

## City of Brookhaven, GA

2021 City Council Advance

February 20, 2021

8:30

You are invited to a Zoom webinar.

When: Feb 20, 2021 08:30 AM Eastern Time (US and Canada)

Topic: City of Brookhaven Advance

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89562972142?pwd=bitmcm55bDJsNm5nY1l1NEFkZXRxdz09>

Passcode: 631449

Or iPhone one-tap :

US: +19292056099,,89562972142# or +13017158592,,89562972142#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 895 6297 2142

International numbers available: <https://us02web.zoom.us/j/89562972142?pwd=bitmcm55bDJsNm5nY1l1NEFkZXRxdz09>

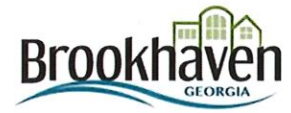
Can be viewed at [www.facebook.com/brookhavengagov](http://www.facebook.com/brookhavengagov)

There were technical difficulties so times changed for starting the meeting.

### FOCUS AREAS

- Greenspace Acquisition
- Park Bond Capital Improvement Program Update
- Historic Resources

**8:30 AM – 8:45 AM: 2020 City Council Advance Recap (Christian Sigman)**



**8:45 AM – 9:00 AM: Mayor’s Introduction (John Ernst)**

**9:00 AM-9:30 AM – City Council Advance Recap (Christian Sigman)**

**9:00 AM – 9:30 AM: Greenspace Acquisition (Christian Sigman)**

**9:30 AM – 10:37 AM: Park Bond Capital Improvement Program Update- Project Manager (Lee Croy)**

**10:37 AM – 10:45 AM – Break**

**10:50 AM-11:08 AM – Invasive Plan Removal by Parks and Recreation Director Brian Borden**

**11:10 AM-11:27: Parks Bond Systemwide Security Project – IT Director Robert Mullis**

**11:27 AM – 11:38 PM: Historic Resources (Community Development Director Patrice Ruffin)**

**11:38 AM -12:07: Council District Presentations**

**12:08 PM - Wrap-up and Closing Remarks**

*By Christian  
Sigman*

# **2021 City Council Advance**

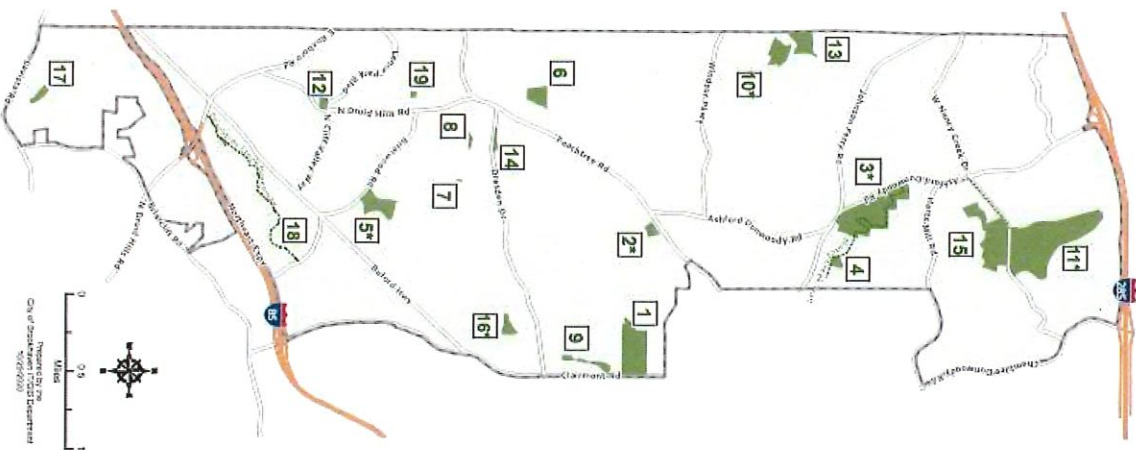
Park Greenspace Update

February 20, 2021



**VISION:** Brookhaven will be nationally recognized as a beautiful community where multiple generations can live in safety, flourish in business, and succeed in a historic, sustainable environment with exceptional education and transportation options.

**MISSION:** In support of the Brookhaven vision the City government shall: encourage and maintain a beautiful community, meet public safety needs, develop an environment for business success, promote sustainable projects and activities, identify and preserve historic and neighborhood resources, facilitate educational opportunities, and improve transportation conditions, connectivity, and options while listening to and communicating with the public.



- Parks & Recreation**  
 Parks & Recreation Department  
 3350 Osborne Road  
 Brookhaven, GA 30319  
 (404) 637-2600  
 Pavilion and Field Rentals:  
 (404) 637-0500
- \* Indicates rentals are available
- 1 ASHFORD FOREST PRESERVE  
3651 Clamont Road
  - 2+ ASHFORD PARK  
2380 Redding Road
  - 3+ BLACKBURN PARK  
3493 Ashford Dunwoody Road
  - 4 BLACKBURN II PARK  
3509 Blair Circle
  - 5+ BRIARWOOD PARK  
2255 Briarwood Way
  - 6 BROOKHAVEN PARK  
4159 Peachtree Road
  - 7 CLACK'S CORNER  
1410 Carleway Drive
  - 8 FERROWOOD PARK  
1342 Syvan Cross
  - 9 GEORGIAN HILLS PARK  
2800 East Georgian Drive
  - 10+ LYNWOOD PARK  
3360 Osborne Road
  - 11 MURPHEY CANDLER PARK  
1551 West Nancy Creek Drive
  - 12 N DRUID HILLS GREENSPACE  
1623 N. David Hills Rd
  - 13 OSBORNE PARK  
3412 Osborne Road
  - 14 PARKSIDE PARK  
1316 Dresden Drive
  - 15 PERIMETER TRAIL @ MURPHEY CANDLER  
1551 W. Nancy Creek Drive
  - 16 SKYLARK PARK  
2600 Skyland Drive
  - 17 LAVISTA PARK  
1319 Brook Forest Run
  - 18 PEACHTREE CREEK GREENWAY
  - 19 LANGFORD PARK  
1174 Pine Grove Ave
- Community Center  
 Picnic Shelter  
 Playground  
 Picnic Table  
 Tennis Court  
 Trails and Paths
- Swimming Pool  
 Mixed-Use Field  
 Basketball Court  
 Greenspace  
 Baseball Field  
 Multi-Use Path



# Brookhaven Greenspace Goals

“A park acreage goal of 8.0 acres of park land per 1,000 residents.”

$(54,000 \text{ population} / 1,000) * 8 = 432 \text{ Acres}$

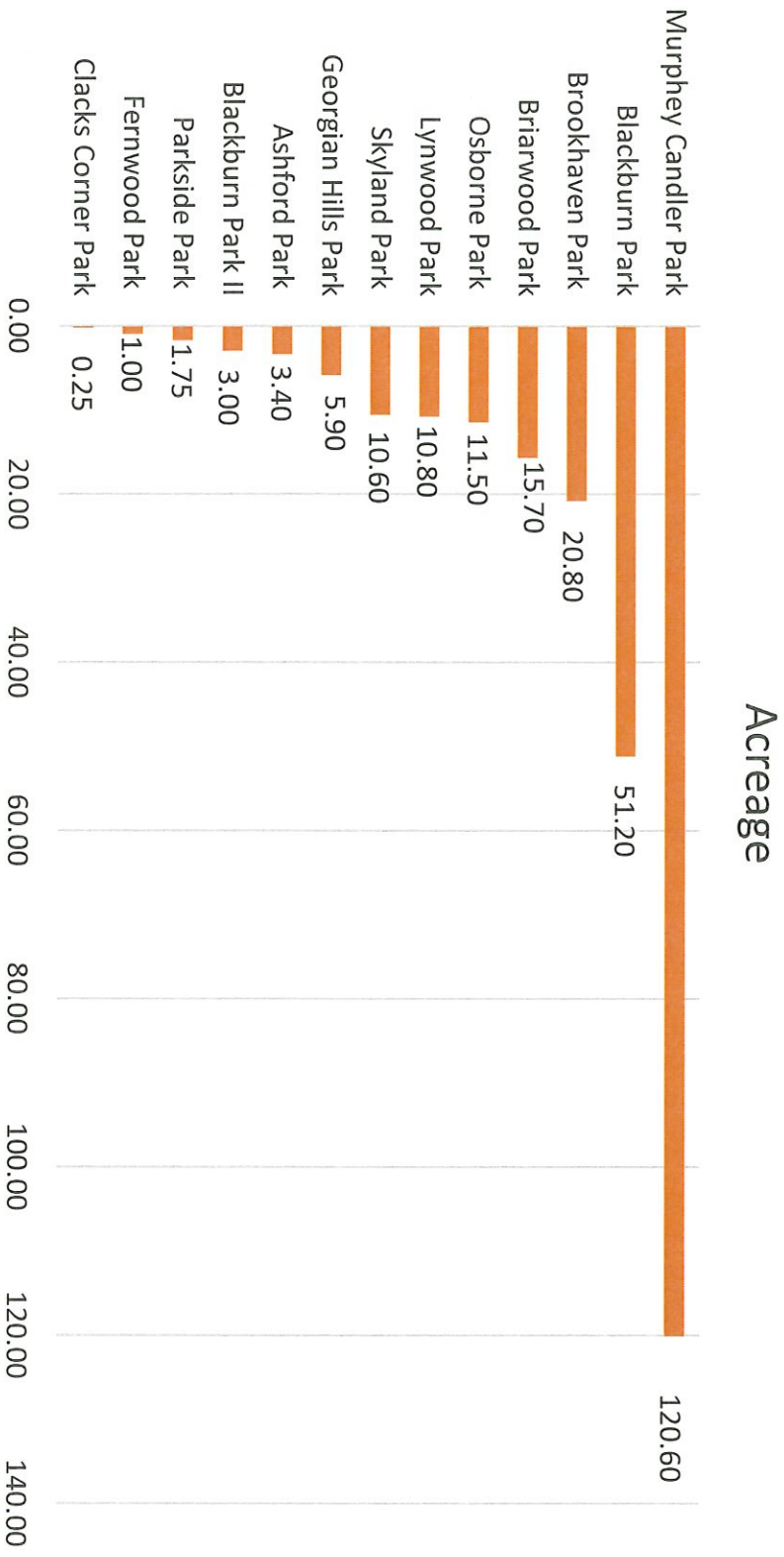
~ ~ ~

## **10 Minute walk to a parks...**

The National Recreation and Park Association, the Trust for Public Land and the Urban Land Institute recommend “everyone in the U.S. has safe, convenient access to a park within a 10-minute walk of home by 2050.”



# 2014 Park & Recreation Master Plan



Total Acres = 256.50



# Park Greenspace Update

Park surveys on City-owned parcels in 2016 revealed that actual park acreage was 235.61.

Park Name	Acreage	2016 Survey	Variance
Clacks Corner Park	0.25	0.22	-0.03
Fernwood Park	1.00	1.08	0.08
Parkside Park	1.75	0.82	-0.93
Blackburn Park II	3.00	3.04	0.04
Ashford Park	3.40	3.40	0.00
Georgian Hills Park	5.90	6.10	0.20
Skyland Park	10.60	4.68	-5.92
Lynwood Park	10.80	11.20	0.40
Osborne Park	11.50	11.39	-0.11
Briarwood Park	15.70	14.97	-0.73
Brookhaven Park	20.80	8.92	-11.88
Blackburn Park	51.20	49.67	-1.53
Murphey Candler Park	120.60	120.12	-0.48
	256.50	235.61	-20.89

Survey data may be found at the City of Brookhaven Website: <https://www.brookhaven.ga.gov/parksrec/page/park-plans>



# Greenspace Acquisitions Since 2016

Park / Greenspace Name	Address	Acreage
Langford Park	1174 Pine Grove Avenue	0.81
Gail Drive Greenspace	1206 Gail Drive	1.16
Reminton Road Greenspace	1664 Remington Road	1.75
North Druid Hills Greenspace	1623 North Druid Hills Road	2.64
LaVista Park	1319 Brookforest Drive	3.50
Ashford Forest Preserve	2951 Skyland Drive	33.94
Peachtree Creek Greenway	1793 Briarwood Road	18.49
Peachtree Creek Greenway	3119 Buford Highway (Rear)	2.34
Peachtree Creek Greenway	1824 Corporate Boulevard	1.90
Peachtree Creek Greenway	2036 North Druid Hills Road	1.28
Peachtree Creek Greenway	1801 Corporate Boulevard	1.98
Briarwood Park Access	2248 Drew Valley Road	0.24
	Total	70.03

Greenspace has increased 70.03 acres (+30%) via acquisitions and annexations.

Total greenspace 305.64 (235.61+70.03) = 5.7 acres / 1,000 population.

Additional greenspace needed to reach 8.0 acres / 1,000 population goal = 126.4 acres.





# Walkability to Greenspace...before and after

<https://arcg.is/1TOijP0>



# FEMA Properties

These properties were purchased based on voluntary participation by property owners with substantial funding coming from the Federal Emergency Management Agency (FEMA). Highlighted properties were acquired since the City's incorporation.

Total FEMA Property Acres = 15.44

2148 Drew Valley Road, NE	0.29
2154 Drew Valley Road, NE	0.32
2158 Frew Valley Road, NE	0.31
2166 Drew Valley Road, NE	0.65
2173 Drew Valley Road, NE	0.87
2387 Drew Valley Road, NE	0.37
2390 Drew Valley Road, NE	
2396 Drew Valley Road, NE	
2402 Drew Valley Road, NE	2.72
2406 Drew Valley Road, NE	
2407 Drew Valley Road, NE	
2411 Oostanaula Road, NE	
2292 Burch Circle, NE	0.28
2238 Burch Circle, NE	0.24
2304 Burch Circle, NE	0.22
2310 Burch Circle, NE	0.25
2301 Poplar Springs Drive, NE	0.42
2319 Poplar Springs Drive, NE	0.44
2327 Poplar Springs Drive, NE	0.26
2333 Poplar Springs Drive, NE	0.32
2335 Nesbitt Drive, NE	0.24
2329 Nesbitt Drive, NE	0.24
2339 Nesbitt Drive, NE	0.24
2342 Nesbitt Drive, NE	0.24
2361 Bynum Road, NE	0.21
2380 Bynum Drive, NE	0.27
3129 Burford Hwy	0.20
3131 Burford Hwy	1.97
1740 Dresden Drive	0.40
1748 Dresden Drive	0.37
1351 Victor Road	0.99
2652 South Bamby Lane	0.33
2668 South Bamby Lane	0.43
1743 Clairmont Way	0.41
1755 Clairmont Way	0.36
1763 Clairmont Way	0.34
2345 Ewing Drive	0.24
FEMA Lot Acreage	15.44



# Greenspace Acquisition Going Forward...

Very limited number of large, undeveloped parcels.

Prioritize connectivity and access to greenspace.

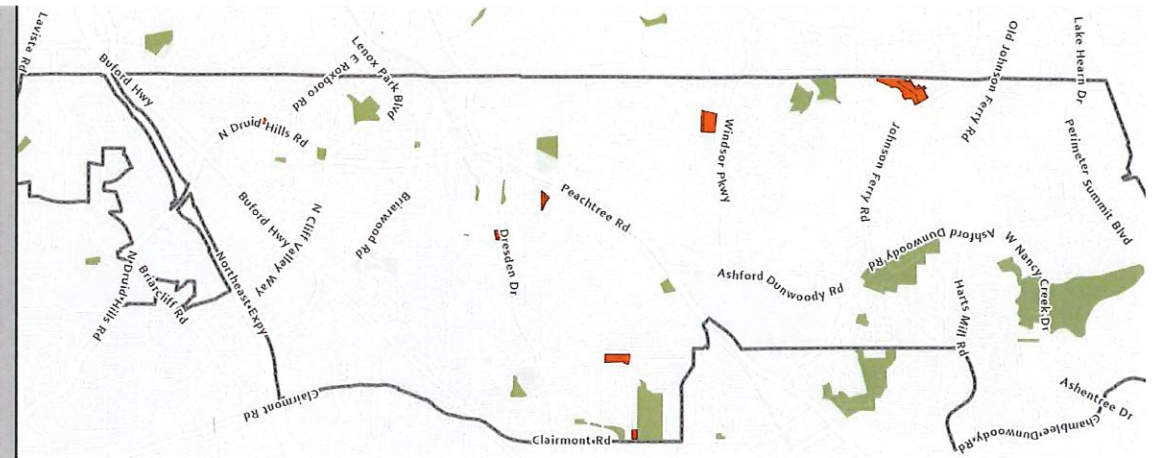
## Strategies to consider:

- Purchase Option... establish a future date of sale and price (could be years off)
- Life Estate... pay set price now, owner retains ownership until death
- Establish a designation within the General Fund Reserve
- Continue to seek grant opportunities
- Private Development Public Access... work with private developments to secure publicly accessible greenspace

# Potential Strategic Greenspace Parcels

- Johnson Ferry Road ~ 15 acres
- Osborne Road ~ 7 acres
- Tobey Road ~ 4 acres
- Apple Valley ~ 2 acres
- Dresden Drive ~ 2 acres
- Tobey / Clairmont ~ 1 acre
- Goodwin Island ~ 0.9 acres

These properties total ~32 acres. If acquired as greenspace, the City's park acreage per 1,000 population would increase from 5.7 to 6.3.





