

# CLAIRMONT ROAD CORRIDOR STUDY

**PUBLIC MEETING #2**

September 25, 2019

# AGENDA

- **Meet the Team**
- **Purpose**
- **Process**
- **Vision & Goals**
- **Study Area**
- **What We've Heard So Far**
- **Recommendations**
- **Next Steps**
- **Activities**





# WHO IS INVOLVED?



City of Brookhaven



TSW



City of Chamblee



# 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.**

# PROCESS

**WE ARE HERE!**

**VISIONING**

**CREATE  
RECOMMENDATIONS**

**PRESENT  
RECOMMENDATIONS**

**FINAL  
PLAN**

**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:*

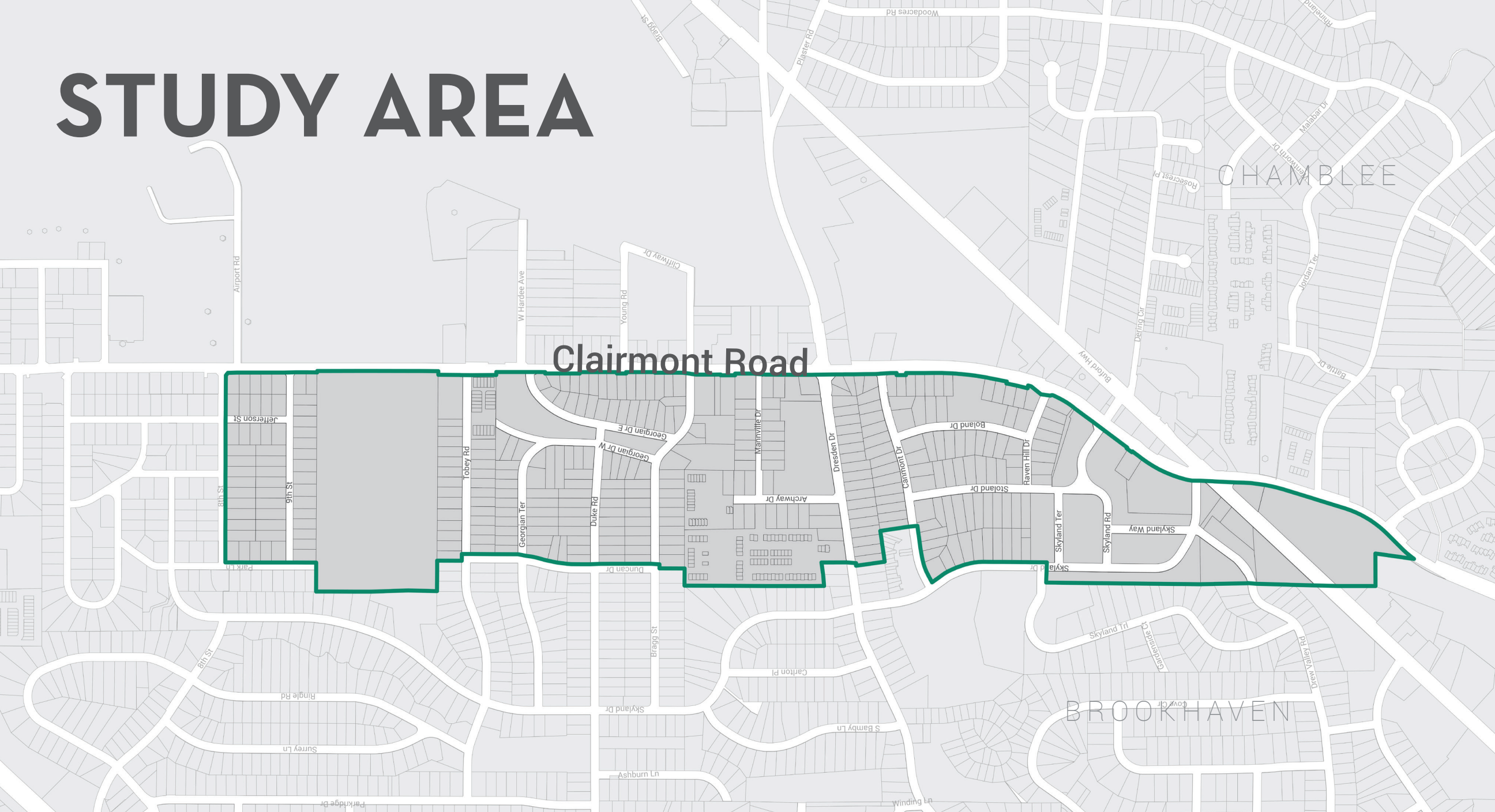
## **Vision**

*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.

