

CLAIRMONT ROAD CORRIDOR STUDY

PLANNING COMMISSION WORK SESSION

July 10, 2019

WHAT'S GOING ON?

Multiple planning studies for the City of Brookhaven have recommended a visioning study of the Clairmont Road corridor. Furthermore, the City of Chamblee is currently undergoing an update of their comprehensive plan, and are looking at redevelopment opportunities along the road corridor. **The purpose of this joint study is to create a unified and cohesive vision of Clairmont Road that meets the needs of both the City of Brookhaven and the City of Chamblee.**

WHO IS INVOLVED?



City of Brookhaven



TSW

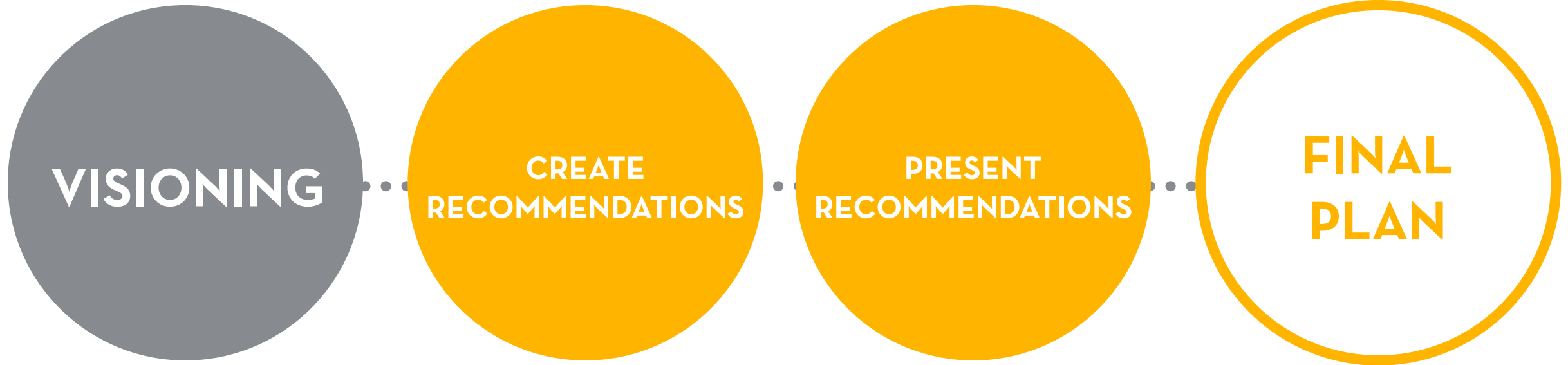


City of Chamblee



PROCESS

WE ARE HERE!



MAY

Analyze existing conditions

Charrette with Cities of Brookhaven and Chamblee planning staff

JUNE - AUGUST

Present existing conditions to the Planning Commission
Begin generating ideas

SEPTEMBER

Draft recommendations and implementation plan
3-D renderings
Present to Plannign Commission

OCTOBER

Incorporate Planning Commission feedback
Public Meeting
Adoption by City Council

VISION & GOALS

Vision

Clairmont Road is envisioned as a corridor that supports a wide variety of community-level businesses and mixed use developments that serve adjacent neighborhoods and visitors to the DeKalb-Peachtree Airport.

Goals

- Create a streetscape design for the Brookhaven side of the corridor.
- Leverage existing economic assets, and create a vision for areas in need of redevelopment.
- Improve multi-modal connectivity throughout the corridor.
- Efficiently coordinate with nearby City of Chamblee on improvements that will mutually benefit both municipalities.

