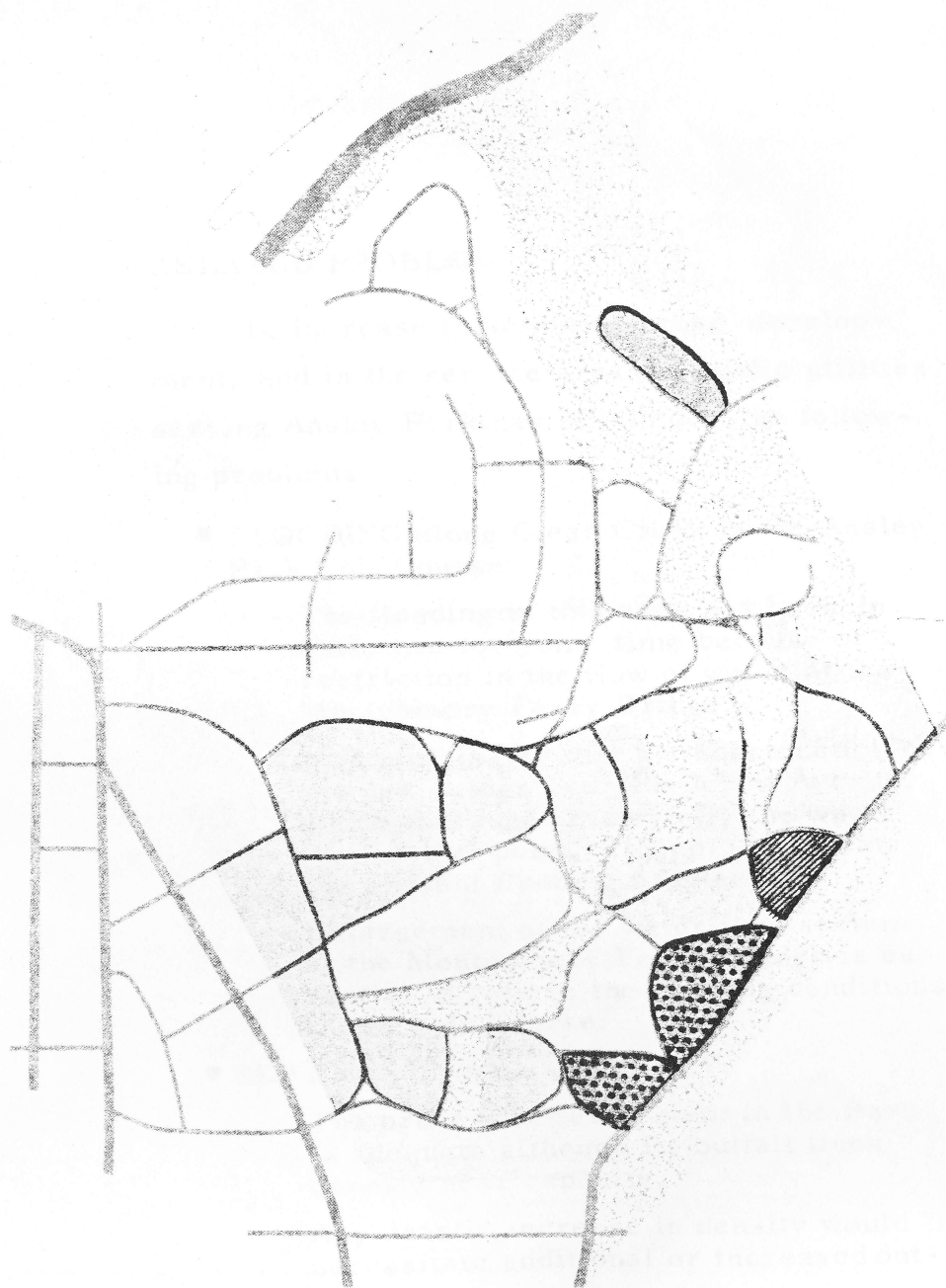
1964 ◆

RELATED PROBLEMS

Ansley Park was originally developed as a predominantly single-family neighborhood. The Park's street system, parks, sanitary facilities, yard sizes, and majority of houses were designed for single-family use.