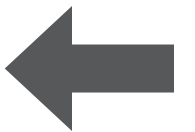
# STUDY AREA



Clairmont Road

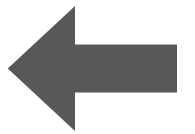
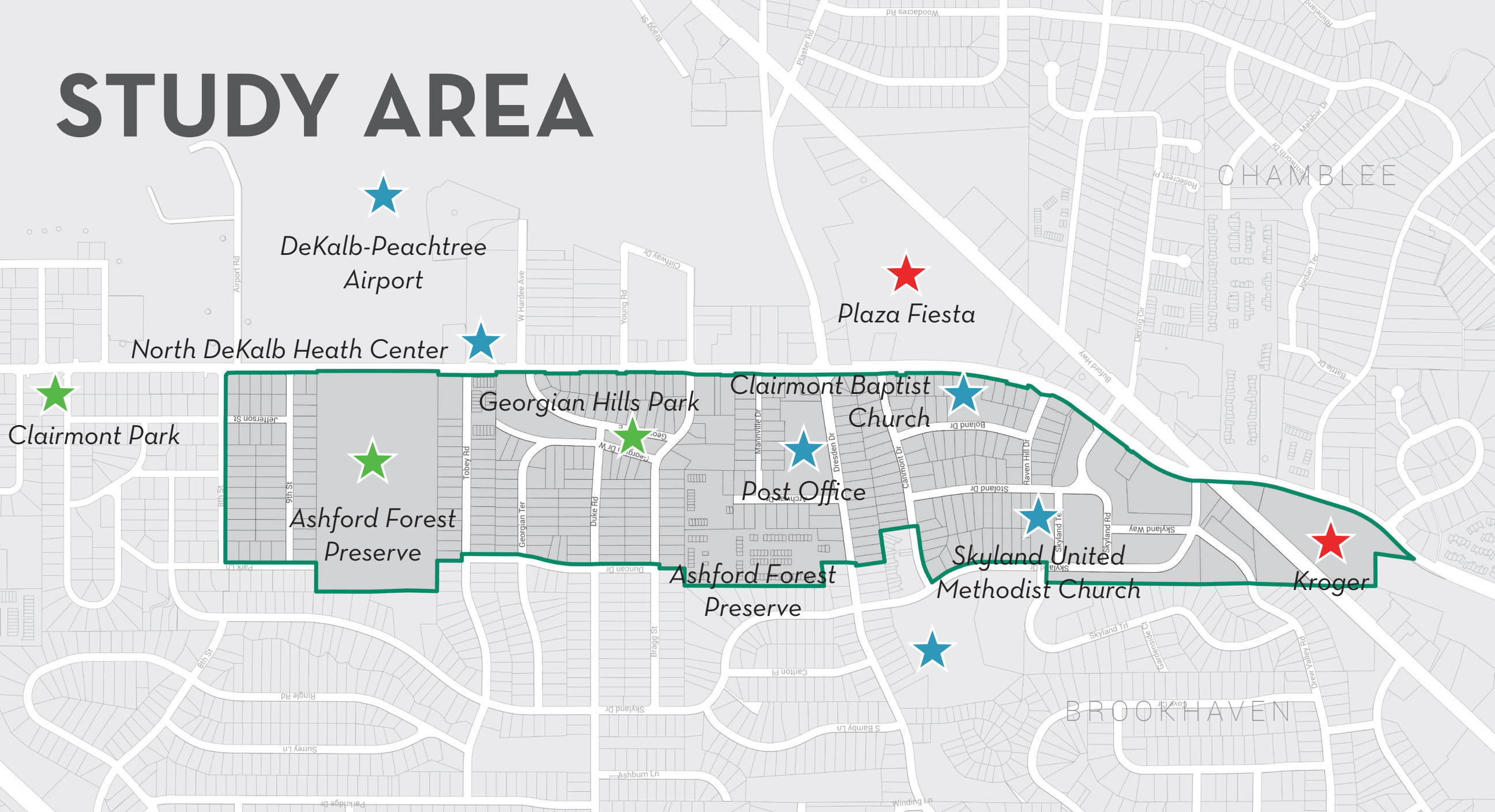
CHAMBLEE

