

# APPENDICES

# A Comprehensive Plan

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# A.1.1. Public Involvement Summary

## APPROACH

Effective outreach provides ample opportunity for citizens to be involved in a plan development process. It educates citizens about the purpose of the planning effort and the important role they play in developing plan outcomes. As a part of Comprehensive Plan 2034, community stakeholders were engaged in several different ways throughout the planning process and were encouraged throughout to actively voice their opinions about the future of Brookhaven.

### KEY STAKEHOLDERS

Elected officials, City staff, residents and civic associations, business owners and property owners, and social service agencies are among the many integral entities to take part in the Comprehensive Plan 2034 process. While a number of key stakeholders were engaged throughout the planning process, this effort was led by four teams:

- Planning Team - included City staff and the Consultant Team
- Consultant Team - included Jacobs Engineering (project management, planning), Market Street Services (economic development, demographic analysis) and Sycamore Consulting (public engagement)
- Comprehensive Plan 2034 Steering Committee - included Brookhaven citizens
- General public - included residents, business/property owners, agencies, institutions and others with an interest in the future of Brookhaven

### INFORMING COMMUNITY MEMBERS

This process used a variety of tools and techniques to inform community members of the Comprehensive Plan 2034 process including coordination with the City of Brookhaven, the use of online resources and social media outlets, and the establishment of a Steering Committee to help spread the word to different segments of the population.

Close coordination with the City of Brookhaven was at the core of public involvement. This process utilized the City’s established channels of communication to alert the public about the Comprehensive Plan and opportunities to become involved. Creating a central point of communication for this and other planning processes running concurrently ensured consistency in information delivery. Flyers, announcements and other information pertinent to understanding the process were shared with the public through the City’s existing outreach database. Media releases for each public event were drafted and submitted to the Brookhaven Communications Department for distribution to the City’s media outlets.

### Webpage Gateway for Plan

An online presence was established to help promote Comprehensive Plan 2034. A City webpage dedicated to the study served as the hub for information and documents throughout the process. Flyers and other public information were placed on the website in advance of public engagement opportunities. This process also took advantage of Brookhaven’s existing social media presence. Flyers and announcements were posted on the Facebook page and Twitter feed in advance of public engagement opportunities.



### Community Member Outreach

The Steering Committee played a significant role in informing stakeholders about Comprehensive Plan 2034. Members shared electronic and hard-copy flyers with their networks and neighbors. The group also led the effort to spread the word about the plan through community kiosks, which were used to advertise and promote public engagement events. These non-staffed poster-sized displays were placed in highly visible and commonly visited locations such as City Hall, the Latin American Association, and shopping plazas as well as at community events such as the Brookhaven Food Truck Rally. Steering Committee Members assisted by identifying key locations and took responsibility for the coordination, delivery and retrieval of the kiosks.

## ENGAGEMENT OPPORTUNITIES

Stakeholders were engaged through a variety of means, including the establishment of a Steering Committee to guide the process, one-on-one interviews with key stakeholders, a community-wide survey, and a series of public workshops and meetings.

### STEERING COMMITTEE

The Steering Committee played an integral role in relaying community needs to the Planning Team as well as communicating details of the planning efforts to the general public. The Steering Committee was also instrumental in providing insight into the best ways to engage the public throughout the process. The committee was engaged in four meetings for the Comprehensive Plan 2034 process, identified below. All meetings were open to the general public.

- Meeting 1: Project kick off (March 27, 2014): This first Steering Committee meeting introduced the project, including key tasks, the planning time frame, and key elements of the plan, to Committee members. Committee members were also invited to brainstorm on needs and opportunities in the city by planning area.
- Meeting 2: Visioning and goal setting (May 6, 2014): Steering Committee members began to set the vision and goals for Comprehensive Plan 2034. An overview of the Baseline Conditions Analysis

was provided to give members more background information on the existing conditions within the City. The Committee then participated in a vision statement activity and gave their feedback on the preliminary draft character areas map, which led to adjustments in the map prior to presentation to the general public.