The population density of the Park has increased since its beginning. Problems related to this changed condition are:

- OVERCROWDING IN SOME HOMES;
- EXCESSIVE ON-STREET PARKING;
- OVERLOADING OF THE UTILITY SYSTEMS.



Public Utilities

CURRENT SITUATION

The public utilities--water, sewer and storm drainage--now serving Ansley Park were installed about fifty years ago. During this period, these facilities have been adequate to serve the needs of the neighborhood.

Since installation of the utilities, urban development has occurred which is beginning to have a significant effect on the utilities. Most of this development has been outside Ansley Park, but some of it has been within the Park.

Specifically, the effect on the utilities has been to:

- INCREASE the number of users of the water and sewer system;
- INCREASE water RUN-OFF into the storm drains;
- INCREASE THE LOAD on all the public utilities.

RELATED PROBLEMS

The increase in adjoining urban development, and in the service area for public utilities serving Ansley Park has resulted in the following problems:

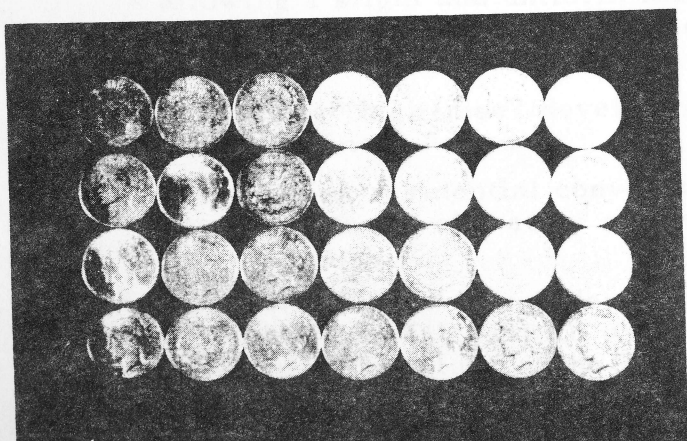
- FLOODING along Clear Creek in the Ansley Park Golf Course:
 - The flooding in this area has been in existence for some time because of a restriction in the flow of water at the Montgomery Ferry Bridge.
 - It is anticipated that the construction of the new bridge over Piedmont Avenue, which increases materially the water flow at that point, will only aggravate the present flooding problem.
 - Enlargement of the water flow system at the Montgomery Ferry Bridge is essential to relieve the flooding conditions in the Golf Course.
- SEWER OUTFALL CAPACITY:
 - The present sewer system in the Park is adequate although its outfall lines operate near capacity.
 - Any drastic increase in density would necessitate additional or increased outfall lines.

Economic

6

CURRENT SITUATION

There are many economic forces and pressures now affecting Ansley Park. These forces express themselves in the form of competition for housing because of the Park's desirable location and attractive residential character.



RELATED PROBLEMS

What has been the result of competition for housing in Ansley Park? On the whole, this form of economic pressure has had a deteriorating effect on the residential character and overall economic stability of the neighborhood. A demand for increased density has encouraged:

- CONVERSIONS of many large homes;
- new construction to be of a MULTI-FAMILY nature;
- ZONING APPEALS AND CHANGES;
- LAND SPECULATION on property.

