

CLAIRMONT ROAD CORRIDOR STUDY

Planning Commission Meeting

November 6, 2019

AGENDA

- What's Going On?
- Process & Progress To-Date
- Recommendations Framework
- Land Use Changes
- Development Plan
- Zoning Changes
- Streetscape Improvements
- Projects
- Questions

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



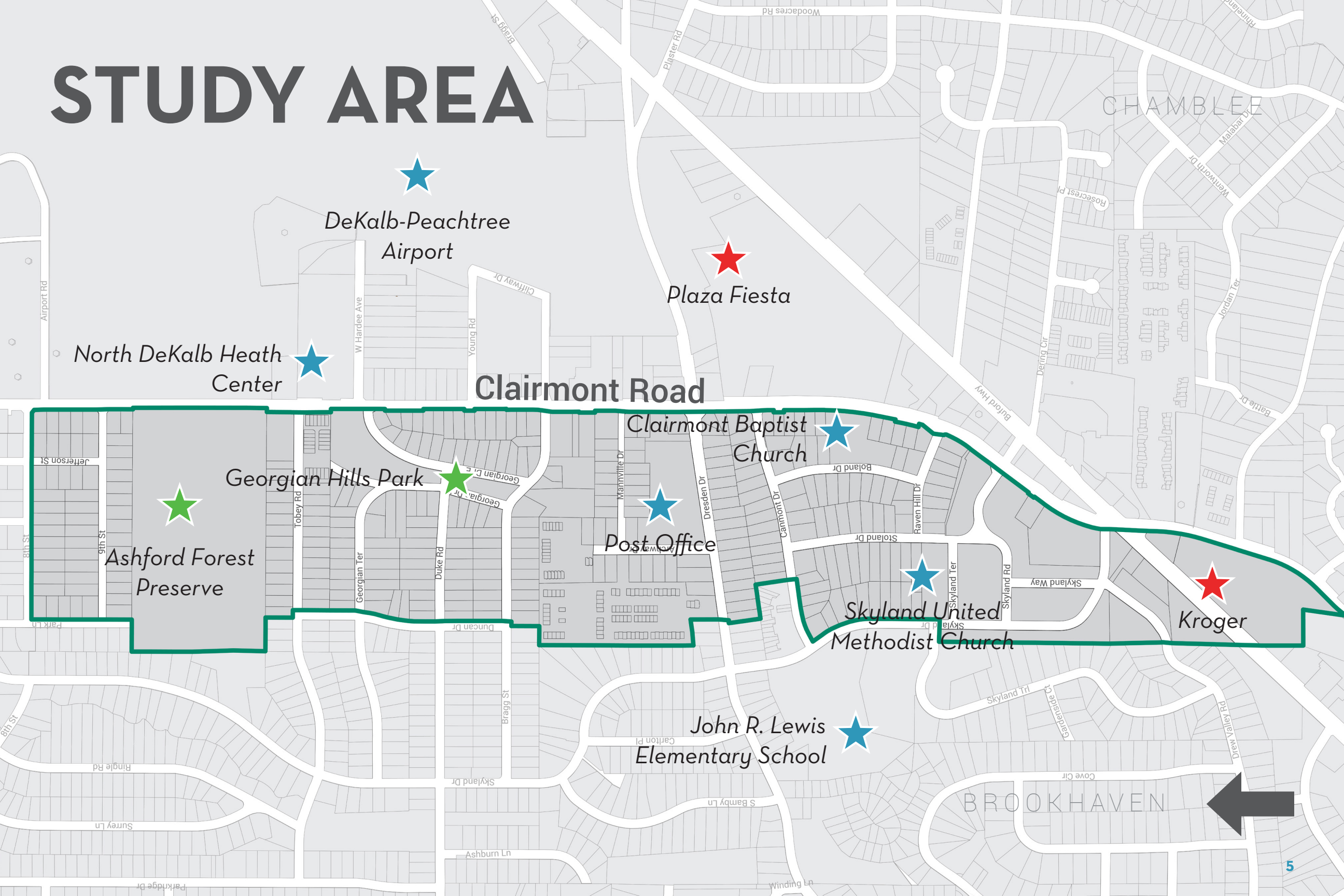
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City of Chamblee



STUDY AREA



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.

