



# **BuHi Brookhaven Georgia Tech Studio**



## AGENDA

- Introduction/Overview
- Project Goals
- Project Update
- Big Ideas
- Questions/Feedback
- Breakout Groups



# WHO ARE WE?

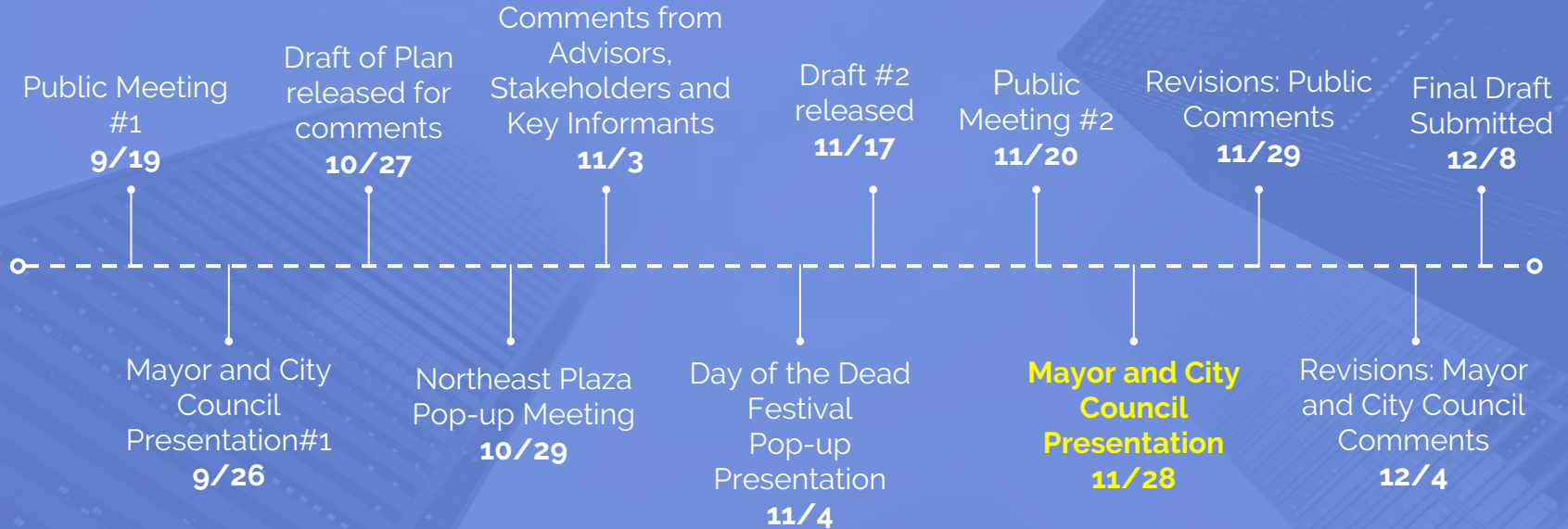
12 Graduate students at Georgia Tech

City & Regional Planning Master's  
Candidates

Some dual degrees: civil engineering,  
law, public policy, architecture



## Studio Timeline





# Technical Advisory Committee Meeting 10/23

## 2 Pop-up Meetings

Sunday 10/29 - Farmers Market - Northeast Plaza  
Saturday 11/4 - Dia De Los Muertos Festival