STUDY AREA

CHAMBLEE

Clairmont Road

BROOKHAVEN



STUDY AREA

CHAMBLEE

★
DeKalb-Peachtree
Airport

★
Plaza Fiesta

★
North DeKalb Heath
Center

Clairmont Road

★
Clairmont Baptist
Church

★
Georgian Hills Park

★
Post Office

★
Ashford Forest
Preserve

★
Skyland United
Methodist Church

★
Kroger

★
John R. Lewis
Elementary School
(future)

BROOKHAVEN



EXISTING LAND USE

CHAMBLEE

Clairmont Road

BROOKHAVEN



- Single-Family Residential
- Multi-Family Residential
- Commercial
- Public / Institutional
- Parks & Open Space
- Vacant











EXISTING ZONING

CHAMBLEE

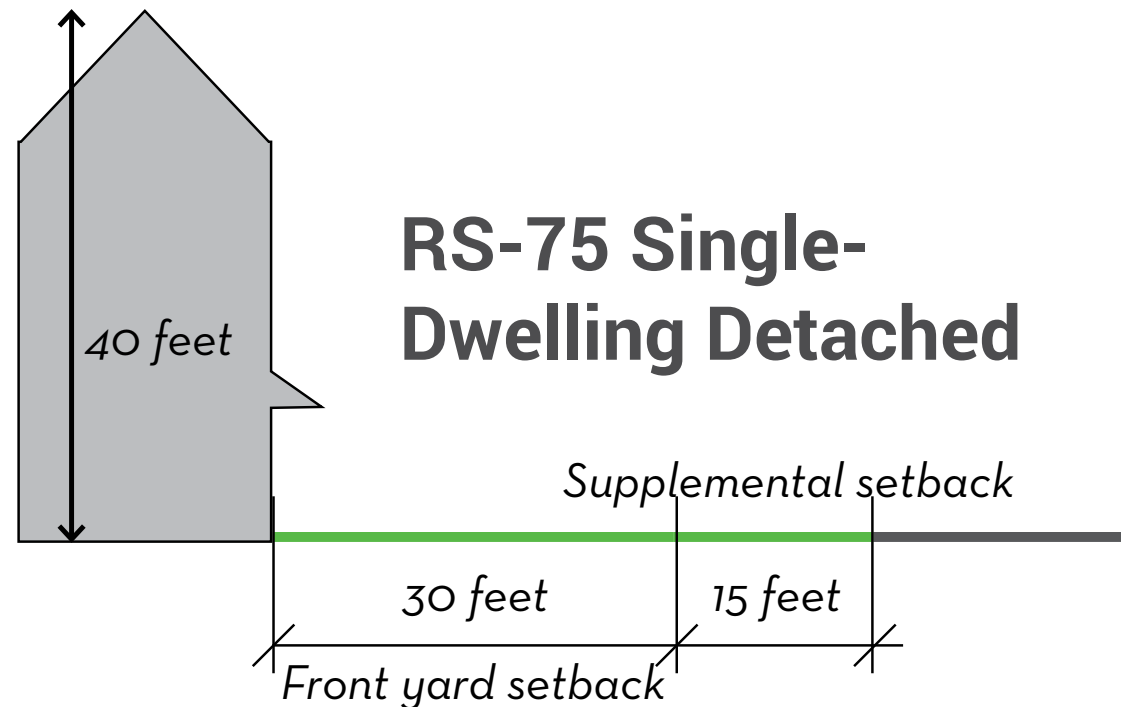
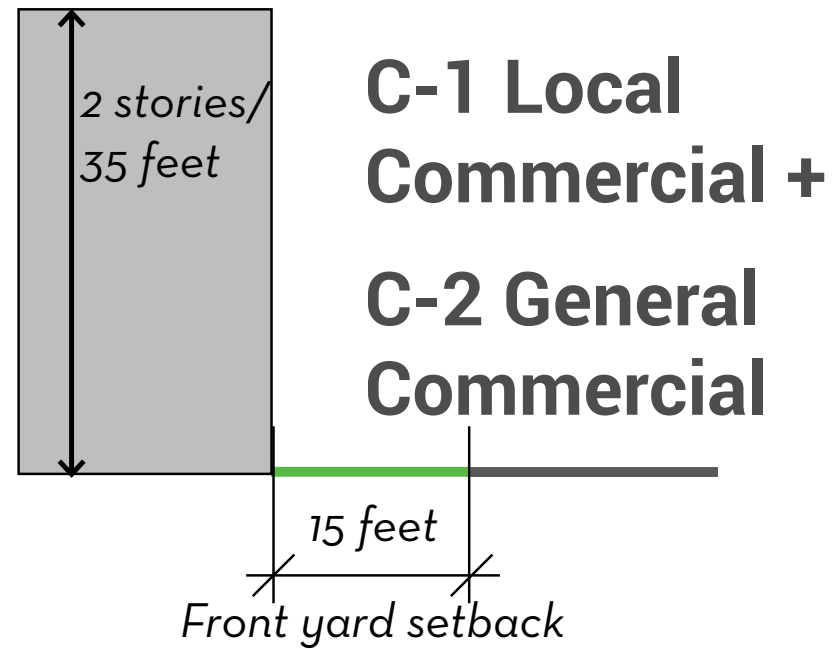
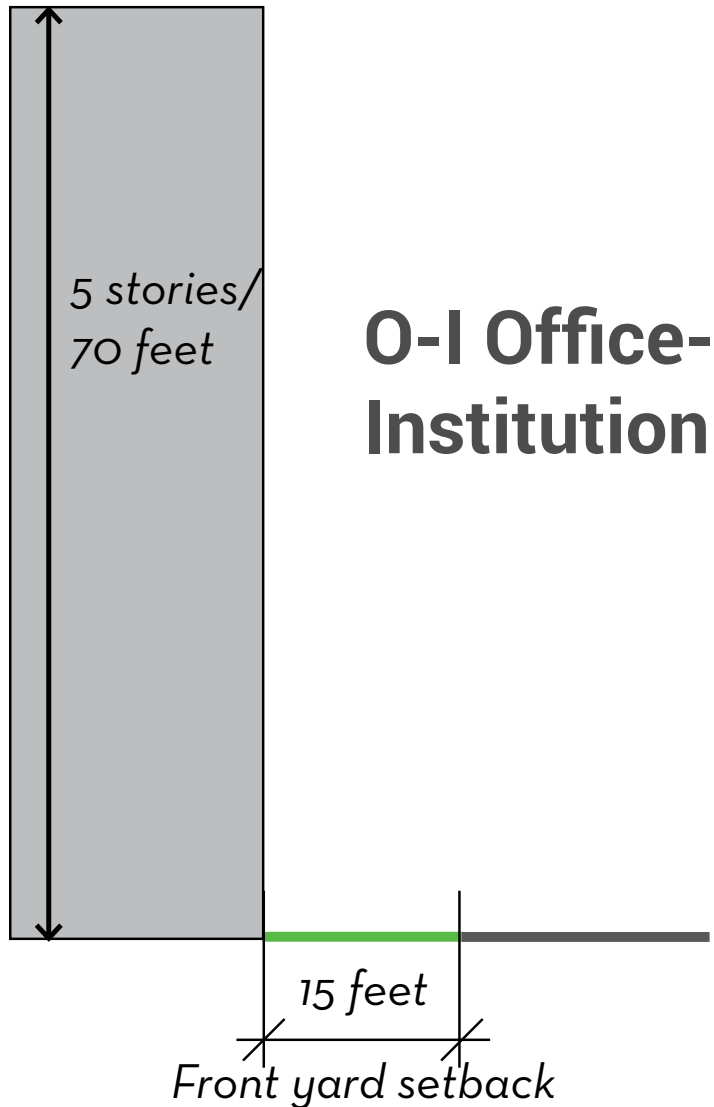
Clairmont Road