- Meeting 3: Needs, opportunities and strategies identification (May 29, 2014): The group focused on the character areas and implementation strategies for each defined area. This discussion helped to finalize the Character Area Map. The Committee also began a discussion of some overarching needs and opportunities for each plan element. Lastly, the Steering Committee provided input on the upcoming public workshop and how best to engage the public.
- Meeting 4: Community work program review (June 26, 2014): At this final Steering Committee meeting, the group gave final feedback on the Comprehensive Plan 2034 vision statement and goals. The bulk of the meeting was spent reviewing and commenting on the preliminary work program. Next steps and involvement going forward were also discussed.

In addition to these four meetings, joint steering committee meetings were held to allow for coordination with the steering committees of parallel planning efforts (Parks and Recreation Master Plan, Comprehensive Transportation Plan, and the Buford Highway Improvement Plan and Economic Development Strategy) on the below dates:

- Joint Steering Committee Meeting 1: Comprehensive Plan 2034, Parks and Recreation Master Plan, Comprehensive Transportation Plan, and the Buford Hwy Improvement Plan and Economic Development Strategy (April 24, 2014).
- Joint Steering Committee Meeting 2: Comprehensive Plan 2034 and Comprehensive Transportation Plan (June 12, 2014).

The coordination meetings provided committee members an overview of progress to date on respective plans and opportunities for collaboration from each of the planning teams. A summary of each Steering Committee meeting is included in the appendix.

## KEY STAKEHOLDER INTERVIEWS

At the onset of the comprehensive planning process, the consultant team conducted interviews with key community stakeholders, including elected officials, City staff, and other key partner organizations, including MARTA, Oglethorpe University, the Latin American Association, and area economic development agencies. Interviews were held to help support the baseline conditions analysis, begin to identify key community initiatives, needs, and priorities, and to help inform key discussion points for public involvement activities.

Interviews were held as either one-on-one sessions or small groups meetings and utilized a prepared questionnaire that included a range of discussion points, which gave stakeholders an opportunity to discuss Brookhaven's strengths, needs and opportunities. Key challenges and expected outcomes of the Comprehensive Plan were also topics of discussion. Interviews helped to promote a clear understanding of the City of Brookhaven and provided insight into the overall vision and priority needs and opportunities. A record of the interviews conducted and a full summary of the input received is provided in Appendix A.1.3.

## COMMUNITY SURVEY

A community survey was designed to gather input regarding the vision for the City of Brookhaven. The survey included sets of questions highlighting the following topics: daily needs and uses, connectivity and community identity, redevelopment and infill development, environmental concerns, priorities for next five years, and long term vision. A series of demographic questions were also asked. The survey was available in English and Spanish online from May 15 through June 12, 2014. The following methods were used to share the link for the online survey:

- Banner ad and link on City of Brookhaven website
- Email from the Project Management Team to the Comprehensive Plan Steering Committee for distribution to personal databases
- Announcement and postcard containing survey address distributed at the May 15 and June 9, 2014 Comprehensive Plan community workshops

Hard copies of the survey were available for distribution at the May 15, 2014 Community Visioning Workshop and were made available at the Latin American Association. A total of 237 surveys were completed. Results of this survey were used to supplement technical analysis completed by the planning team and represented the public's voice regarding the future of the City of Brookhaven, along with other public input collected. A full summary of the community survey and input received is available in Appendix A.1.4.

## MEETINGS WITH THE GENERAL PUBLIC

Obtaining input from the general public was a key component of this planning process. Meetings took different formats depending on the information that needed to be shared and collected at a given stage in the process. A brief summary of the formal opportunities to become informed and engaged and what we heard from the public at each session is summarized below.

### Public Hearing #1 Kick Off with Council (April 22, 2014):

This hearing served as an opportunity to formally kick-off the Comprehensive Plan 2034 process with the Brookhaven City Council. At this session, a brief presentation was given that discussed the purpose of the comprehensive plan, the make-up of the planning team, the components of the plan, the timeline, and public involvement.

### Community Visioning Workshop (May 15, 2014):

The purpose of this workshop was to work closely with community members to set the pace for Comprehensive Plan 2034. The Visioning Workshop was interactive in nature with several opportunities for the public to provide input throughout. The meeting began with an open house period in which attendees were encouraged to provide input on what they believe are the Strengths, Weaknesses, Opportunities and Threats of Brookhaven as well as what they want Brookhaven to be known for in 20 years. This open house portion was followed by a brief overview presentation of the comprehensive planning process, work to date, and meeting goals. A question and answer session followed prior to moving on to small group character area discussions. Prior to adjourning, key highlights from each discussion group were presented with final remarks from the Planning Team and City. A total of 30 City of Brookhaven citizens, business owners and other stakeholders attended the visioning workshop to learn more about the comprehensive planning process and to provide input.