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
Public Meeting #1

**SEPTEMBER -
NOVEMBER**

Draft recommendations and implementation plan

Public Meeting #2
Present to Planning Commission

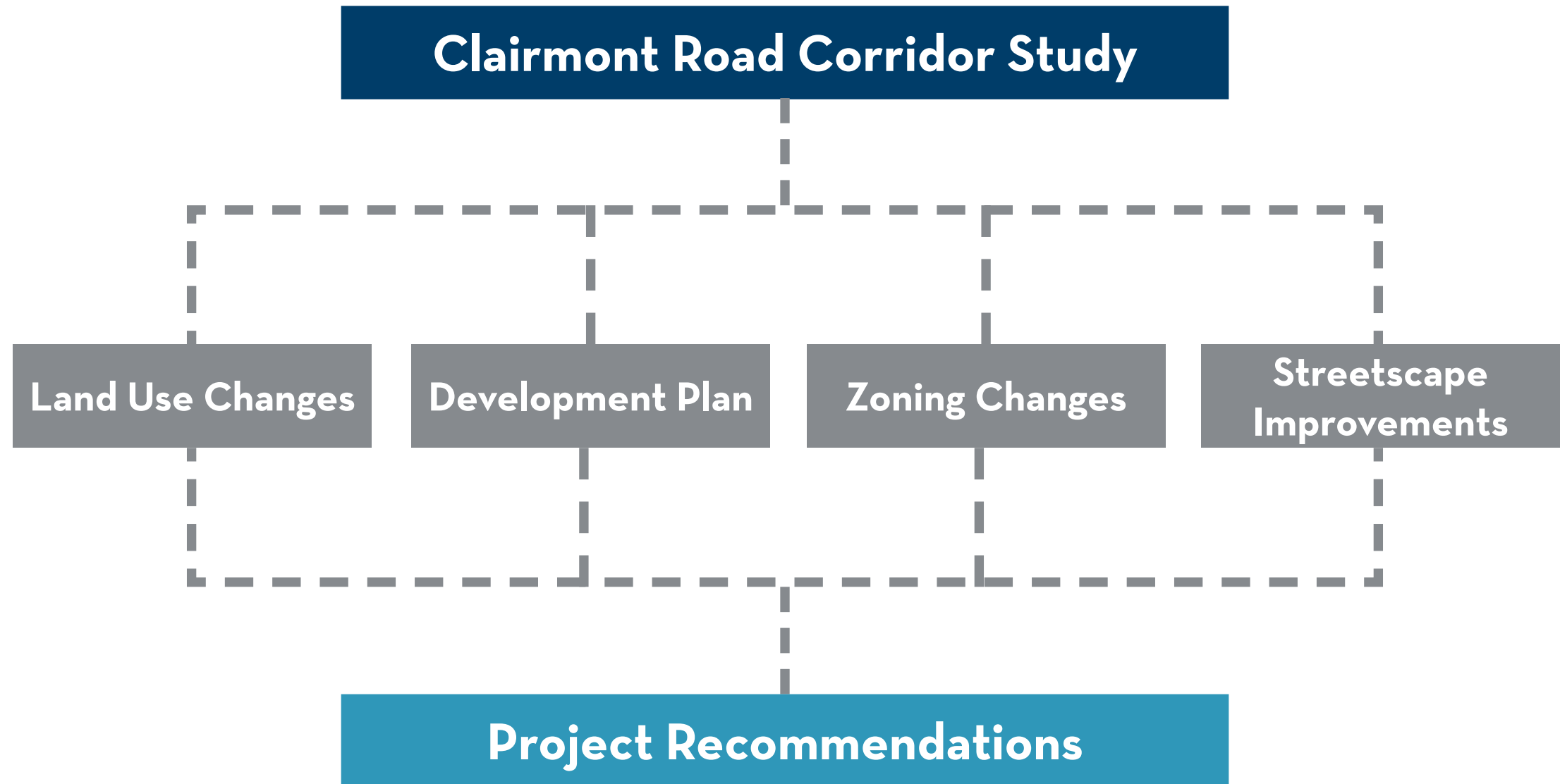
**DECEMBER -
JANUARY**

Incorporate Planning Commission feedback
Adoption by City Council

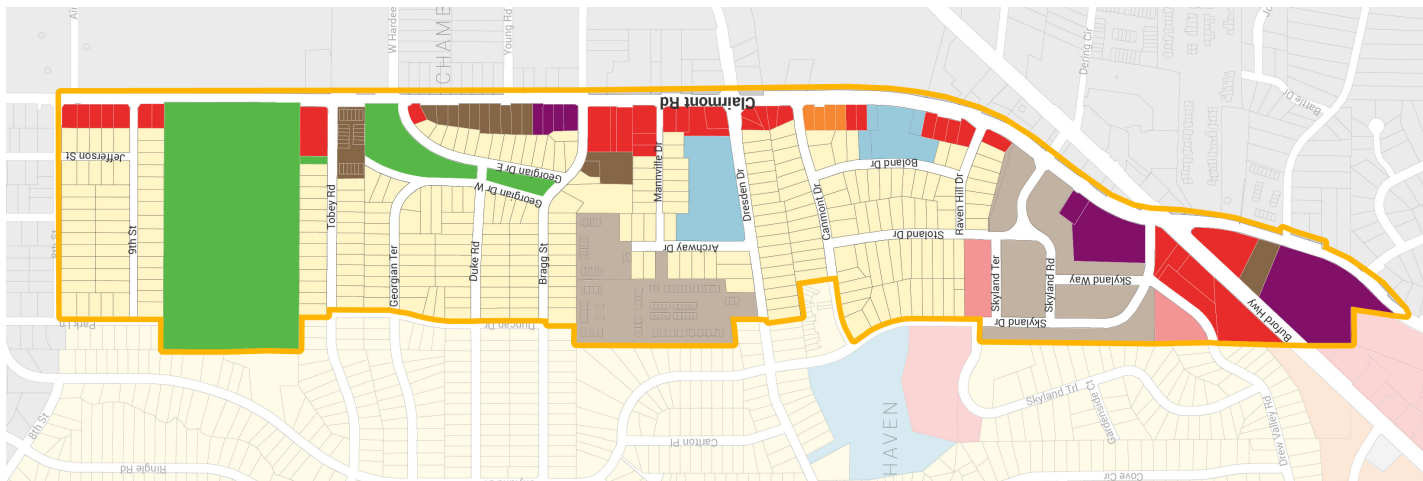
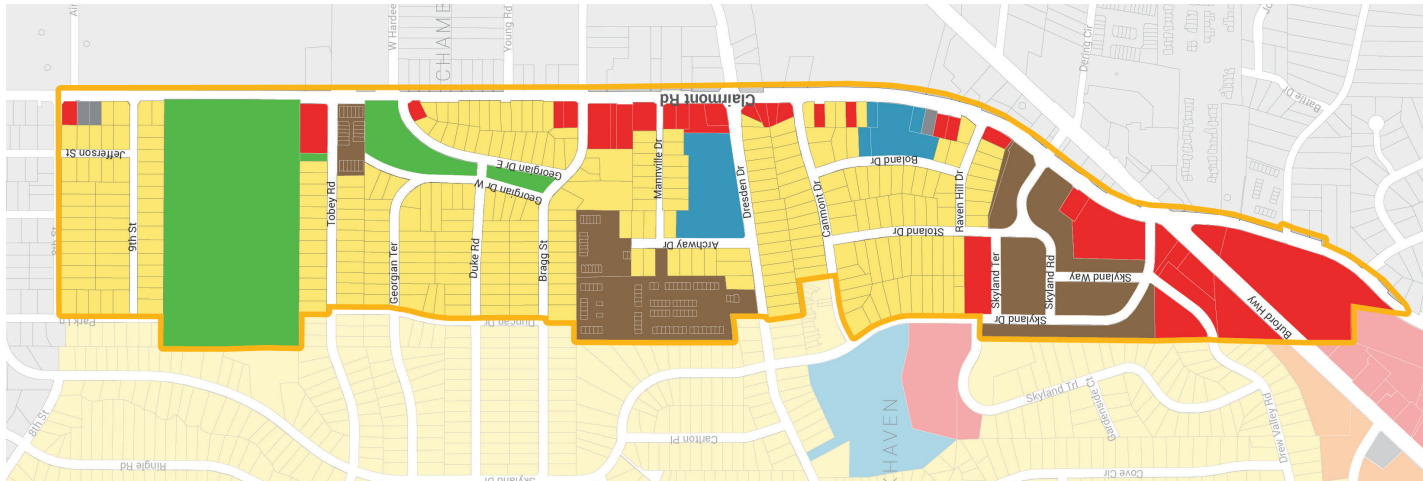
PROGRESS TO-DATE

