

CLAIRMONT ROAD TODAY + TOMORROW

Current Conditions

Clairmont Road plays a unique role in the Brookhaven community, serving as the boundary between the Cities of Brookhaven and Chamblee, a minor arterial in the city’s roadway network, and as a border to older, largely historic neighborhoods of Ashford Park and Drew Valley. While the portion south and adjacent to Buford Highway is well-defined as a part of the Buford Highway Corridor vision, the portion that sits on the eastern boundary of the Ashford Park/Drew Valley character area is not well defined. The area is comprised of a mix of uses, many of which are single family homes converted to small scale businesses, while others remain as older single family homes, newer multi-family development, or commercial uses less suited to neighboring residential.

Clairmont Road Constraints

1. Adjacency to single family neighborhoods, including need to ensure appropriate buffer.
2. Depth of parcels for potential commercial is restrictive.
3. Development restrictions (flight patterns, building heights, etc.) due to proximity to the DeKalb Peachtree Airport.
4. Time + logistics of acquiring parcels to create a cohesive commercial corridor.

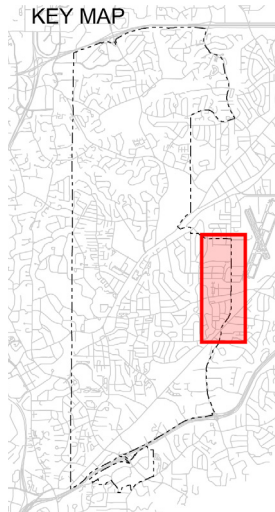


Figure 3-14: Clairmont Road Constraints Map



Figure 3-15: Clairmont Road Opportunities Map

Vision for Tomorrow

In the long-term, this area has the potential to support a wider variety of community level residential/mixed use that better serves the adjacent neighborhoods and visitors to the DeKalb Peachtree Airport. Many of the parcels abutting Clairmont could be repositioned in such a way that would provide additional amenities to adjacent neighborhoods, including local eateries, boutique shops and small businesses. Coordinated connectivity improvements could result in a more walkable environment and better access management, increasing safety along the corridor.

Clairmont Road Opportunities

1. Leverage existing economic catalysts + civic assets.
2. Establish a cohesive neighborhood commercial corridor through land use and streetscape.
3. Facilitate connectivity to the 57th Fighter Group restaurant, Dresden Park, and Plaza Fiesta.
4. Consider establishing guidelines to control for consistent design along the corridor.

The City should consider doing a more targeted study of this area to further define the vision for the area and consistent design standards.



DeKalb Avenue in Atlanta is a good comparison of potential redevelopment opportunities. It has successfully redeveloped over recent years to better support the adjacent historic neighborhoods of Inman Park, Candler Park, and Lake Claire.