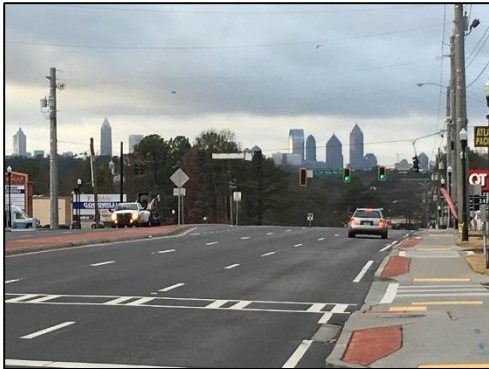




# Buford Highway Corridor Livable Centers Initiative (LCI)

Locally Funded/Existing Study



January 2017

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## Applicable Plans Overview

Since its incorporation in 2012, the City of Brookhaven has adopted four plans that fulfill the entry requirements of the LCI program for the Buford Highway Corridor study area:

- The **Buford Highway Improvement Plan and Economic Development Strategy (“BHIP”)**, published in 2014;
- **Comprehensive Plan 2034**, published in 2014 and last amended in 2016;
- The **Bicycle, Pedestrian, & Trail Plan**, published in 2016; and
- The **Peachtree Creek Greenway Master Plan**, published in 2016.

## Applicable Plans’ Scope of Work

While the study areas of the BHIP, Comprehensive Plan, and Bicycle, Pedestrian, & Trail Plan include the entirety of the City, each includes a specific assessment of the needs and opportunities related to the LCI Study Goals within the Buford Highway Corridor. The entire study area of the Greenway Master Plan falls within the Buford Highway Corridor area.

The combined scope of work of these plans is on par with that required for LCI eligibility. Each plan includes in-depth analysis of existing conditions, goal and objective development, and work program creation. Public participation and input is a key component of each plan.

**BHIP:** Studies the Buford Highway corridor with a goal of providing “an attractive, safe and trafficable environment, with an emphasis on pedestrian accessibility and an action plan to stimulate the area to its full potential and long range sustainability” (p. 1). The study includes a physical and market analysis of current conditions, “including an assessment of pedestrian and vehicular circulation, open space [and] character defining features” and the creation of a development strategy (p. 1-2).

**Bicycle, Pedestrian, & Trail Plan:** Develops a list of “policies and transportation projects aimed at accommodating all active transportation users through a combination of technical analysis, best practices in planning, and engagement with the community” (p. 1-3).

**Comprehensive Plan:** Presents and guides the City’s long-term future vision, including land use, community facilities and resources, economic development, housing, population, and transportation. Includes goals and policies for the development of the Buford Highway Character Area.

**Greenway Master Plan:** Aims “to realize the development of a multi-purpose linear park along the North Fork of Peachtree Creek”, which runs through the Corridor roughly parallel to Buford Highway. The plan includes a detailed analysis of existing conditions, a proposed Greenway Master Plan, and an implementation strategy (p. 1).



Source: Peachtree Creek Greenway Master Plan

## Community Needs

Eligibility for the LCI program would address several needs in the Buford Highway Corridor community, including improvements bicycle and pedestrian facilities, safe access to transit, inter-parcel connectivity, streetscape aesthetics, and economic development.

The **BHIP**'s in-depth study of the corridor includes recommendations to reduce Buford Highway's speed limit, narrow the road profile, add protected medians, provide signalized mid-block crosswalks, construct on- and



off-road bicycle infrastructure, and install street trees and buffer plantings. Lighting, street furniture, and bus stop improvements are also recommended (BHIP p. 7-20).

The **Bicycle, Pedestrian and Trail Plan** echoes the recommendations of the BHIP and includes design, maintenance, and zoning policy guidelines to address these community needs. Projects include filling sidewalk gaps, bicycle infrastructure, pedestrian crossing signals, wayfinding signage, and zoning ordinance amendments to allow for multi-use trail connectivity (p. 1-8).

The **Comprehensive Plan** guides future development toward a “transition from an auto-oriented suburban corridor into a denser, more walkable urban corridor, that features compact pedestrian-friendly development” (Ch. 3, p. 72). Implementation strategies include design guidelines, streetscape standards and an overlay district for the corridor (Ch. 5, p. 91; Work Program p. 1).

