

REV.

DEKALB COUNTY

ITEM NO. 12

BOARD OF COMMISSIONERS

HEARING TYPE
Action

BUSINESS AGENDA / MINUTES

ACTION TYPE
Resolution

MEETING DATE: January 14, 2011

SUBJECT: Resolution for the Update of the Brookhaven-Peachtree LCI 5-Year Action Plan.

COMMISSION DISTRICTS: 1, 2 and 6

DEPARTMENT: Planning and Development

PUBLIC HEARING: YES NO

ATTACHMENT: YES No

INFORMATION CONTACT: Andrew Baker
PHONE NUMBER: 404-371-2155

PAGES: 26

Normal Coursed 10/12/10, Deferred 10/26/10, 11/09/10, 11/16/10, and 12/14/10

PURPOSE:

To consider authorizing a resolution to approve the update of the 5 – Year LCI Plan for the Brookhaven-Peachtree LCI as required by the Atlanta Regional Commission (ARC).

NEED/IMPACT:

The Brookhaven-Peachtree LCI Plan was adopted by the Board of Commissioners in 2006. A Five-Year update of the LCI Plan is necessary to continue DeKalb County’s participation in the LCI program with ARC. DeKalb County’s Planning and Development Department has prepared a five-year update to the Brookhaven-Peachtree LCI that reports the progress of the implementation projects recommended in the 2006 Brookhaven-Peachtree LCI Plan and revised the original LCI plan in response to the developments that have taken place within the LCI study area.

RECOMMENDATION (S):

To authorize a resolution to approve the update of the 5 – Year LCI Plan for the Brookhaven-Peachtree LCI as required by the Atlanta Regional Commission (ARC).

September 15, 2010

RESOLUTION

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA TO SUBMIT THE FIVE-YEAR UPDATE OF THE BROOKHAVEN-PEACHTREE LIVABLE CENTERS INITIATIVE (LCI) ACTION PLAN TO THE ATLANTA REGIONAL COMMISSION (ARC), AND FOR OTHER PURPOSES.

WHEREAS, DeKalb County received a grant from the Atlanta Regional Commission (ARC) in 2006 to conduct a Livable Centers Initiative (LCI) study; and

WHEREAS, the LCI study was conducted in 2006 and resulted in development of the LCI Study and Action Plan document, which the CEO and Board of Commissioners adopted; and

WHEREAS, a five-year update of the LCI Action Plan is necessary to continue DeKalb County's participation in the LCI program; and

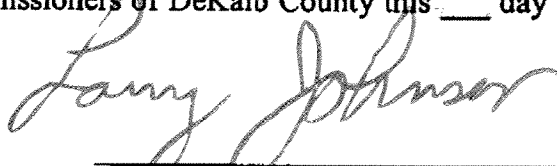
WHEREAS, DeKalb County's Planning and Development Department has prepared a five-year update to the Brookhaven-Peachtree LCI Plan that reports the progress of the implementation of projects recommended in the 2006 Brookhaven-Peachtree LCI Plan, and revised the original plan in response to the developments that have taken place within the LCI study area; and

NOW, THEREFORE, BE IT RESOLVED, by the CEO and Board of Commissioners of DeKalb County, and it is hereby resolved by authority of the same that DeKalb County supports the LCI program, and directs Planning and Development Department staff to submit the five-year update of the Brookhaven-Peachtree LCI Action Plan to the ARC.

BE IT FURTHER RESOLVED, that any and all resolutions, or any part thereof in conflict with this resolution are hereby repealed. This resolution shall be effective immediately upon its adoption.

September 15, 2010

APPROVED by the Board of Commissioners of DeKalb County this 14th day of January, 2010. (2011)



LARRY JOHNSON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this 17th day of January, 2010. (2011)




BURRELL ELLIS
Chief Executive Officer
DeKalb County, Georgia

ATTEST:




BARBARA SANDERS, CCC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO FORM:



JOHN E. JONES, JR.
Senior Assistant County Attorney
DeKalb County, Georgia

APPROVED AS TO SUBSTANCE:



JOHNATHAN A. WEINTRAUB
Deputy COO of Development
Interim Director of Plng. & Dev.
DeKalb County, Georgia

SEPTEMBER 2010



Brookhaven - Peachtree LCI

Livable Centers Initiative
Study and Action Plan

Five-Year Update
2011-2016

Brookhaven - Peachtree LCI

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REPORT OF ACCOMPLISHMENTS
BROOKHAVEN-PEACHTREE LCI FIVE-YEAR IMPLEMENTATION PLAN UPDATE
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Brookhaven - Peachtree LCI

INTRODUCTION

In 2005, the Atlanta Regional Commission granted DeKalb County a planning grant through its Livable Centers Initiative (LCI) to focus on developing a long-range plan for the Brookhaven-Peachtree area, including the Brookhaven/ Oglethorpe University MARTA station area and the Peachtree Road corridor from the Fulton County Line to Ashford Dunwoody Road. The Livable Centers Initiative promotes greater livability in activity and employment centers through the identification of development and redevelopment opportunities and the creation of action plans to enhance connectivity and mobility.