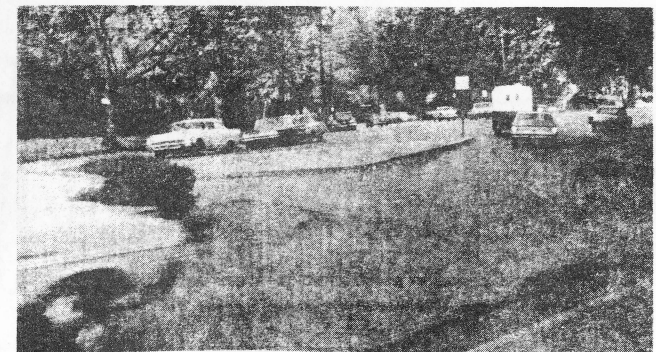
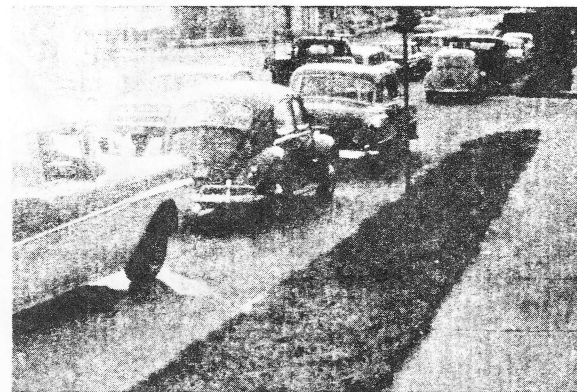
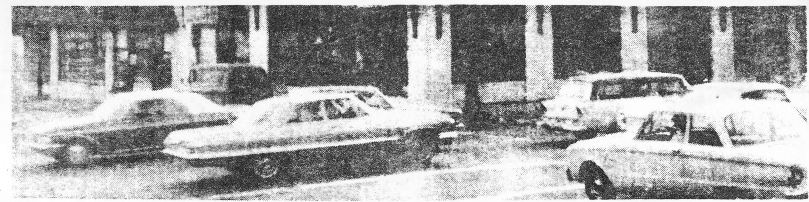
The most damaging effect on the Park has resulted from residential conversions. The majority of these conversions have been out of keeping with the residential character of the neighborhood. For instance:

- few have provided adequate off-street parking;
- many have OVERCROWDED THE STRUCTURE AND LAND, a direct cause of blight;
- many have become UNDESIRABLE NEIGHBORS because of the noise, traffic, and litter generated by them.

PROPOSED SOLUTIONS

The improvement of Ansley Park's economic troubles is possible. Primarily through the use of a different set of zoning provisions it will be possible to:

- PRESERVE the unique, spacious feeling and CHARACTER of the Park;
- RELIEVE some of the ECONOMIC PRESSURES for housing in the neighborhood by:
 - allowing a slight and uniform increase in the overall density, (limited to 10 dwelling units per acre);
 - permitting "high-rise" development along Piedmont Avenue;
 - encouraging residential conversions in keeping with the character of the neighborhood.
- PERMIT NEW TYPES of residential structures which are COMPATIBLE with the present single-family nature of the Park;
- ALLOW AND ENCOURAGE SINGLE-FAMILY type housing to remain in the Park without being priced out of the market.



Traffic

7

Ansley Park is suffering from excessive through traffic. The neighborhood's streets, although wide and spacious, are meandering and were not designed or intended to carry large volumes of traffic. Motorists use the streets of Ansley Park because of the inability of existing major thoroughfares to carry the large amounts of traffic during peak hour travel periods.

This section of the report will analyze the current traffic situation of Ansley Park and offer proposals for improving the traffic problems.