The **Greenway Master Plan** further addresses these community needs by laying the groundwork for a trail system that “would provide critical connectivity between parcels” while improving bicycle and pedestrian access through the Buford Highway Corridor area.

## Support of regional goals established in the Atlanta Region's Plan Policy Framework

The plans each support the goal of “developing additional walkable, vibrant centers that support people of all ages and abilities” (p. 13) through work items for improved multi-modal transportation infrastructure and connectivity. Recommendations include the development of the Greenway, installation of bicycle and pedestrian facilities throughout the corridor, improved transit access, and ordinance changes to promote connectivity.

The Greenway Plan and Bicycle, Pedestrian & Trail Plan support the regional goal to “promote health, arts, and other aspects of a high quality of life” (p. 21) and objectives to “improve public health through the built environment”, “integrate sound environmental management principles that ensure the region's sustainability”, and “promote the use of creative placemaking to build and maintain the character of communities.”

## Prior activities supporting quality growth and complete streets principles and applicant's commitment and ability to support the proposed plan

The City's adoption of each of these four plans shows strong support of quality growth and complete streets principles. The BHIP's "Buford Boulevard" recommendations are reflective of complete streets principles (p. 12-15). The City has begun to implement work program items for improvements along Buford Highway, including pedestrian amenities and medians. The Bicycle, Pedestrian, & Trail Plan recommends that "the City of Brookhaven create and adopt a Complete Streets policy" (p. 3). The Comprehensive Plan consistently encourages quality growth principles, including in the Community Goals for the Buford Highway Character Area (Ch. 3, p. 72-74). Finally, a stated goal of the Greenway Master Plan is to provide "an opportunity ... to advocate for the creation of complete streets, catering to the needs and safety of pedestrians and cyclists in addition to the car" (p. 26).



The City's adoption of the Brookhaven-Peachtree Overlay District ordinance is another example of a commitment to complete streets and quality growth. The Overlay ordinance requires all new streets are required to connect to at least two public streets, and new developments are required to provide wide sidewalks with landscape zones, street trees, and bicycle parking. Overlay regulations support the quality growth through the encouragement of transit-oriented development and walkability.

## Studies' support of LCI objectives

### **a. Encourage a diversity of housing, employment, commercial, shopping, and recreation uses within the study area that are accessible by people of all ages, abilities, and income levels:**

The BHIP includes site-specific strategies for a diversity of housing, commercial, and shopping development throughout the corridor, with a focus on "one-for-one" replacement of existing affordable housing (p. 25-31). Streetscape and multi-modal transportation improvements recommended by the plan encourage accessibility for all.

The Comprehensive Plan encourages the preservation of "the diversity of the area by promoting international businesses and the variety of housing types and price points through inclusionary zoning techniques" (Ch. 3, p. 73).

The Greenway Plan and Bicycle, Pedestrian & Trail Plan both include a variety of specific work items and policy recommendations for improving accessible recreational opportunities throughout the corridor.

### **b. Enhance access to a range of travel modes such as transit, roadways, walking and biking or increase street connectivity that provides optimal access to all uses and disperse trips within the study area:**

The BHIP, Greenway Plan, and Bicycle, Pedestrian & Trail Plan each includes specific, complementary strategies for improving walkability, bikeability, and transit access throughout the corridor. Bicycle and pedestrian infrastructure and the improved connectivity are prioritized throughout these plans. The Comprehensive Plan also promotes development that aides in Buford Highway's "transition from an auto-oriented suburban corridor into a denser, more walkable urban corridor that features compact pedestrian-friendly development" (Ch. 3, p. 72).

**c. Foster public-private partnerships and sustained community support through an outreach process that promotes the involvement of all stakeholders, including those historically underserved or underrepresented:**

Each of these plans encourages maintaining the diversity and affordability of housing options in the area, increasing park space, and improving transportation options. The City has established an Affordable Housing Task Force and worked with Peachtree Creek Greenway, Inc., to further these goals.