The Brookhaven-Peachtree LCI plans provides DeKalb County, local residents and area stakeholders an opportunity to continue developing a vision for the area's future, evaluate development and redevelopment opportunities within the Brookhaven-Peachtree LCI area and create an implementation plan to enhance the area as a dynamic, mixed-use, pedestrian oriented center. The plan continues to serve as a guide for county government, planning, economic development, local neighborhoods and residents concerning future development and redevelopment of this prominent area.

The Brookhaven-Peachtree LCI Study Area included the Peachtree Road Corridor from the Fulton County line to Ashford Dunwoody Road. East of Peachtree Road, the study area extends south along North Druid Hills Road to Briarwood Road and Colonial Drive and east along Dresden Drive to Conasauga Avenue and Ashford Road. The Study Area extends north on Ashford Dunwoody to Windsor Parkway and west to the DeKalb/Fulton County line. The area includes numerous residential neighborhoods including Ashford Park, Brookhaven Heights, Brookhaven Fields, Hermance, Fernwood Park, Brookhaven Club, and Village Park. Landmarks within the Study Area include Oglethorpe University, the Brookhaven/Oglethorpe University MARTA Station, Solomon Goodwin House and Harris Goodwin Cemetery, several local institutions (including the Brookhaven Branch of the DeKalb County Public Library) and several multi-family apartment complexes (including three Post Apartment complexes.)

Brookhaven - Peachtree LCI

EVALUATION AND APPRAISIAL REPORT

The most significant barrier to local connectivity in Brookhaven is the combined freight and transit rail corridor to the south of the Peachtree Road which includes the MARTA rail line and an active freight rail. This corridor bisects the Study Area and is crossed only at three points reducing opportunities for direct and efficient travel. This impact is felt most by active and potential pedestrians and transit users, who must walk extended distances to access transit, retail services and other desired destinations.

Comprehensive Land Use Plan

DeKalb County adopted a new Comprehensive Land Use Plan in June 2007. The Comprehensive Plan designated study area as Town Center. The Comprehensive Plan defines a Town Center as a focal point for several neighborhoods that has a concentration of activity such as general retail, service commercial, professional office, higher density housing (allowing 60 dwelling units to the acre) and appropriate public and open space uses easily accessible by pedestrians.

Land Use and Policy

Within the adopted DeKalb County Comprehensive Plan, land use policies have been developed to implement each character area. The Town Center policies that support the Brookhaven-Peachtree LCI study, encourage creating compact mixed use district and reducing the automobile dependency and travel to obtain basic services; require consideration of height implementation and when development is adjacent to single family residential neighborhoods; and create small area plans and overlays for activity centers as a way to further refine the countywide nodal/activity center concept.

During the first phase of the Brookhaven LCI study public involvement process, members of the public were asked to identify transportation issues within the Study Area. The following issues were identified;

- Lack of sidewalks and the conditions of existing sidewalks
- Poor aesthetics and streetscaping on roadways
- Pedestrian safety
- “Cut-through” traffic

Brookhaven - Peachtree LCI

- “Pass-through” traffic
- Bus access to the MARTA station
- Specific operational issues
- Excessive speeds

While the Peachtree Road corridor has continuous sidewalks on both sides of the street, most other road throughout the Study Area continues to lack sidewalks. The shoulders of many roadways without sidewalks in the Study Area have well worn footpaths which indicate heavy pedestrian usage despite the lack of sidewalks.

Transit service in the Brookhaven Study Area is provided by the Metropolitan Atlanta Rapid Transit Authority (MARTA.) The MARTA rail system currently has 26 stations with 46 route miles. MARTA’s rail system operates from approximately 5 am to 1 am, Monday through Friday and from 5 am to 12:30 AM weekends and holidays. The fare at the time of the study was \$1.75. The Brookhaven Study Area is served by seven (7) MARTA bus routes.

IMPLEMENTATION PLAN WITH FIVE YEAR ACTION PLAN

DeKalb County has programmed several traffic signal upgrades in the Study Area which include improvements to the signal hardware as well as the pedestrian crossing facilities.

Understanding the strengths and challenges of the Brookhaven LCI Study Area is key to constructing potential building blocks from which to foster redevelopment and revitalization and those aspects or issues that must be addressed to realize the types of opportunities desired. Those key strengths include;

- It’s proximity to Buckhead and the Central Perimeter area which, together, represent two of Atlanta’s largest and most upscale office and retail submarkets;
- Excellent access to jobs, retail, services and amenities via Peachtree Road/Peachtree Industrial, I-85, GA 400 and MARTA
- Strong and well-established neighborhoods in and adjacent to the Study Area;
- Convenient neighborhood-serving retail; and
- In town conveniences without the tax burden of Fulton County and the City of Atlanta.

Brookhaven - Peachtree LCI

IMPLEMENTATION UPDATE WITH STRATEGIES

The Brookhaven-Peachtree Area lacked a collective vision for the future. When new development projects are brought to the County there was no document (other than the Comprehensive Plan) that states the Community's and the County's aspirations for the Brookhaven-Peachtree-Area. To further support the LCI, the County adopted the Brookhaven/Peachtree Overlay District (OVD) in 2007, which provides more regulated guidance for appropriate and inappropriate development(s). The Overlay District is located along Peachtree Industrial Boulevard, which is within the core of the Brookhaven/Peachtree LCI. The OVD also includes design guidelines which extend beyond the zoning code to provide graphic examples and diagrams depicting principles and regulations.