# Before and After Strategic Parcels

<https://arcg.is/1iLCGe>



# Contact Information

Christian Sigman, City Manager

(404) 637-0513

Christian.Sigman@BrookhavenGA.gov

[www.BrookhavenGa.gov](http://www.BrookhavenGa.gov)



---

*By Lee Croy*

# **Brookhaven Park Bond Program**

**City Council Advance  
Program Update**

**February 20, 2021**



---

**Jacobs**

## City of Brookhaven and Park Bond History

- 2012- City of Brookhaven incorporated
- 2014- Comprehensive Parks and Recreation Master Plan adopted  
The Plan recommended a park specific master planning process.
- 2015- City conducted the master planning process for ten (10) City parks  
The process included 60 stakeholder conversations, 20 community meetings, and 10 public information meetings
- 2016- Master plan drawings adopted by City Council on Feb 9
- 2018- Park Bond project list developed with Parks and Recreation Coalition, PARC
- 2018- Park Bond Referendum passed by Brookhaven citizens on Nov 6  
The Bond includes 6 of the 10 park master plans
- 2019- Park Bond Citizen Oversight Committee established
- 2019- Jacobs contracted as Park Bond Program Manager
- 2019- Clark, Patterson, Lee contracted to complete design of 5 of the 6 Park Bond parks





### **Park Bond Oversight Committee**

- 3 technical members, 1 south side resident, 1 north side resident
- Committee met 9 times in 2019 and 4 times in 2020
- Committee initially reviewed the master plans and beginning of construction documents to confirm compliance with the Park Bond
- Committee has continued review of Program updates and plans
- Next Committee meeting to be scheduled for March 2021

### **Financial Transparency**

- Project Activity vs Budget Reports for each park located at <https://www.brookhavenga.gov/parks-bond-ref/page/parks-bond-expenditures-1>
- Updated reports to be posted monthly
- Working internal spreadsheets track expenditures, OPC's, expected costs, etc. vs Park Bond budgets

### **Communications**

Park Bond information has continued to be provided to the public through:

- Oversight Committee meetings
- Park Bond CIP web site: <https://www.brookhavenga.gov/parks-bond-ref>
- Friday Brookhaven Blast
- Public Records Requests
- Email: [ParksFeedback@BrookhavenGA.gov](mailto:ParksFeedback@BrookhavenGA.gov)



## Park Bond Program Parks:

### District 1

- Blackburn Park
- Lynwood Park
- Murphey Candler Park

### District 2

- Ashford Park
- Briarwood Park- pool
- Briarwood Park- Phase 2

### District 3

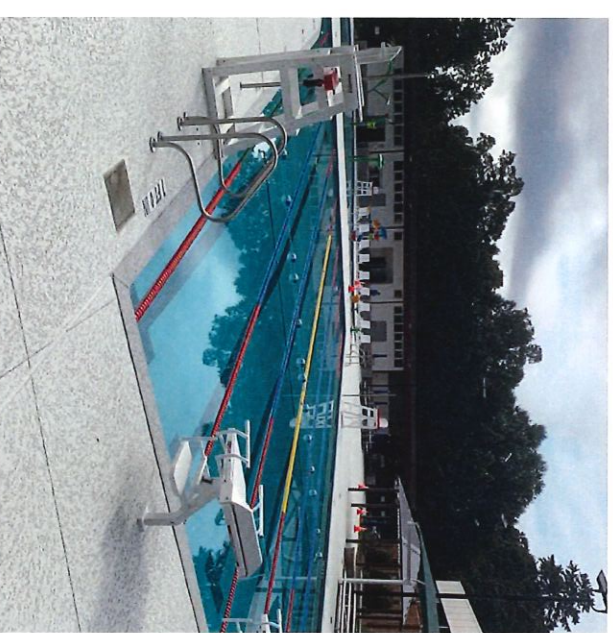
- Brookhaven Park

### Systemwide:

- Capital Project Management (Lee Croy, Jacobs)
- Murphey Candler Lake Dredging (Hari Karikaran, Public Works Director)
- Invasive Plant Removal/Ornamental Tree Beautification (Brian Borden, Director of Parks & Rec)
- Park Security (Robert Mullis, Director of IT)

### Attachments:

- Program completion schedule
- Park Bond Resolution Attachment A (*Bond funding per park*)







1

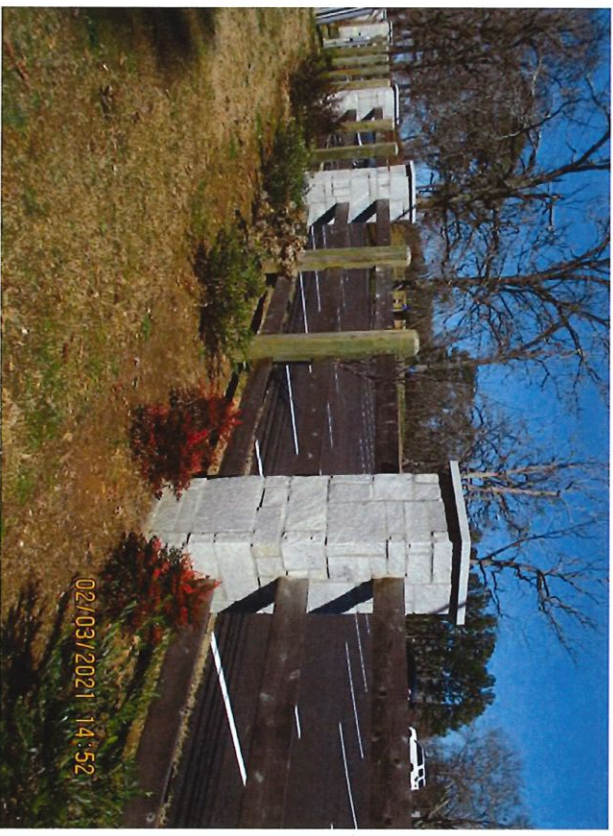
### Blackburn Park

- The Program includes marquee fencing, solar canopy, site furnishings, landscaping, and parking lot renovations.
- Marquee fencing by Cline Service Corporation (\$237,587.26) and frontage landscaping by Ed Castro Landscape Inc (\$48,908.00) was completed in 2019.
- Parking Lot Improvements were completed by Lovorn Construction in October 2020 at a cost of \$822,149.66.
- The parking lot project included resetting all granite curb within the park, milling existing asphalt, and repaving.
- A bioretention pond was added as required by stormwater regulations.
- The park drive along the soccer field was realigned to take traffic off the roots of the 50" oak tree.
- Special arborist care was required and provided for work at the 50" oak tree and 34" oak tree at the playground.
- Remaining budget to be used for design/construction of improvements to the parking lot on Donaldson Drive, shade structures, or landscaping.



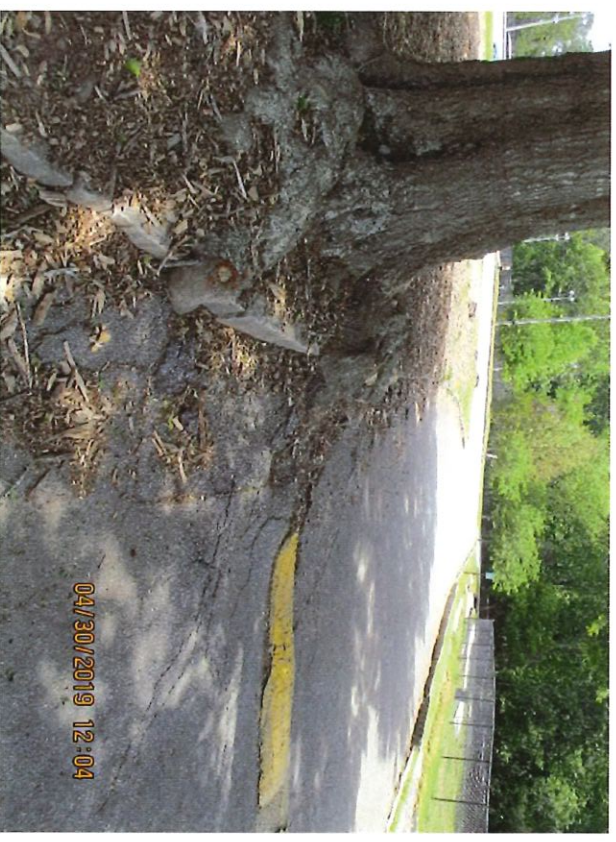


# Marquee fencing and landscaping along Ashford Dunwoody Road





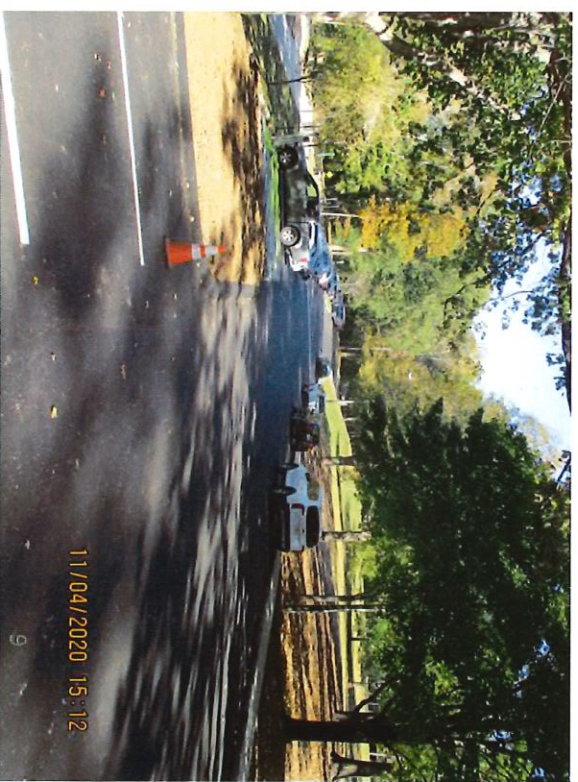
Existing conditions with tree roots grown into the asphalt pavement reduced travel down to one lane.







Completed project at the south entrance oak tree and at the north entrance playground.

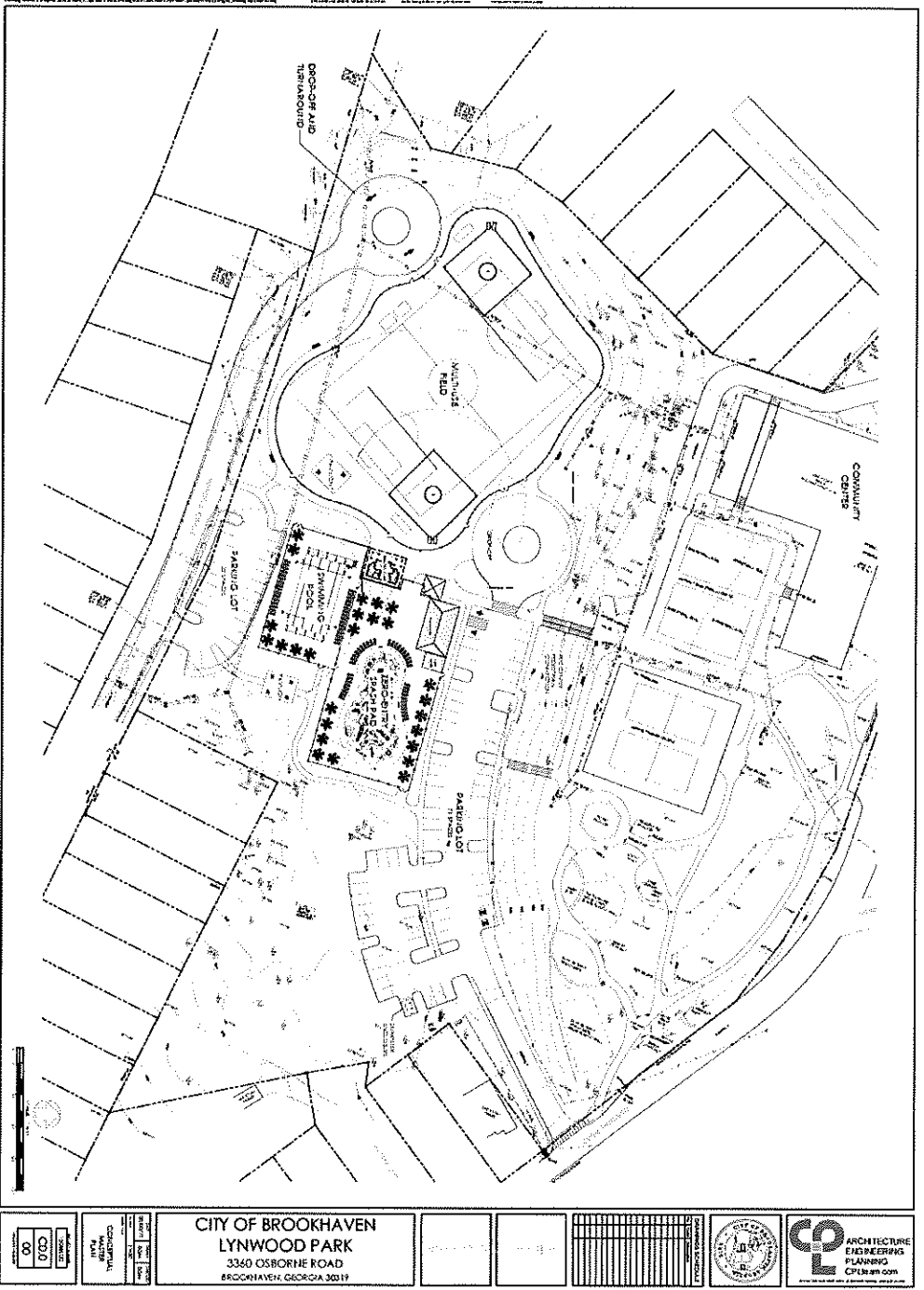


# Lynwood Park



Lynwood Park masterplan with lazy river





Lynwood Park revised masterplan with splashpad and additional parking

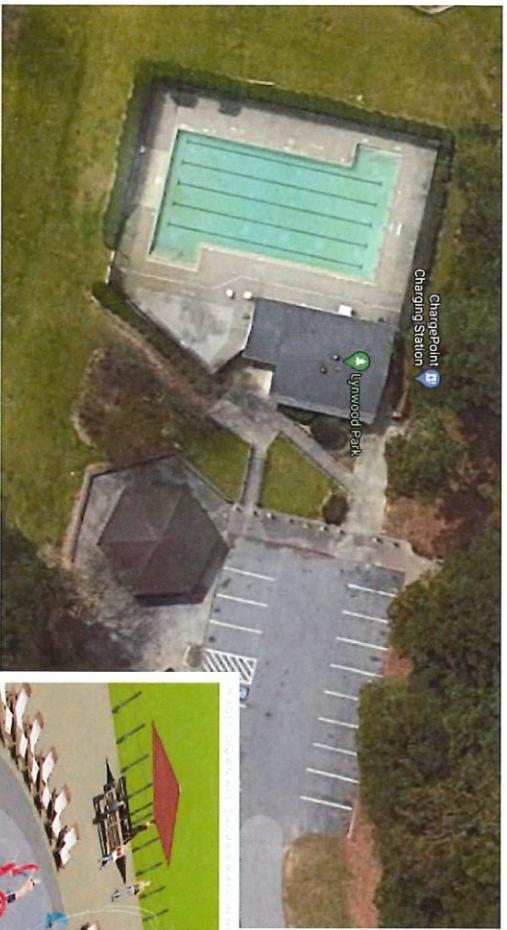


### **Mayor John Ernst and Councilwoman Linley Jones to host Town Hall on Jan. 9**

Mayor John Ernst and District 1 Councilwoman Linley Jones will host a town hall on Thursday, Jan. 9, at 6 p.m. at Lynwood Recreation Center, 3360 Osborne Road, to seek community input on water features in the Lynwood Park master plan.



- The Bond Program includes a lap pool with lazy river and open space turf field.
- It was noted that the lazy river would be revisited to determine if a splashpad would better serve the City and community. The CPL design team presented concepts and worked with the Oversight Committee to develop a revised masterplan. To include the splashpad.
- A Town Hall Meeting was held on Jan 9, 2020 to present the revised masterplan. The attending citizens supported changing to a splashpad.
- Citizens voiced a bigger concern about limited parking. In response, the main parking lot was expanded, and additional parking was added off Mendell Circle.
- Council affirmed the amended masterplan on January 28, 2020.
- Soils investigations, additional borings, and excavated test pits were required for design
- Stormwater design issues
  - New City ordinance
  - Underground detention
- The splashpad and pool are scheduled for completion to open for the Summer of 2022 swim season.



Existing Lynwood pool (left)  
New splashpad (below)



**Lynwood Park Brookhaven**

Brookhaven, GA  
W22129-2AR1 | 795.5 GPM | 4,262 SQ. FT. | Perspective View | JH

CREATING COMPELLING  
AQUATIC PLAY EXPERIENCES



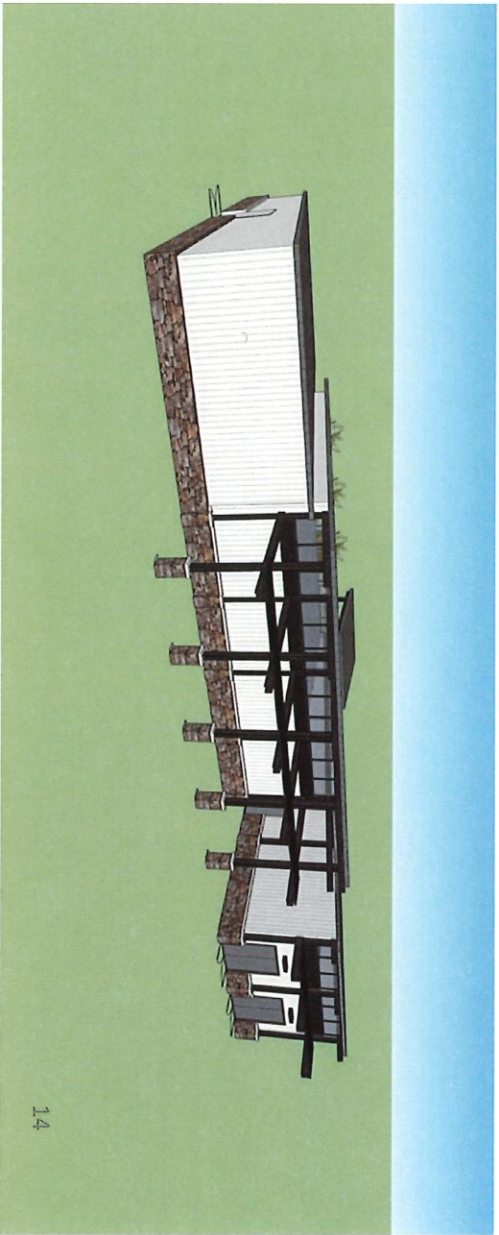




Existing poolhouse



Lynwood poolhouse entrance (above) and pool side (below)





1

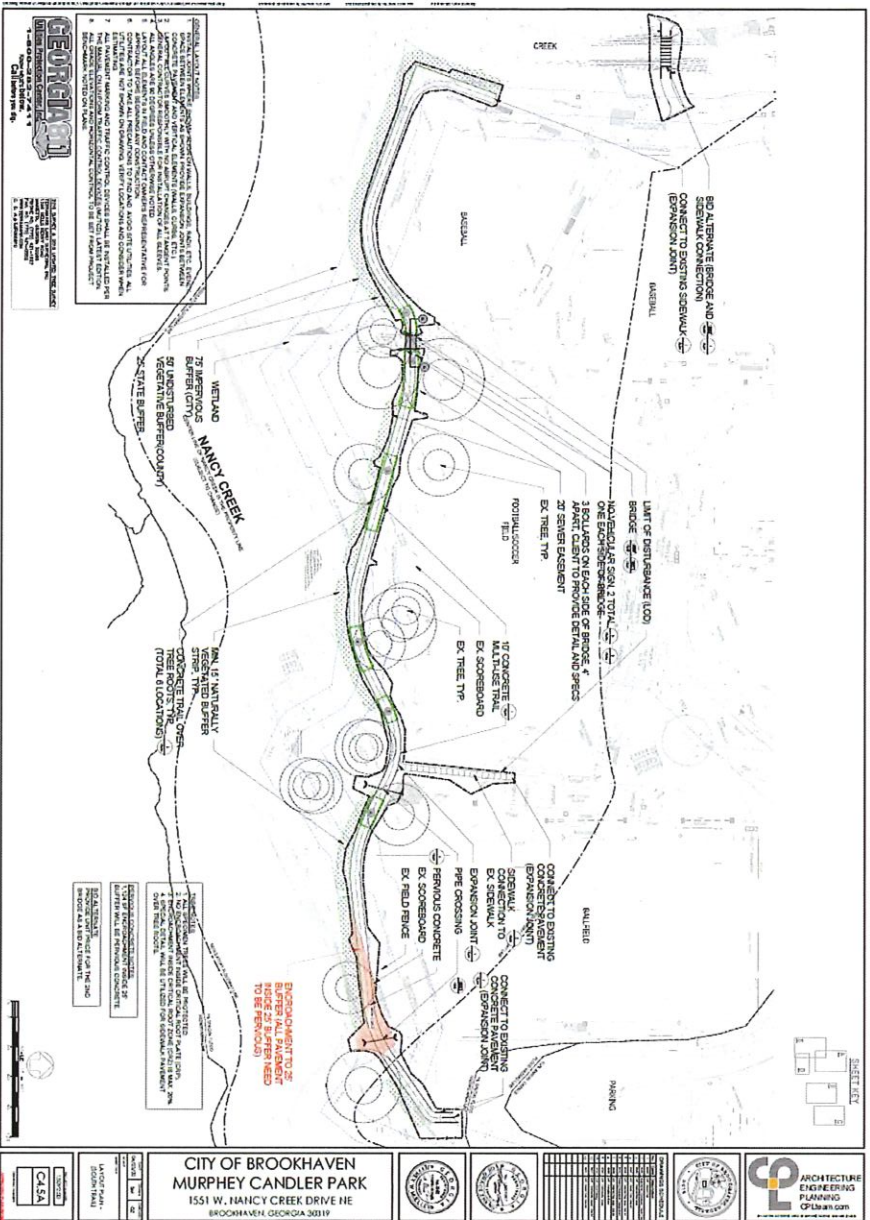
## Murphey Candler Park

- The Bond Program includes boardwalks, new community building, trails, parking, scout hut, horseshoe playground and parking, and horseshoe parking and greenspace area.
- Items budgeted to be constructed include:
  - New south trail along Nancy Creek behind the ball fields
  - New playground in the Horseshoe
  - Community green inside the Horseshoe
  - Reconstructing Horseshoe Rd with gravel parking along the road and on Candler Lake E
  - North boardwalk in the north wetlands
  - Widening the dam sidewalk with overlooks
  - Swimming pool parking lots improvements
  - Demo of the Scout Hut
  - New Lake House with additional park parking