- ✓ Charrette with Cities of Brookhaven and Chamblee planning staff. *(05.08.2019)*
- ✓ Facilitated a work session with the Planning Commission. *(07.10.2019)*
- ✓ Held two public meetings. *(08.14.2019 & 09.25.2019)*
- ✓ Outlined a framework for recommendations.
- ✓ Created 3-D renderings.
- ✓ Made re-zoning recommendations.
- ✓ Estimated project costs.

RECOMMENDATIONS FRAMEWORK



LAND USE CHANGES



Legend

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

DEVELOPMENT PLAN

CHAMBLEE

Young Rd

Cliffway Dr

Bragg St







Drashen Dr

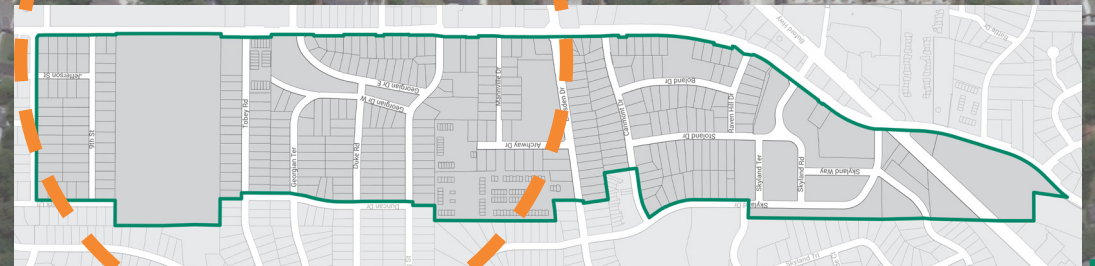
Clairmont Rd

Georgian Drive

BROOKHAVEN

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
- Planned Multi-Use Trail
- Proposed Multi-Use Trail