It was discussed that there is a possibility that MARTA, will likely consider offering property surrounding the Brookhaven/Oglethorpe University MARTA Station area for development. Potential redevelopment of the station will require a replacement of a significant number of parking spaces via a new parking structure. In some ways the community's vision for the station area may differ from the vision of the county officials and/or MARTA. However, the intensity of development that is needed to financially support redevelopment of the property must be understood by both for the property to be redevelopment.

Because the area has lacked an agreed upon plan for the future and a guide for development, redevelopment and area improvement, portions of the community are displeased with the results of some new development projects. This disappointment appears to have led to a lack of confidence from members in the community regarding the ability to enforce development/redevelopment standards. Clear development and redevelopment goals and standards will be necessary for the Peachtree Corridor and secondary corridors including Dresden Drive to ensure that new development enhances the Brookhaven-Peachtree Area.

Overcoming the barrier of Peachtree Road and the rail lines to provide safe pedestrian crossing and promote a consistent sense of place and sense of character is the most significant challenge to the future prosperity of the Brookhaven-Peachtree Area. At the same time, the plan is addressing vehicular safety and movement through and around Brookhaven.

The area's only major green space, Brookhaven Park, can only be accessed from a gate on Osborne Road and is surrounded by a chain link fence to provide security for clients

Brookhaven - Peachtree LCI

of the DeKalb County’s Services Center. While not in the LCI boundaries, Clack’s Corner Park is in close proximity to the area and was recently renovated. The local area has seen recent construction and success of numerous higher intensity residential developments in and around the Brookhaven area, preservation and enhancement of stable, older neighborhoods in the area is still priority of the community. The following table lists projects that have played a significant role in the continued development of the Brookhaven-Peachtree LCI;

Project Name	Use Type	Build Type	Address	Description	Status
Walgreens	Retail	New Construction	3925 Peachtree Rd		Not Started LDP processed
Dresden Office Building	Office	New Construction	1342 Dresden Dr	Four story office building	Not Started LDP incomplete
Ashford Park	Park/Recreation	Park Facility	2980 Redding Rd	A new park building with 2 restrooms, meeting space, and warming kitchen.	Complete
Village Place Brookhaven	Mixed-Use	New Construction	1418 Dresden Dr	Mixed- Use Development including office, retail, residential	Complete
Town Brookhaven	Mixed-Use	New Construction	1277 Cross Keys	Mixed- Use Development including office, retail, residential	Under construction

The challenges facing redevelopment and enhancement of this stretch of Peachtree Road include the limited depth of these parcels along Peachtree Road, the significant number of small parcels and the large number of unrelated property owners. For redevelopment of the area to occur in a meaningful manner, property assembly (land banking) will be required.

The plan continues to call for a combination of commercial and residential development throughout the Core Study Area, including significant mixed-use development surrounding the Brookhaven MARTA station. Surrounding the Core Study Area, well established Brookhaven neighborhoods including Ashford Park, Brookhaven Heights,

Brookhaven - Peachtree LCI

Brookhaven Fields, Brookhaven Club and neighborhoods off of Osborne Road and Hermance Drive exist. The county is seeking to create a new library within the area. The sites under consideration include the existing MARTA location and Town Brookhaven. The selected site should be used as a catalyst for further redevelopment and include signage and a public involvement process.

The Framework Plan in addition to outlining future land uses and transportation improvements should be utilized as the basis for amending the future land use map for the Brookhaven area within the DeKalb County Comprehensive Plan. That update should include the following;

- Adoption and integration of a Brookhaven Overlay District that allows for transit-oriented, mixed use development in areas within ¼ mile of the MARTA train station
- Mixed use Development on all properties facing Peachtree Road between Brookhaven Drive and Dresden Drive
- Mixed-Use Development on the Brookhaven MARTA Station site,
- Mixed-Use Development on the north side of Dresden Drive between Parkside Drive and Caldwell Road,
- Medium Density Residential with potential for ground floor professional office along the south side of Dresden Drive between Apple Valley Road and Elijah Drive and along the east side of Apple Valley Road between Peachtree View and Sunland Drive,
- Medium-High Density Residential along Apple Valley Road north of Dresden Drive on properties currently zoned for industrial use/manufacturing, and
- Office/Professional along the west side of Apple Valley Road from Dresden to the aforementioned industrial/manufacturing properties.

APPENDICES

RESOLUTION

RESOLUTION
**A RESOLUTION FOR THE FIVE-YEAR UPDATE OF THE BROOKHAVEN-
PEACHTREE LIVABLE CENTERS INITIATIVE (LCI) ACTION PLAN, AND
FOR OTHER PURPOSES**

WHEREAS, DeKalb County received a grant from the Atlanta Regional Commission (ARC) in 2006 to conduct a Livable Centers Initiative (LCI) Study; and

WHEREAS, the LCI study was conducted in 2006 and resulted in development of the LCI Study and Action Plan document, which the CEO and Board of Commissioners adopted; and

WHEREAS, a five (5) -year update of the LCI Action Plan is necessary to continue DeKalb County's, participation in the LCI program; and

WHEREAS, DeKalb County's Planning and Development Department has prepared a five-year update to the Kensington LCI Plan that reports the progress of the implementation of projects recommended in the 2006 Brookhaven-Peachtree LCI Plan and revised the original plan in response to the developments that have taken place within the LCI study area; and

NOW, THEREFORE, BE IT RESOLVED, by the CEO and Board of Commissioners of DeKalb County, and it is hereby resolved by authority of the same that DeKalb County supports the LCI program and directs staff to update the 5-year action plan and submit the plan to ARC.