BROOKHAVEN



- | | | |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
|  RS-100 |  RM-75 |  O-I |
|  RS-75 |  RM-85 |  M |
|  RS-60 |  C-1 | |
|  R-DT |  C-2 | |

ZONING CONDITIONS



CHARACTER AREAS

CHAMBLEE

Clairmont Road

- Ashford Park / Drew Valley
- Buford Highway Corridor
- Airport (Chamblee)
- Buford Highway / Clairmont (Chamblee)

BROOKHAVEN

CHARACTER AREAS

Ashford Park / Drew Valley

- Mostly historic neighborhoods that has seen some teardown/rebuilds in the last decade.
- Primary strategy for corridor is to encourage parcel consolidation along Clairmont Road to make fewer curb cuts.
- Neighborhoods are to be largely preserved.

Buford Highway

- To be transformed into a denser, more walkable urban area.
- Primary strategy for corridor is to encourage redevelopment.

Per the Comprehensive Plan (adopted in 2014)

.....

SUSCEPTIBILITY TO CHANGE

CHAMBLEE

Clairmont Road

■ Properties with land values that exceed building values

BROOKHAVEN



SUSCEPTIBILITY TO CHANGE

CHAMBLEE

Clairmont Road



- Little to no susceptibility to change in the long term
- May become redeveloped in the mid to long term
- Very likely to be redeveloped in the short term

BROOKHAVEN



EXISTING STREET SECTION



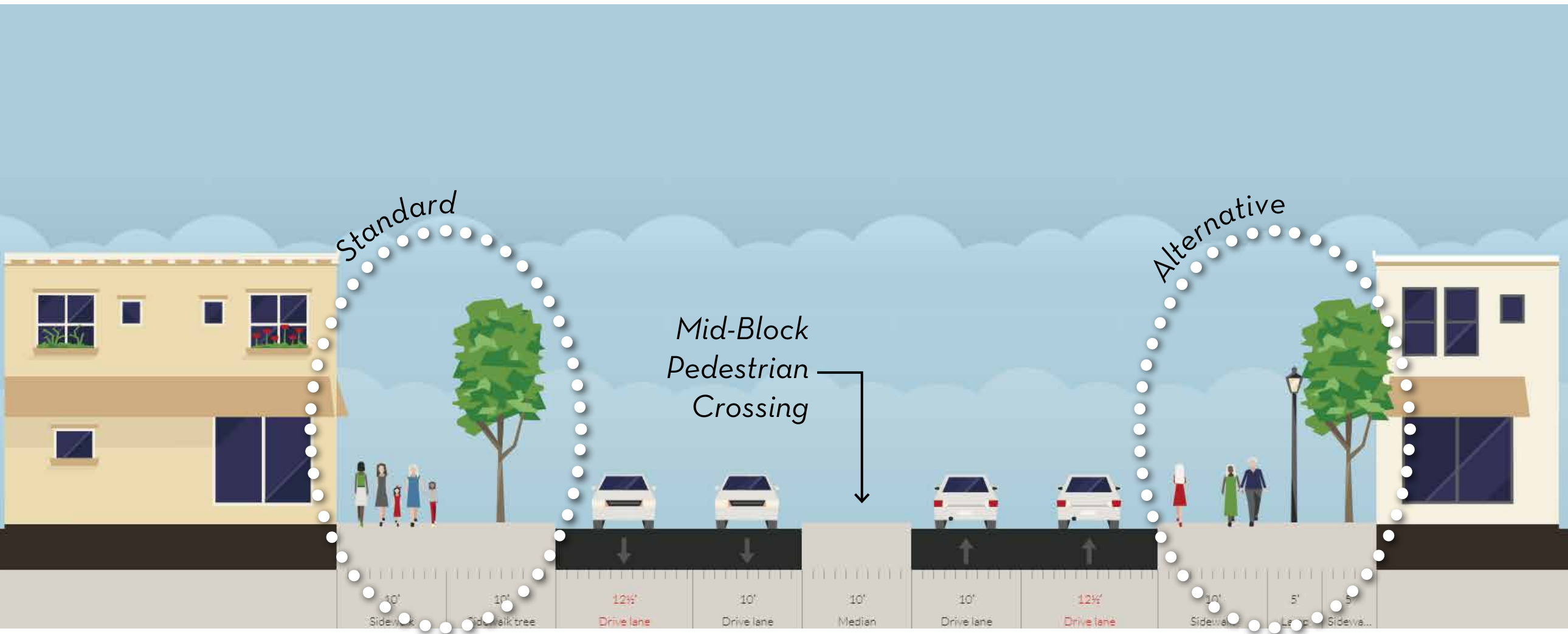
CHAMBLEE'S STANDARD



Per the Unified Development Ordinance (adopted in 2015)



CHAMBLEE'S STANDARD



Per the Unified Development Ordinance (adopted in 2015)



