

# CLAIRMONT ROAD CORRIDOR STUDY

**PUBLIC MEETING #1**

August 14, 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

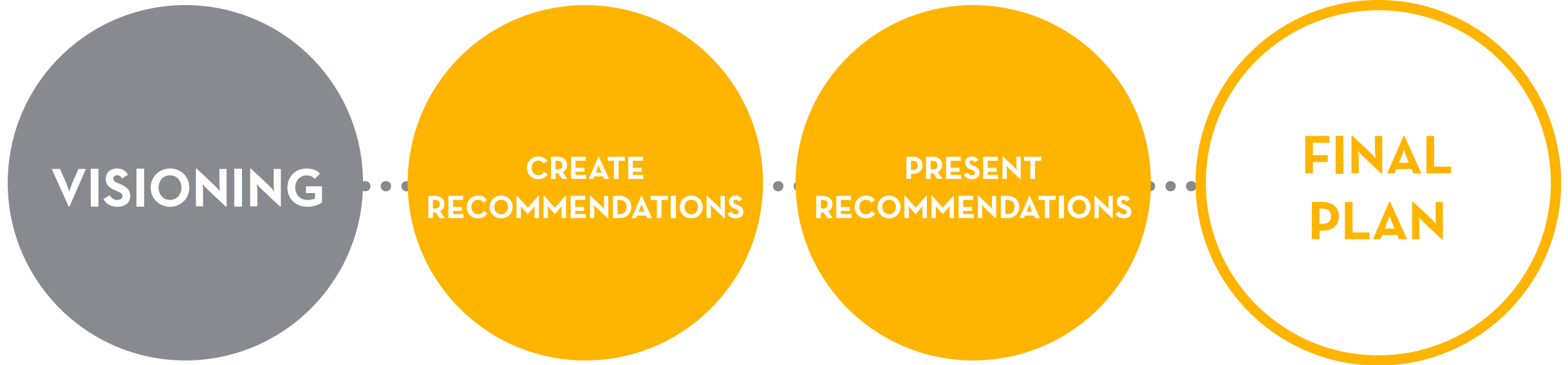


City of Chamblee



# 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 Planning Commission

**OCTOBER**

Incorporate Planning Commission feedback  
Public meeting  
Adoption by City Council

# VISION & GOALS

*Based off the City of Brookhaven Comprehensive Plan, we've developed the following:*

## **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



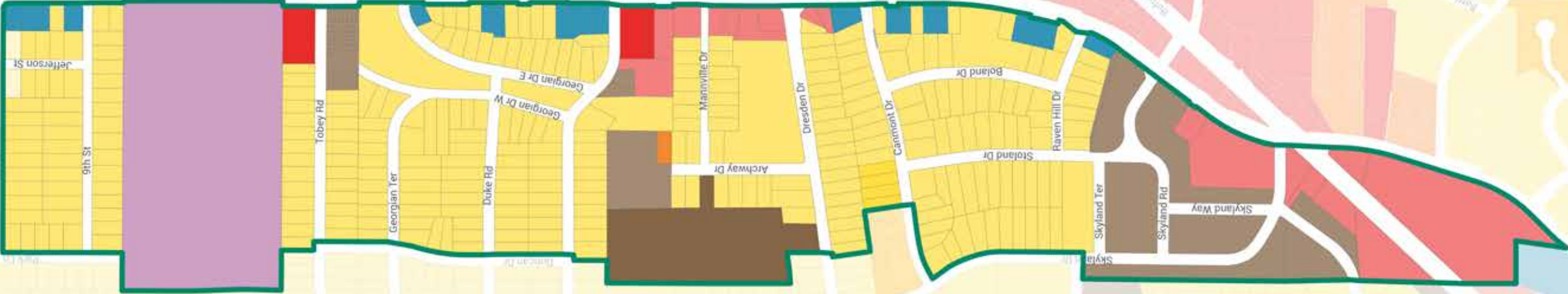
- Single-Family Residential
- Multi-Family Residential
- Commercial
- Public / Institutional
- Parks & Open Space
- Vacant