CLAIRMONT ROAD @ YOUNG ROAD // BEFORE



CLAIRMONT ROAD @ YOUNG ROAD // AFTER



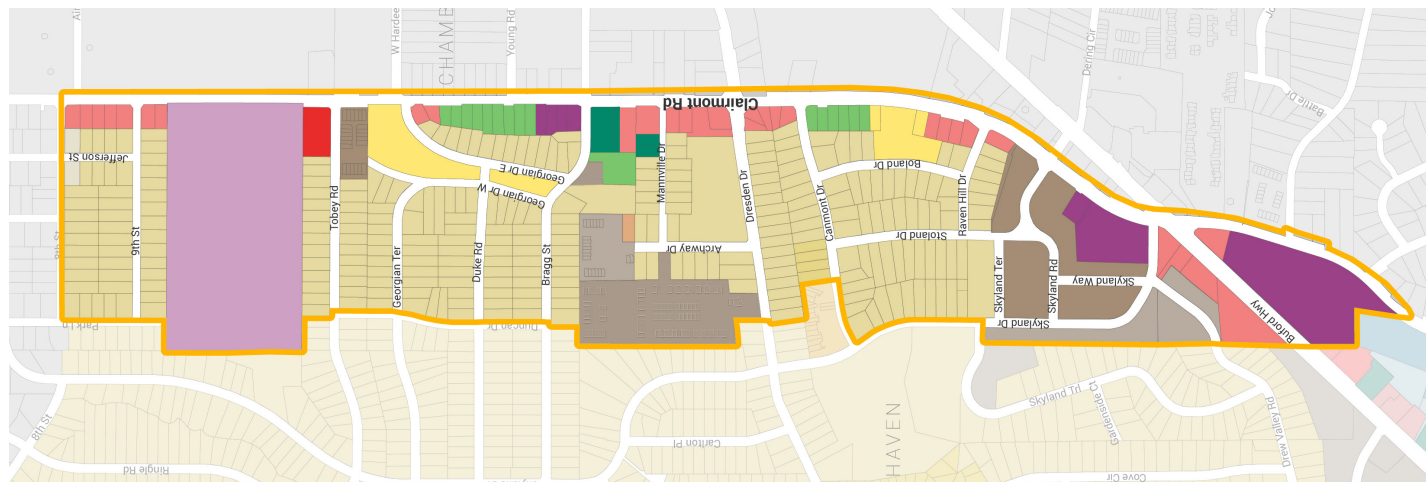
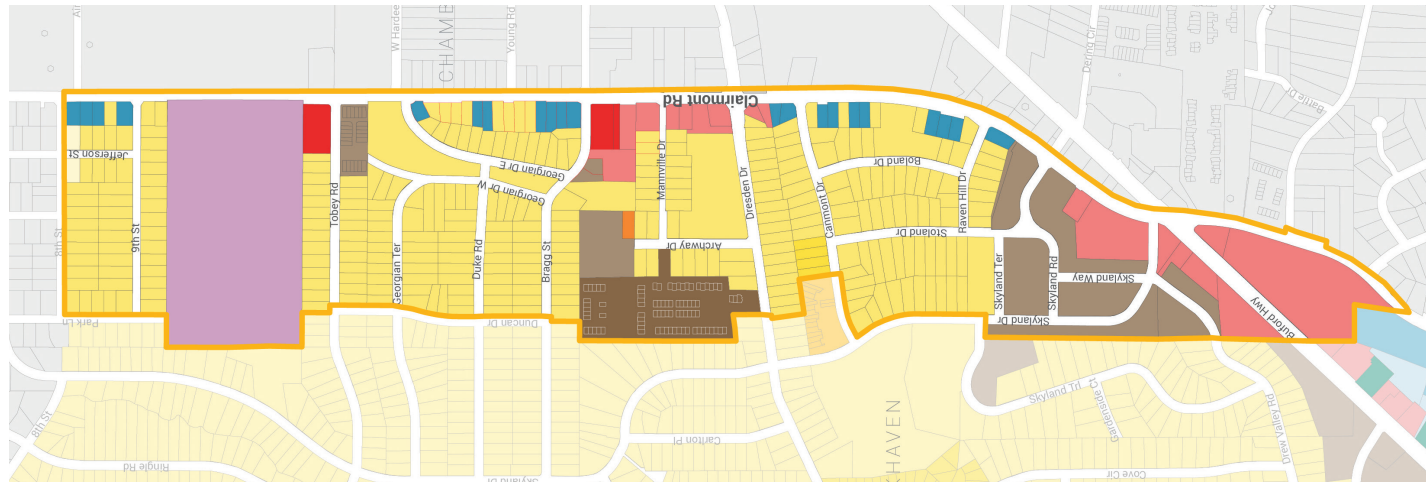
CLAIRMONT ROAD @ BUFORD HIGHWAY // BEFORE



CLAIRMONT ROAD @ BUFORD HIGHWAY // AFTER



ZONING CHANGES



Legend

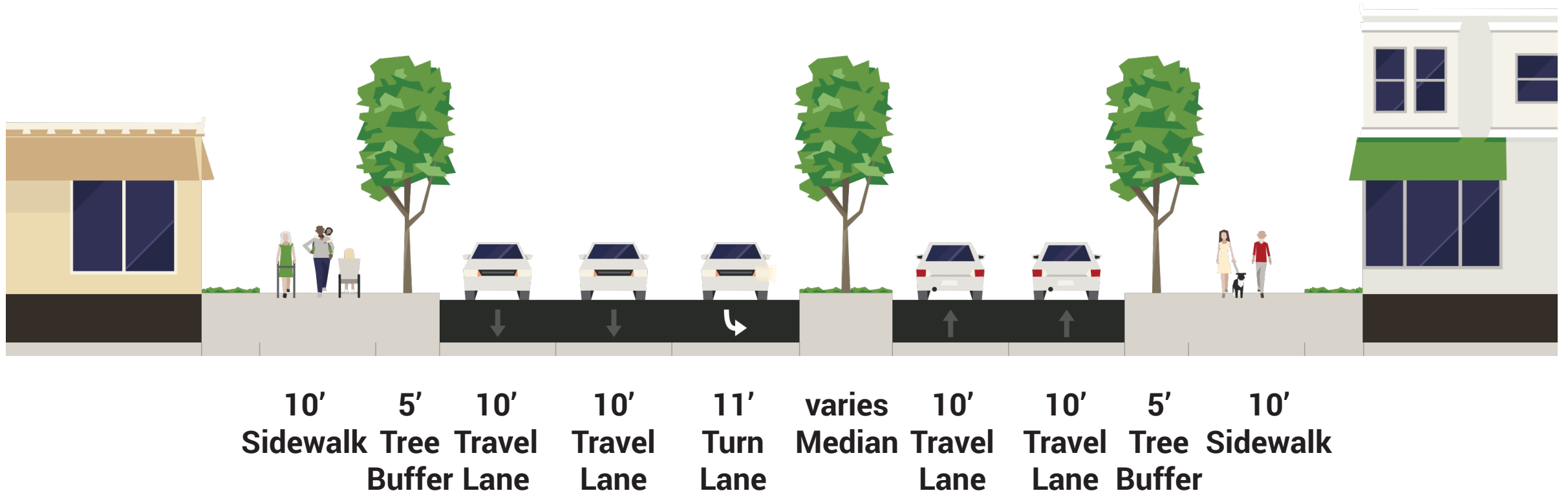
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- RSA-18
- C-1
- C-2
- MX-1
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PROPOSED STREETSCAPES