BROOKHAVEN





# STUDY AREA





# WHAT WE'VE HEARD SO FAR

**We had our first public meeting on August 14th.**

VPS - The following land uses and development types are most desired:

- Rear-loaded townhouses
- Small lot single-family
- Cottage court homes
- Restaurants
- Retail
- Multi-use trails



# WHAT WE'VE HEARD SO FAR

Key comments from our August 14th meeting:

- More trees!
- A tree buffer from traffic and safe(r) sidewalks.
- Separate bike trails off of the main streets.
- Support for a multi-use trail along Dresden Drive that connects to Clairmont Road multi-use trail.
- We want businesses/housing that are conducive to the residential neighborhood, adjacent to Clairmont, and have low noise/pollution.
- Walkability.

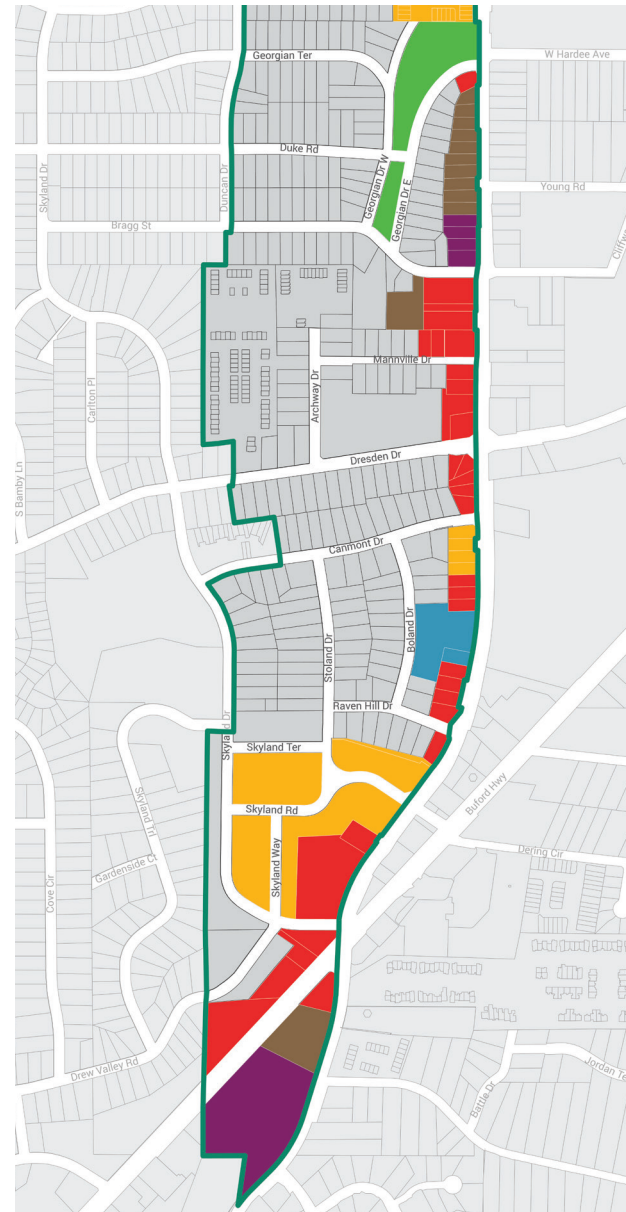
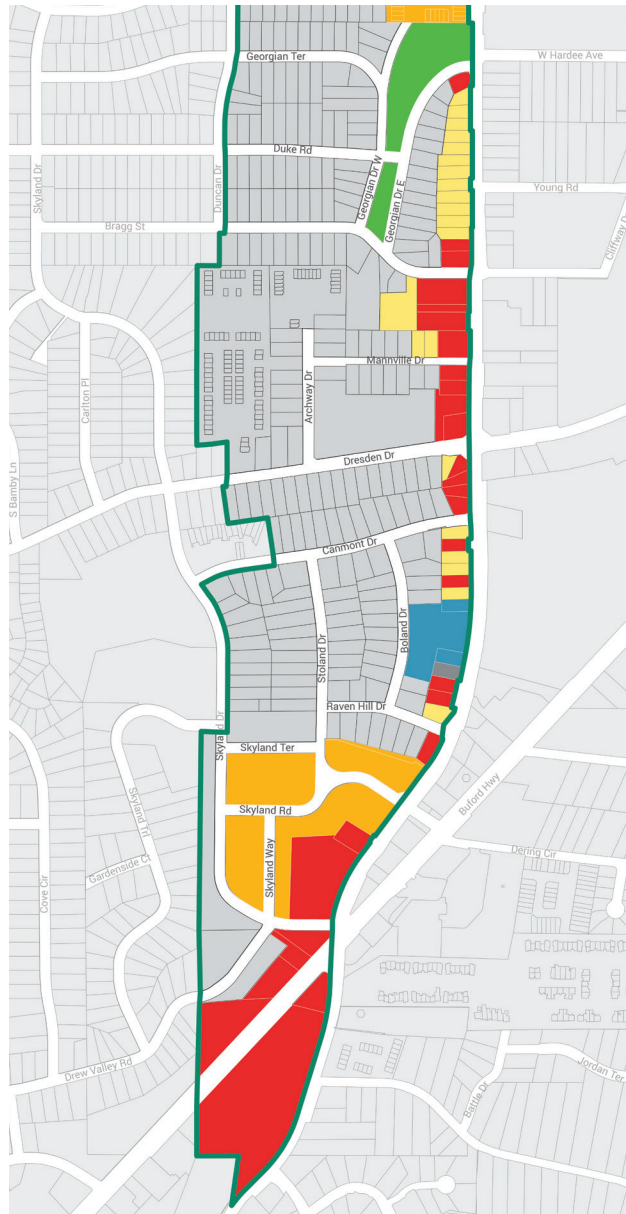
# RECOMMENDATIONS