# EXISTING ZONING

CHAMBLEE

Clairmont Road

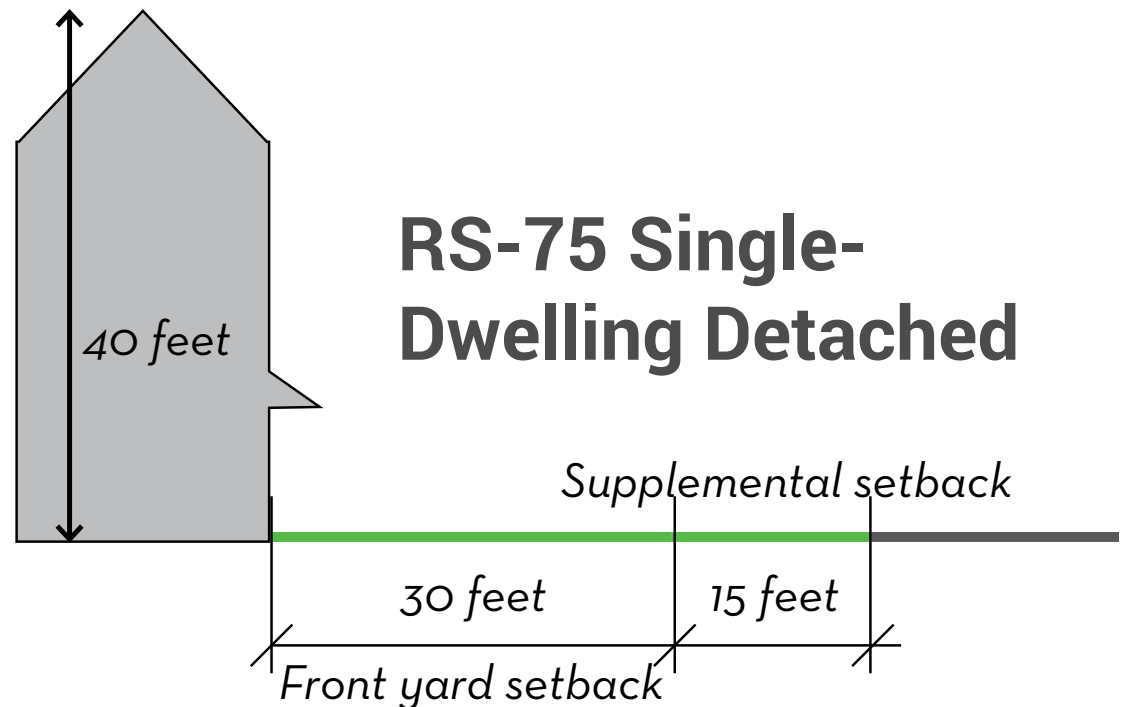