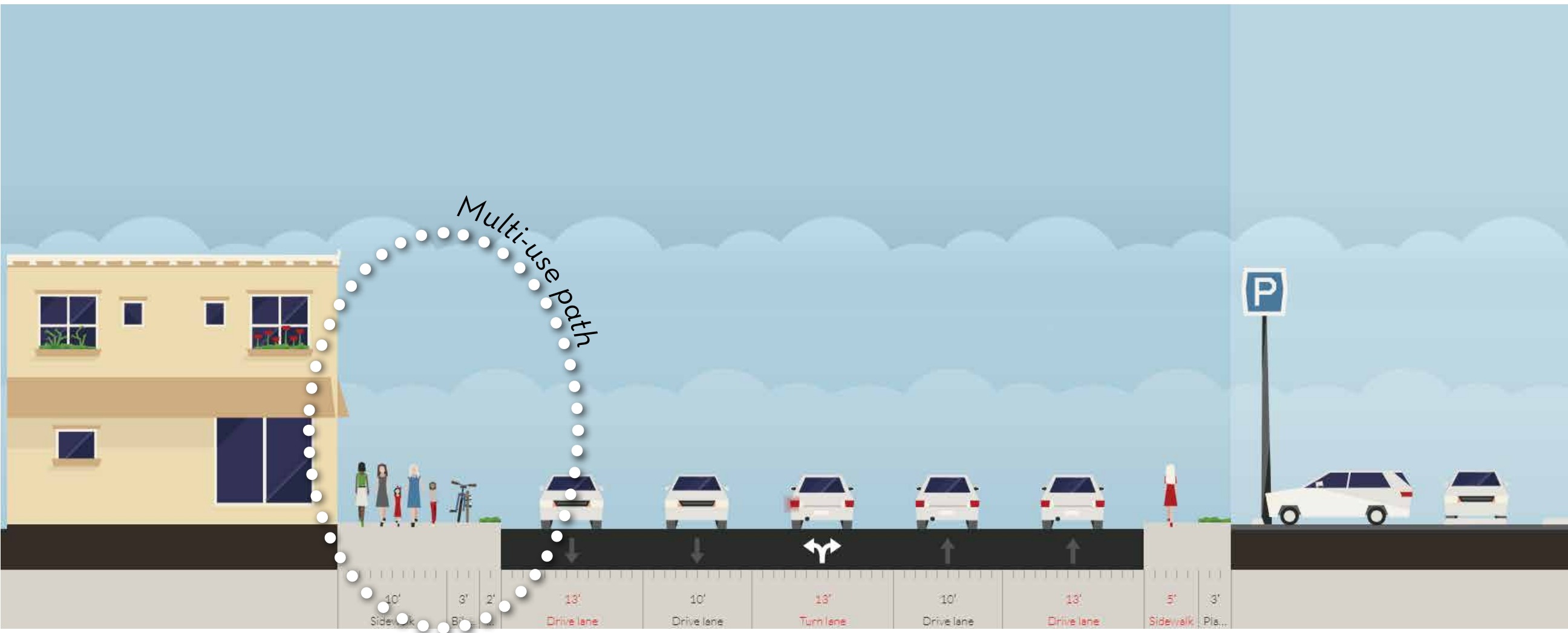
BROOKHAVEN'S PLAN



Per the Bicycle Pedestrian Plan (adopted in 2016)