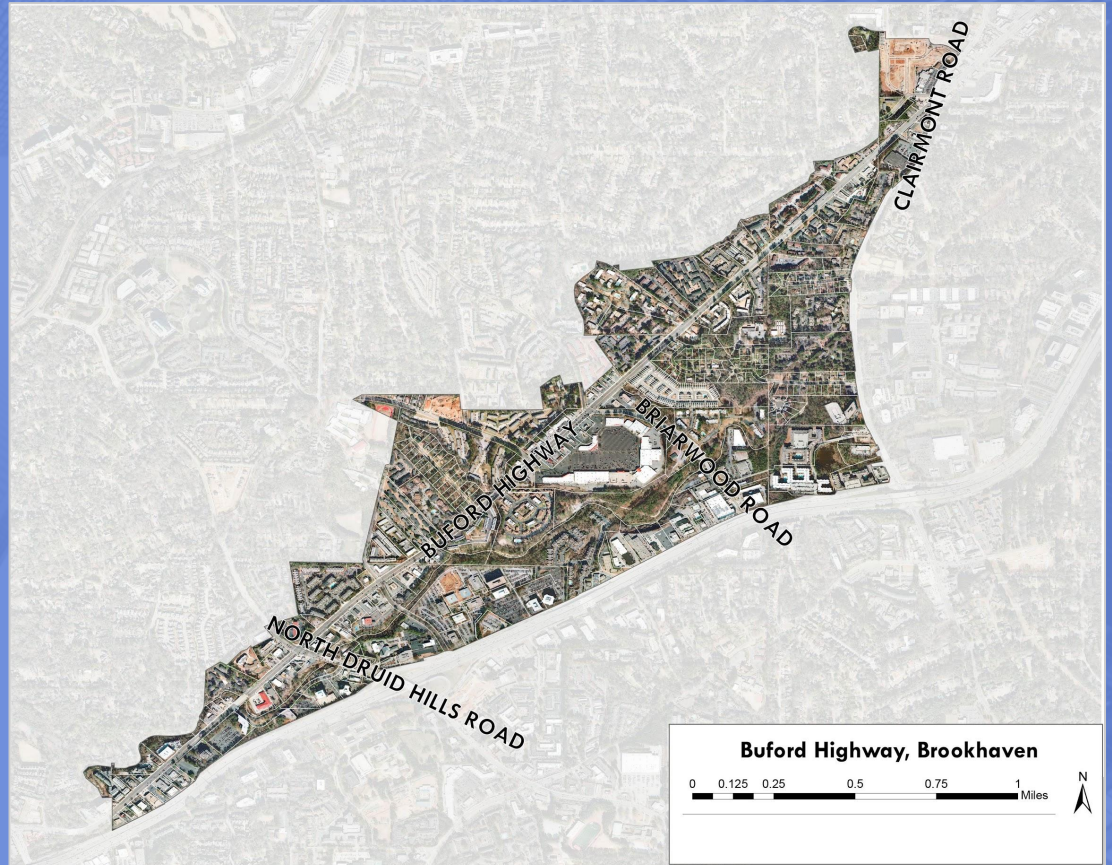
# WHAT HAVE WE DONE?





# Study Area

6



# VISION

```
graph TD; VISION --- QOL[QUALITY OF LIFE]; VISION --- RD[REGIONAL DESTINATION]; VISION --- ES[ENVIRONMENTAL STEWARDSHIP];
```

## QUALITY OF LIFE

- Safety
- Accessibility
- Cultural Preservation
- Affordability
- Physical Health