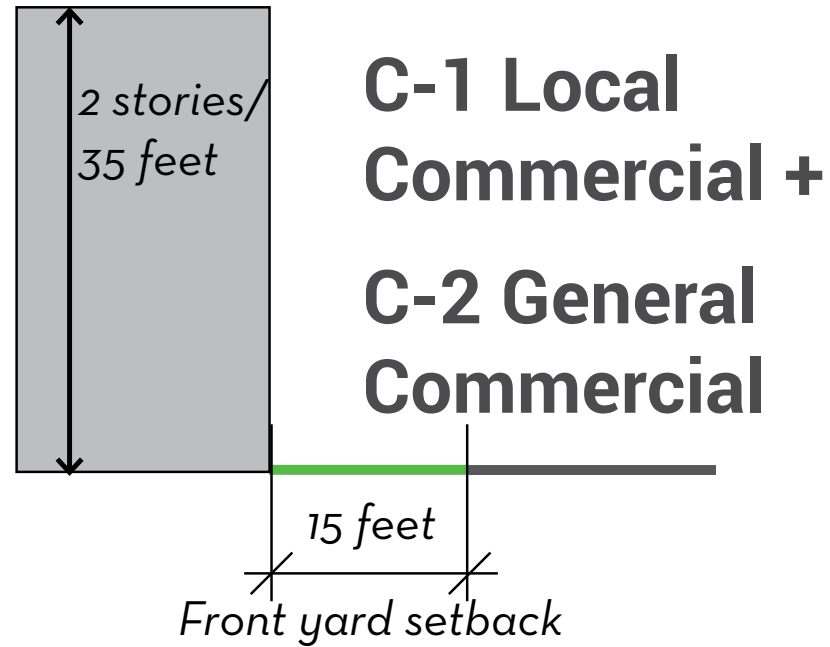
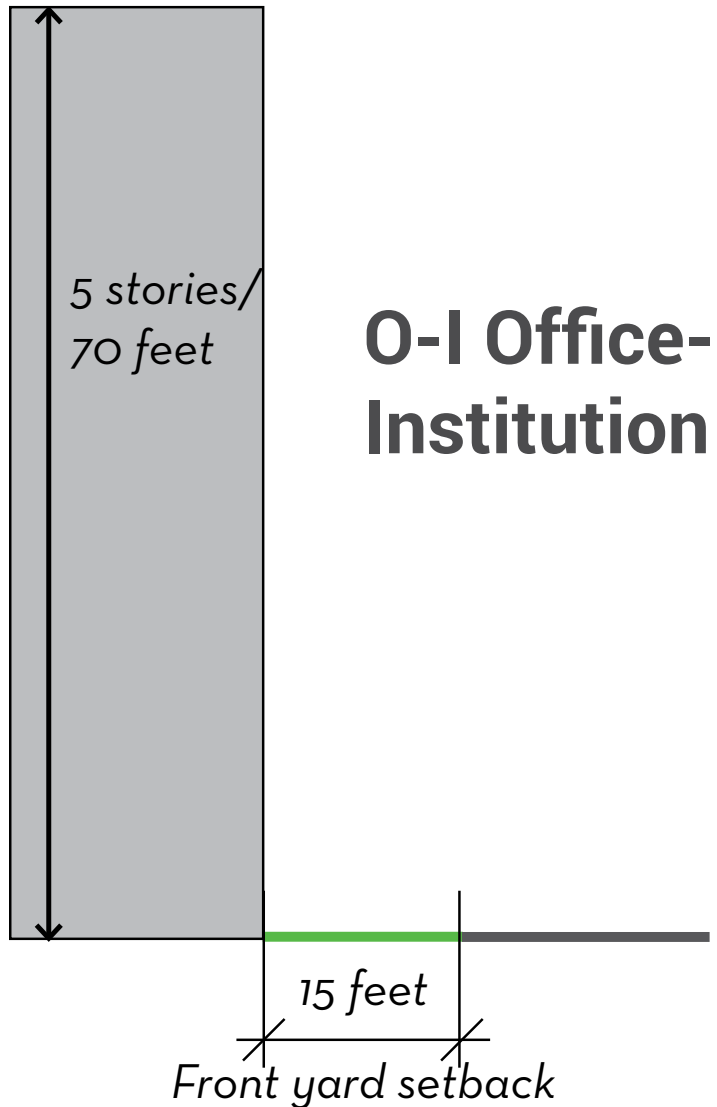