BE IT FURTHER RESOLVED, that any and all resolutions, or any part thereof in conflict with this resolution are hereby repealed. This resolution shall be effective immediately upon its adoption.

APPROVED by the Board of Commissioners of DeKalb County this ____ day of _____, 2010.

LARRY JOHNSON
Presiding Officer
Board of Commissioners

DeKalb County

APPROVED by the Chief Executive Officer of DeKalb County, this ____day of _____, 2010.

BURRELL ELLIS
Chief Executive Officer
DeKalb County

ATTEST:

BARBARA SANDERS, CCC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO FORM:

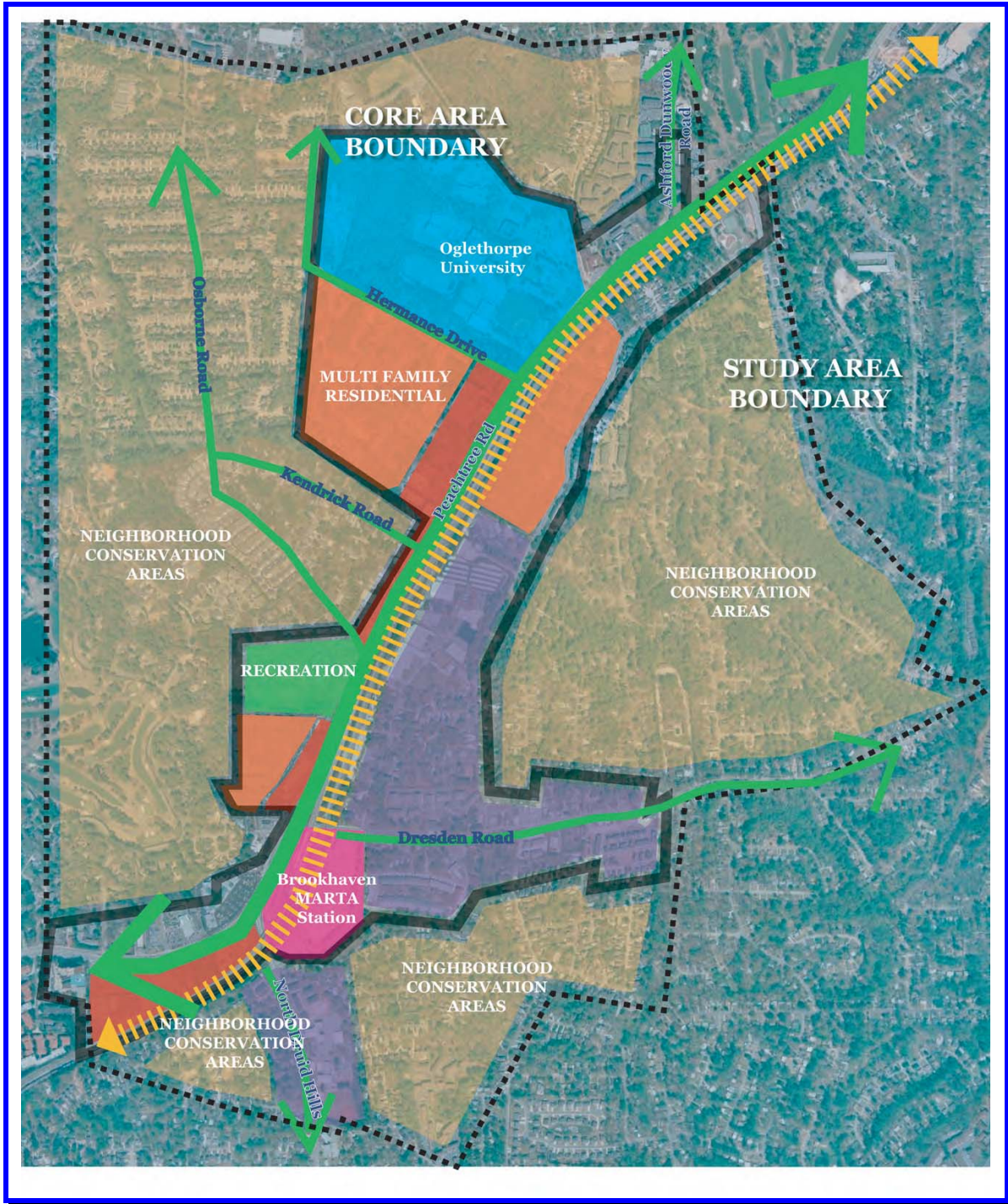
LISA E. CHANG
County Attorney
DeKalb County, Georgia

APPROVED AS TO SUBSTANCE:

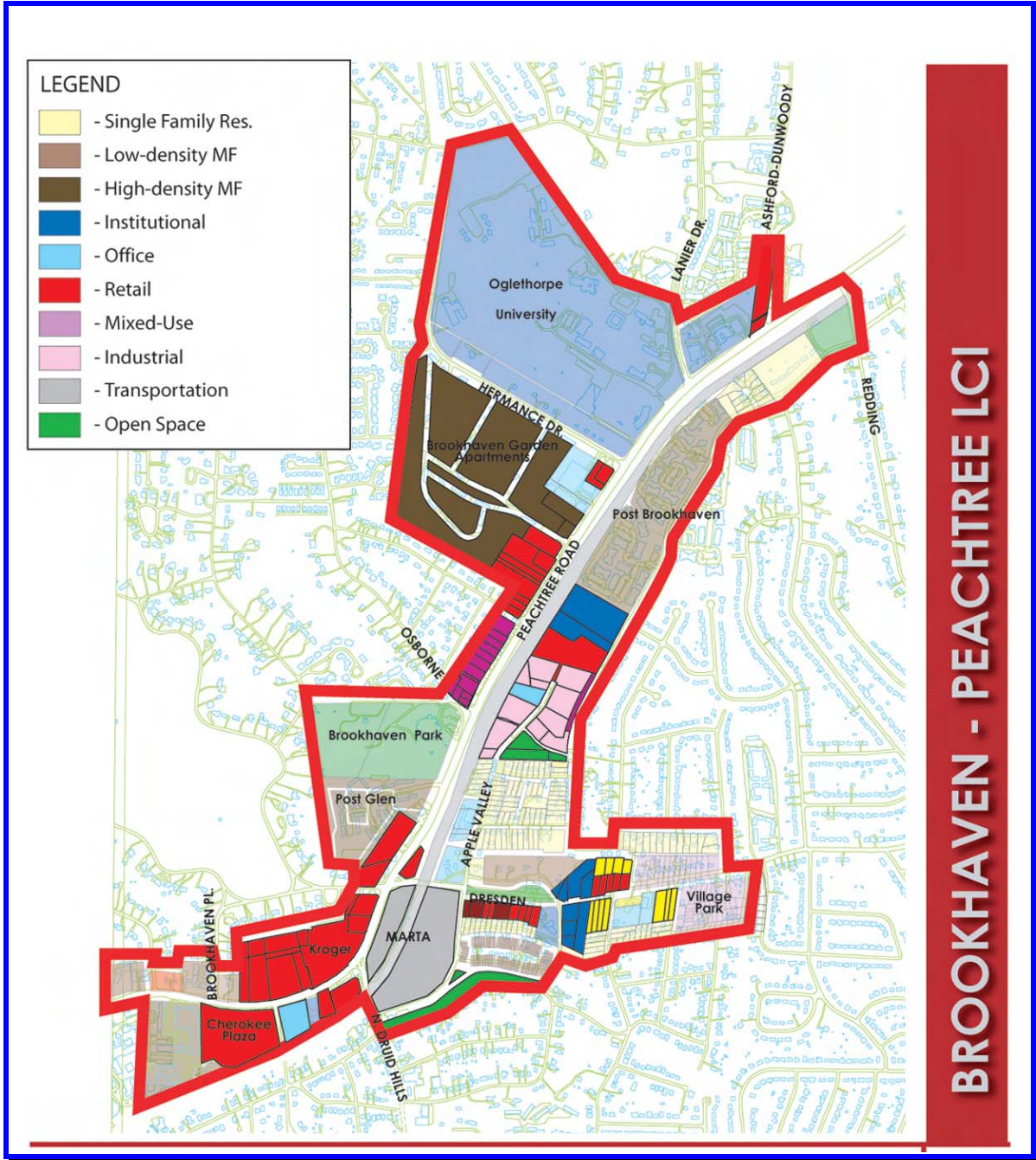
JOHNATHAN A. WEINTRAUB
Deputy COO of Development
Interim Director of Plng. & Dev.
DeKalb County, Georgia