- Land use changes
- Development plan
- Streetscape improvements





# LAND USE CHANGES



## Legend

-  Single-Family Residential
-  Attached Housing
-  Multi-Family Residential
-  Commercial
-  Civic/Institutional
-  Mixed Use
-  Parks/Open Space
-  Vacant



# DEVELOPMENT PLAN

PLAZA FIESTA

Yucca Rd

Bragg St

Dre

Clairmont Rd

Georgian Drive

resden Dr

## Legend

- Mixed-Use
- Commercial
- Attached Housing
- Multi-Family
- Planned Multi-Use Trail
- Proposed Multi-Use Trail

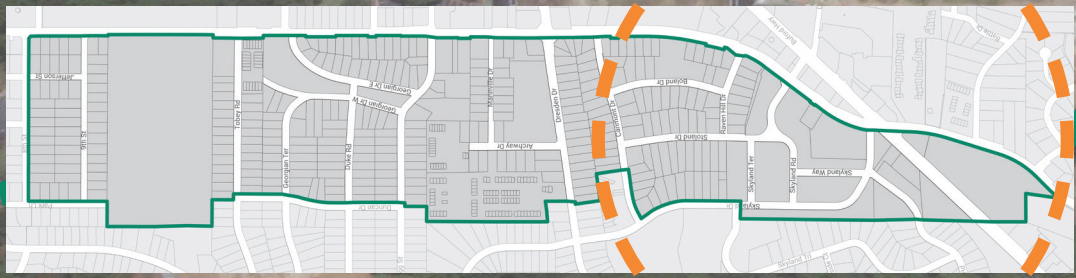




# DEVELOPMENT PLAN

**Legend**

- Mixed-Use
- Commercial
- Attached Housing
- Multi-Family
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# CLAIRMONT ROAD @ YOUNG ROAD // BEFORE