### Needs & Strategies Workshop (June 9, 2014):

This workshop was designed to gather public input to help set the priority needs and opportunities for Brookhaven and to help inform the City's action plan for the next five years. Feedback from the public was used to make sure the right priorities were emphasized in Comprehensive Plan 2034. The meeting began with a brief open house period that allowed the public to review displays and handouts and begin providing input. The open house was followed by a formal presentation followed by the needs and strategies workshop activities. Prior to adjourning, next steps were presented with final remarks from the planning team, Steering Committee and City. Community members were provided a final opportunity to ask questions. A total of 30 individuals signed in at the workshop. Attendees included members of the Comprehensive Plan Steering Committee and members of the general public as well as other stakeholders.

### Joint Open House (July 21, 2014)

The Open House provided the public an opportunity to review highlights from, ask questions about, and provide feedback on the draft plan. The Open House was joint with the Comprehensive Transportation Plan and preceded several hearings at which the public was provided additional opportunities to comment on the plan.

### Public Hearing #2 with the Planning Commission (July 23, 2014)

### Public Hearing #3 with Council (August 12, 2014)

### Public Hearing #4 with the Planning Commission (September 3, 2014)

### Public Hearing #5 with Council (September 9, 2014)

*Full summaries of each public engagement opportunity is provided in subsequent sections.*



# A.1.2. Public Involvement Plan

## OVERVIEW

*Note: The Public Involvement Plan was written to guide public engagement during the planning process and, as such, is written in future tense.*

Effective outreach educates all citizens on how they can be involved in developing plan outcomes and encourages participation in the development of the Brookhaven Comprehensive Plan. It is immensely important to promote the Comprehensive Plan to the public and to provide an opportunity for input during the plan development process from start to finish. This strategy details the many effective outreach techniques that can be implemented and how community stakeholders can be engaged. The methods are designed to give the public multiple avenues to provide input into the process at key project milestones.

## KEY STAKEHOLDERS TO ENGAGE

There are a number of key stakeholders that will be engaged in some way throughout the planning process. Elected officials, City staff, residents and civic associations, business owners and property owners, places of worship, and social service agencies are among the many integral entities to involve. This planning process will be led by four teams:

- Project Management Team - includes City staff and the Consultant Team
- Consultant Team - includes Jacobs (project management, planning), Market Street Services (economic development, demographic analysis) and Sycamore Consulting (public engagement)
- Comprehensive Plan 2034 Steering Committee
- General public - includes residents, business/property owners, places of worship, agencies, institutions and others with an interest in the future of Brookhaven

## STUDY DATABASE

Effective outreach educates citizens on how they can be involved in developing plan outcomes. This planning effort will utilize Brookhaven’s existing database of community contacts to alert the public about the Comprehensive Plan and opportunities to become involved. Additionally, the Consultant Team will collect contact information from individuals who attend meetings, workshops and open house events. With their permission, this information will be shared with the Brookhaven Communications Department for inclusion in the overall study database.

## KEY PERSON INTERVIEWS

At the onset of the project, the Consultant Team will conduct interviews with key stakeholders. Key Person Interviews will promote a clear understanding of the community as well as goals and objectives for the City of Brookhaven from differing perspectives. A list of interviewees will be developed by the Consultant Team and submitted to the City of Brookhaven for review. Potential interviewees may include the following:

- Planning Commission Chairperson
- Mayor and City Council members
- City Manager
- Assistant City Manager/Director of Community Development
- Police Chief
- Public Works Director
- Parks and Recreation Director
- Neighborhood Representatives
- Board of Education
- Latin American Association
- Economic Development contacts

Interviews will be conducted one-on-one or in small groups sharing similar interests and will utilize a prepared questionnaire that includes a range of discussion points relevant to each person's role(s) within the community. Interviews will be completed by mid-May in order to ensure concise and timely feedback. Follow up telephone interviews can be held if stakeholders are unavailable during the interview dates/times. Up to 15 key person interviews will be conducted. The Consultant Team will summarize all feedback heard during the interviews into a Common Themes Report ensuring anonymity of the interviewees and their responses.