**BROOKHAVEN-
PEACHTREE
LCI
5-YEAR
IMPLEMENTATION
PLAN UPDATE**

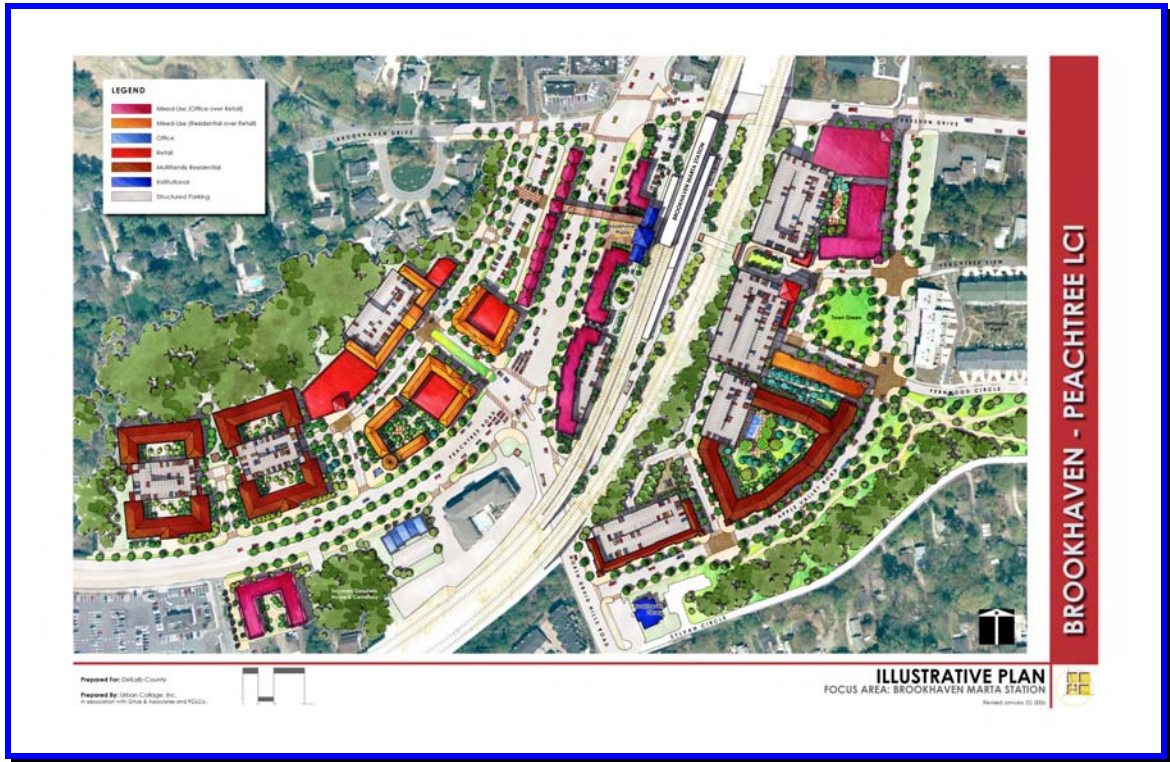
MAPS



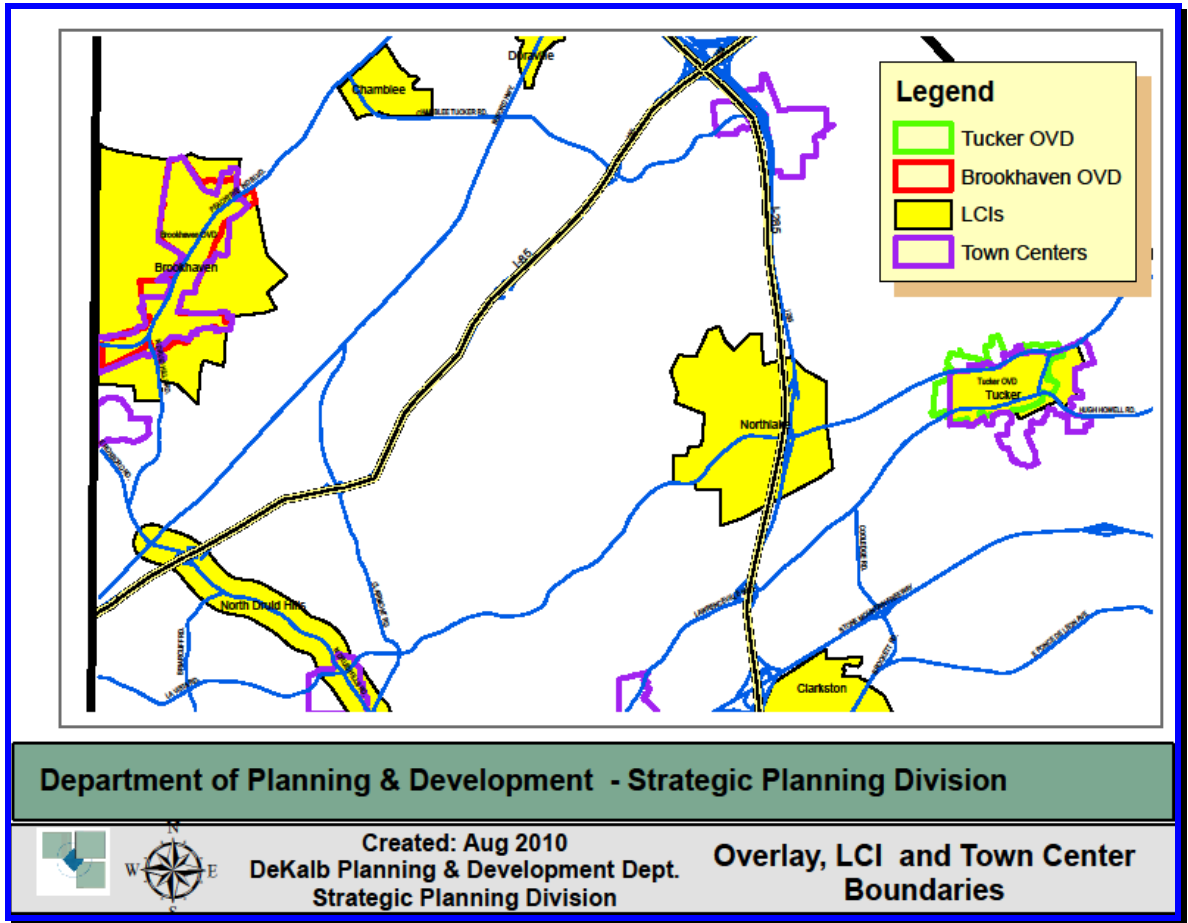
LCI STUDY AREA
FOCUS AREA: BROOKHAVEN MARTA STATION