RS-100	RM-75	O-I
RS-75	RM-85	M
RS-60	C-1	
R-DT	C-2	

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# CURRENT ZONING CONDITIONS



# CHARACTER AREAS

CHAMBLEE

Clairmont Road

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

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# 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)*

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# SUSCEPTIBILITY TO CHANGE

CHAMBLEE

Clairmont Road

 Properties with land values that exceed building values




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# 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

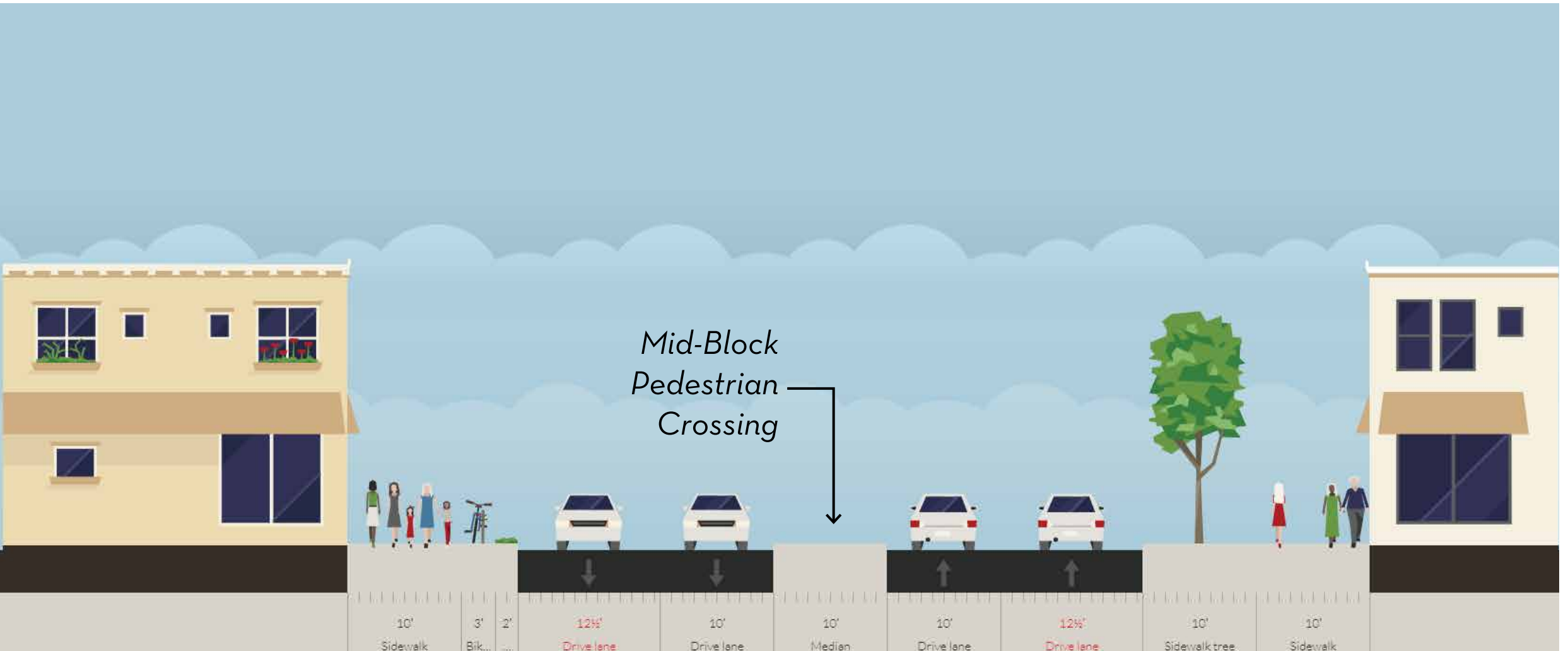
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# EXISTING STREET SECTION