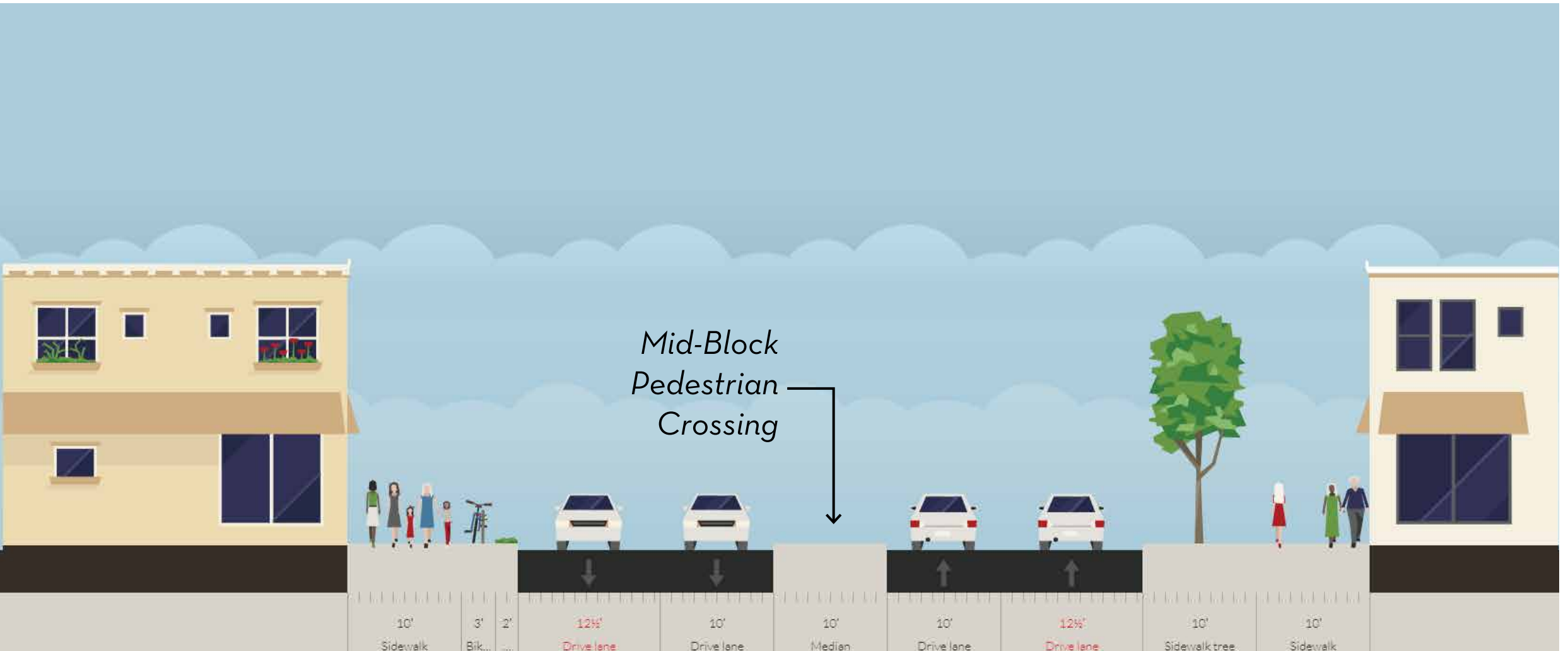
BROOKHAVEN'S PLAN



Per the Bicycle Pedestrian Plan (adopted in 2016)