## REGIONAL DESTINATION

- Connectivity
- Economic Development
- Placemaking

## ENVIRONMENTAL STEWARDSHIP

- Greenspace
- Air Quality
- Water Quality

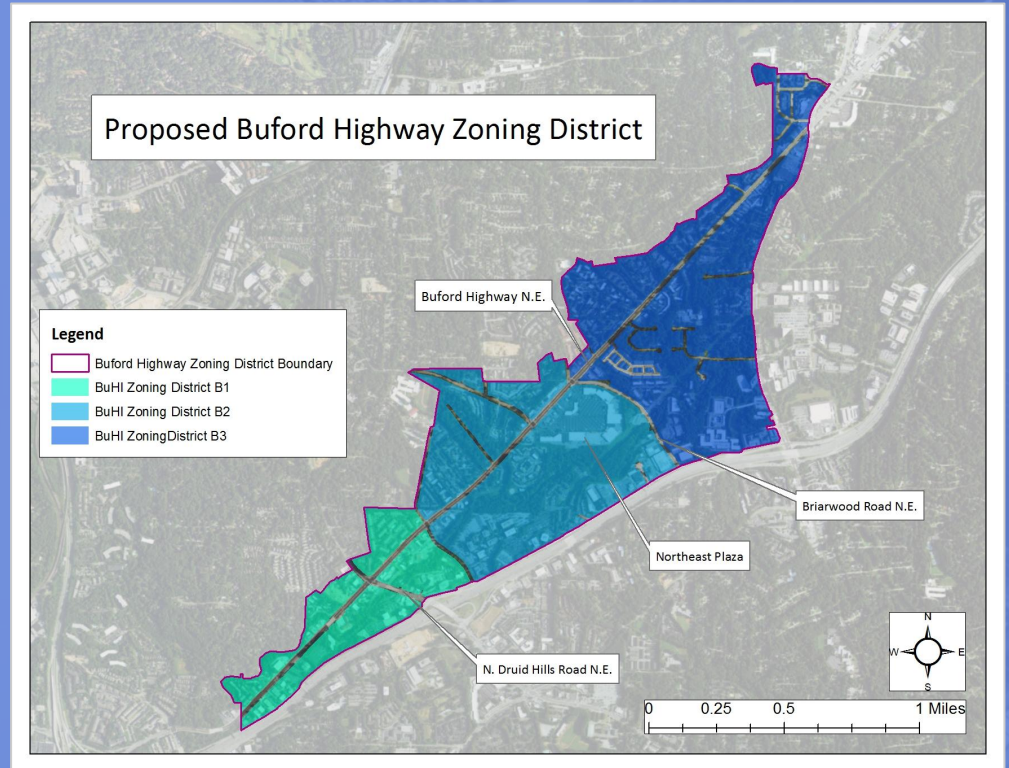


# 1. Buford Highway Zoning District

## BIG IDEAS

Zoning District Provisions for:

- Land Development
- Urban Design
- Density
- Active Greenspace
- Parking
- Permitted, Prohibited and Conditional land uses
- Special land use and administrative permits







## 2. Land Use Redevelopment Suggestions

### B1: Atlanta -> Corporate Blvd

#### BIG IDEAS

- Low-medium density of mixed use
- New City Hall as a gateway feature
- Parcel consolidation and floodplain sensitivity

### B2: Corporate Blvd -> Briarwood Rd

- Medium-high density of mixed use
- Retrofitting Northeast Plaza
- Densifying housing near schools

### B3: Briarwood Rd -> Clairmont Rd

- Medium-high density of residential

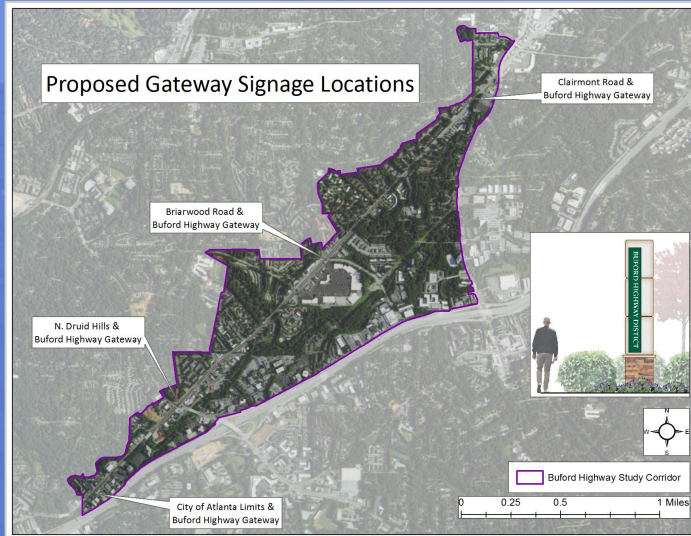
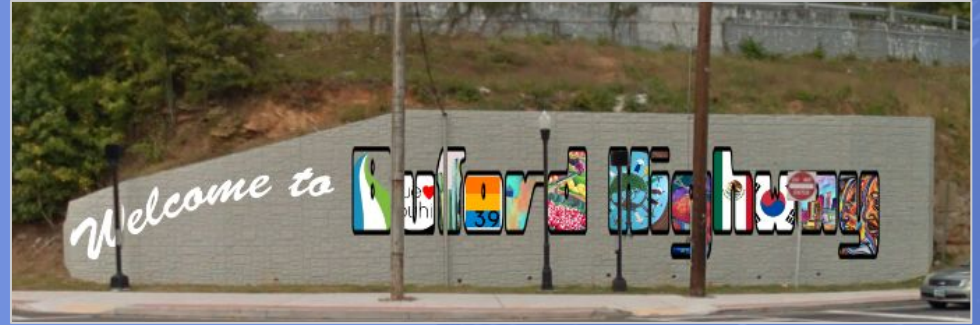