# South Trail

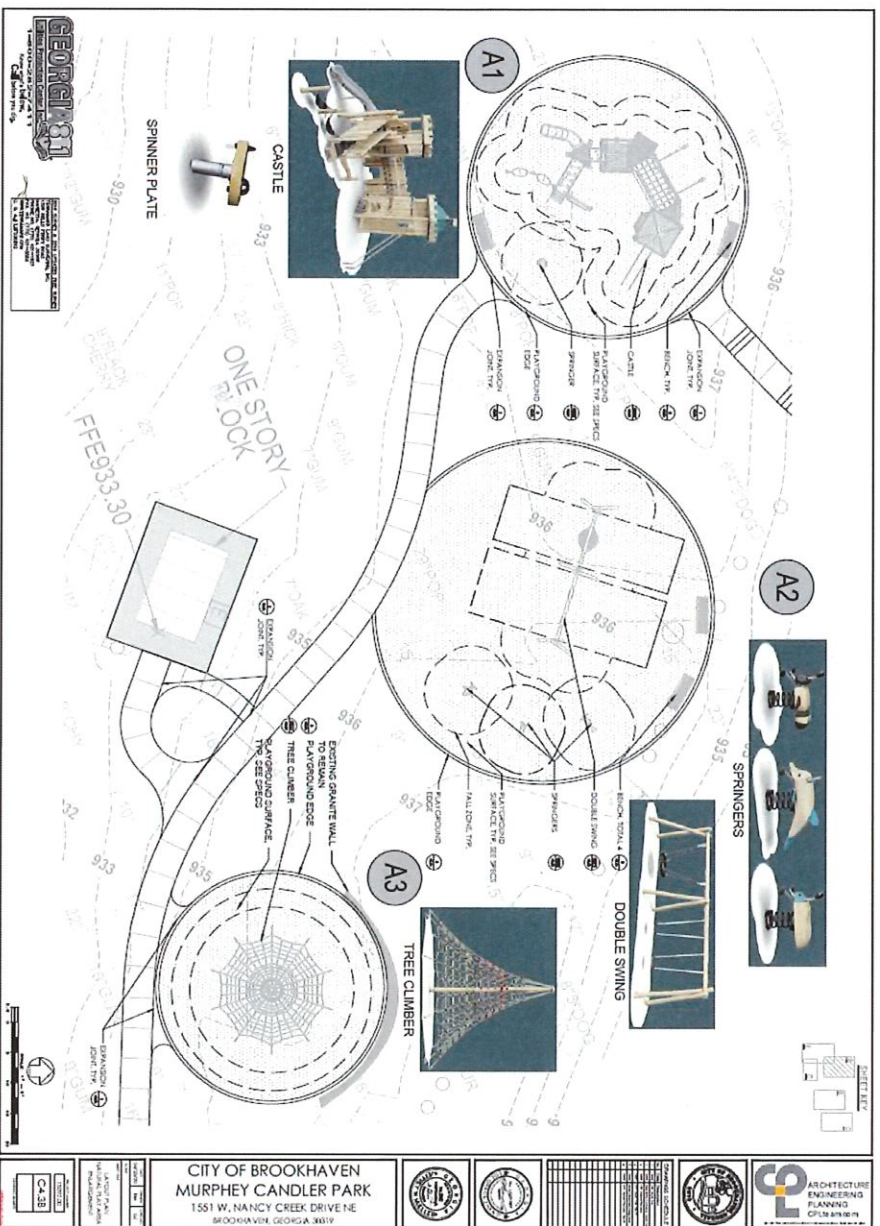
- The concrete and pervious concrete trail will run from the football parking lot along Nancy Creek to the North Fork Nancy Creek with a new creek crossing for trail users and ball players.
- The construction contract will be awarded to ICAN at the 2/23/21 City Council Meeting
- The contractor will have 5 months to complete the work.



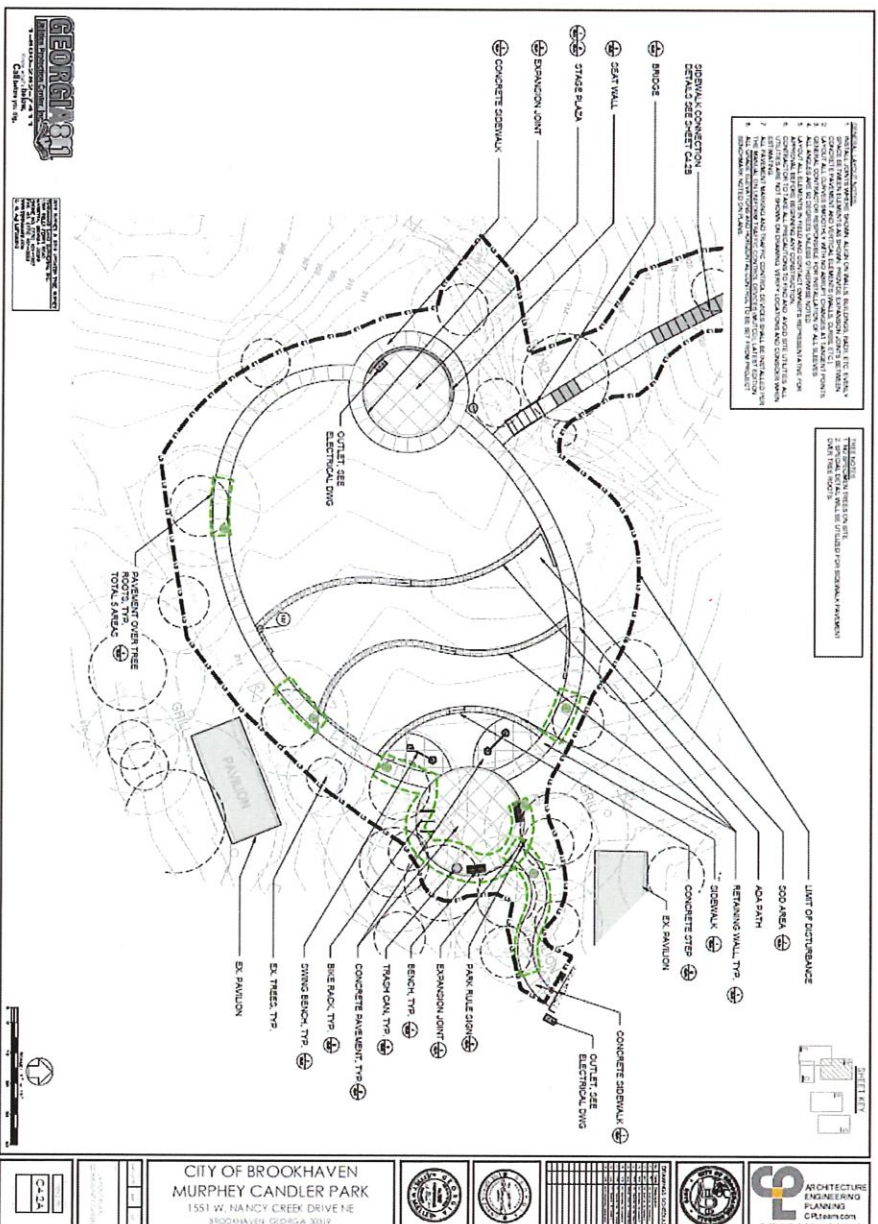


# Playground

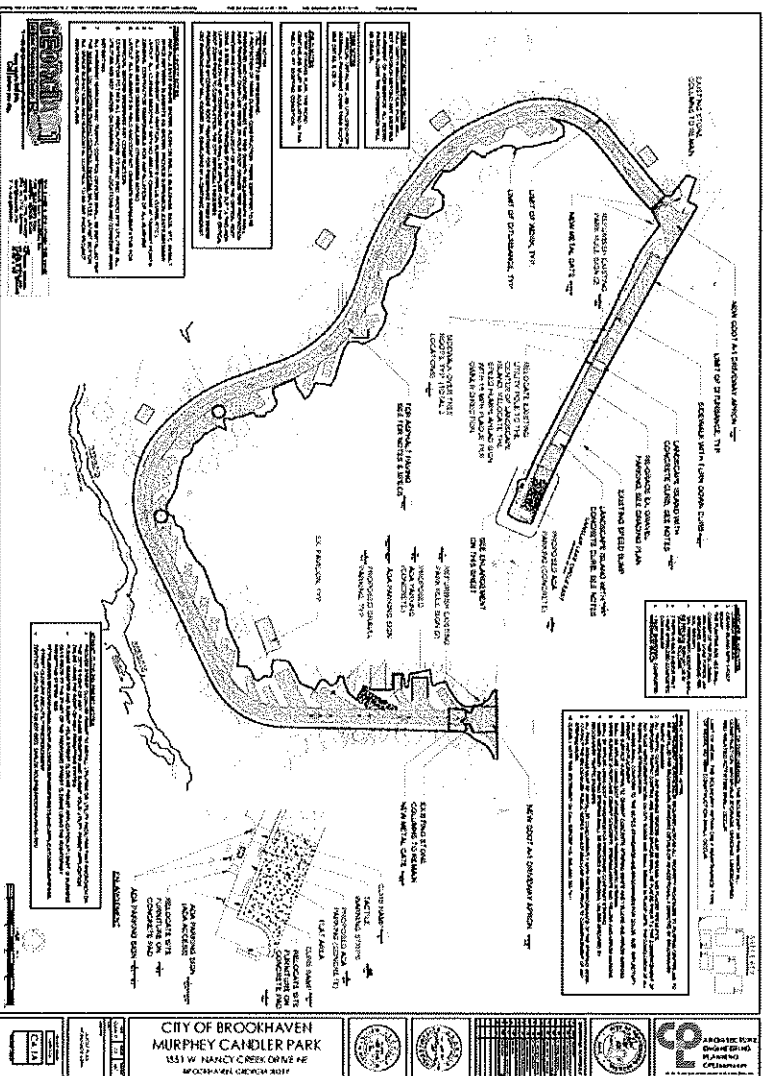
- The new playground in the Horseshoe was awarded at the July 28, 2020 City Council meeting to Kompan for \$305,315.99 using the U.S. Communities Cooperative Contract process.
- The playground structures install was completed on 2/10/21. Site work should be completed in March 2021.



# Community Green



- The community green is an open space lawn area with a perimeter sidewalk, short seatwalls to terrace the existing grade, entrance area with benches and a bike rack, and a small stage area with a seatwall and electrical outlets.
- The envisioned use of the green beyond use of the lawn includes stage use by homeschoolers, neighborhood groups, and family gatherings. It is not intended for large groups or concerts.
- Construction of the green is planned to begin this Spring to be completed in the Fall.



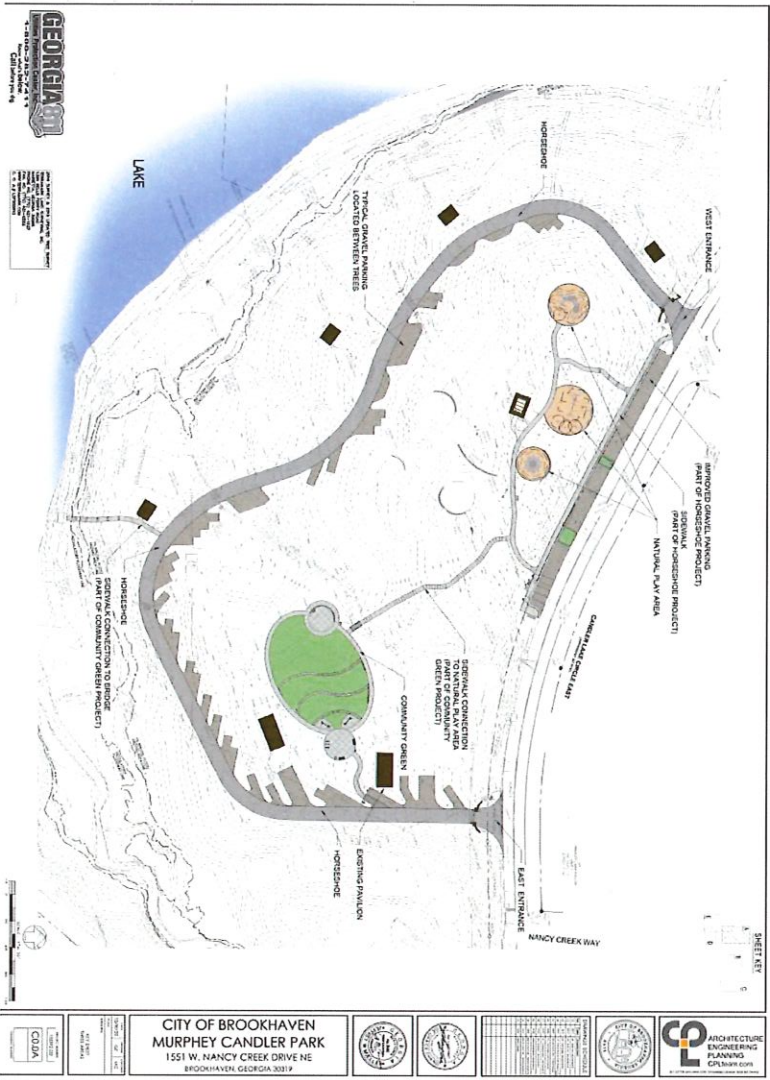
Layout Plan — Horseshoe Area

## Horseshoe Road

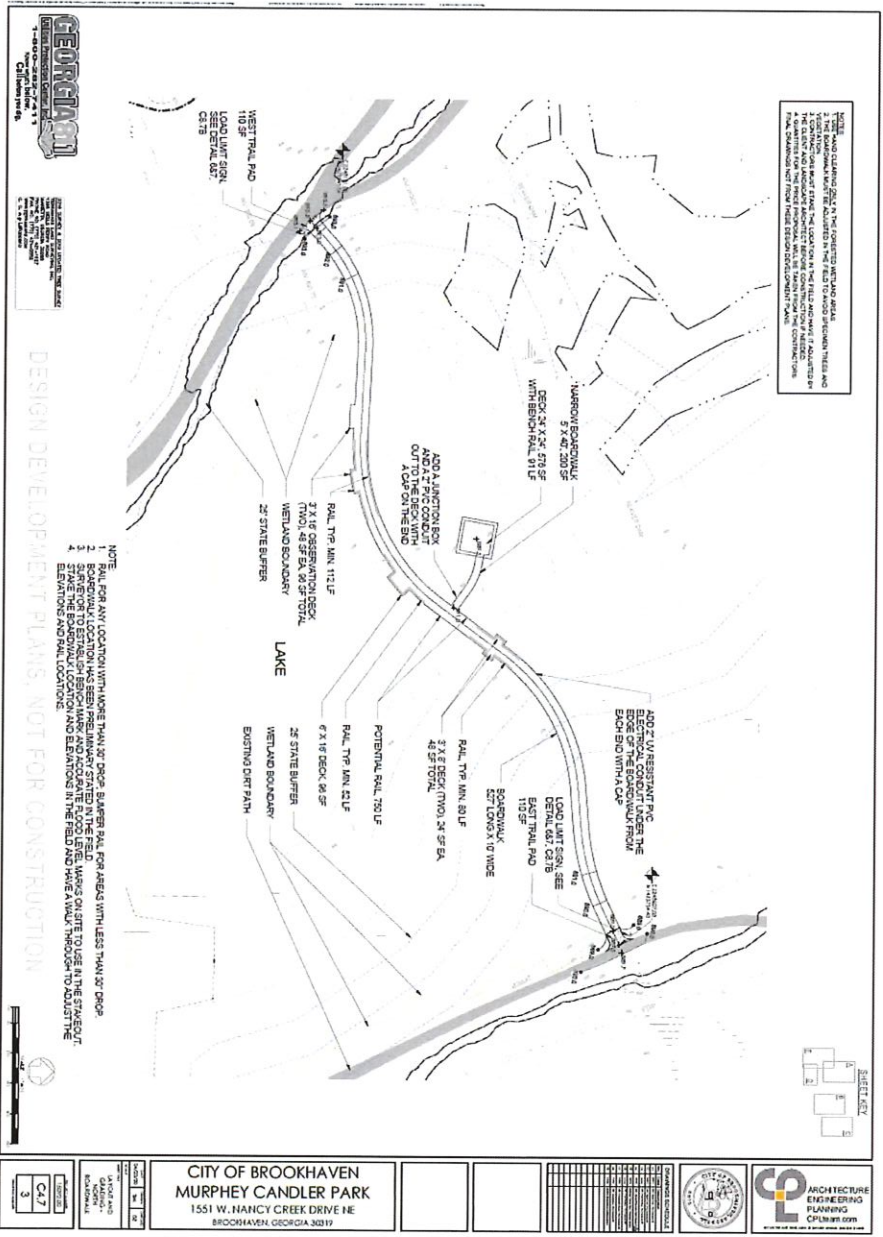
- The Horseshoe Road will be reconstructed following the same elevations and alignment.
- Resurfacing the existing road is not an option because the road has no base under the failed asphalt.
- New gravel parking spaces will be added between trees. At the insistence of the District Council Member, no trees will be removed as part of this project.
- The existing gravel parking lot on Candler Lake East will remain gravel but will have curb and gutter and sidewalk added to provide safer access to the playground area.
- Reconstruction of the Horseshoe will follow completion of the Community Green.



Combined playground, community green, and Horseshoe Rd design, left, and masterplan, right.







## North Boardwalk

- The North Boardwalk will provide viewing access across the wetlands at the north end of Murphey Candler Lake.
- The 10' wide boardwalk will have 5 overlooks with a larger 24' x 24' overlook connected by a 5' wide boardwalk.
- The design/build contract will go to bid in the coming weeks.