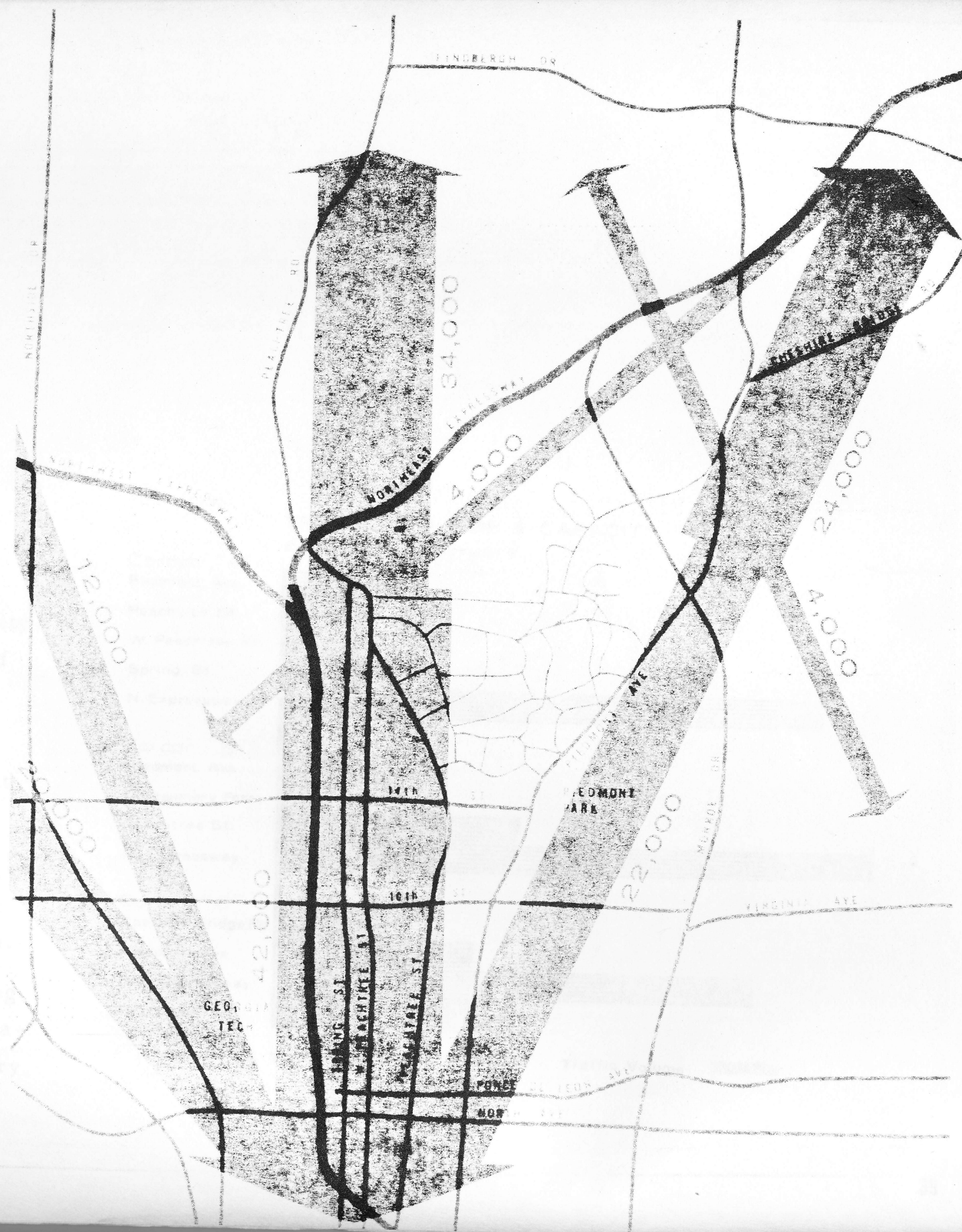
TRAFFIC DESIRES

This map shows the number of vehicle trips motorists desire to make from one area of the city to another during a twenty-four hour period. (Technically the illustration is known as a traffic origin-destination map.)

The width of the lines on the graph are proportional to the number of vehicle trips.

The map reveals:

- the primary TRAFFIC DESIRE is in a north-south direction with minor east-west demands;
- there is VERY LITTLE DESIRE for traffic to pass through Ansley Park;
- there SHOULD BE NO significant amount of THROUGH TRAFFIC in Ansley Park.