**d. Advance other LCI Priorities, such as, preservation of historic districts, building and community character; aging-in-place/livelong community concepts; creative placemaking; brownfield or grayfield redevelopment; transit-oriented development; mixed-income and workforce housing; Travel Demand Management (TDM), economic development or the incorporation of Smart City Transportation investments:**

Both the BHIP and Comprehensive Plan place an emphasis on the preserving the unique character of the Buford Highway Corridor. The BHIP's analysis was "aimed at retaining one-for-one affordable housing opportunities" (p. 27), while the Comprehensive Plan states that the City should "strive to balance opportunities for . . . redevelopment and economic investment with the desire to preserve and maintain affordable housing options and cultural diversity" (Ch. 3, p. 72).

## APPENDICES

- Appendix A Letters of Support
- Appendix B Implementation Plan
- Appendix C Maps
- Appendix D Existing Plans

# **Appendix A**

## **Letters of Support**





January 15, 2017

Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, Georgia 30303  
ATTN: Jared Lombard, AICP

RE: Livable Centers Initiative Letter of Commitment – Brookhaven-Buford Highway LCI

To Whom It May Concern:

The City of Brookhaven would like to thank the Atlanta Regional Commission (ARC) for the opportunity to continue the work begun under its previous planning efforts (e.g. 2034 Comprehensive Plan, Buford Highway Improvement Plan & Economic Development Strategy, Character Area Study) to develop a Livable Centers Initiative (LCI) plan. The Brookhaven-Buford Highway LCI plan will serve as a guide for the growth and redevelopment that we anticipate will occur in the study area in the near future. Under the LCI program, the City will be able to implement a number of projects in the corridor that will tie into the joint efforts being undertaken by the cities of Chamblee and Doraville as well.

The City acknowledges the success of the LCI program and we believe continued success can be achieved through the development of the Brookhaven-Buford Highway LCI. The City looks forward to the LCI document serving as a foundation for the creation of an overlay district and design guidelines for the area. Buford Highway serves as one of the major corridors through the City and includes a diverse population, a mix of affordable housing stock, local institutions, and commercial development that is ripe for redevelopment. To ensure that new projects are encouraged and brought forward in a desirable way, the City believes work under the LCI program will be beneficial.

We look forward to the success of the Brookhaven-Buford Highway LCI over the next 10 years by building on the foundation already laid out for the area. Thank you for your consideration and for your continued support.

Sincerely,

A handwritten signature in blue ink, appearing to read "John A. Ernst, Jr.", is written over a faint, larger version of the same signature.

John Arthur Ernst, Jr.  
Mayor

City of Brookhaven  
4262 Peachtree Road, Brookhaven, GA 30319  
Phone: 404-637-3500 • Fax: 404-637-0501  
[www.brookhaverga.gov](http://www.brookhaverga.gov)

January 24, 2017

Doug Hooker, Executive Director  
Atlanta Regional Commission  
40 Courtland St, NE  
Atlanta, GA 30303

Dear Mr. Hooker:

The Metropolitan Atlanta Rapid Transit Authority (MARTA) is pleased to support the City of Brookhaven's application for Livable Centers Initiative (LCI) planning funds for the Buford Highway Corridor.

MARTA currently operates Route 39 along the Buford Highway Corridor. This is one of our busiest routes and in our approved Comprehensive Operations Analysis has been identified to be converted into an arterial rapid transit corridor which will provide frequent transit service with limited stops, enhanced passenger amenities and improved travel times. In accordance with MARTA's TOD Guidelines, the intent of arterial rapid transit is not solely to improve mobility but to also transform the pattern of land use along these corridors, which contain long stretches of automobile-oriented commercial development and frequent "dead zones".

The success of arterial rapid bus corridors is dependent upon implementation of extensive pedestrian improvements and the attraction of more compact, sustainable and pedestrian-friendly development patterns. The Buford Highway Corridor LCI planning process can provide a framework to help achieve these outcomes.

We are pleased that the City of Brookhaven is focused on the redevelopment of this corridor. As a stakeholder in this study area, MARTA is pleased to support this application and looks forward to actively participating in the planning process. Should you have any questions or require additional information, please contact me at (404) 848-5357 or [arhein@itsmarta.com](mailto:arhein@itsmarta.com).