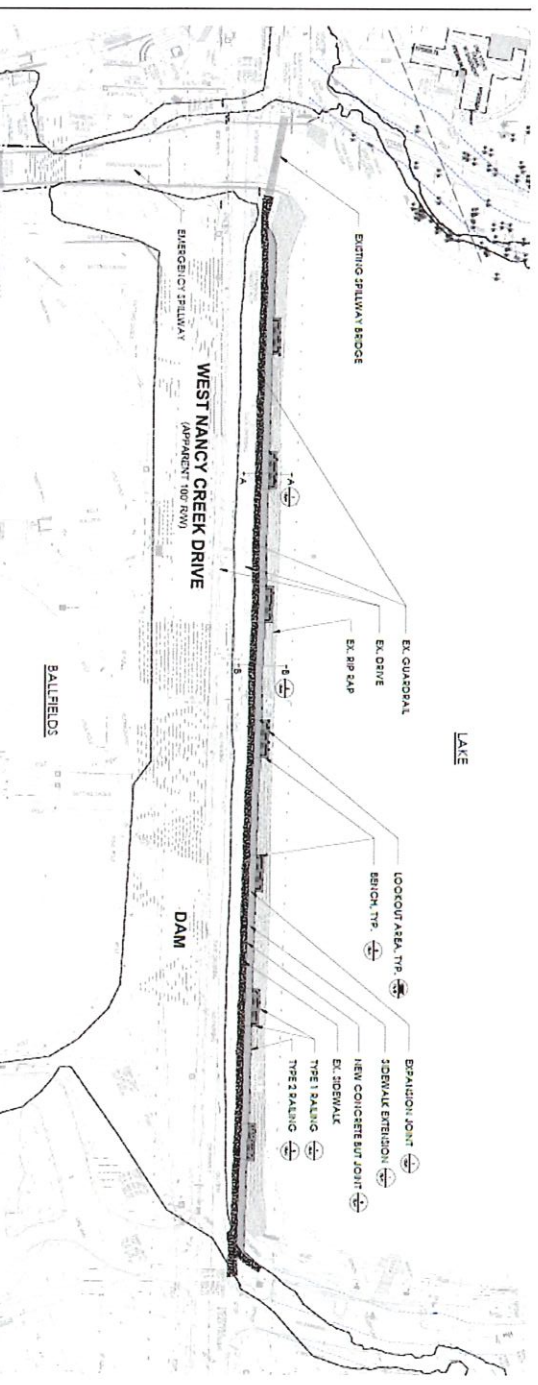
Boardwalk with railing at overlooks



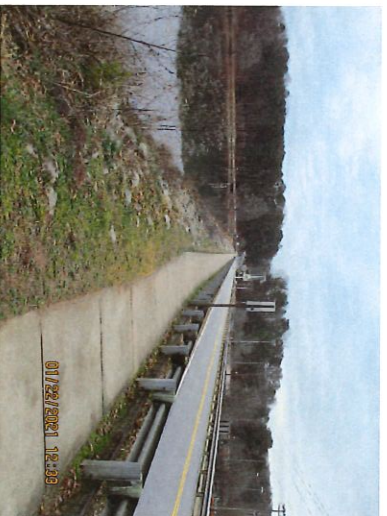
Boardwalk with bumper rail

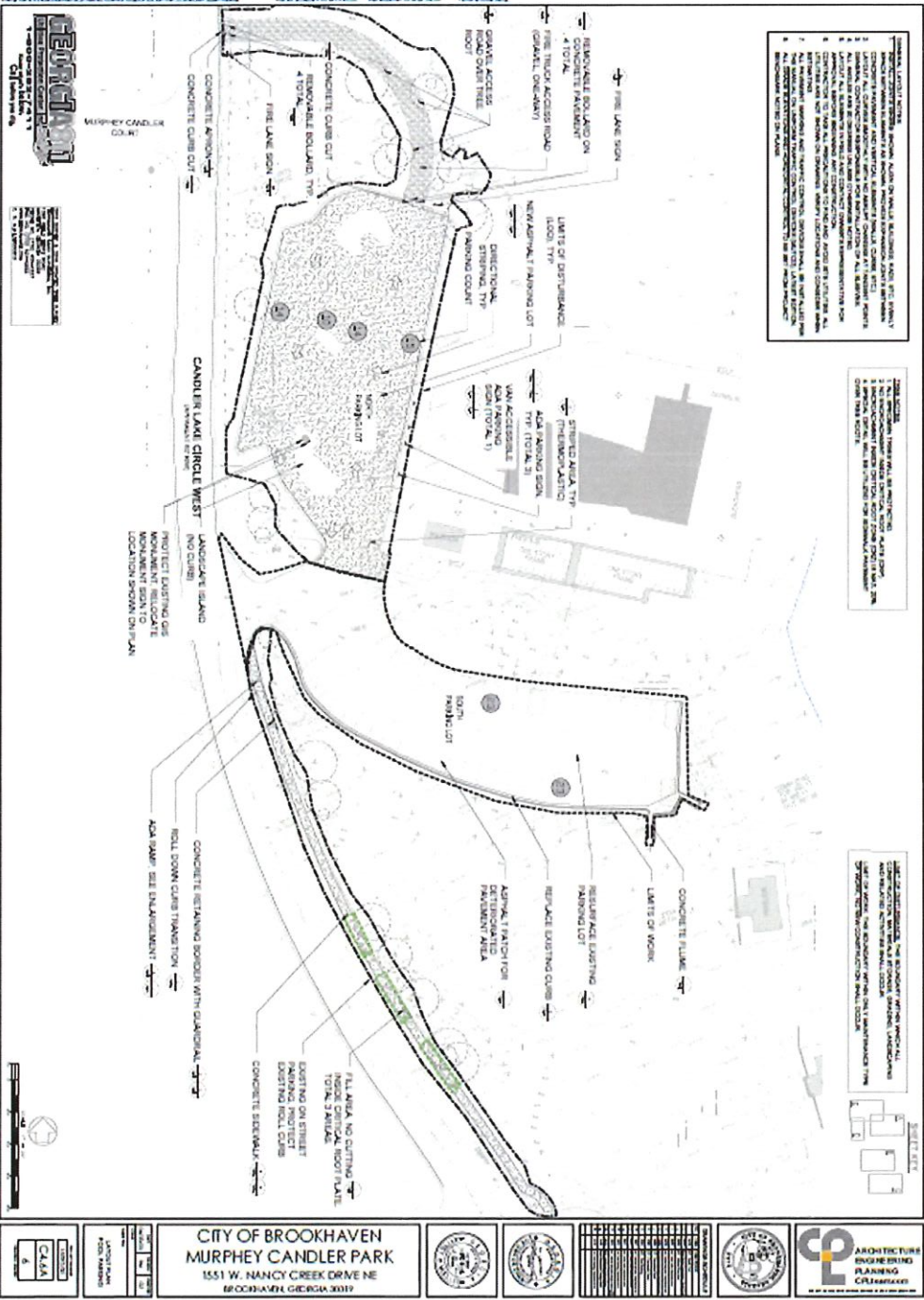


## Multi-use trail on dam



- The dam sidewalk will be widened by 6' to make it 11' wide.
- 7- 6' wide x 30' long overlooks will be added
- The plans are currently in review for permitting by the GA EPD Safe Dams Program.
- Construction is planned to start in the fall.





**GENERAL NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. EXISTING CURB AND GUTTER TO REMAIN UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**EXISTING UTILITIES:**

1. ALL UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
2. ALL UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
3. ALL UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
4. ALL UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
5. ALL UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.

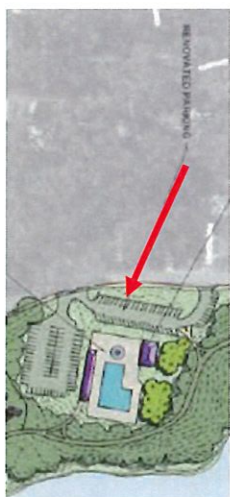
**CONSTRUCTION NOTES:**

1. ALL CONSTRUCTION TO BE COMPLETED BY DATE SHOWN.
2. ALL CONSTRUCTION TO BE COMPLETED BY DATE SHOWN.
3. ALL CONSTRUCTION TO BE COMPLETED BY DATE SHOWN.
4. ALL CONSTRUCTION TO BE COMPLETED BY DATE SHOWN.
5. ALL CONSTRUCTION TO BE COMPLETED BY DATE SHOWN.

CITY OF BROOKHAVEN  
 MURPHEY CANDLER PARK  
 1551 W. NANCY CREEK DRIVE NE  
 BROOKHAVEN, GEORGIA 30177



- The south lot will be repaved with new curb and gutter and improved drainage.
- The north lot will be reconstructed to add 29 parking spaces.
- Sidewalk will be added from the pool lot to the playground lot just to the south
- Construction is planned to begin when the pool closes in Sept 2021.





## Park Bond Project Tree Preservation Form

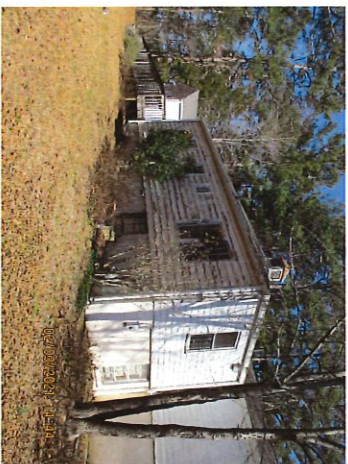
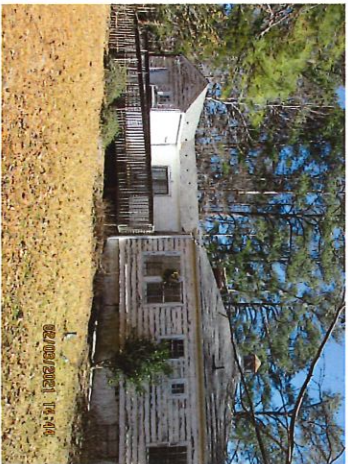
Park Name [Murphey Candler Park](#)



Proposed Trees Removed				
ID	AREA	PREVIOUS PLAN	REVISED PLAN	NOTES
A1	HORSESHOE	34	0	100% trees saved
A2	COMMUNITY GREEN	24	14	42% trees saved
A3	NATURAL PLAY AREA	53	18	66% trees saved
B	DAM BOARDWALK	0	0	
C	SOUTH TRAIL	23	4	83% trees saved
D	POOL PARKING	124	52	58% trees saved; tree removal includes 14 camellia bushes
E	WETLAND BOARDWALK	0	0	
Total Trees Removed		258	88	69% trees saved

**Notes:**

1. The updated tree survey has been incorporated into the revised layout plans.
2. Layout plans have been modified to accommodate all specimen trees and minimize impact on non-specimen trees.
3. The revised layout plans have balanced parking yield and tree saving.
4. Special tree protection details will be employed to save more trees.



## Scout Hut

- Inspections of the Scout Hut confirmed the presence of asbestos, lead paint, and mold.
- The cost of remediation, relocating, and bringing the building up to code is cost prohibitive.
- Design has started on a demo package for the building. Plans are for demo to begin in late summer.





MURPHY CANDLER PARK COMMUNITY LAKE HOUSE  
**PUBLIC INPUT REPORT**  
CITY OF BROOKHAVEN, GEORGIA

January 21, 2021



## Lake House

- Public outreach was conducted to determine the community desired programming for the Lake House. Find the Public Input Report at [https://www.brookhaven.ga.gov/sites/default/files/file\\_attachments/parks\\_and\\_recreation/page/24661/01.21.2021 - brookhaven report draft.pdf](https://www.brookhaven.ga.gov/sites/default/files/file_attachments/parks_and_recreation/page/24661/01.21.2021_-_brookhaven_report_draft.pdf)
- A MCP Lake House Concept Virtual Open House is scheduled for Monday, 2/22/21.
- The concept will show the proposed location along with the proposed programming and floorplan of the building. After the concept is finalized and adopted by Council, detailed building and site design will begin.







## Ashford Park

- The Program includes a splashpad with granite seatwalls, a new group picnic shelter, and new perimeter fencing.
- City Council reaffirmed the masterplan at the March 10, 2020, Council meeting.
- Construction of the splashpad and a new pavilion are currently under contract with Integrated Construction and Nobility (ICAN). The contract is for \$849,384.94. It was awarded at the July 28, 2020 City council meeting.
- The contract also includes drainage improvements, new boardwalk across a drainage swale, sidewalk and stairs to the new pavilion location, and new decorative fence to replace the old chain link park perimeter fence.
- Construction will be complete in time to open the splashpad this Spring.





Old playground pavilion (left)  
New pavilion (below)







Splashpad seatwalls with Brookhaven granite



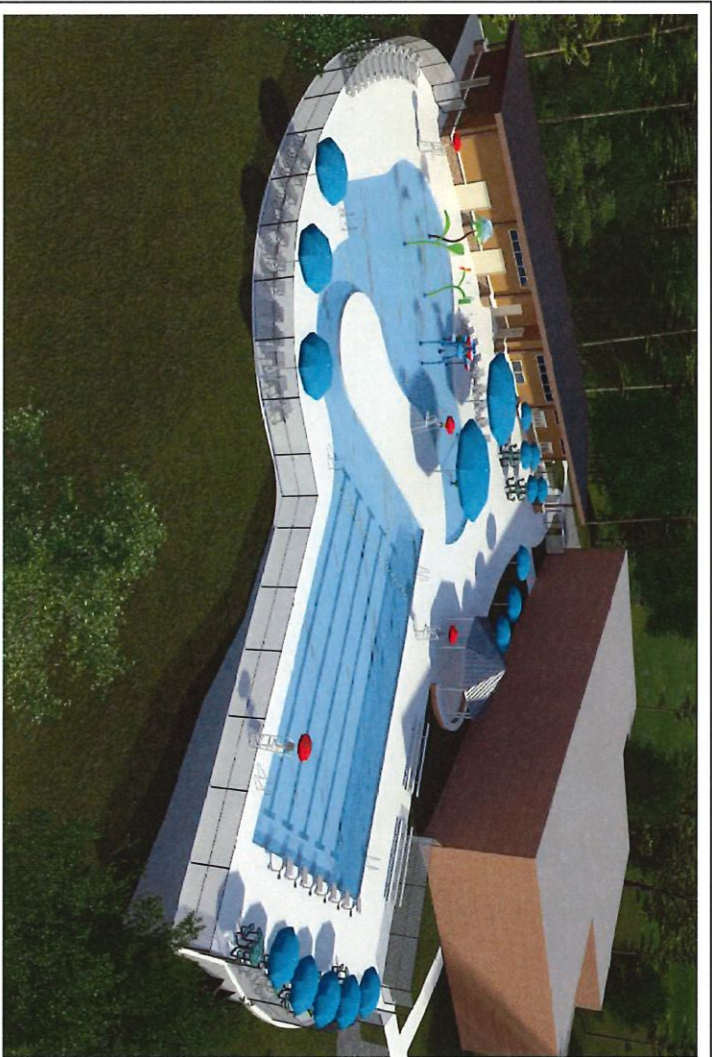
View across splashpad location into the park







# Briarwood Park- pool replacement



**LÖSE**  
DESIGN  
SPACES FOR LIFE

**BRIARWOOD PARK POOL**  
BROOKHAVEN, GEORGIA

**Brookhaven**  
CLUBS

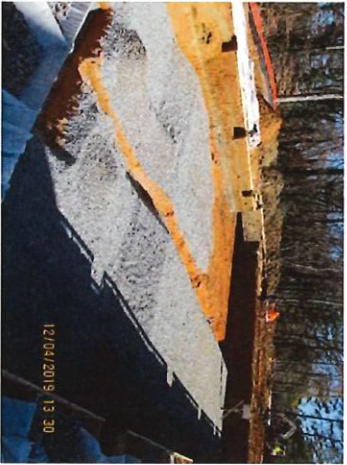
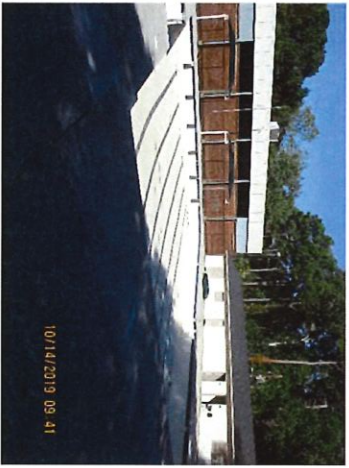
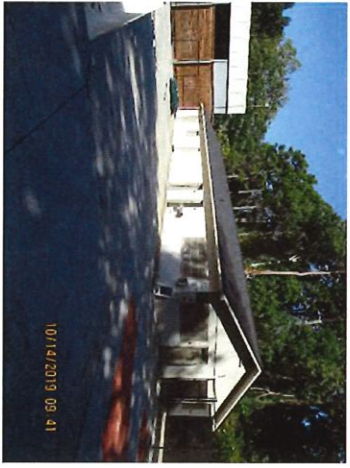




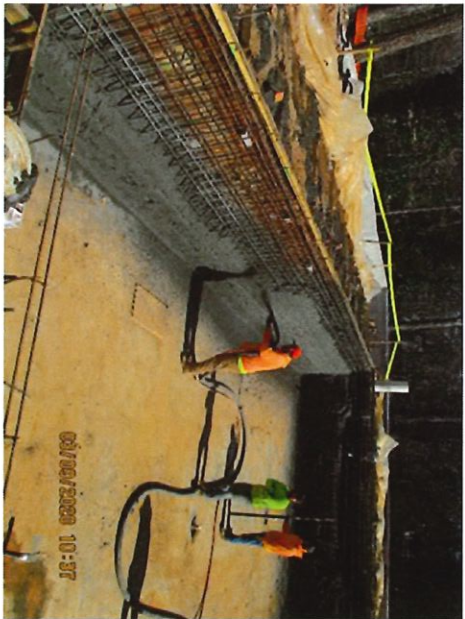
Briarwood Park deck breaking ceremony in Oct 2019

- The Bond Program includes a pool renovation in the referendum.
- Preliminary planning and design after the referendum passed determined that the existing facility could not be renovated but had to be fully replaced to bring the pool and poolhouse up to current codes and standards. City council approved resolution for change on 9/10/19.
- Construction contract was awarded to Waterworks/Aqua Design (JV) for \$3,531,052.00.
- Construction cost and schedule was impacted by unsatisfactory soils, Ga Power timeline, and the beginning of the Covid-19 pandemic.
- Construction was completed for the pool to open September 12, 2020.
- Remaining budget to be used for Phase 2 and remaining masterplan items.





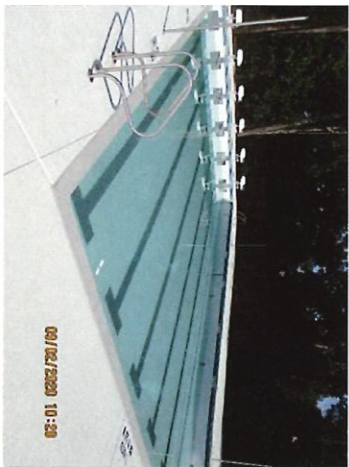










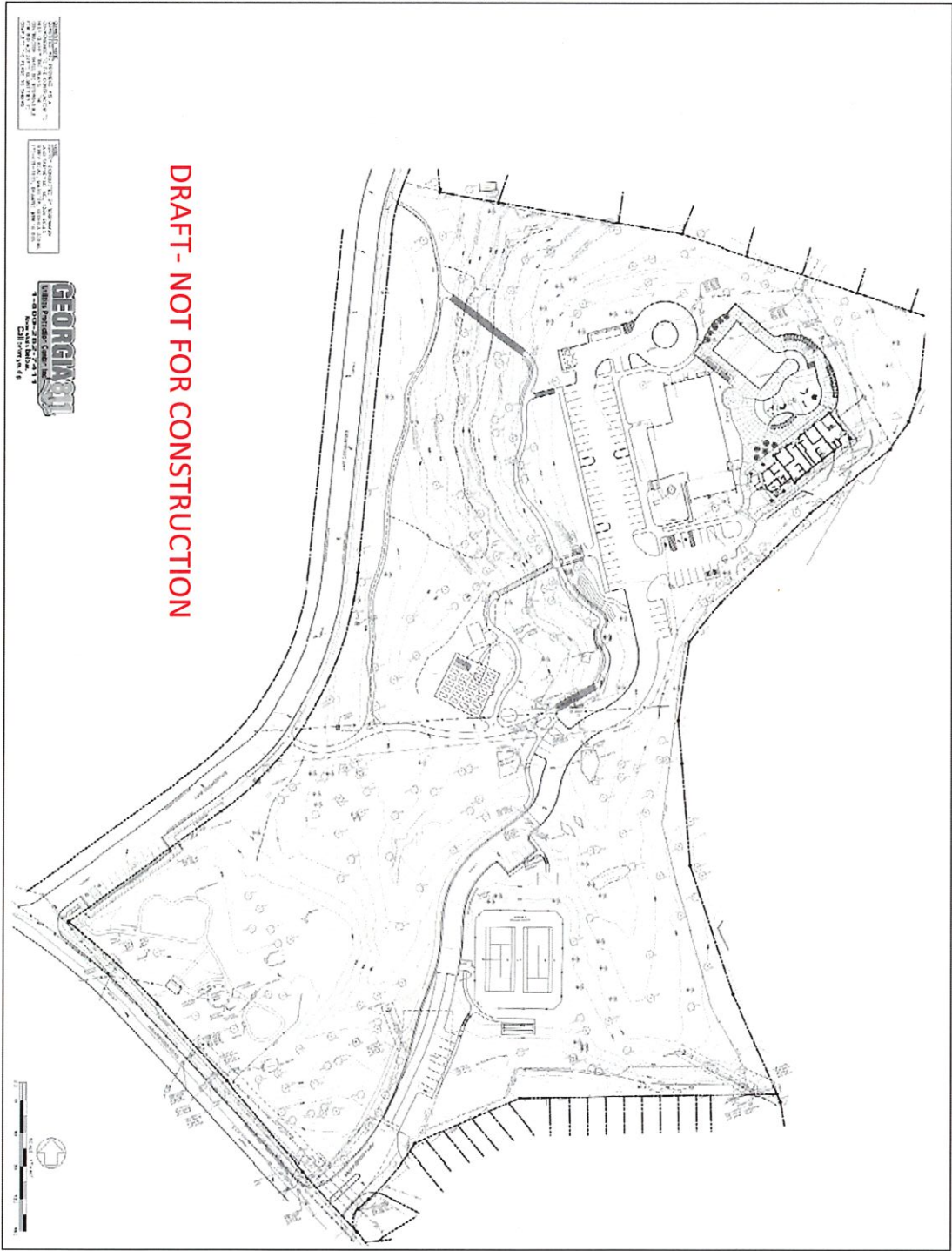






## Briarwood Park- Phase II

- The Bond Program includes parking lot improvements, seating and pavilion at the tennis courts, improvements and pavilion at the community garden, multi-use trail with boardwalks and bridge.
- Placing the overhead electrical lines underground was accomplished in the pool project. Moving phone and cable to below ground and removal of poles will be completed before Phase 2 construction begins.
- The remaining budget for Phase 2 is approximately \$2.5M. Prioritization may be needed to determine which remaining masterplan items are to be included.
- Input from the Briarwood Park Conservancy, PARC members, and the Briarwood Park Community Garden Sub-Committee was received and discussed with members. Their recommendations, desires, and needs have been addressed.