# WHAT COULD IT LOOK LIKE TODAY?

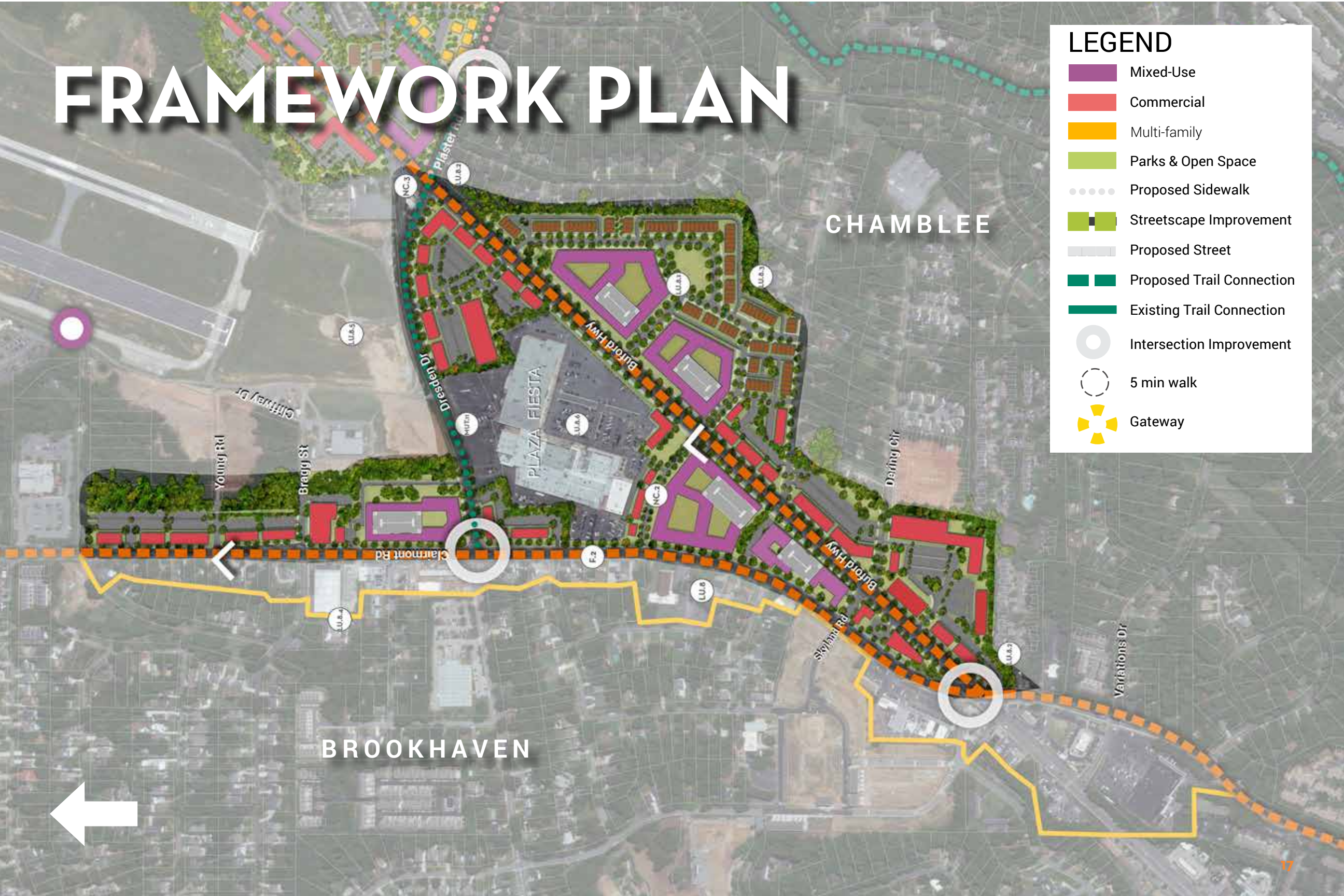




# FRAMEWORK PLAN

### LEGEND

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



CHAMBLEE

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# 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 Visual Preference Survey boards including different types of development. Place green on development you like and red on those you do not prefer, we will use these results to determine future land use on the corridor!
2. On the separate worksheet provided write in your top three development types and top three streetscape elements.

# NEXT STEPS

- Determine best future land use and 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!**