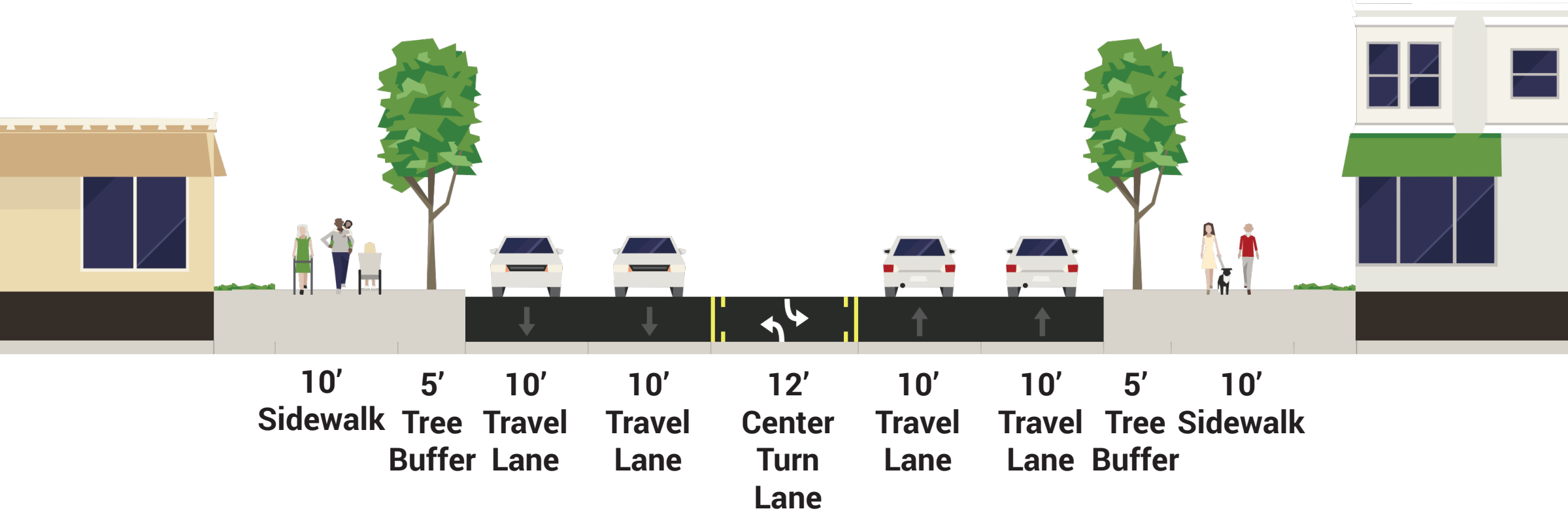


10' Sidewalk
5' Tree Buffer
10' Travel Lane
10' Travel Lane
varies Median
10' Travel Lane
10' Travel Lane
5' Tree Buffer
10' Sidewalk