Sincerely,



Amanda Rhein  
Senior Director of Transit Oriented Development and Real Estate

c: Patrice S. Ruffin, AICP

# **Appendix B**

## **Implementation Plan**

**CITY OF BROOKHAVEN  
IMPLEMENTATION PLAN**

**Transportation Projects**

Description	Type of Improvement
Buford Highway at Briarwood Road Intersection	Turn lanes and realign side street approaches; rebuild sidewalk in the SW quadrant and install new sidewalk in the NW quadrant
Buford Highway at N. Cliff Valley Way Intersection	Intersection traffic study
Buford Highway at Clairmont Road Intersection	Intersection traffic study
N. Fork of Peachtree Creek Trail (West City limits near GDOT Creekside Trail to Clairmont Road)	New multi-use trail and linear park (see BHIP)
Neighborhood Bus Circulator Study	Study to examine feasibility (demand, location, service type, and costs) for a community bus transit circulator linking MARTA stations
Ultimate Buford Highway/Parkway Concept Study	Update 2006 ARC Buford Highway Corridor Study to include updated demographic, economic, and transit system data, complete streets concepts, bus rapid transit and enhanced transit options, road diet considerations and public outreach. Associated with the BHIP (2014)
Traffic Calming Program	Traffic analysis, public outreach, and support services to address cut-through traffic and other related activities
State of Good Repair Program	Road maintenance and resurfacing and Sidewalk/path maintenance activities
Citizens Transport Advisory Committee	Establish a citizen-based group to help advise City leaders on local and regional transportation issues affecting Brookhaven; assist in gathering information about transportation and key concepts such as complete streets, access management, traffic safety, pedestrian and bicycle safety, etc.
Active Transportation Standards	Develop Transportation Standards and Criteria for (1) active transportation facilities; (2) complete streets concepts; (3) traffic calming concepts; (4) walkable urban thoroughfares and (5) context-sensitive design
Lane narrowing	Reduce lane width on Buford Highway from 12 feet to 11 feet

Crosswalk visibility	Enhance crosswalk visibility with textured pavement material and/or reflective striping
Reduce speed limit	Reduce speed limit on Buford Highway to allow for landscaped median and landscape buffer sidewalk trees
Bus stop amenities	Add lighting, seating, and trash receptacles to bus stops
Bus stop plazas	Identify high-use bus stops for potential development of plaza zones including shelters, public art, retaining or seat walls, shade structures, creative seating solutions, and enhanced landscaping
Parking/circulation	Consolidate parcel access and connect parking lots with redevelopment of multi-parcel areas
Road Diet/Streetscape	Eliminate one drive lane each direction along Buford Highway. Construct pedestrian and bicycle improvements within the public right-of-way gained in this lane reduction
Public Transportation Improvements	Improve access to public transportation and improve transportation choices along the corridor (may include bus rapid transit, light rail, or streetcar)
Buford Highway sidewalks	Fill in sidewalk gaps along Buford Highway
Buford Highway busway	Add "bus and bike only" lane along Buford Highway
Briarwood Road from Buford Highway to N. Druid Hills	Fill in sidewalk gaps, and widen to multi-use path
Briarwood Road from Buford Highway to I-85	Add bike lanes
North Cliff Valley Way from Buford Highway to North Druid Hills	Add buffered bike lanes in existing roadway
Northeast Plaza	Add multi-use trail between Buford Highway and North Peachtree Creek Greenway

### Housing Projects

Description/Action	Cost	Year	Responsible Party	Funding Source
Conduct neighborhood-specific surveys regarding infill uses for designated neighborhoods in the city	Element of ZO Rewrite (see below)	2017	City	General Fund
In alignment with Comprehensive Plan, as a part of the City's Zoning Ordinance and Development Regulations, ensure that a variety of housing types and densities are available to ensure a full mix of housing is allowed	Element of ZO Rewrite (see below)	2017	City	General Fund
Complete an analysis to explore application of accessory housing units in different areas of Brookhaven	Element of ZO Rewrite (see below)	2017	City	General Fund
As multi-family housing redevelops in community, provide incentives for providing affordable housing as a percentage of units	TBD	2017-2019	City Manager, Community Devt, Devt Authority	General Fund
Conduct internal apartment audit program per ordinance	\$50,000 annually	2017-20201	Community Devt	General Fund/CDBG