## COMMUNITY SURVEY

Early in the planning process, an online community survey will be distributed electronically to the entire study database. The online survey will be an efficient way to collect feedback from the general public about their vision for the Brookhaven Comprehensive Plan study area. Information collected from initial technical analysis and Key Person Interviews as well as initial Steering Committee meetings will help shape the survey content. The survey will remain open for a total of four weeks. The Consultant Team will provide a summary of the survey results for posting to the City website and public review.

## MEETINGS WITH THE STEERING COMMITTEE

The Steering Committee will play an integral role in relaying community needs to the Project Management Team as well as communicating details of the planning efforts to the general public. The Steering Committee will also be instrumental in providing insight into the best ways to engage the public throughout the process in a structured format geared towards reviewing information, providing ideas and feedback. Meeting dates for the Steering Committee are as follows:

- Meeting 1: March 27, 2014 | 10:30 AM - 12:30 PM | Brookhaven Municipal Court
- Meeting 2: May 6, 2014 | 10:30 AM - 12:30 PM | Brookhaven City Hall (Community Room)
- Meeting 3: May 29, 2014 | 6:00 - 8:00 PM | Brookhaven City Hall
- Meeting 4: June 26, 2014 | 6:00 - 8:00 PM | Brookhaven City Hall

The Consultant Team will handle all Comprehensive Plan Steering Committee logistics including meeting reminders to Committee, venue set-up, printing of meeting handouts, easels, projector and screen, name badges, sign in table, markers, flipcharts, and other documentation items. The Consultant Team will facilitate all meetings and will document and summarize all meetings.

In addition to these four meetings, joint steering committee meetings will be held to allow for coordination among parallel planning efforts with the steering committees of parallel planning efforts (Parks and Recreation Master Plan, Comprehensive Transportation Plan, and the Buford Hwy Improvement Plan and Economic Development Strategy) on the below dates. These meetings will be informational in nature to communicate with the committees input being shared among planning efforts and other coordination occurring between the related efforts:

- Joint Steering Committee Meeting 1 (Comprehensive Plan 2034, Parks and Recreation Master Plan, Comprehensive Transportation Plan, and the Buford Hwy Improvement Plan and Economic Development Strategy): April 24, 2014 | 7:00 - 8:00 PM | St. Martins Episcopal Church
- Joint Steering Committee Meeting 2 (Comprehensive Plan 2034 and Comprehensive Transportation Plan): June 12, 2014 | 6:00 - 7:00 PM | Brookhaven City Hall

## MEETINGS WITH THE GENERAL PUBLIC

Obtaining input from the general public is a key component of this planning process. Meetings will take different formats depending on the information that needs to be shared and collected at a given stage in the process. The public will have several formal opportunities to become informed and engaged which include:

- Public Hearing #1: Kick Off with Council - April 22, 2014 | 7:00 PM | Brookhaven Municipal Court
- Visioning Workshop - May 15, 2014 | 6:00 - 8:00 PM | St. Martins Episcopal Church (Gable Hall)
- Needs & Strategies Workshop - June 9, 2014 | 6:00 - 8:00 PM | Brookhaven City Hall
- Open House - July 21, 2014 | 6:00 - 8:00 PM | Brookhaven City Hall
- Public Hearing #2: Planning Commission - July 23, 2014 | 7:00 PM | Brookhaven City Hall
- Public Hearing #3: Council - August 12, 2014 | 7:00 PM | Brookhaven City Hall
- Public Hearing #4: Council Adoption Hearing - October 21, 2014 | 7:00 PM | Brookhaven City Hall

The Consultant Team will handle logistics of all general public engagement opportunities including meeting reminders to the Brookhaven Communications Department for distribution to the public, venue set up, printing of meeting handouts, easels, projector and screen, name badges, sign in table, markers, flipcharts, and other documentation items. The Consultant Team will facilitate meetings and will document and summarize all general public engagement opportunities.