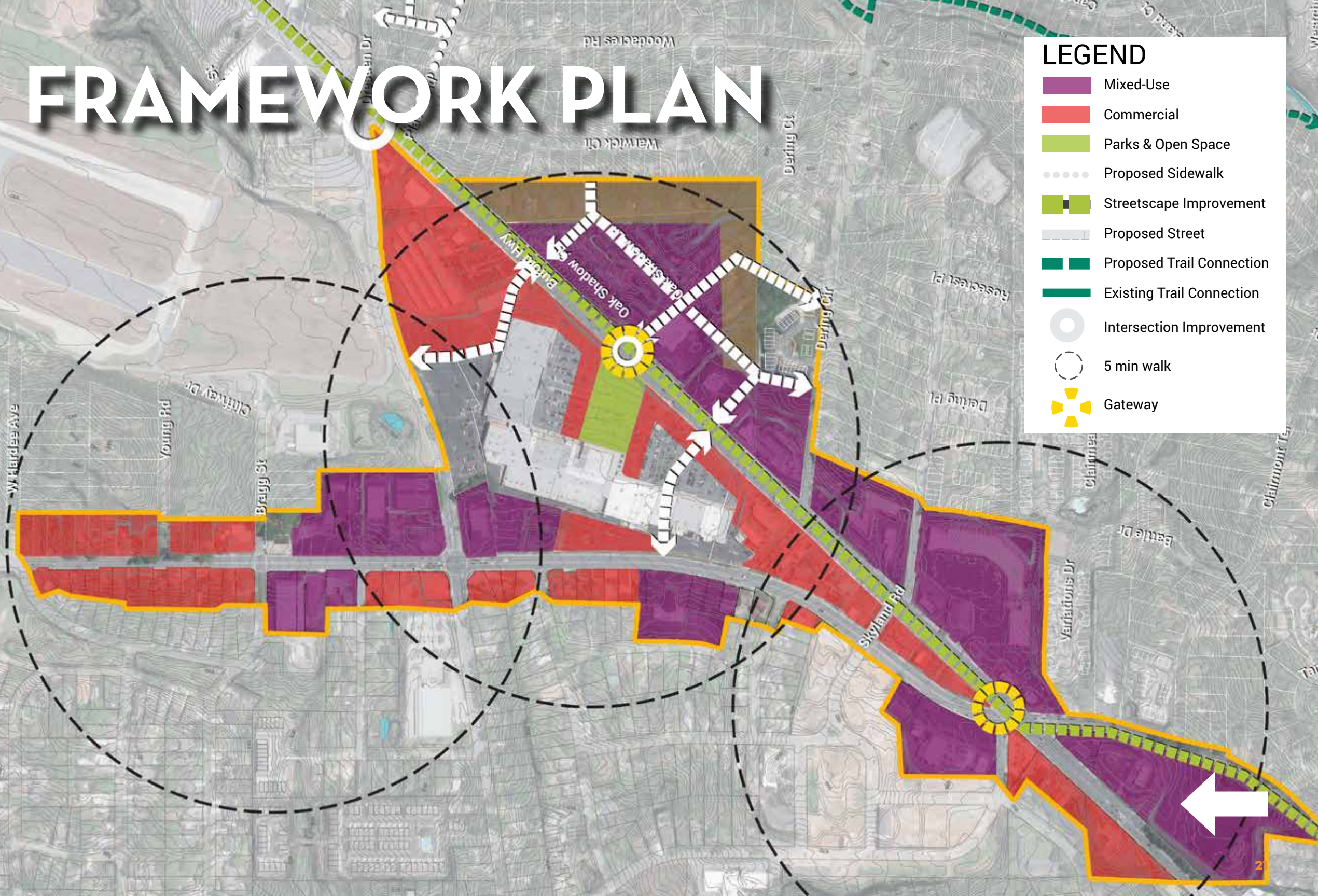
WHAT COULD IT LOOK LIKE TODAY?



FRAMEWORK PLAN

LEGEND


- Mixed-Use
- Commercial
- Parks & Open Space
- Proposed Sidewalk
- Streetscape Improvement
- Proposed Street
- Proposed Trail Connection
- Existing Trail Connection
- Intersection Improvement
- 5 min walk
- Gateway



FRAMEWORK PLAN

CHAMBLEE

Clairmont Road

-  Commercial
-  Mixed-Use
-  Trail / Multi-Use Path
-  Attached Housing
-  Parks & Open Space

BROOKHAVEN



KEY FINDINGS

- Susceptibility analyses show that many properties along the corridor are ripe for redevelopment.
- Current zoning may not support desired redevelopment — we need to determine the best zoning district(s) that can meet those needs.
- Some parcel depths along the corridor are not very deep, which can limit commercial opportunities, but be an opportunity for the City to address “missing middle” housing concerns.
- Since Brookhaven has no streetscape regulations pertaining to Clairmont Road, there is an opportunity to create standards that can accommodate desired redevelopment.

**QUESTIONS?
COMMENTS?**

ACTIVITY

Because there are no guiding standards for the Clairmont Road corridor, we need to create them.

Directions:

1. We have created a scaled section of what the corridor looks like now on the Brookhaven side, with Chamblee's standards on the other side.
2. Use the streetscape elements (travel lanes, sidewalks, etc) to create your ideal section(s).
3. Use the map provided to indicate other comments.

NEXT STEPS

- Determine best zoning district(s) for the corridor.
- Incorporate your ideas and feedback into developing a rendered plan and streetscape recommendations.
- Present our recommendations at the September Planning Commission meeting.
- Hold a public meeting to present final recommendations to the community.

THANK YOU!