**DRAFT - NOT FOR CONSTRUCTION**

DATE: 11/15/11  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 PROJECT NO: 1100000000

SCALE: 1" = 40'-0"



PROJECT NO.	1100000000
DATE	11/15/11
DRAWN BY	J. B. BROWN
CHECKED BY	J. B. BROWN
SCALE	1" = 40'-0"
SHEET NO.	2
TOTAL SHEETS	2

CONTRACT NO.	11000
CONTRACT DESCRIPTION	CONSTRUCTION

**CITY OF BROOKHAVEN**  
**BRIARWOOD PARK**  
 2235 BRIARWOOD WAY NE  
 BROOKHAVEN, GEORGIA 30319

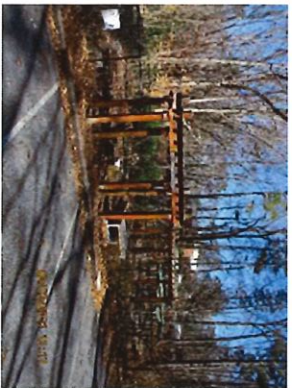
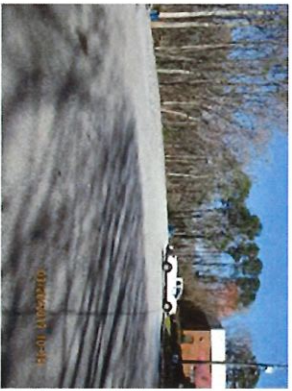
--

--

--









- The Program includes Master Plan Improvements and Land Acquisition (Front Half).
- The masterplan developed by Lose Design includes dog park improvements including replacing the existing pavilion and patio, parking lot improvements, stage area, playground improvements, community garden, and basketball courts with seating.



**Brookhaven Park**  
(masterplan approved by City Council on Dec 11, 2018)





**BROOKHAVEN PARK**  
MASTER PLAN  
CITY OF BROOKHAVEN



- PARKWAY DESIGN GOALS:**
1. PRESERVE OPEN SPACE AND NATURAL CHARACTER OF PARK AS MUCH AS POSSIBLE
  2. PROVIDE A PAVED LOOP PATH ALONG THE PARK EDGES THAT MEETS ADA REQUIREMENTS
  3. PROVIDE A PATH THAT ALLOWS FESTIVAL AND SUPPORT VEHICLES TO ACCESS THE PARK WITHOUT DAMAGING LAWN AREAS - MINIMUM 12 FEET WIDE
  4. CLEAN UP OVERGROWN AREAS OF PARK AND REMOVE INVASIVE SPECIES (PARTICULARLY ALONG THE SOUTHERN PARK BOUNDARY)
  5. IMPROVE INFRASTRUCTURE FOR WATER, SANITARY STORM, POWER, AND SECURITY AROUND THE PARK
  6. PROVIDE PEDESTRIAN LEVEL LIGHTING AND POWER BOLLARDS ALONG PATHS THROUGHOUT THE PARK FOR USERS AND TO MEET THE NEEDS OF FESTIVAL SET UPS
  7. PROVIDE A NEW PEDESTRIAN ENTRANCE ALONG PEACHTREE BOULEVARD TO CONNECT TO PROPOSED C&M IMPROVEMENTS
  8. PROVIDE ADDITIONAL RESTROOMS AND DRINKING FOUNTAINS AROUND THE PARK
  9. PROVIDE A NEW PAVILION SOUTH OF THE PLAYGROUND AREA FOR GENERAL USE WITH PICNIC TABLES AND GRILLS
  10. PROVIDE SECURITY CAMERAS AND CALL BOXES THROUGHOUT THE PARK FOR ADDED SAFETY
  11. REVIEW EXISTING PARK ELEMENTS AND FACILITIES TO REMAIN FOR COMPLIANCE WITH ADA REQUIREMENTS FOR ACCESS AND USE
  12. GRADING IMPROVEMENTS TO INCREASE USABLE SPACE THROUGHOUT THE PROPERTY

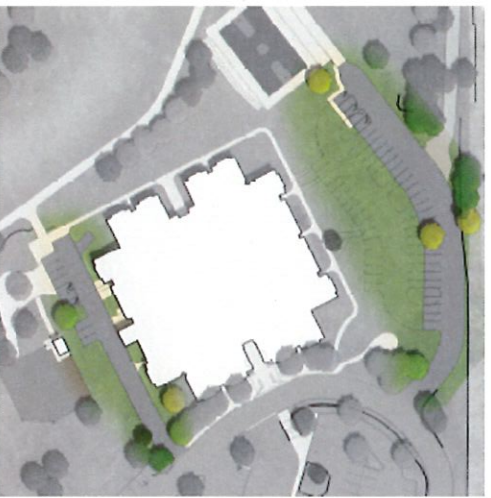
- LEGEND:**
- SITE AMENITIES:**
- 1 COUNTY SERVICE CENTER
  - 2 IMPROVED PARKING AREA
  - 3 CONCRETE PATHS
  - 4 BASKETBALL COURT
  - 5 PLAYGROUND
  - 6 NEW PAVILION
  - 7 NEW PATH FEATURE
  - 8 WATER/SINK SURFACE TREATMENT
  - 9 OUTDOOR STAGE AREA
  - 10 COMMUNITY GARDEN
  - 11 OPEN LAWN AREA
  - 12 ADD LEFT TURN LANE
  - 13 REBUILD / RENOVATE EXISTING PAVILION



- DOG PARK IMPROVEMENTS:**
1. REPLACE EXISTING PAVILION AND PATIO ON EXISTING BASE. INCLUDE RESTROOMS, DRINKING FOUNTAINS, TABLES, AND A GRILLING AREA.
  2. WHERE NEEDED FOR ADA ACCESS AND THROUGHOUT DOG PARK AREA.
  3. REVULCH AND REGRADE EXISTING NATURAL SURFACE PAVES.
  4. FILL IN DRAINAGE CHANNEL FROM EXISTING HEADWALL TO EASTERN EDGE OF EXISTING BRIDGE AND NEW PAVILION AT LEVEL FIELD WITH TABLES AND SEATING FOR VISITORS.
  5. PROVIDE WASTE RECEPTIONS AND WASTE STATION, DOG SPLASH PAD, AND DOG ADULTY EQUIPMENT.
  6. PROVIDE FESTIVAL LEVEL LIGHTING ALONG PATH AND BENCH AT PAVILION.
  7. PROVIDE SECURITY CAMERAS AND 911 CALL BOXES IN DOG PARK AREA.



- PARKING LOT IMPROVEMENTS:**
1. REPAIR AND EXPAND EXISTING PARKING AREA TO PROVIDE MORE EFFICIENT USE OF SPACE.
  2. PROVIDE ADA PARKING STALLS AND CONNECTION PATHS TO PARK AMENITIES.
  3. CONSIDER IMPROVING EXISTING ADA STALLS IN PARKING LOTS.
  4. POTENTIAL PARKING LOT EXPANSION AS LAND BECOMES AVAILABLE NORTH OF COMMUNITY SERVICE BUILDING.



- STAGE AREA:**
1. PROVIDE 40' X 40' STAGE PAD.
  2. PROVIDE AREA FOR LARGE TRUCK TURNAROUND, TO BE REINFORCED TURF TO PRESERVE GREEN AREA.
  3. PROVIDE 600 AMP / 3 PHASE POWER.
  4. PROVIDE 6V CONNECTIONS (EVA LOGS OR TALS).
  5. CONSIDER LIGHTING AND ALTERNATE USE WHEN NOT BEING USED FOR STAGE.



- PLAYGROUND AREA IMPROVEMENTS:**
1. REGRADE AREA TO IMPROVE DRAINAGE AND ADA ACCESS.
  2. INSTALL NEW INCLUSIVE SURFACING AND EQUIPMENT WITH SEPARATE STRUCTURES FOR DIFFERENT AGE GROUPS.
  3. PROVIDE AREA FOR OPEN PLAY.
  4. SHARED SEATING AREA FOR PARENTS / GUARDIANS.
  5. PROVIDE SEATING FOR VISITORS AND DRINKING FOUNTAIN RESTROOMS, BENCH, TABLES, GRILLS, AND DRINKING FOUNTAIN.
  6. PROVIDE NATURAL BUFFER ALONG DOG PARK.



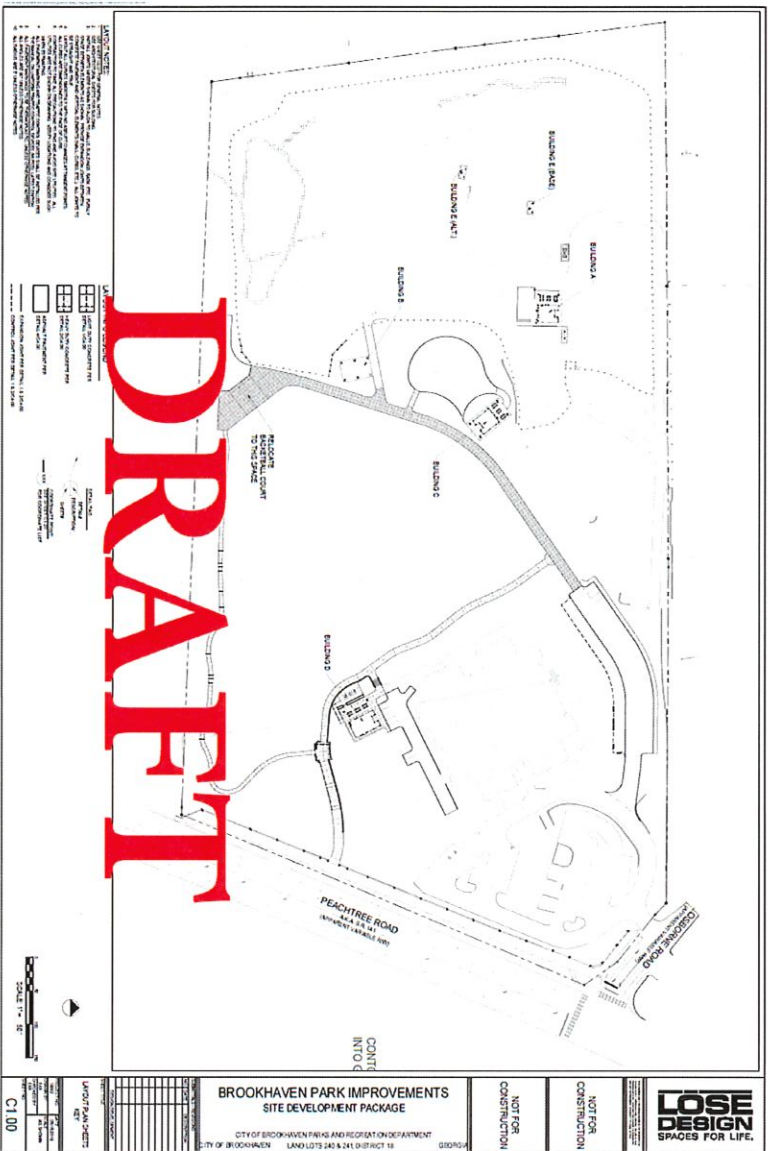
- COMMUNITY GARDEN AREA:**
1. CLEAN UP AND EXPAND CURRENT GARDEN FOOTPRINT.
  2. RENEWAL EXISTING PAVILION AND ADD ADDITIONAL OUTDOOR SEATING AREAS.
  3. PROVIDE GARDEN SHEET WITH STORAGE SPACE.
  4. IMPROVE GAS DRIVING FOOTPRINTS, AND COVERED SEATING FOR VISITORS AND DRINKING FOUNTAIN RESTROOMS, BENCH, TABLES, GRILLS AND DRINKING FOUNTAIN THROUGH THE AREA.



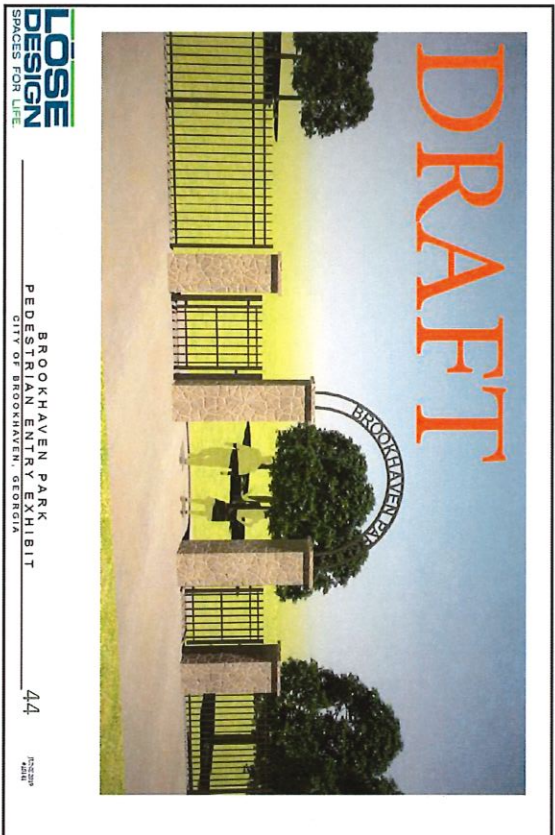
- BASKETBALL COURT AND SEATING:**
1. NEW FULL-SIZED BASKETBALL COURT.
  2. IMPROVED ADA CONNECTION TO WALKWAY SEATING AND PROPOSED PARKING AREA.
  3. SEATING BUILT INTO GRADE ALONG EDGE OF COURT.
  4. PROVIDE LIGHTING WITH A TIMER.
  5. PROVIDE SEATING TO BE CONSISTENT WITH EXISTING ELEMENTS IN PARK.



Plans with improvements on County property

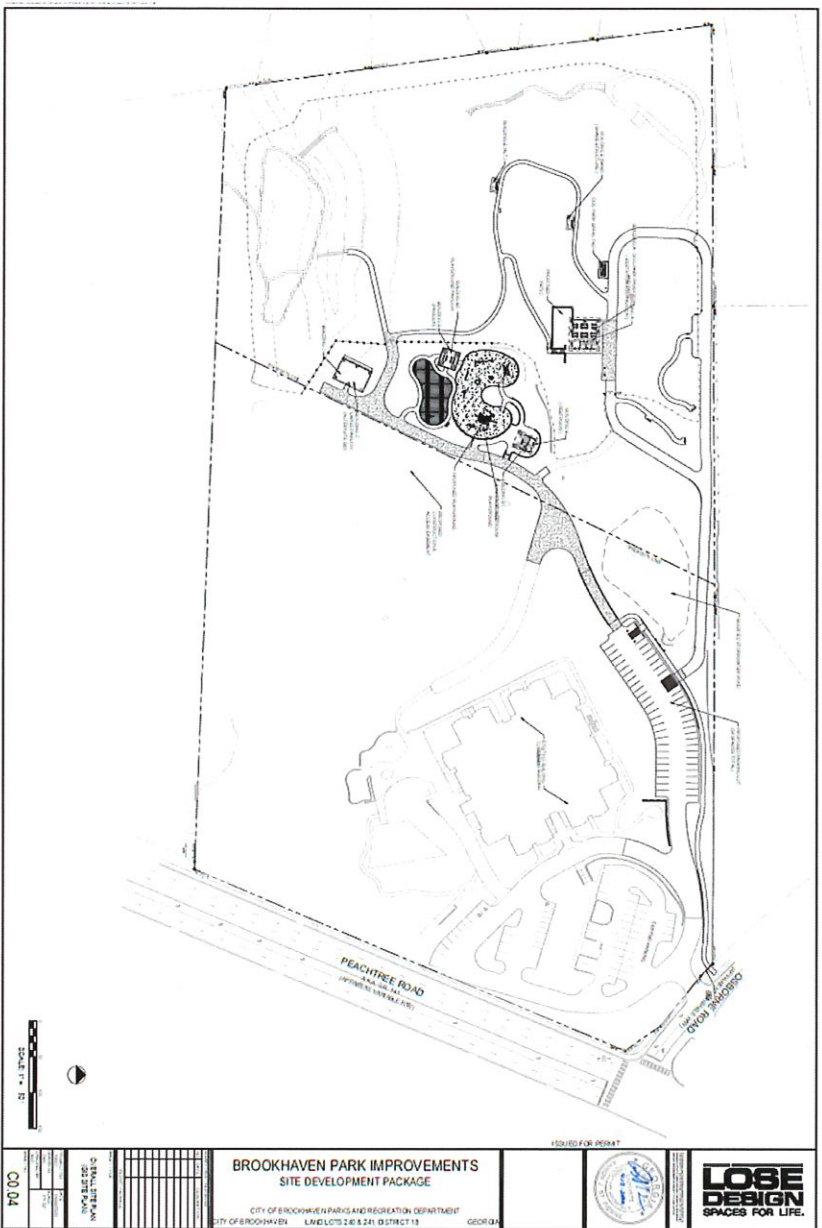


Gateway planned for Peachtree Road entry

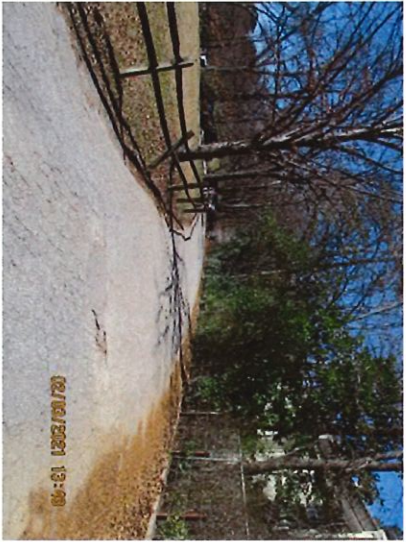




- The elements located on the City property within the park are included in Phase 1 along with the parking lot improvements. See Site Plan.
- Construction documents were ready to proceed to bid in fall of 2020. County permitting and discussions concerning an Intergovernmental Agreement (IGA), easements, library location, and possible property purchase have delayed the project.