### Other Local Initiatives

Description/Action	Cost	Year	Responsible Party	Funding Source
Revise Zoning Ordinance and Code to align City's zoning, development and related regulations with Comprehensive Plan 2034. Consider Unified Development Code.	\$100,000	2017	Community Development, Mayor, Legal	General Fund
Develop and adopt an overlay district for the Buford Highway corridor to regulate the form and character of redevelopment in the corridor	\$50,000	2017	City Manager, Devt Authority	General Fund
Market views and vistas of downtown Atlanta from Buford Highway corridor	TBD	TBD	TBD	TBD
Establish a gateway monument program	\$20,000	2017	City Manager, Community Devt, Public Works	Gen Fund
Encourage landscaped islands in parking lots	Element of ZO Rewrite (see below)	2017	City	General Fund
Offer incentives for removing excess pavement in parking lots and installing permeable surfaces	Element of ZO Rewrite (see below)	2017	City	General Fund
Study potential Skyland Trail southeast of Buford Highway to Montclair Elementary and the North Fork Peachtree Creek Trail	TBD	TBD	TBD	TBD
Establish streetscape standards for Buford Highway	\$10,000	2017	Community Devt, Public Works, City Manager	General Fund/Tourism

Buford Highway LCI  
Locally Funded/Existing Study

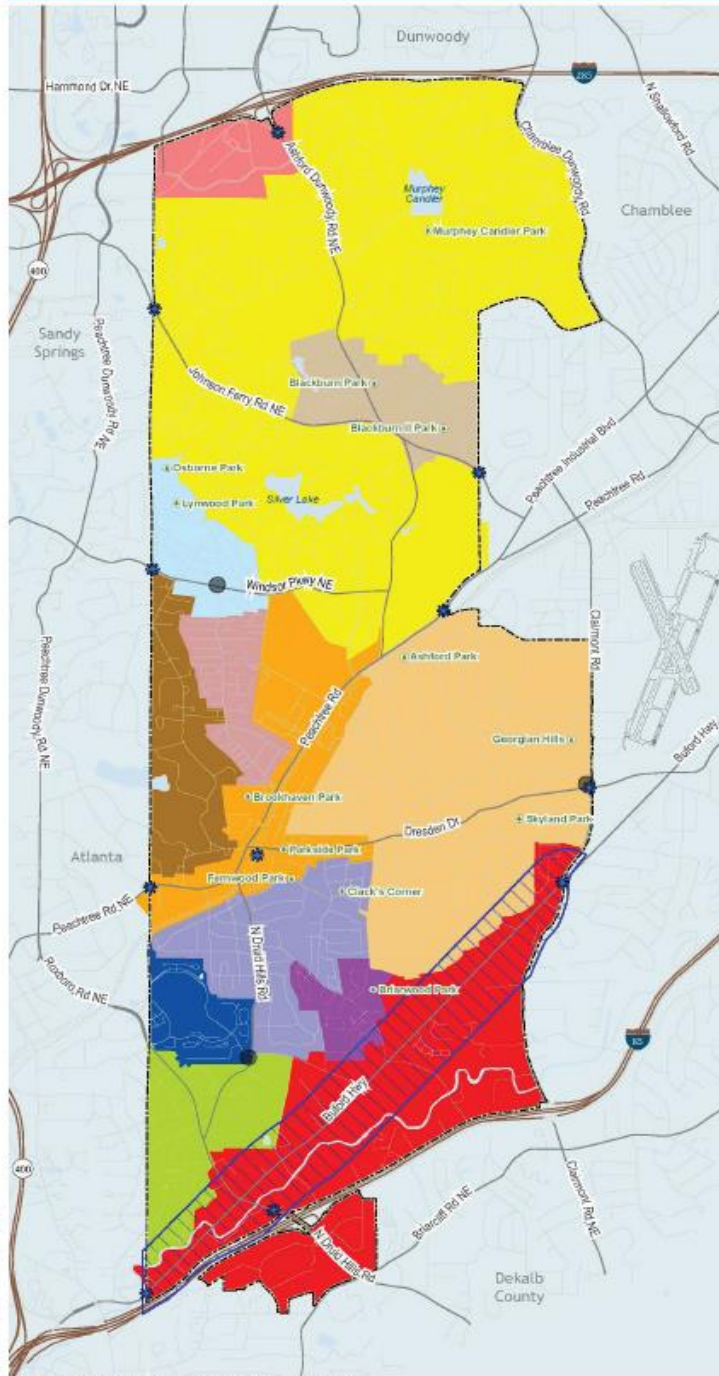
Enter into discussions with the local electric and communications provider to discuss costs and options for burying utilities	Staff	2017	City Manager, Devt Authority	Gen Fund
As part of Zoning Ordinance and Code review, provide policies for burying utilities along specific corridors	\$25,000	2017	City Manager, Community Devt, Public Works	Gen Fund
Implement recommendations for new parks, trail systems and improvements to existing parks identified in the Parks and Recreation Master Plan	See Parks and Rec Master Plan	2017-2019	Parks and Rec	Gen Fund/Grants/User Fees/Bonds
Identify locations for community gardens	Staff	2017-2020	Parks and Rec	Gen Fund
Identify opportunities for community festivals and events. Promote and advance these events as a platform to celebrate the various cultures represented within the city.	TBD	2017-2019	City Manager, Tourism Office	Gen Fund/Tourism/Grants
Complete strategic lighting and landscaping study for City rights-of-way	Staff	2017	City Manager, Community Devt, Public Works	Gen Fund
Use the Buford Highway Economic Development Strategy to drive development of a citywide Economic Development Strategy	TBD	TBD	TBD	TBD
Implement the Peachtree Creek Greenway Master Plan	\$35,106,000	2017-2021	City Manager, Community Devt, Public Works, Parks and Rec	Gen Fund/Grants/Bonds/Impact Fees/Public-Private Partnerships
Implement the Buford Highway Economic Strategy from Comprehensive Plan 2034	TBD	2017-2019	City Manager, Development Authority, Community Development, Small Business Development Center, SBA, Tourism, Parks & Rec, Public Works	Various