## OTHER PUBLIC ENGAGEMENT TOOLS & TECHNIQUES

In addition to the interactive outreach methods detailed above, the Consultant Team will also employ the following tools and techniques throughout the process to inform and engage:

- **Printed Materials** - Graphic flyers will be developed in advance of each public engagement opportunity and submitted to the Brookhaven Communications Department for distribution to the City's email distribution list. Hard copies of the flyer can also be produced and made available to the Steering Committee and City to assist in the distribution of announcements throughout the City. The Consultant Team will aim to have all flyers finalized a minimum of 2 weeks in advance of each meeting.
- **Community Kiosks** - Non-staffed poster-sized displays that promote the public process can be placed on easels in highly visible and commonly visited locations such as City Hall, shopping plazas, libraries and community centers, or during community events like festivals or farmers markets. They are most effective when placed in advance of upcoming community engagement opportunities. Steering Committee Members can be particularly helpful in this endeavor by identifying key locations and taking responsibility for the coordination, delivery and retrieval of the kiosks. Up to 12 displays will be placed throughout the community at two strategic milestones during the project timeline for a total of 24 kiosks throughout the process.
- **Media Releases** - Media releases will be drafted and submitted to the Brookhaven Communications Department for distribution to the City's media outlets. A media release will be prepared and submitted a minimum of 2 weeks in advance of the two public workshops and Open House for a total of three (3) releases. The City will handle advertising public hearings related to the Comprehensive Plan via its regular announcement process for hearings.

- **Website** - The Consultant Team will take advantage of the existing City of Brookhaven website and webpage dedicated to Comprehensive Plan 2034.
  - General information about the study including an overview of the process, anticipated outcomes, and a schedule will be provided for addition to the existing webpage dedicated to the Comprehensive Plan process.
  - Flyers and other public information will be submitted to the Communications Department for placement on the website in advance of public engagement opportunities.
- **Social Media** - The Consultant Team will take advantage of the existing City of Brookhaven social media outlets including the Facebook page, Twitter feed, and YouTube channel.
  - Flyers and other public information will be submitted to the Communications Department for placement on the Facebook page and Twitter feed in advance of public engagement opportunities.
  - Scheduled content will be submitted for placement on the Facebook page and Twitter feeds.
  - PowerPoint presentation slides from public meetings will be submitted for posting to the City’s YouTube channel to the extent that it is available.

Additionally, information will be submitted to the Brookhaven Patch online events calendar and to the Atlanta Regional Commission for inclusion in its regular Community Engagement newsletter.
- **Language Services** - The Consultant Team will assist the City in providing translated (Spanish) flyers upon request. Interpretation services can also be made available for public engagement opportunities as needed.

## KEY DELIVERABLES

The following are key deliverables described as a part of this Public Involvement Plan:

- Steering Committee meeting minutes
- Summary of Key Person Interviews
- Summary of meetings with the general public
- Summary of Community Survey
- Printed materials (flyers)
- Community kiosks
- Media releases
- Social media content (website, Facebook, Twitter, YouTube)
- Language services

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## A.1.3. Stakeholder Interviews

### OVERVIEW

At the onset of the comprehensive planning process, the consultant team conducted interviews with key community stakeholders, including elected officials, City staff, and other key partner organizations, including MARTA, Oglethorpe University, the Latin American Association, and area economic development agencies. Interviews were held to help support the baseline conditions analysis, to begin the identification of key community initiatives, needs, and priorities, and to help inform key discussion points for public involvement activities.

Interviews were held as either one-on-one sessions or small groups meetings. Interviews utilized a prepared questionnaire that included a range of discussion points which gave stakeholders an opportunity to discuss Brookhaven’s strengths, needs and opportunities. Key challenges and expected outcomes of the Comprehensive Plan were also topics of discussion. Interviews helped to promote a clear understanding of the City of Brookhaven and provided insight into the overall vision and priority needs and opportunities.

The majority of interviews were conducted over a two-day period in order to get concise and timely feedback. Additional interviews were held with stakeholders who were unavailable during the two-day interview period. A record of the interviews conducted is provided in Figure A.1-1 below. In addition to these interviewees, meetings with the DeKalb Development Authority and DeKalb Board of Education were pursued but never able to be scheduled.