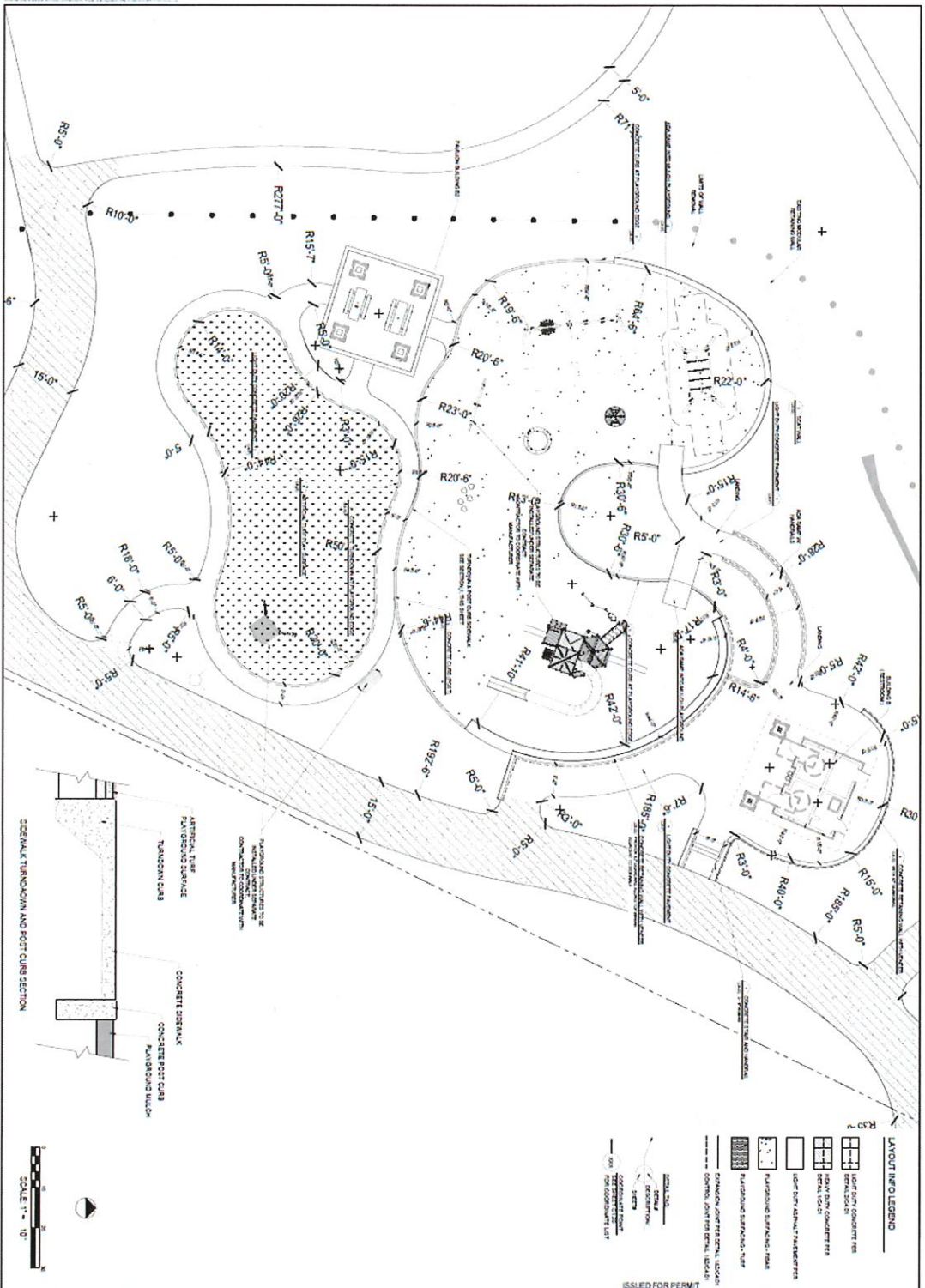






The above pictures of the existing dog park parking lot, located on DeKalb County property, show failed asphalt and limited parking spaces. The new parking lot will provide 54 total spaces.





**BROOKHAVEN PARK IMPROVEMENTS  
SITE DEVELOPMENT PACKAGE**

CITY OF BROOKHAVEN PARKS AND RECREATION DEPARTMENT  
CITY OF BROOKHAVEN LAND LOTS 240 & 241, DISTRICT 18 GEORGIA

ISSUED FOR PERMIT

**LAUNCH PLAN**  
ENLARGEMENT

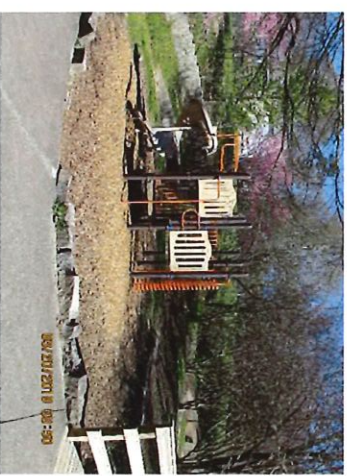
C1.01A

**LOSE DESIGN**  
SPACES FOR LIFE.





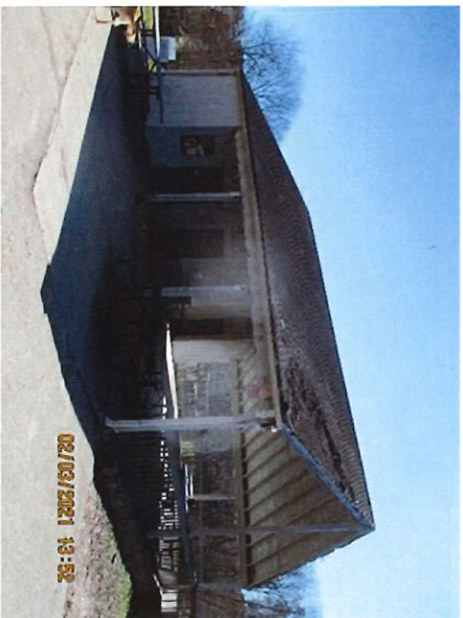
New playground as presented to the Oversight Committee and Brookhaven Park Conservancy.



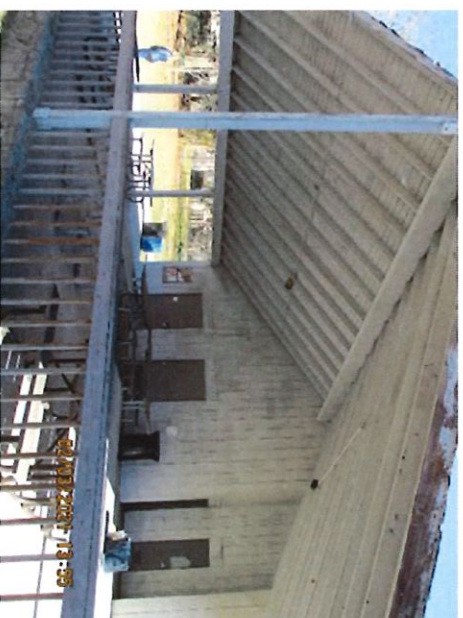
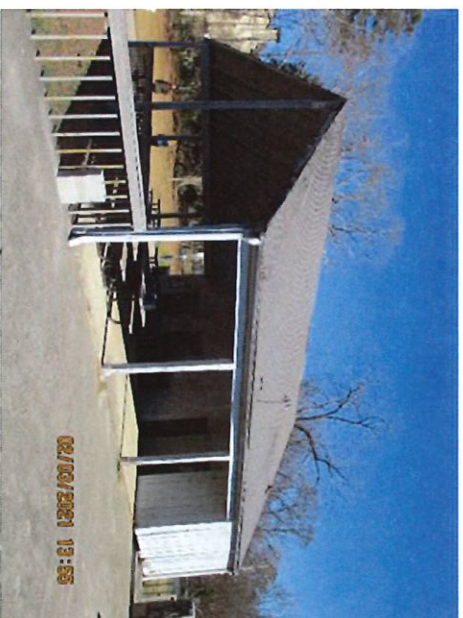
Old existing playground structure

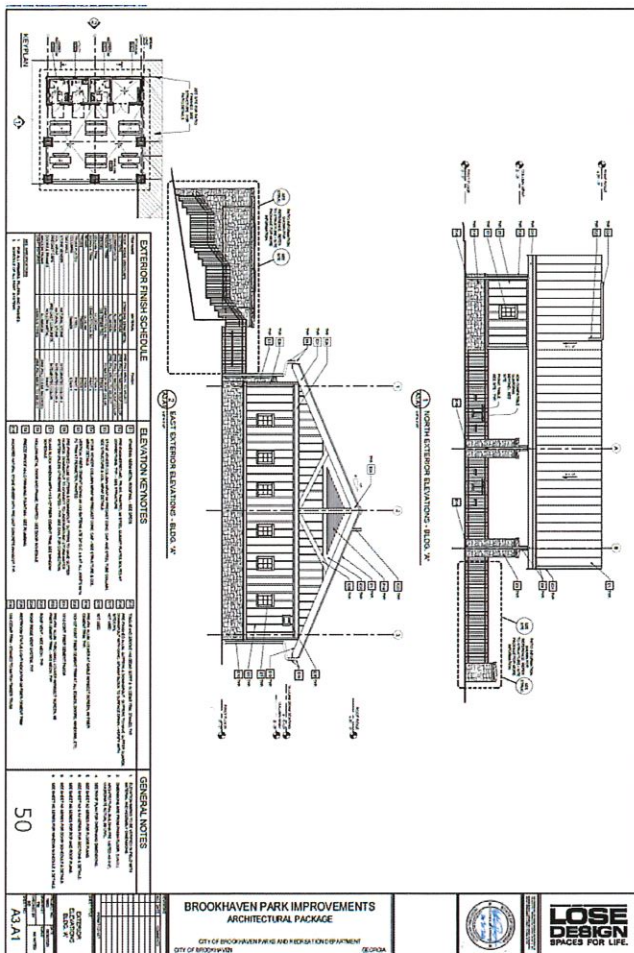
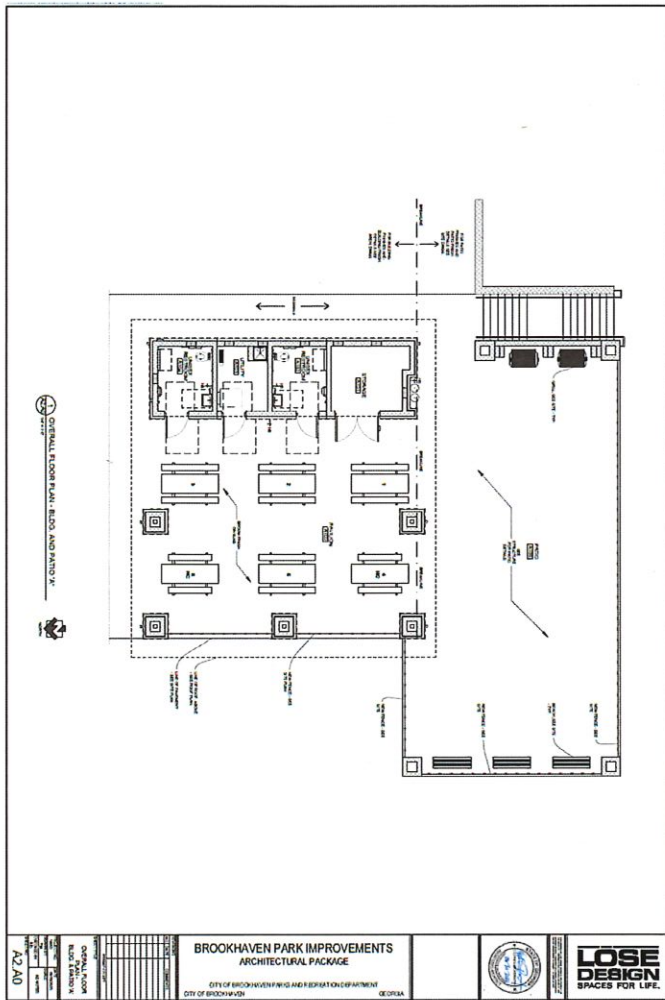






Existing dog park pavilion, restrooms, and patio to be replaced in Phase 1.









# Park Bond Resolution

## ATTACHMENT A

### Park Master Plan Projects

Park	Total Cost
Ashtford Park	\$1,943,954
Blackburn Park	1,279,810
Briarwood Park	7,013,100
Brookhaven Park	6,000,000
Lynwood Park	10,977,393
Murphy Candler Park 1	8,984,138
Systemwide	3,470,000
Projects Total	\$39,668,394
Issuance Cost	595,076
Estimated Total	<u>\$40,263,470</u>

Updated July 24, 2018

### ASHFORD PARK

Description	Total Cost
Splash Pad / Granite Seat Walls	\$ 1,040,000
Site Drainage	76,875
Site Grading	68,250
Demolition	66,750
Erosion and Sediment	42,725
Site Furnishings	30,300
Perimeter Fencing	25,700
Final Grading/Clean Up	21,500
Subtotal	15,200
General Conditions and Services	157,863
Final Subtotal	\$1,555,163
25% Contingency	388,791
ESTIMATED TOTAL	<u>\$1,943,954</u>

Updated July 24, 2018

### BLACKBURN PARK

Description	Total Cost
Blackburn Park Marquee Fencing	\$350,000
Solar Canopy	75,000
Site Furnishings	67,125
Site Landscaping - Shade Trees and Ornamental Trees	101,250
Blackburn Parking Renovation	261,970
Subtotal	\$855,345
General Conditions and Services	168,503
Final Subtotal	\$1,023,848
25% Contingency	255,962
ESTIMATED TOTAL	<u>\$1,279,810</u>

Updated July 24, 2018

### BRIARWOOD PARK

Description	Total Cost
Renovate Community Center Building	\$ 1,500,000
Pool Renovation	1,290,000
Community Garden	370,000
Tennis Court Lighting	290,000
Parkwide Multi Use Trail	283,220
Site Grading	210,000
Wood Bridge - Northeast Trail location	210,000
Recreation Center Parking Renovation	173,295
Demolition	112,000
Erosion and Sediment	86,850
Community Center Sidewalks and Entrance Renovation	73,180
Outdoor Classroom - Southwest Trail location	41,250
Site Landscaping	41,250
Site Furnishings	39,450
Final Grading/Clean Up	19,000
Asphalt Striping near Tennis Courts	16,150
Subtotal	\$4,755,645
General Conditions and Services	854,835
Final Subtotal	\$5,610,480
25% Contingency	1,402,620
ESTIMATED TOTAL	<u>\$7,013,100</u>

Updated July 24, 2018

### BROOKHAVEN PARK

Description	Total Cost
Master Plan Improvements	3,200,000
Final Subtotal	<u>\$3,200,000</u>
23% Contingency	800,000
Land Acquisition (Front Hall)	2,000,000
Total	<u>\$6,000,000</u>

Updated July 24, 2018

### LYNWOOD PARK

Description	Total Cost
Lap Pool - Lazy Brook	\$ 4,879,050
Open Space Field (Turf field)	1,237,100
Site Grading	442,650
Site Landscaping	373,100
Parking for renovation - O'berne Rd. Entrance	174,975
Erosion and Sediment	163,434
Drop off driveway	156,380
Demolition	152,600
Site Utilities	64,750
Lynwood Recreation Center Connection	49,175
Final Grading/Clean Up	38,000
Site Furnishing	18,600
Woodland Cleanup/Tree Removal	15,000
Subtotal	\$7,781,764
General Conditions and Services	997,150
Final Subtotal	\$8,781,914
25% Contingency	2,195,479
Total	<u>\$10,977,393</u>

Updated July 24, 2018

### MURPHY CANDLER PARK 1

Description	Total Cost
Boardwalk	2,550,000
New Community Building	1,250,000
Renovate Current Park Perimeter Trail	804,750
Parking	800,000
Murphy Candler Park 1	300,000
Horseshoe Playground and Parking	225,000
Horseshoe Parking Greenspace Area	108,750
Subtotal	\$ 6,035,500
General Conditions and Services	1,151,810
Final Subtotal	\$ 7,187,310
25% Contingency	1,796,828
ESTIMATED TOTAL	<u>\$ 8,984,138</u>

Updated July 24, 2018

### SYSTEMWIDE

Description	Total Cost
Capital Project Management	1,250,000
Murphy Candler Lake Dredging	1,000,000
Invasion Plant Removal/Ornamental Tree Beautification	1,000,000
Park Security (Fencing, cameras, w/h, etc.)	220,000
Final Subtotal	\$ 3,470,000
25% Contingency	0
ESTIMATED TOTAL	<u>\$ 3,470,000</u>

Updated July 24, 2018



---

# Contact Information

- Lee Croy, Jacobs
- Park Bond Program Manager
- Lee.Croy@BrookhavenGa.gov

[www.BrookhavenGa.gov](http://www.BrookhavenGa.gov)



---

**Jacobs**

---

*By Brian Borden*

# **Park Bond: System Wide Invasive Plant Removal Update**

City Council Advance

February 20, 2021





---

# System Wide Invasive Plant Removal Update

The Park Bond Referendum that was passed by the voters in 2018, included funding for system wide invasive plant removal.

The Park Bond included \$1,000,000 for system wide invasive plant removal in parks and other City owned greenspace areas.

To date, \$416,075.93 has been spent on the system wide invasive plant removal program.

The City awarded Ed Castro Landscape the contract for the removal of invasive plants from City parks and greenspace areas in the spring 2019.

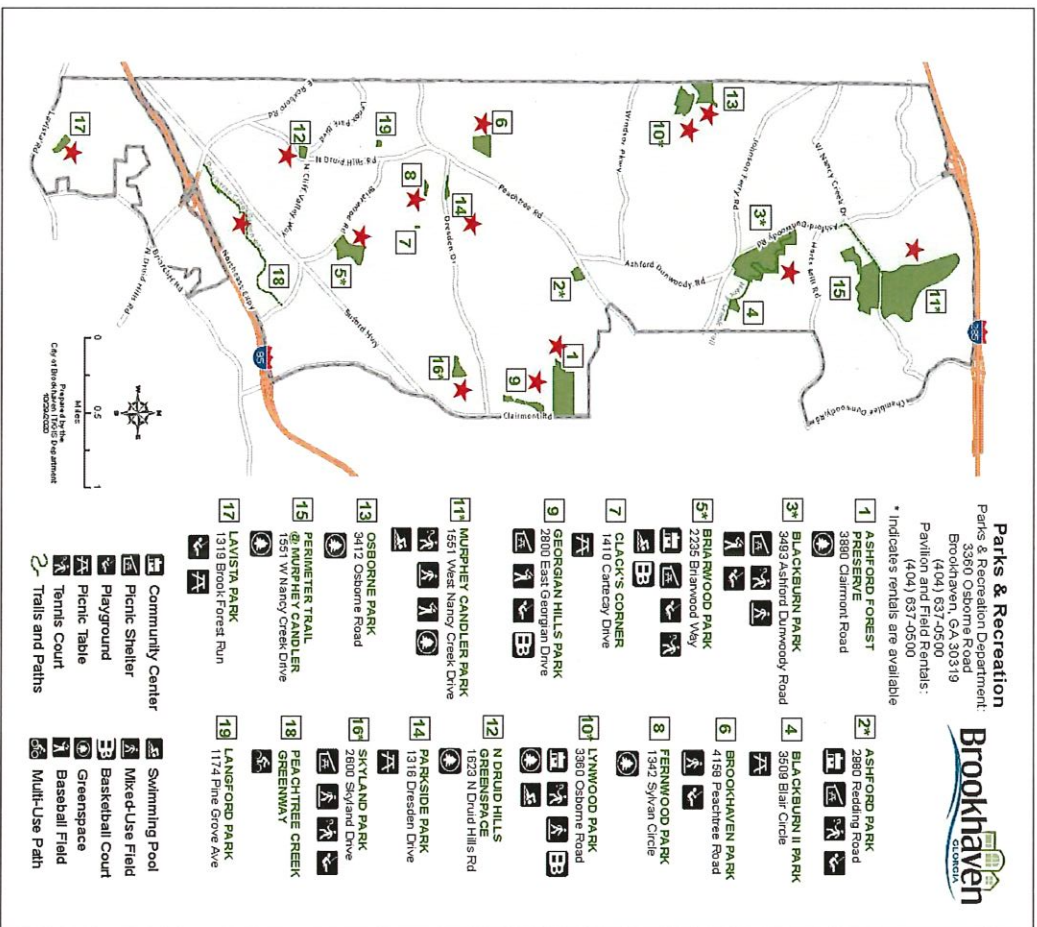
The City has also been working with Cascade Springs Forestry on invasive plant removal at Ashford Forest Preserve and LaVista Park.