PROPOSED STREETSCAPES



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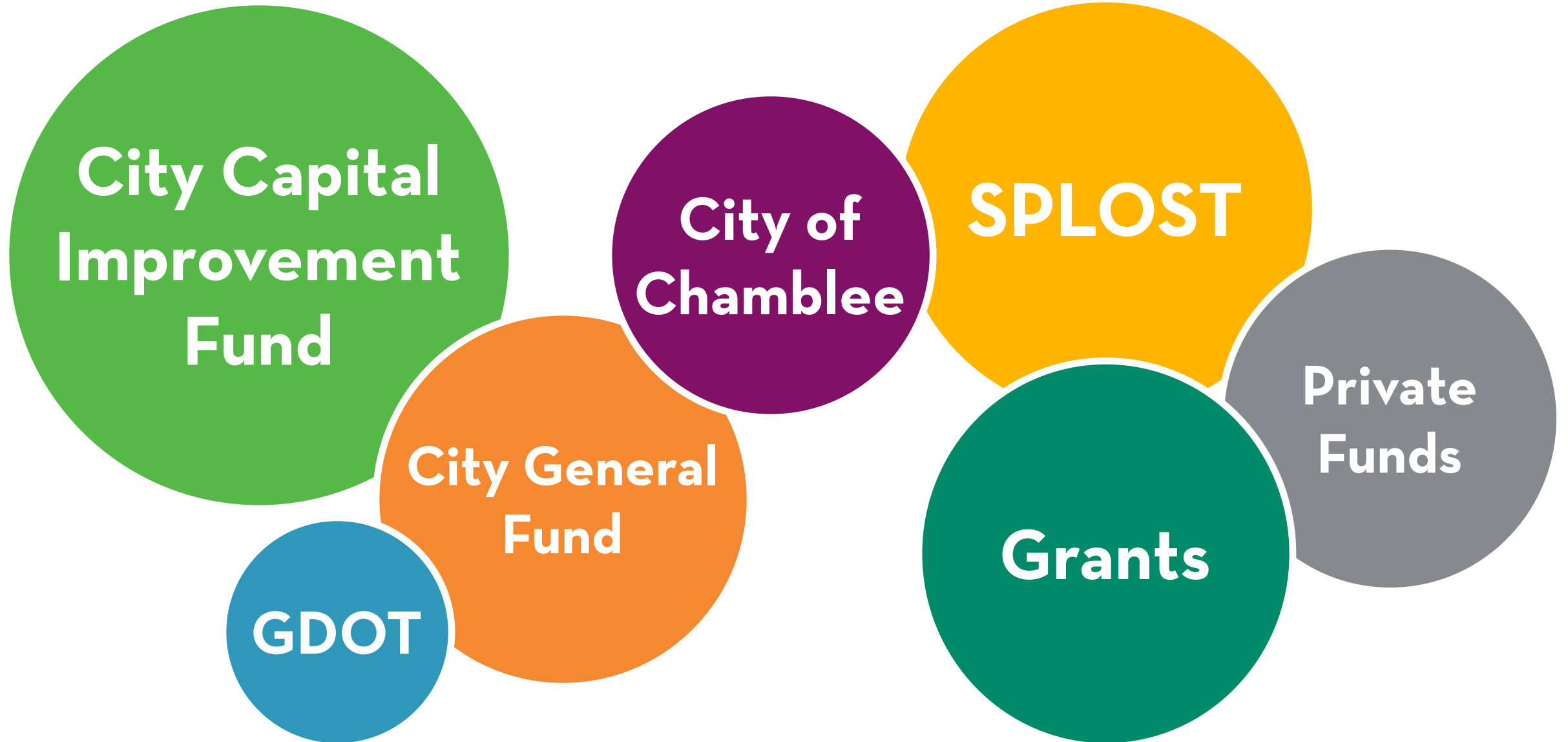


PROJECTS

- Zoning Updates
- Clairmont Rd Streetscape Improvements
 - *Phase 1: From Buford Hwy to Skyland Rd*
 - *Phase 2: Skyland Rd to Dresden Dr*
 - *Phase 3: Dresden Dr to Tobey Rd*
 - *Phase 4: Tobey Rd to 8th St*
- Clairmont Rd at Skyland Rd Intersection Improvements
- Clairmont Rd at Dresden Dr Intersection Improvements
- Dresden Drive Trail & Streetscape Improvements
- Pedestrian Improvements



PROJECT FUNDING



THANK YOU!