**Figure A.1-1: Stakeholders Interviewed**

Organization	Participant/Role in Community	Day
City of Brookhaven	Stan Segal, Planning Commission Chairperson	April 25, 2014
City of Brookhaven	Rebecca Chase Williams, Councilwoman (District 1 Representative)	April 25, 2014
City of Brookhaven	Marie Garrett, City Manager	April 25, 2014
City of Brookhaven	Susan Canon, Assistant City Manager/Community Development Director	April 25, 2014
City of Brookhaven	J. Max Davis, Mayor	April 25, 2014
City of Brookhaven	Joe Gebbia, Councilman (District 4 Representative)	April 25, 2014
City of Brookhaven	Bates Mattison, Councilman (District 3 Representative)	April 25, 2014
DeKalb Chamber Perimeter CID	Yvonne Williams, Perimeter CID President and Chief Executive Officer	May 1, 2014
Brookhaven Zoning Board of Appeals	Tim Nama, Chairperson	May 1, 2014
Latin American Association	Jeffrey Tapia, Executive Director	May 1, 2014
Brookhaven Chamber of Commerce	Todd Lantier, President	May 1, 2014

Organization	Participant/Role in Community	Day
City of Brookhaven	Gary Yandura, Police Chief	May 1, 2014
City of Brookhaven	Richard Meehan, Public Works Director	May 1, 2014
Brookhaven Development Authority	Walt Ehmer, Chairperson	May 7, 2014
MARTA	John Crocker & Jason Ford, TOD Office	May 9, 2014
Oglethorpe University	Lawrence Schall, President	May 19, 2014

## COMMON THEMES

The below summary provides a high level overview of recurring themes that resonated throughout the stakeholder interviews, focusing on items such as the Brookhaven’s key strengths, major drivers of change, priority needs and opportunities, long term priorities, and others. While detailed input provided by individual interviewees is not included herein, this information is being utilized by the comprehensive planning team to help with the understanding of baseline conditions and to help inform the development of needs, opportunities, and strategies for the plan.

### KEY STRENGTHS

Brookhaven’s location and access to MARTA are among key strengths expressed by stakeholders during the interview process. MARTA sees its Transit Oriented Development (TOD) initiative as a primary way to help create an identity and center for Brookhaven.

The existing neighborhoods and housing stock are also seen as strengths within the City. The variety in housing types and ranges in affordability are a plus.

The abundance of parks is also seen as a key strength in Brookhaven. Stakeholders recognize parks as the legacy and symbol of the City; however, many mentioned that maintaining existing parks and making them more uniform through consistent vegetation and signage would improve residents’ park-going experience.

### MAJOR DRIVERS OF CHANGE FOR FUTURE DEVELOPMENT

Many stakeholders understand the great potential for change along the Buford Highway corridor. Despite the challenges in this area, revitalization will drive change in Brookhaven’s future, overall.

Another major driver of change is the shift from a suburban place to one that is more urban, which leads to the need to manage increases in density. The MARTA and TOD as well as additional paths and support of other modes of travel will influence how the community is able to get around and interact in this more urban environment. Infill development will also continue to shape the character of the community.

The importance of establishing an identity as a new city and maintaining a government that values community input and exhibits transparency in the decision-making process are also key drivers for change in Brookhaven. Creating a city center, a center of gravity for the community, will have an important influence on this identity. Community engagement in City decision-making is an important component to shaping the direction of the City.



## **PRIORITY NEEDS & OPPORTUNITIES**

The priority needs and opportunities expressed for the next five years varied widely. However, there was consistency in the need to improve infrastructure to accommodate current and future growth and capacity. The most popular among infrastructure needs are transportation related improvements including addressing congestion through traffic management, accommodating alternate modes of transportation, and streetscape improvements.

The importance of community involvement and sense of community among the City's diverse neighborhoods and residents was reiterated as a priority need and opportunity for the City for the next five years. Stakeholders also agreed that the need to create a town center with a greater sense of place should be a priority. Echoing the drivers of change, priority needs also included leveraging the MARTA station area for TOD, ensuring smart development, and continuing to enhance the City's parks system. Preserving the City's existing neighborhoods is another top priority.

## **LONG TERM OPPORTUNITIES**

Ideas for long term opportunities varied widely among stakeholders; however, some responses are as follows:

- Develop land uses around the MARTA station into a higher and better use.
- Make significant transportation improvements including a Perimeter area shuttle service, increased connectivity, and an improved Johnson Ferry Road intersection.
- Strengthen schools.
- Create a real live-work-play City and true town center.