This spring, the City will begin Year 3 of the invasive plant removal program.

The "Stars" on the map indicate the Parks and Greenspace Areas that have had Invasive Plant removal work done.

There are three (3) parks that have not had any Invasive Plant removal work done to date.

Those park areas include Ashford Park, Blackburn Park II and the newly acquired Langford Park.





---

## Invasive Plant Removal at Lynwood Park



Before



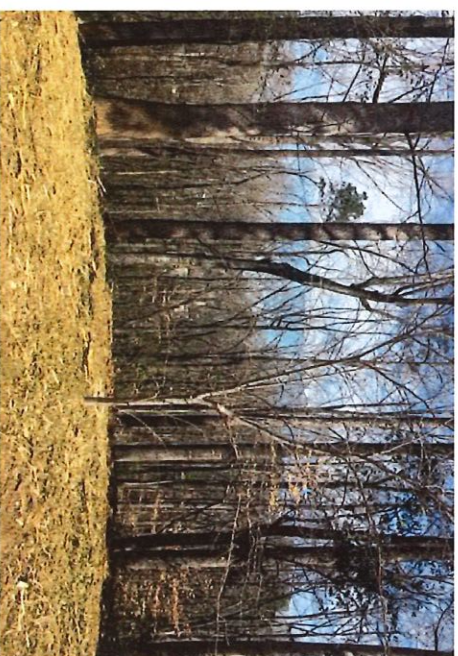
After

---

## Invasive Plant Removal at Blackburn Park



Before

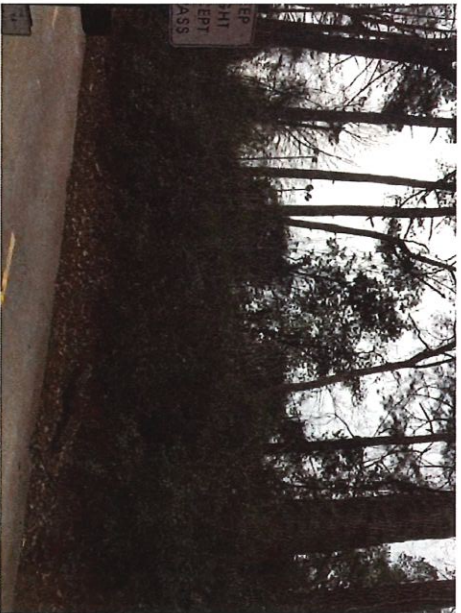


After



---

## Invasive Plant Removal at Blackburn Park



Before



After

---

## Invasive Plant Removal at Murphey Candler Park



Before



After



---

## Invasive Plant Removal at Skyland Park



Before



After

---

## Invasive Plant Removal at North Druid Hills Greenspace



Before



After



---

## Invasive Plant Removal at Brookhaven Park



Before



After

---

## Summary of Invasive Plant Removal

Ed Castro has reviewed all the parks they have conducted two (2) years of Invasive species removals on in the last two (2) years.

The findings are predictable as the heavy mechanical removals in year (1) one totaled 2,878-staff hours and they reduced in year (2) two totaled 1,340-staff hours have basically suppressed the vertical Ivy as well as the upright shrub layers that include privet and eleagnus as the main offenders.

The remaining work in year (3) three 740 projected staff hours is down to about 25% mechanical and 75% spray/ hand work and within those percentages the focus would be on the large shrubs that are trying to sucker back up.

The method on this is the cut these down and spray the open cut on a first spray and then a second round on the plant as it tries to come back to life. That process will be repeated until the plant gives up and dies.

The remaining layer of invasive plants include the low evergreen groundcover ( English Ivy) this will be their main focus of year (3) three as we work down to the floor of the parks. This is achieved through spraying the plant after wounding and it flushes with new growth. This would be the approach at Murphey Chandler, Blackburn, Fernwood and Parkside.

Kudzu control has been successful at Lynnwood, Brookhaven Park and Skyland and Briarwood... As these parks will need to be sprayed aggressively to suppress the spring flush of Kudzu. And (2) two other sprays throughout the summer.



---

# Contact Information

- Brian Borden, Parks and Recreation Director
- (404) 637-0562
- [Brian.Borden@BrookhavenGa.gov](mailto:Brian.Borden@BrookhavenGa.gov)

[www.BrookhavenGa.gov](http://www.BrookhavenGa.gov)

By Robert Mullis  
IT Director

# Parks Bond Systemwide Security Project

City Council Advance  
February 20, 2021





---

# Park and Building Security

## **Cell coverage in Parks**

In December 2019, a local company called BEAM walked City parks and tested cell strength for Verizon, AT&T, Spring and T-Mobile.

At that time, 5G was just being installed so it was not included in the test. However, 4G and LTE were tested for each carrier.

In December 2020, BEAM did the same test on the Peachtree Creek Greenway, testing the same carriers.

## **Camera coverage in Parks**

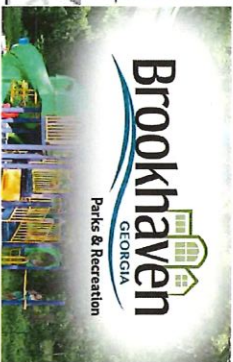
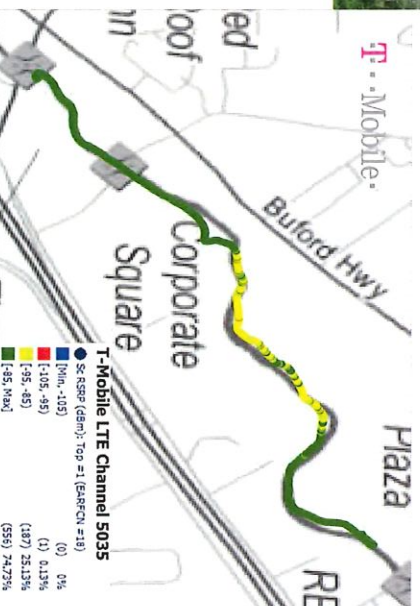
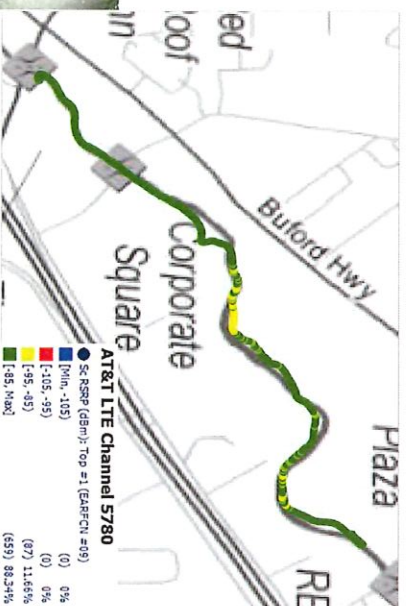
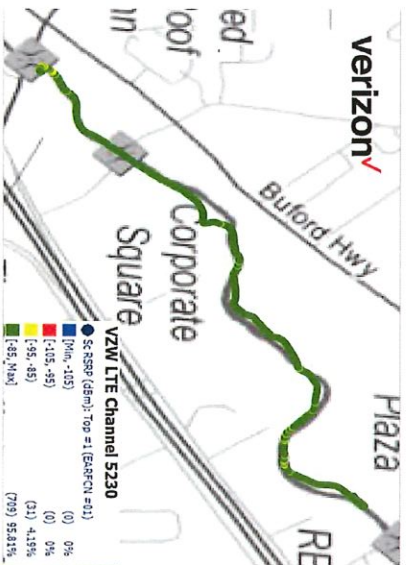
All staffed buildings have been upgraded with Genetec cameras and storage including Lynnwood, Briarwood and Briarwood pool.

New buildings such as the Public Safety building, Murphy Candler Community building "Lake House", new Lynnwood pool and future City Hall will also have the same systems.

## **License Plate Readers (LPR's)**

Nine LPRs have been installed. Additional LPR locations in the parks will be determined as the remaining projects are implemented. An additional 60 LPRs and surveillance cameras are installed around Brookhaven.

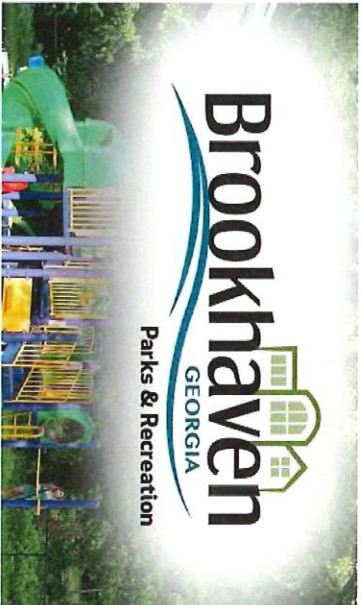
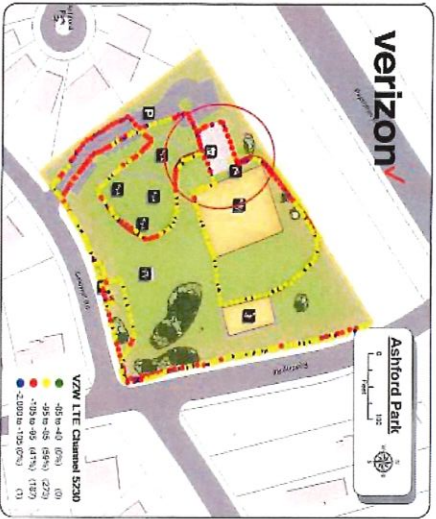
# beam



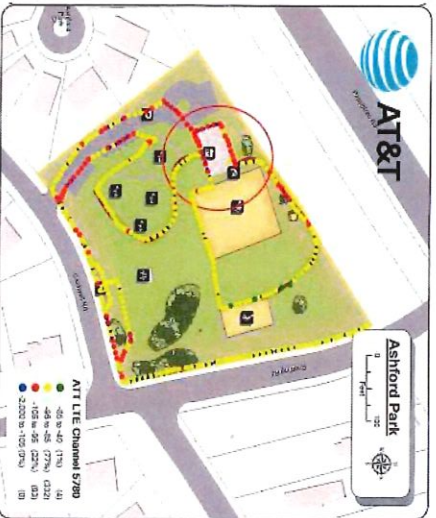
Collection Date - 12/9/2020 through 12/10/2020



# beam



Collection Date - 12/4/2019 through 12/6/2019

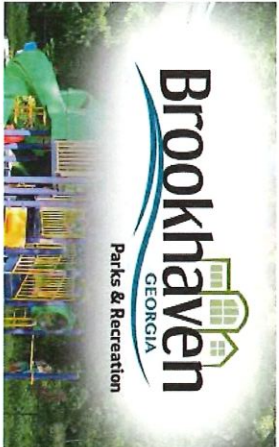
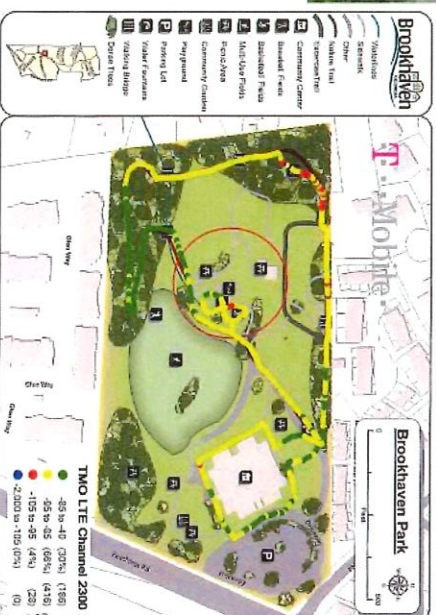






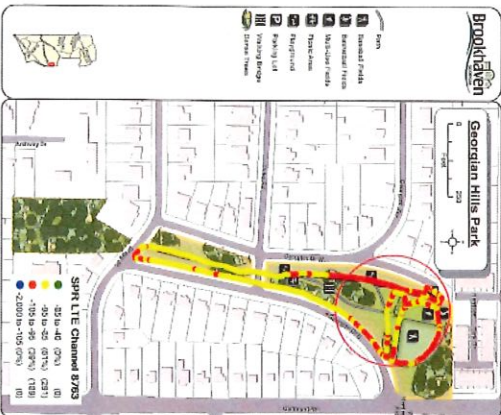


# beam



Collection Date - 12/4/2019 through 12/6/2019



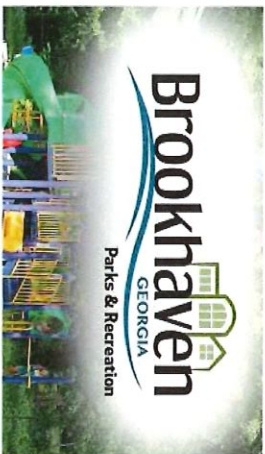
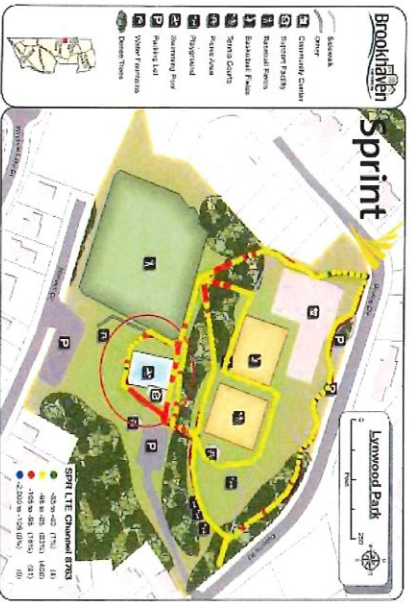
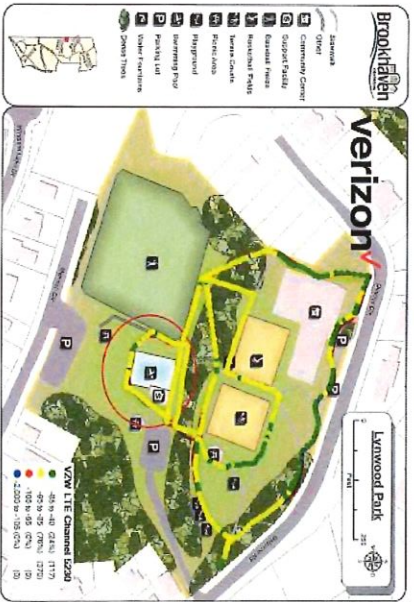


# beam

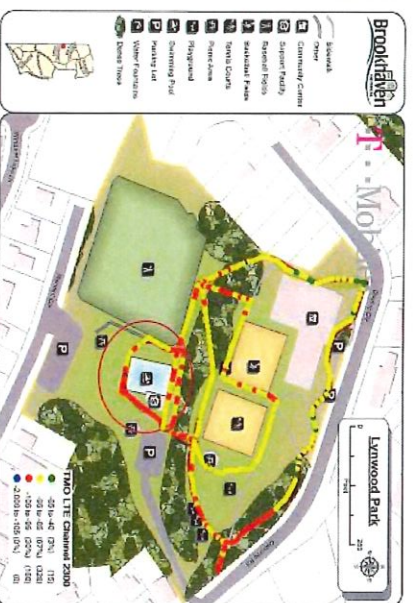


Collection Date - 12/4/2019 through 12/6/2019

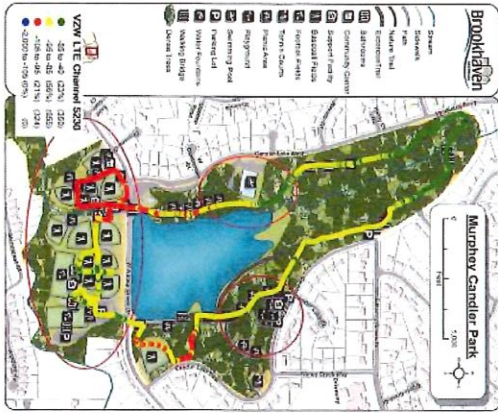
# beam



Collection Date - 12/4/2019 through 12/6/2019







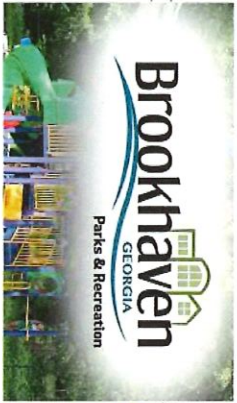
# beam



Collection Date - 12/4/2019 through 12/6/2019



# beam



Collection Date - 12/4/2019 through 12/6/2019





---

**Park Building indoor/outdoor security cameras**

Lynwood: 18 cameras

Briarwood : 35 cameras

**License Plate Readers have been installed in the following locations:**

- Ashford Park (1)
- Brookhaven Park (1)
- Blackburn Park (2)
- Briarwood Park (2)
- Murphy Candler Park (3)

# Briarwood Recreation Center and Pool





# Lynwood Recreation Center



## Peachtree Creek Greenway





---

## Summary of Park Security

- Results show that parks have adequate coverage to complete a 911 call. AT&T and Verizon were contacted about any weak areas and both have 1-2 year infrastructure projects to mediate weak areas.
- All staffed buildings have upgraded security with cameras and storage of video. The same system used at City Hall and Police/Court was used at the other locations so we have one integrated security system.
- External License Plate Readers (LPR) are being installed in strategic locations as park improvements are made. Additional cameras and LPR's will be installed as projects are implemented.
- Budget as of January 31, 2021 - \$99,546 spent of \$220,000 budgeted, including cell coverage study, Flock camera installs and Genetec security systems

---

# Contact Information

- Robert Mullis, IT Director
- (404) 637-0640
- Robert.Mullis@BrookhavenGa.gov

[www.BrookhavenGa.gov](http://www.BrookhavenGa.gov)





---

# Historic Resources Inventory

City Council Advance  
February 20, 2021



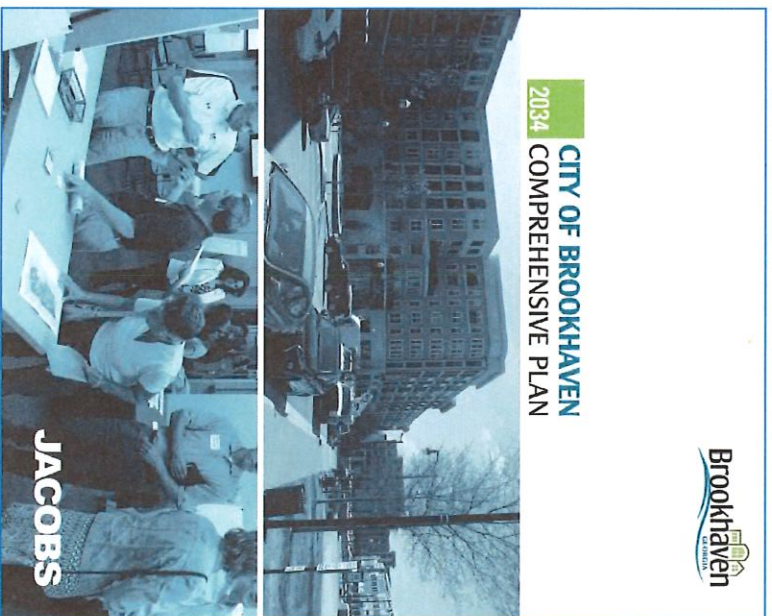
---

# Presentation Outline

- Comprehensive Plan Community Work Program
- Previous Efforts
- Historic Resources Story Map
- Next Steps