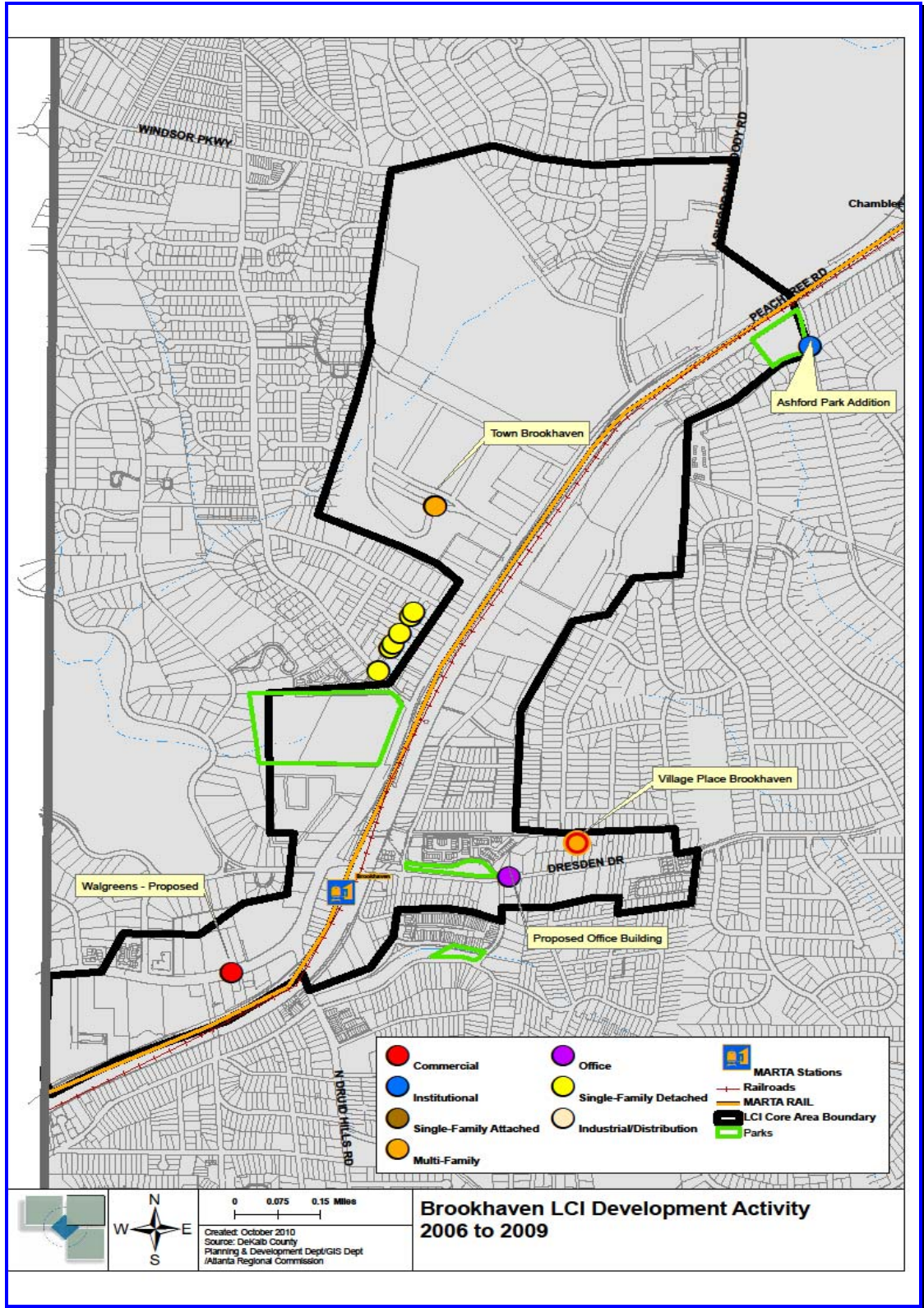
DEVELOPMENT OPPORTUNITIES
FOCUS AREA: BROOKHAVEN MARTA STATION



ILLUSTRATIVE PLAN
FOCUS AREA: BROOKHAVEN MARTA STATION



**BROOKHAVEN-PEACHREE OVERLAY, LCI &
TOWN CENTER
BOUNDARY MAP**



BROOKHAVEN-PEACHREE DEVELOPMENT ACTIVITY

2006-2009

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REPORT OF ACCOMPLISHMENTS
Brookhaven-Peachtree
LCI Update

Instructions: In the left columns, list all projects/actions identified in your LCI 5-Year Action Plan. Check the appropriate status box for each project. Provide details when necessary, including when a project has missed its deadline or has become irrelevant.