### 3. Placemaking

#### BIG IDEAS

- Gateway signage & wayfinding
- Dedicated Trash & Recycling



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### 3. Placemaking

#### BIG IDEAS

- Parklet at Briarwood and Buford Highway



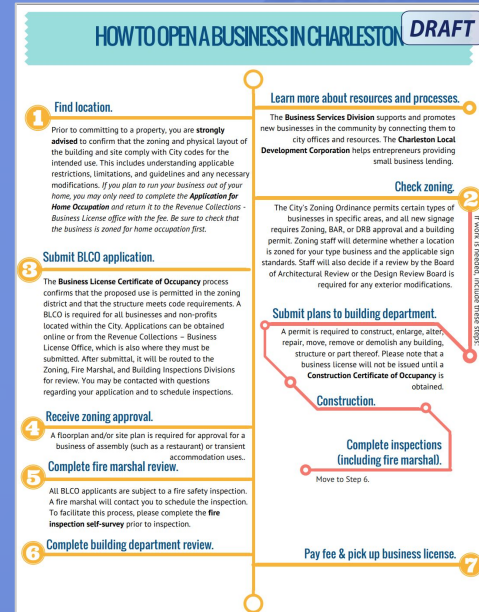
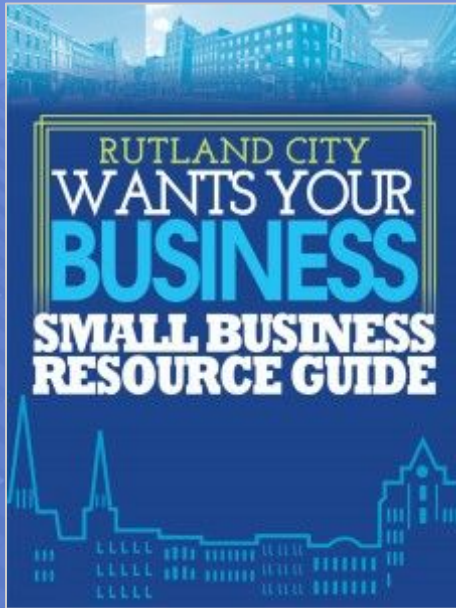
Nearly 40 acres of parking is available within  $\frac{1}{4}$  mile of Northeast Plaza --enough space for 383 basketball courts or 31 soccer fields.



## BIG IDEAS

# 4. Small Business Diversity

## Small Business Office Business Diversity Ordinance





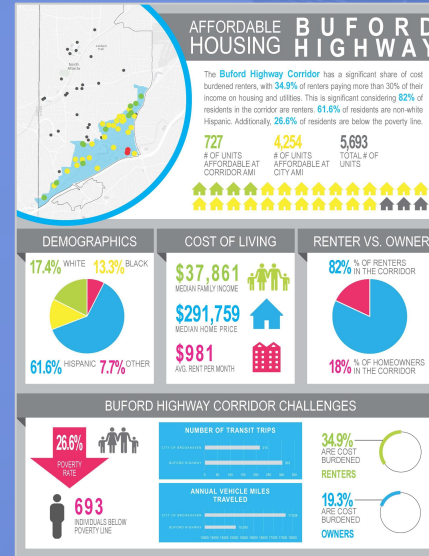
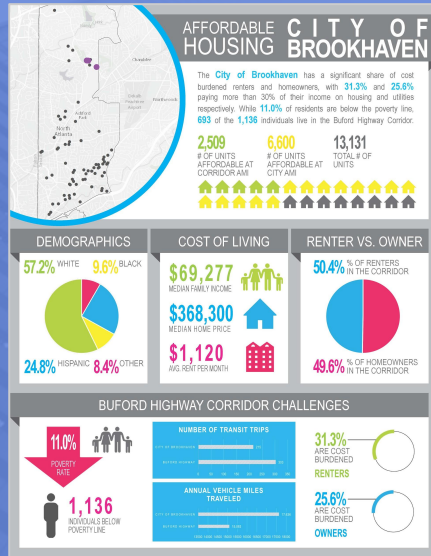
# BIG IDEAS