TRAFFIC CAPACITY AND VOLUME

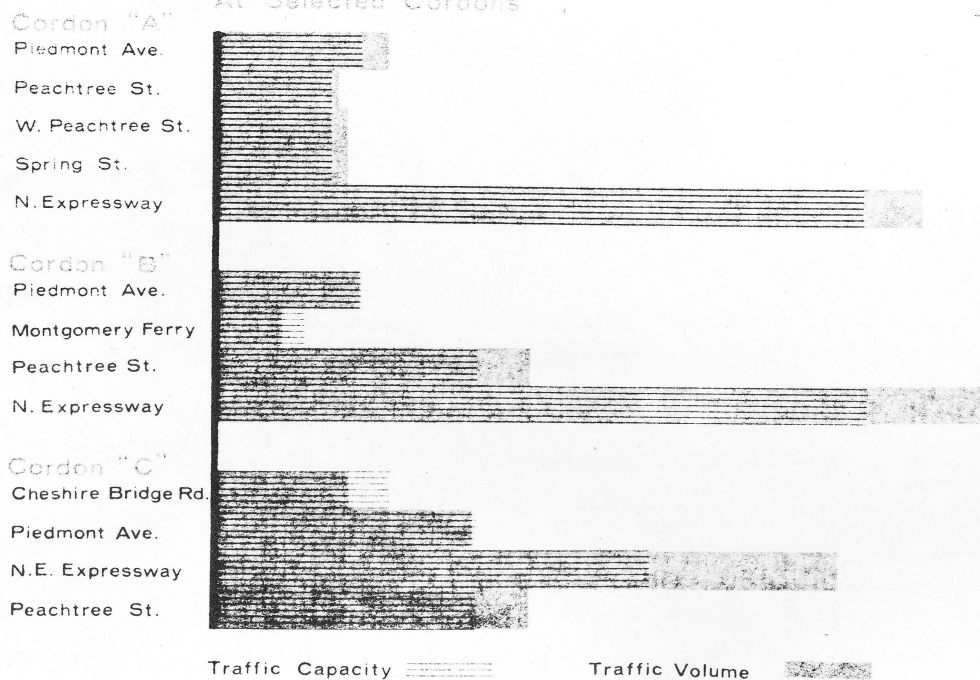
Traffic capacity is the measurable ability of a street to accommodate the movement of motor vehicles without undue delays.

Traffic volume is the actual number of vehicles which are able to pass a given point on a street.

The accompanying chart illustrates the twenty-four hour traffic capacity and traffic volume of the major streets in north Atlanta.

Although not evident on the chart, during RUSH HOURS, the volume far exceeds the capacity on all streets -- including Montgomery Ferry Drive -- in north Atlanta.

TRAFFIC VOLUME & CAPACITY
At Selected Cordons



TRAFFIC BOTTLENECKS

When the traffic volume exceeds the capacity, a restriction or bottleneck in traffic will result. The adjoining map illustrates the areas where bottlenecks occur in the north-south movement of traffic.