Transportation Initiatives

Project	Description	PE Year	Construction Year	STATUS				Notes
				Complete	Underway	Not Started	Not Relevant	
Brookhaven-Oglethorpe MARTA Station Access Public Space Improvements	Traffic Operations & pedestrian	TBD	2016			√		
Brookhaven-Oglethorpe MARTA Station Parking Structure	Parking	TBD	2016			√		
Peachtree Road (CR 141) from Dresden Drive to Bellaire Drive Roadway and Sidewalk Enhancements	Traffic Operations	TBD	2016			√		
Apple Valley from North Druid Hills Road to Dresden Drive Roadway and Sidewalk Enhancements	Traffic Operations Pedestrian and Bike	TBD	2016			√		
Dresden Drive from Peachtree road to Thompson Road sidewalk and bike enhancements	pedestrian/ bike	TBD	2016			√		
Peachtree Road (CR 141) from Ashford Dunwoody to Dresdent Drive Roadway and Sidewalk enhancements	Traffic Operations and Pedestrian	TBD	2016			√		
North Druid Hills Road from Peachtree Road to Colonial Drive Sidewalk and Bicycle Enhancements	Pedestrian/ Bike	TBD	2016			√		
Calming/ Sidewalk Improvements in Brookhaven Heights, Brookhaven Fields, Ashford Park, Osborne, Hermance (Caldwell, Oglethorpe, Pine Grove, Colonial, Thromwell, and Briarwood	Traffic Operations and Pedestrian	TBD	2016			√		
Apple valley Extension to Caldwell Road	Traffic Operations and Safety	TBD	2016			√		
Cross Keys Drive Extension to Hermance Drive	Traffic Operations and Safety	TBD	2016			√		
Peachtree Road Pedestrian Bridge and MARTA Station Improvements	pedestrian/ bike	TBD	2016			√		
		TBD	2016			√		

STATUS

REPORT OF ACCOMPLISHMENTS
Brookhaven-Peachtree
LCI Update

Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	Notes
		Study / Implementation Year						
Housing Projects/ Initiatives		Study / Implementation Year		Complete	Underway	Not Started	Not Relevant	Notes
Develop and adopt TOD zoning classification/ Brookhaven overlay district to allow for mixed use development		2007		√				
Adopt density bonus provisions for projects that include workforce housing components		2007		√				

Other local initiatives	Description	Study / Implementation Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
Further Develop and adopt development guidelines for Brookhaven LCI Area		2007	√				
Further coordinate with MARTA for redevelopment RFQ for Brookhaven-Oglethorpe MARTA Station property		2016			√		
Rezone priority redevelopment parcels in accordance with plan as necessary		2007	√				

BROOKHAVEN- PEACHTREE
FIVE YEAR UPDATE

FIVE YEAR IMPLEMENTATION PLAN

Transportation Projects

Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source
Brookhaven- Oglethorpe MARTA Station Access Public Space Improvements	Traffic Operations & pedestrian	2012	TBD	NA	NA	2012	TBD	TBD	Dekalb County/ MARTA	LCI and Private Development
Brookhaven-Oglethorpe MARTA Station Parking Structure	Parking	2012	TBD	NA	NA	2016	TBD		County/MARTA	County/MARTA
Peachtree road (SR 141) from Dresden Drive to Bellaire Drive Roadway and Sidewalk Enhancements	Traffic Operations	2012	TBD	NA	NA	2016	TBD	TBD	County/Private Partnership	County/Private Partnership
Apple Valley from North Druid Hills Road to Dresden Drive Roadway and Sidewalk Enhancements	Traffic Operations Pedestrian and Bike	2012	TBD	NA	NA	2016	TBD	TBD	County/Private Partnership	County/Private Partnership
Dresden Drive from Peachtree road to Thompson Road sidewalk and bike enhancements	pedestrian/ bike	2012	TBD	NA	NA	2016	TBD	TBD	County	County/Private Investment
Peachtree road (SR 141) from Ashford Dunwoody to Dresden Drive Roadway and Sidewalk enhancements	Traffic Operations and Pedestrian	2012	TBD	NA	NA	2016	TBD	TBD	County	GDOT Safety and TIP
North Druid Hills Road from Peachtree Road to Colonial Drive Sidewalk and Bicycle Enhancements	Pedestrian/ Bike	2012	TBD	NA	NA	2016	TBD	TBD	County	County/ Private
Neighborhood Traffic Calming/ Sidewalk Improvements in Brookhaven Heights, Brookhaven Fields, Ashford Park, Osborne, Hermance (Caldwell, Oglethorpe, Pine Grove, Colonial, Thomwell, and Briarwood	Traffic Operations and Pedestrian	2012	TBD	NA	NA	2016	TBD	TBD	County	TE, CMAQ, County Fund Development Fund/ Impact Fees
Apple Valley Extension to Caldwell Road	Traffic Operations and Safety	2012	TBD	NA	NA	2016	TBD	TBD	County	Development Fund/ Impact Fees
Cross Keys Drive Extension to Hermance Drive	Traffic Operations and Safety	2012	TBD	NA	NA	2016	TBD	TBD	County	Development Fund/ Impact Fees
Peachtree Road Pedestrian Bridge and MARTA Station Improvements	pedestrian/ bike	2012	TBD	NA	NA	2016	TBD	TBD	Dekalb County/ MARTA	GDOT Safety and Private Development
	Totals		\$0		\$0		\$0	\$0		

BROOKHAVEN- PEACHTREE
FIVE YEAR UPDATE

Housing Projects/Initiatives

Description/Action	Cost	Year	Responsible Party	Funding Source
classification/ Brookhaven overlay district to allow for mixed use development	TBD	2012	County	County
Adopt density bonus provisions for projects that include workforce housing components	TBD	2012	county	County

Other Local Initiatives

Description/Action	Cost	Year	Responsible Party	Funding Source
Further Develop and adopt development guidelines for Brookhaven LCI Area	TBD	2012	county	County
Partner Coordinate with MARTA for redevelopment RFQ for Brookhaven-Oglethorpe MARTA Station property	TBD	2012	County	county
Rezone priority redevelopment parcels in accordance with plan as necessary	TBD	2012	county	County