## 5. Affordable Housing

### Affordable Housing Impact Statement

### Naturally Occurring Affordable Housing (NOAH)

### City as a Resource





**BIG IDEAS**

## 6. Environmental Quality

Greenspace

Stormwater Management  
& Green Infrastructure

Water Quality





## BIG IDEAS

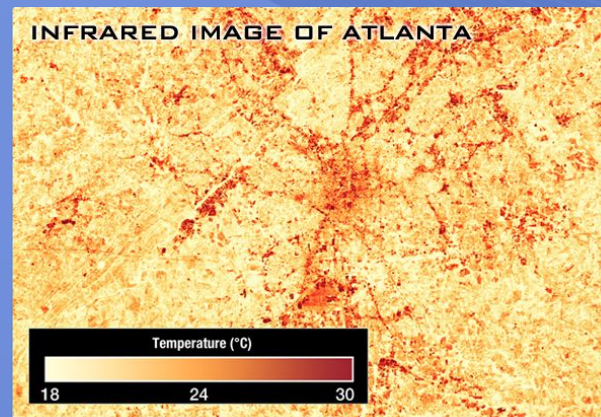
# 7. Health In All Policies

Shared Space Agreements

Health Impact Assessment

Heat

Air Quality





## 8. Complete Streets

### Road Diet & Multiuse Path

#### BIG IDEAS

##### Multi-Use Path

One lane removed Northbound for Multi-Use Path to serve pedestrian and bicyclists



##### Bus Rapid Transit

One lane removed Southbound for Bus Rapid Transit





## 8. Complete Streets

### Curb Cut Consolidation & Sidewalk Setbacks

#### BIG IDEAS



#### Curb Cuts

- Consolidate curb cuts to reduce conflict points
- Improve interparcel connectivity



#### Sidewalk Setbacks

- Sidewalks set back 15-20' from Buford Hwy
- Keep sidewalk at grade to improve ADA accessibility



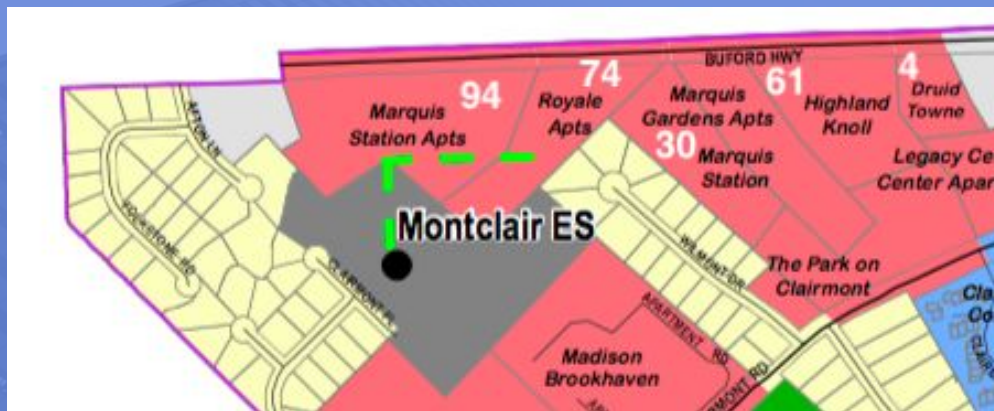
## BIG IDEAS

# 9. Network Connections

Montclair Elementary School

Connectivity Ordinance

Parks & Recreation Areas



### Connections to Montclair

- 33% of Montclair students live within 0.3 miles of the school, but are forced to take the bus
- A trail connecting apartment units on Buford Highway to Montclair provides a safe connection to the school