# CLAIRMONT ROAD @ YOUNG ROAD // AFTER





# CLAIRMONT ROAD @ BUFORD HIGHWAY // BEFORE



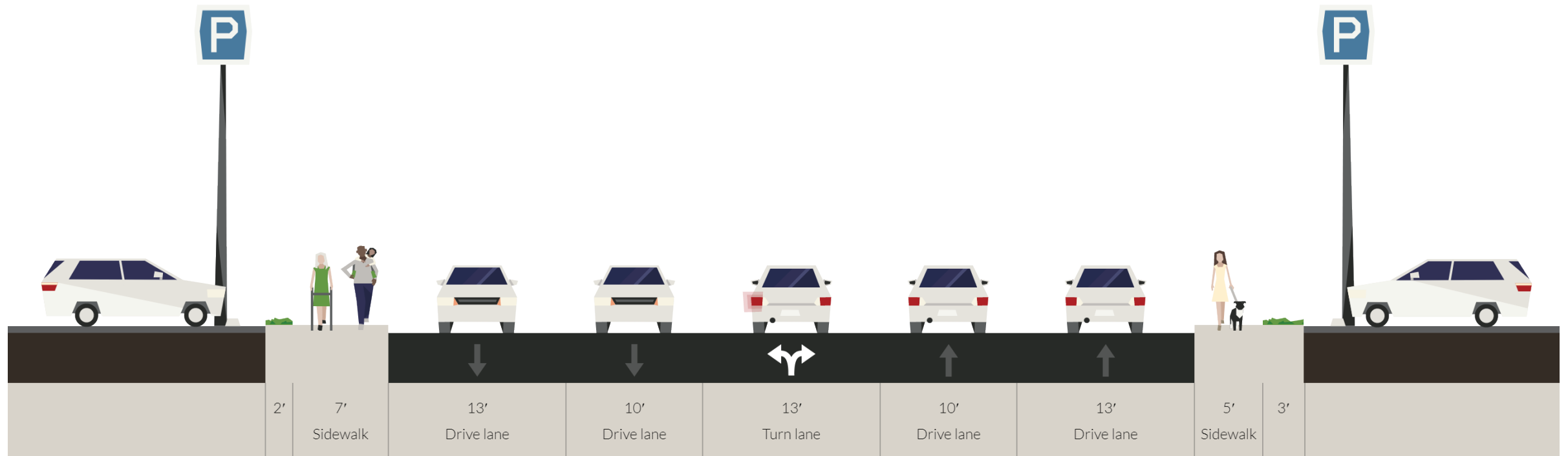


# CLAIRMONT ROAD @ BUFORD HIGHWAY // AFTER



# EXISTING STREETSCAPE

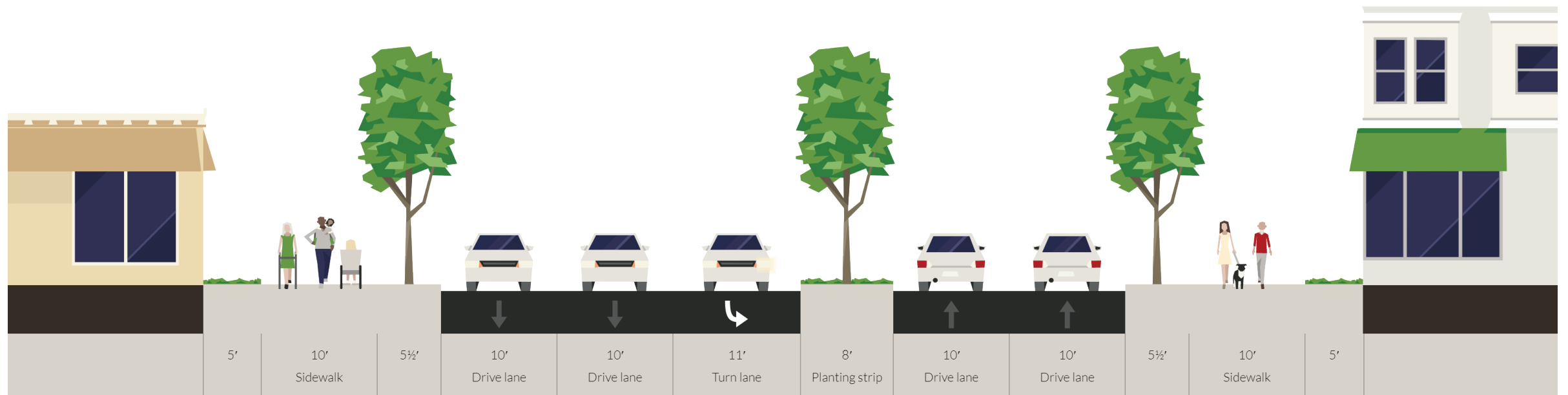
*(typical)*





# PROPOSED STREETScape

*(typical)*



# ACTIVITIES

## We need your input on our recommendations.

Directions:

1. **We have a board showing the land use changes.** Place **green** dots on things you **like**, and **red** dots on things you **dislike**. Write comments down on sticky notes, if you have them, in the space provided.
2. **We have a large map of the development plan.** Place **green** dots on things you **like**, and **red** dots on things you **dislike**. Write comments down on sticky notes, if you have them.
3. **We have a board showing the proposed streetscapes.** Place **green** dots on things you **like**, and **red** dots on things you **dislike**. Write comments down on sticky notes, if you have them, in the spaces provided.

# NEXT STEPS

- Incorporate your feedback, and make necessary changes to the plan and streetscape recommendations.
- Present our revised recommendations to the Planning Commission and City Council.
- Adopt the plan!

**THANK YOU!**