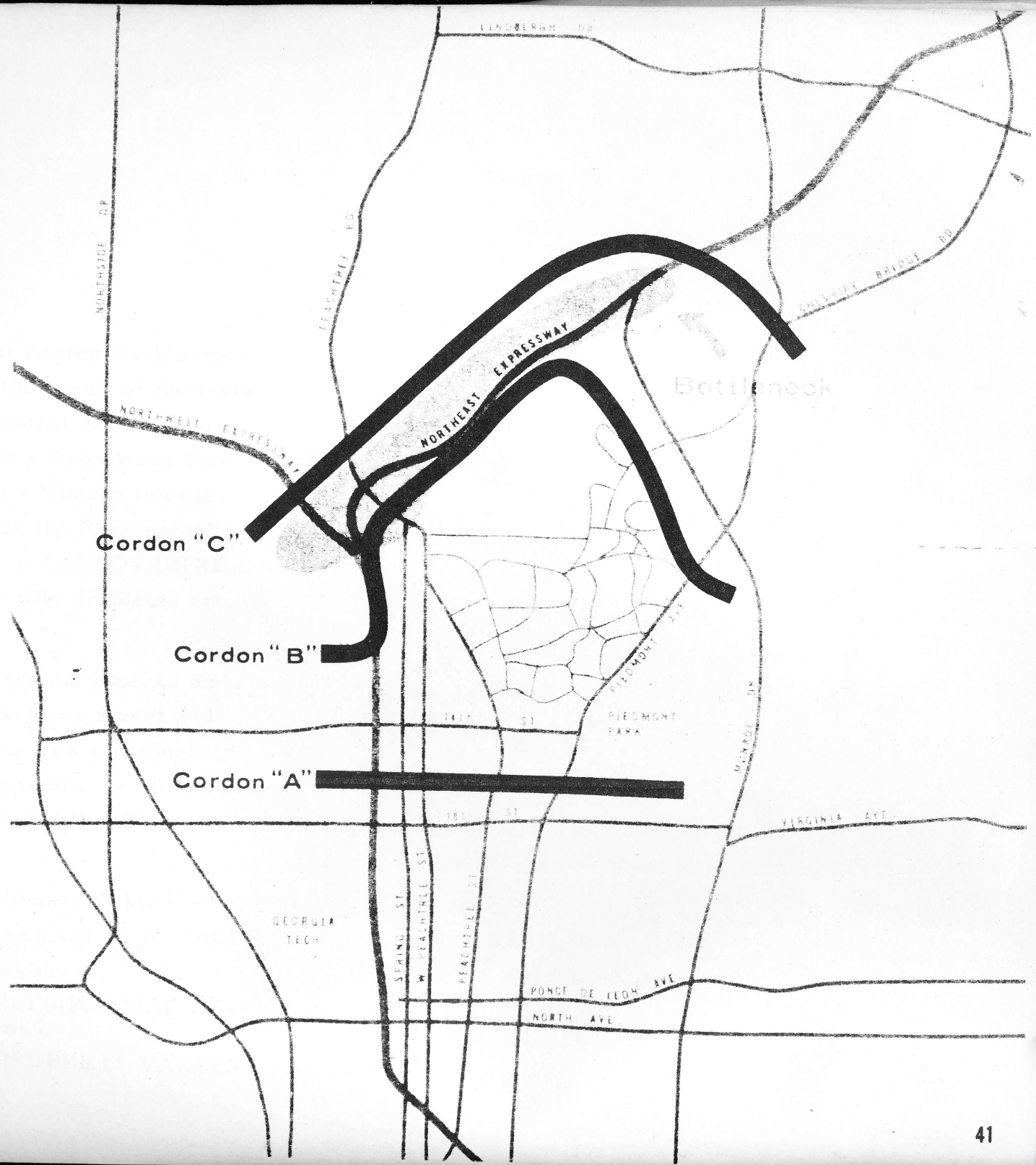
These bottlenecks cause motorists to seek alternate routes, especially during rush hours. Thus, many motorists use the local streets in Ansley Park for through trips.

Table VIII shows the numerical traffic capacity and volume at selected points.

TABLE VIII: COMPARISON OF TRAFFIC CAPACITY AND VOLUME AT SELECTED POINTS, AUGUST, 1964

<u>Cordon*</u>	<u>Lanes</u>	<u>Capacity</u>	<u>Volume</u>	<u>Difference</u>
"A"	22	118,500	133,000	-14,500
"B"	18	118,500	138,000	-19,500
"C"	20	117,000	127,000	-10,000

*A cordon is an imaginary "screen" line crossing streets where the traffic capacity and volume are measured.



RELATED PROBLEMS

The data indicates that Ansley Park's traffic problems are actually the result of the traffic situation in the north central area -- specifically the Pershing Point - Brookwood Station area and the Piedmont - Monroe intersections -- of Atlanta. Although the Park's traffic situation can be improved, it CANNOT BE RESOLVED until the area's traffic problems are solved.

In an attempt to avoid the bottlenecks on the North Expressway, Peachtree Street and Piedmont Avenue, motorists weave through Ansley Park. This through traffic -- ESPECIALLY HEAVY DURING THE RUSH HOURS -- results in:

- obnoxious NOISE and exhaust FUMES;
- pedestrian and vehicular SAFETY HAZARDS;
- INCONVENIENCE to residents;
- a DETRACTION in the RESIDENTIAL DESIRABILITY of properties;
- a DEPRECIATION of PROPERTY VALUES in the Park.