# Appendix C

## Maps



### Character Area



- City of Brookhaven
- Buford Hwy Improvement Plan
- Perimeter Center
- Lakes District
- Blackburn Park Neighborhood Center
- Lynwood Park
- Historic Brookhaven
- Osborne
- Peachtree Corridor Overlay District
- Ashford Park-Drew Valley
- Brookhaven Heights-Brookhaven Fields
- Lenox Park
- Brianwood Park
- Roxboro
- Buford Highway Corridor
- Neighborhood Commercial Target Area
- Gateway Feature
- Waterbody
- Expressway
- Major Roads
- Street
- Railroad



Appendix A.3. Map Enhancements

Source: City of Brookhaven ITGIS Department, April 15, 2014. Aerial data added January 6, 2016

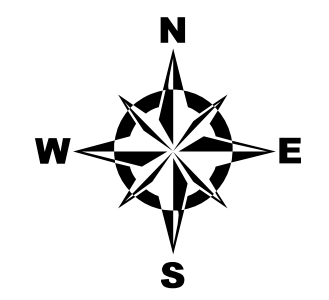


**Brookhaven 2034 Comprehensive Plan Character Area Map, Including Buford Highway Improvement Plan area**

Source: Brookhaven 2034 Comprehensive Plan, 2016 update

## **Appendix D**

### **Existing Plans**



### Buford Highway LCI

#### Legend

- Expressways
- Streets
- Waterlines
- Lake / Ponds

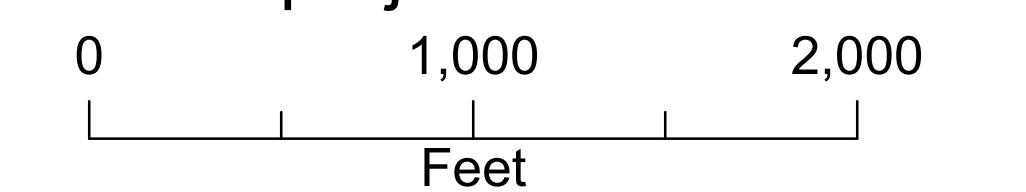
#### Project Type

- Intersection
- Corridor
- Buford Highway Area \*

#### Projects

- 1 Gateway monument program
- 2 N Fork Peachtree Creek Trail
- 3 Buffered bike lanes
- 4 Intersection traffic study
- 5 Multi-use trail
- 6 Intersection improvements
- 7 Multiple improvements
- 8 Add bike lanes
- 9 Study potential Skyland Trail
- 10 Pedestrian improvements
- 11 Intersection traffic study

\* All other projects are corridor-wide



Prepared by the  
City of Brookhaven IT/GIS Department  
April 10, 2017

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