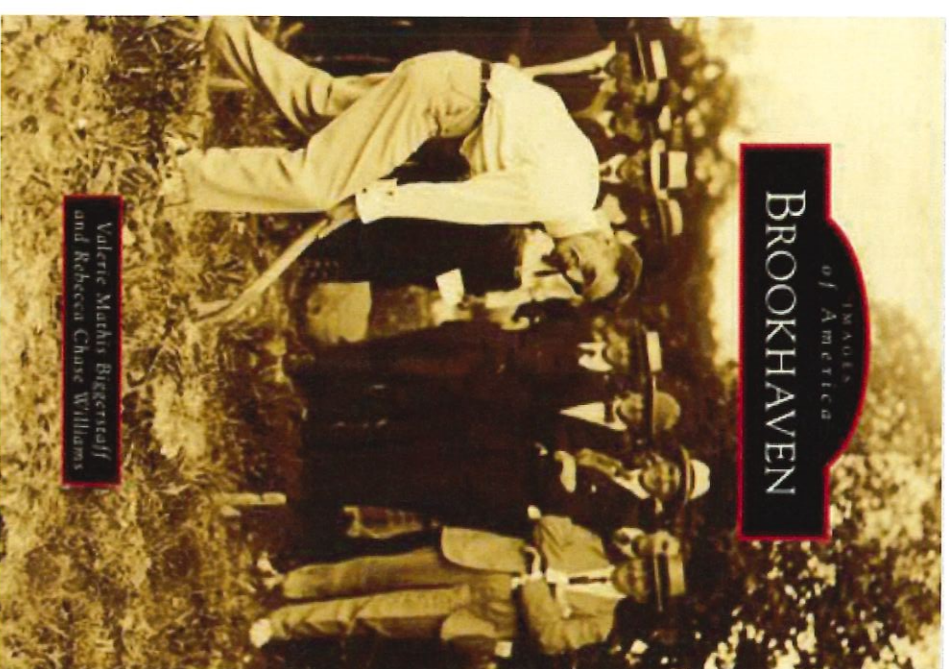
# Comprehensive Plan Community Work Program



- Community Work Program approved by City Council as part of the Comprehensive Plan
- “The Community Work Program *identifies specific actions that the City should pursue* between 2015 and 2019 to implement the plan. It *includes specific years, implementation partners, responsible parties, potential funding streams, and potential costs*. The Community Work Program was thoroughly vetted by the City. The Community Work Program will be used as a *budgetary tool* in conjunction with other priorities identified through the City’s additional planning initiatives and regular day-to-day operations.”
- Top needs/actions contained in the plan include the following:
  - Complete a historic resources survey and implementation protection measures identified.

# Previous Efforts

- Historic Brookhaven listed on National Register of Historic Places in 1986
- Images of America: Brookhaven book.
  - Spearheaded by former Brookhaven Mayor Rebecca Chase-Williams; published in 2017
- Establishment of Lynwood Park Historic District.
  - City Council approved official designation on October 13, 2020; the first of its kind in the city





# Historic Resources Story Map

- Joint effort of the Department of Community Development and the Geographic Information Systems (GIS) Department
- Sources researched include:
  - Stories of Lynwood Park (2008)
  - Fischer Mansion “Flowerland” Cultural Landscape Report (2015)
  - Images of America: Brookhaven (2017)
  - National Register of Historic Places

Brookhaven Historic Resources

A map tour through the Historic buildings, events and districts in the City of Brookhaven, GA

City of Brookhaven | November 1, 2010

STORIES OF LYNWOOD PARK

by  
VERONICA MENZIES HOLMES

A Dissertation Submitted in Partial Fulfillment of the Requirements for the Degree of  
Doctor of Philosophy  
in the College of Arts and Sciences  
Georgia State University

2008

<https://storymaps.arcgis.com/stories/9a2ab59be29f429bb927df94527f4b349>

---

# Next Steps

- Share with neighbors for additional input
- Go live with story map on city website
- Establish a dedicated historical resources website with links to resources such as DeKalb County Historical Society, Georgia Historical Society, etc.
- Consider engaging a professional historian in 2022 to chronicle the first ten years of Brookhaven's incorporation



---

# Questions?

## Contact Info

Patrice S. Ruffin, AICP – Director of Community Development

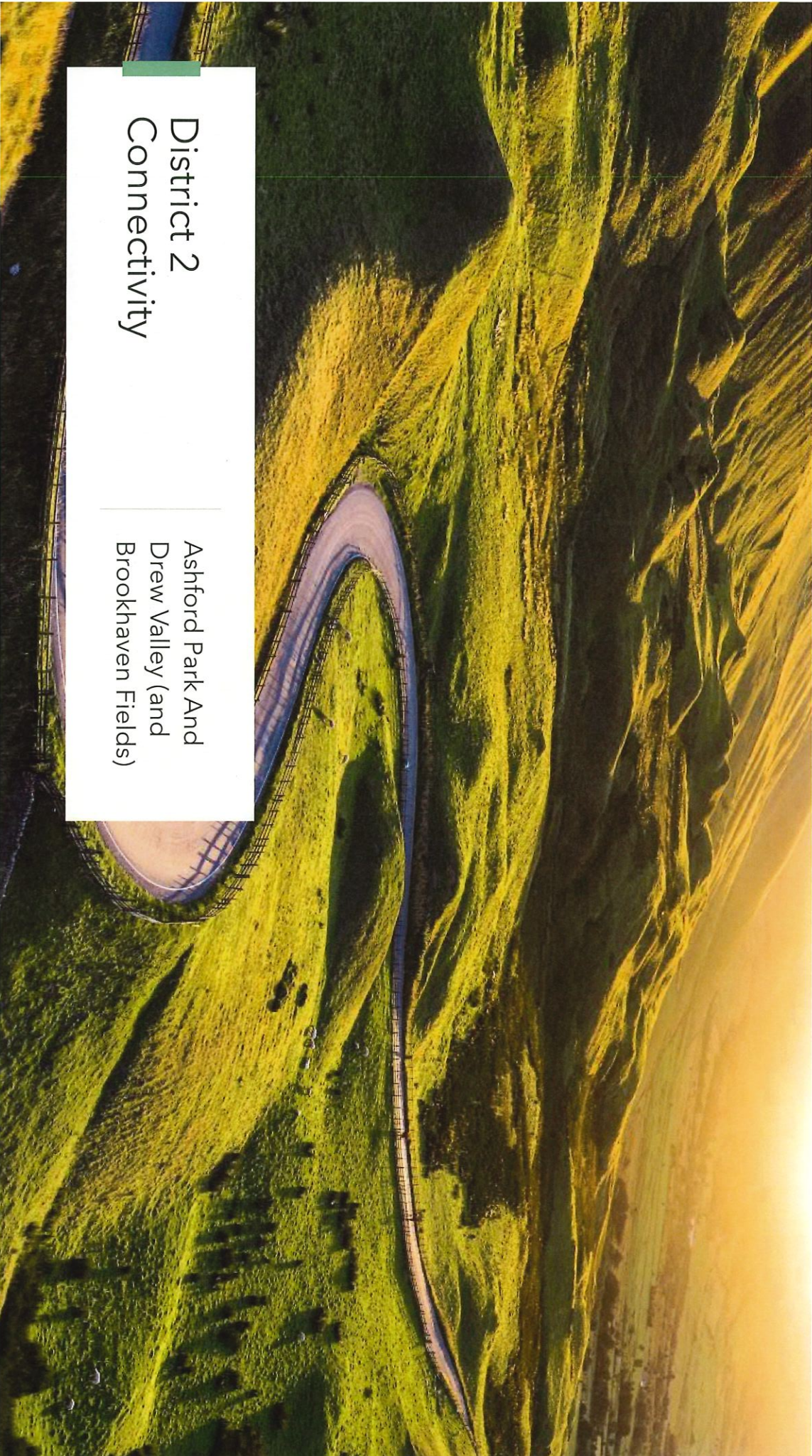
[Patrice.Ruffin@BrookhavenGA.gov](mailto:Patrice.Ruffin@BrookhavenGA.gov)

404-637-0500

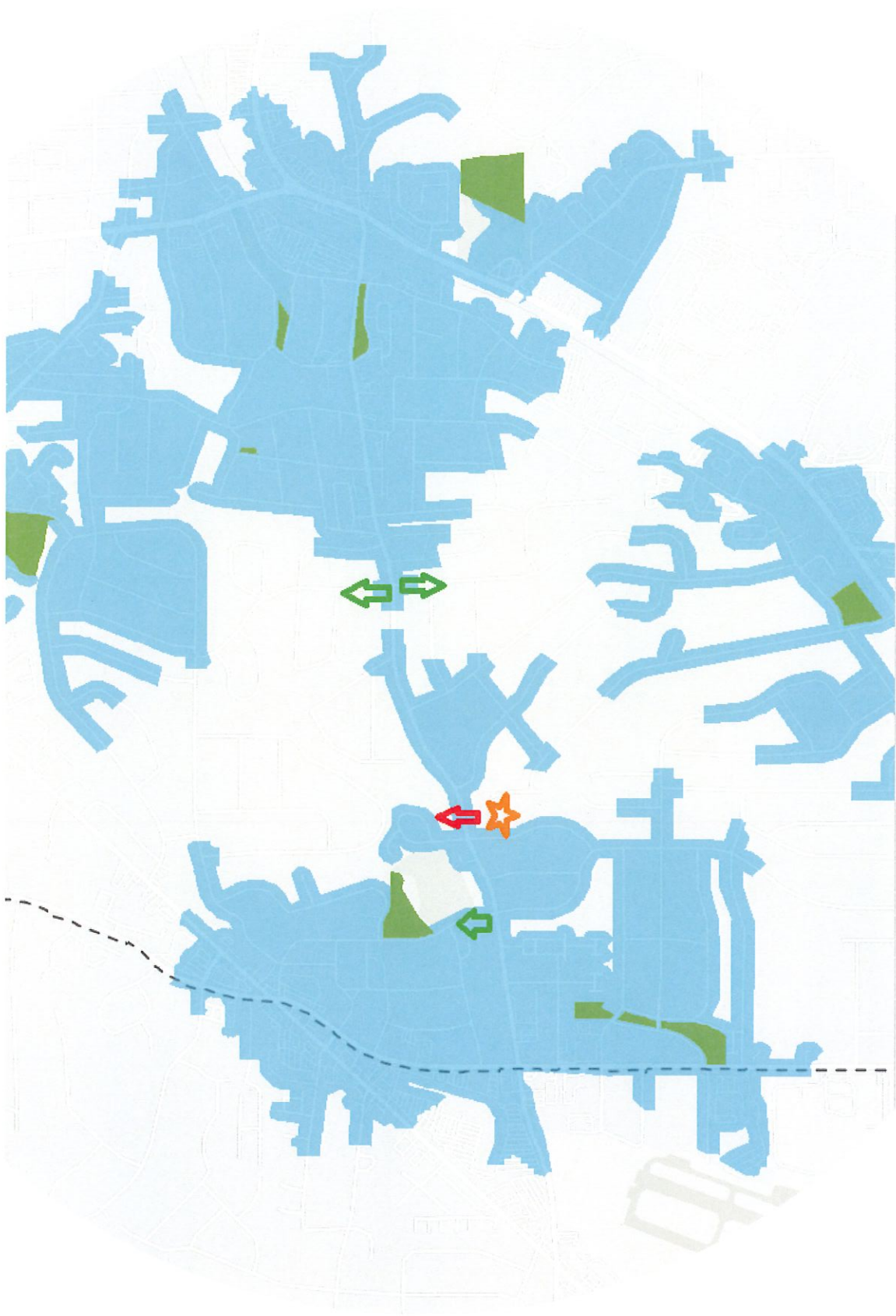
John Park's  
Presentation

District 2  
Connectivity

Ashford Park And  
Drew Valley (and  
Brookhaven Fields)







188-ST	Etowah Drive Oostanaula Drive		Improve access between Dresden Drive corridor and Drew Valley via Drew Valley stormwater path	Narrow, constrained streets Existing landscaping, mailboxes, etc. near roadways		Add sidewalk along one side of each roadway
189-MT	Woodrow Way		Woodrow Way has mostly complete sidewalk already; sidewalk ends just west of Lanier Drive Network connectivity			Finish sidewalk connecting to Lanier Drive
190-ST	North Cliff Valley Way		Connection between North Druid Hills Road (spine) and Buford Highway at Northeast Plaza Also passes by Cross Keys High	Narrow residential streets Existing landscaping, mailboxes, etc. near roadways		Add buffered bike lanes in existing roadway
191-LT	Northeast Plaza		Connection between Buford Highway and North Fork Peachtree Creek near retail and connections to spine	Privately owned, commercially developed land		Add multi-use trail
192-LT	Perimeter-Medical Center Connector		Connection between nearby, but unconnected roadways Provide increased access to medical center area, including MARTA	Private ownership		Multi-use path
193-ST	Osborne Road		Connection between major corridors and parks Enhance existing sidewalk	Narrow, constrained street Existing landscaping, mailboxes, etc. near roadway		Add sharrows
194-LT	Georgian Hill Park Trail		Off-road connection between Clairmont Road and Dresden Drive Parkland	Private ownership for portions		Multi-use path
195-LT	Tobey Road/Skyland Drive Connector		Partially off-road connection through floodplain	Narrow residential streets with existing landscaping etc. Runs near existing backyards		Add multi-use trail











Saturday, February 20, 2021

COUNCIL RETREAT / Joe Gebbia – Mayor Pro Tem – District 4

Joe Gebbia's  
Report

Review of 2021 Issues to Address:

1. Move to create the Brookhaven Redevelopment Authority (BRA).
  - a. Have the necessary presentations scheduled for Q2 2021
  - b. If all positive, move to establish before end of Q3 2021.
  - c. The added powers and benefits of a Redevelopment Authority will be valuable once we actually begin the impactful process of redeveloping BUHI.
  
2. City Policy to protect rights of residents and businesses during BUHI Redevelopment (via BRA / BDA)
  - a. Residents (objective: taking a true humanitarian approach to relocation)
    - i. 120 day rent protection period
      1. 60 days no charge (1<sup>st</sup> 30 days to cover deposit / 2<sup>nd</sup> 30 days to cover moving costs)
    - ii. Landowners and Developers will know ground rules when purchase agreement is made with no obligation on the part of the City.
  
  - b. Businesses (objective: preserve diversity of our businesses along BUHI)
    - i. If a business is part of a tear-down / rebuild, they should be afforded the opportunity to reposition in the new mix-use structure with a 5 year protective rent program paid via abatement.
      1. This will allow time to reposition in a changing business environment.
      2. Will maximize the protection of minority businesses.
  
3. Workforce / Affordable Housing (Co-ordinating with Shirlynn) (via BRA / BDA)
  - a. With ATL seeking bus-hub locations along its future routes – like our N Druid Hills Rd at I-85, if City led abatements are used to secure land, we should be positioning for the right to use a portion of that land (that we control) to build workforce and affordable housing.
    - i. Would be built in a non-residential area avoiding perception of lowering nearby residential housing.
  
  - b. I am working with Senator Tim Scott (SC) to update the current Opportunity Zone regulations to permit “spot zoning” for projects like this. This could significantly enhance return on investment opportunities.
  
  - c. I am also in contact with wealthy ‘Impact Investment’ fund operators specializing in financing workforce and affordable housing opportunities. There is a real interest in supporting this potential.
  
  - d. Since City (BDA or BRA) owns & controls the land, rents can be protected for the long haul and not expire upon cessation of an abatement
  
  - e. Shirlynn will be working with others to recap all other possible funding sources.

- f. If a format can be developed along these lines, our model could prove to be a “cookie cutter” program where-ever ATL establishes a bus-hub in Atlanta
- 4. Update current Affordable Housing requirement on developers by permitting an option to contribute to a Work Force / Affordable Housing Fund (similar to the ‘sidewalk fund’).
  - a. Details to be prepared by our City Manager
  - b. Enhances ability to house more Work Force residents with many financial benefits
  - c. Will be viewed positively by developers – protects their long term financial model
- 5. Update to City’s “Special Tax District” for newly annexed areas (Christian to formalize actual details)
  - a. Add to current policy an official option for an annexed area to seek utilization of dedicated taxes for projects beyond simply meeting the Brookhaven standard. Could include buying green space, adding a new park, installing pavers along cross walks, completing neighborhood sidewalks, pave all roads, et cetera.
    - i. Would require signature approval from a pre-set percentage of the members of the annexed areas. Would extend period of the higher tax rate but with accelerated results.
      - 1. It’s to the benefit of the annexed area and the City to capitalize on the amazing concentration of tax money spent directly to improve a pre-designated area.
- 6. Establish new requirement before an area can annex into the City of Brookhaven
  - a. Annexing areas should know prior to being approved what the time period will be for the “Special Tax District”
    - i. The numbers are what the numbers should be (to reach our standards) and by having this important part of the equation known before the vote is taken takes the City out of potentially having to politically address the issue. Prevents “buyer’s remorse” if the numbers get questioned after the fact.
    - ii. Requirement would be for all studies and reviews to be completed (preferably by our people) but at the requesting party’s expense.
- 7. Formulate a City-wide contact list for all HOAs to facilitate:
  - a. Questionnaire on issues of concern (i.e.- MCP Loop Rod, Connelly Project, et cetera)
    - i. This would most likely necessitate the hiring of professional survey company (to ask the right questions) on a project by project basis
  - b. To disseminate City position on current issues (could be conceptual) in development (lawsuit against DeKalb Count, the abatement issue and how / why Brookhaven is taking positions it does)
    - i. Would be a very good tool for enhancing transparency
  - c. Questionnaires can be done City-wide or by District



## Chat Questions

08:56:48 From Madeleine Simmons to All panelists : I'm here!

09:06:59 From Linley Jones to John Funny and all panelists : Good morning, John!  
Glad you're here.

09:09:22 From John Funny to All panelists : Good morning Councilwoman Jones and ALL, glad to be here. Thank You!!

10:11:11 From jennifer kovacich to All panelists : I have questions about Murphey Candler Park

10:16:18 From Community Development Department City of Brookhaven to Everyone : Good morning, Ms. Kovacich. This session does not include a public comment/question component. Please submit any questions to the city here:

<https://www.brookhavenga.gov/contact>.

10:16:27 From Christian Sigman to All panelists : Good Morning Jennifer. The City Council Advance is a presentation and discussion session for the Mayor and City Council. There is not a public input component. Please feel free to submit questions in the Zoom chat feature and we will respond early next week. Thank you for attending the 2021 City Council Advance. Christian Sigman, City Manager.

10:24:28 From Allison EhrlerMeyer to All panelists : Currently there are over 700 petitions asking for a pause and an alternative plan for MCP community green and asking for no cars in the park. When/How will these be acknowledged by the city?



City of Brookhaven, Georgia is live now.

Published by Patrice Ruffin · 2 hrs · ⚙️



City of Brookhaven Advance 202 |



117  
People Reached

11  
Engagements

Boost Unavailable

👍 2

2 Comments

👍 Like

💬 Comment

➦ Share



Comment as City of Brookhaven, Georgia



Megan Latimer Franklin  
The story map is very cool!

Like · Reply · Message · 12m



Megan Latimer Franklin  
Thanks, y'all. It's great to hear about the ivy removal!

Like · Reply · Message · 36m