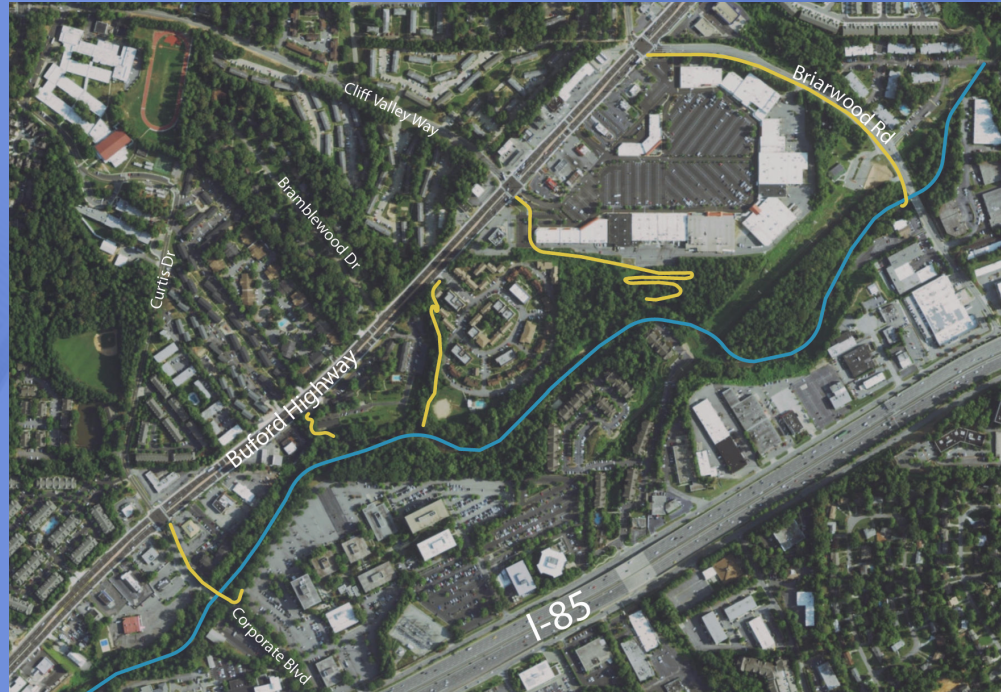
## 9. Network Connections

### Peachtree Creek Greenway

#### BIG IDEAS

##### Greenway Connections

- 3 connection points between to the Greenway from Buford Highway between Corporate Blvd and Briarwood Rd
- Multi-use path constructed within the right of way on Briarwood Road.



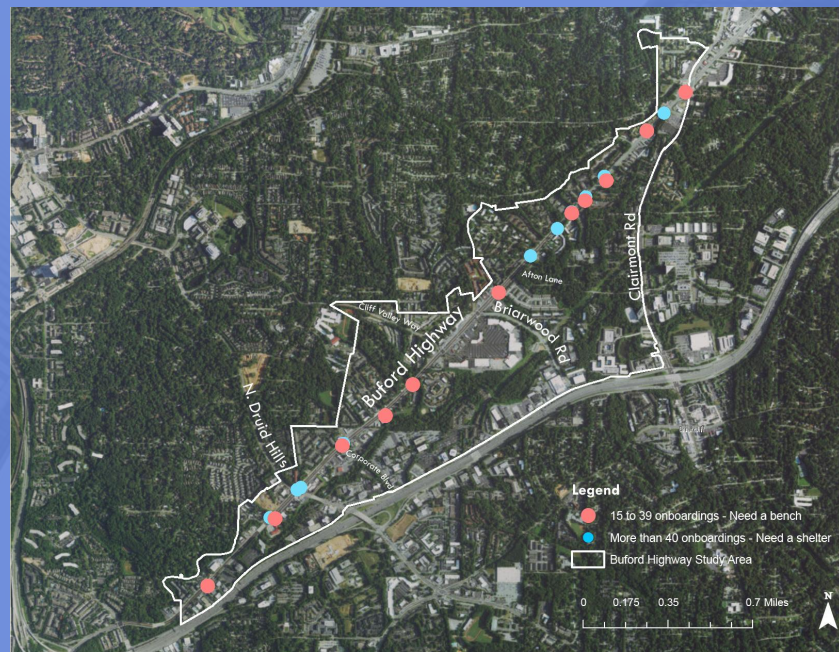


# 10. Multimodal Infrastructure

## MARTA Bus Stops

### BIG IDEAS

More than 20 stops along the corridor have ridership that warrants improved infrastructure like benches and shelters.



# Questions?

Thank you!

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Website