## **PLAN OUTCOMES**

The most commonly offered response when asked "What should result from the Comprehensive Plan?" was related to public participation. Many stakeholders expressed the need for inclusion and input from all perspectives so that the result is a community supported plan.

Another anticipated outcome is the desire for a truly implementable plan that offers a realistic short term work program and guidelines in many areas. Many expressed the need for a more concise zoning code that specifically outlines setbacks. Re-codifying or collapsing some districts as well as creating a new mixed use district were explicitly stated as necessary plan implementation items. The existing Brookhaven-Peachtree Overlay District was thought of as a good example, though it may need to be revisited to make some improvements to facilitate its implementation, and stakeholders felt that other overlays should be considered for other areas of the City.

Interviewees believe that the Comprehensive Plan should provide policy direction/recommendations for several topics, such as:

- Buffer and transition zones between land uses
- Regulations on infill housing development
- Preservation of community character
- Addressing issues with bars and alcohol licenses
- Existing sign ordinance
- Development impacts on stormwater
- Coordination with Comprehensive Transportation Plan and Parks and Recreation Master Plan to further a more walkable environment in the city

Lastly, stakeholders want a Comprehensive Plan that has both short and long term projects that are implementable. Many expressed concern with developing a plan that will simply sit on the shelf.

## **BRANDING BROOKHAVEN**

Along with the idea that Brookhaven needs a physical town center is the need to create an identity and to brand the City. Many ideas were offered for ways in which this can be done including:

- Using and installing public art.
- Developing a consistent signage theme and gateways.
- Utilizing lighting and landscaping that is unique and significant to Brookhaven.
- Recognizing and identifying the many historic resources in the city.
- Maintaining a clean and well-maintained city.
- Prioritizing consistent streetscaping along key corridors such as Ashford Dunwoody Road, Buford Highway, Peachtree Road, and Johnson Ferry Road.

## **ECONOMIC DEVELOPMENT & TRENDS**

The most significant changes to occur for the business community in Brookhaven are the continued growth of multifamily residential properties as well as large developments such as Town Brookhaven and Dresden Village Place. Many stakeholders recognize Buford Highway as a major economic asset and opportunity. The cultural diversity, access, great views, and high visibility are all advantageous. However, there are challenges that need to be addressed before its potential can be leveraged and fully realized. Among the concerns is the need to improve pedestrian safety, provide higher quality housing, and improve the connection between the Buford Highway corridor and central Brookhaven.

On the northern end of the City, the Perimeter Community Improvement District (PCID) is seen as a significant contributor to the economic future of Brookhaven. As a non-governmental entity, the PCID has the ability to leverage state and federal funds that may not be available to the City.

Brookhaven would benefit from having a more cohesive relationship between economic development partners such as the Perimeter CID and the Brookhaven Chamber of Commerce. As the Brookhaven Development Authority continues to take form, it will also become a significant partner in developing the city.

## **UNDERSTANDING AND EMBRACING DIVERSITY**

Brookhaven is home to a significant Latino population. The importance of recognizing diversity and finding ways to work together arose in many conversations. The Latin American Association and the Brookhaven Police Department offered the most comprehensive input on the topic of diversity. Both agencies have been collaborating to build a better working relationship with Brookhaven’s Latino residents. Some ideas on how to further improve the quality of life for Latino residents include:

- Building trust and creating an environment that feels safe for all residents
- Involving the Latino community on City boards and committees
- Hiring bilingual staff at the City and MARTA
- Translating City materials to Spanish

## **RECOGNIZING RESOURCES**

Because of Brookhaven’s prime geographic location, there is no shortage of community resources. Of benefit to the City are the Brookhaven MARTA station (mentioned in several conversations) as well as Oglethorpe University, which continues to grow in land and enrollment. The Latin American Association—a 42 year old service organization that provides assistance to Latino immigrants—is also a significant resource in Brookhaven. Other resources include the Brookhaven branch of the DeKalb County Public Library and the City’s many public and private schools. As the City continues to take shape, the importance of maintaining these relationships will continue to expand.

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# A.1.4. Community Survey Summary

## OVERVIEW

Surveys are an important method of information gathering generating data that is essential for developing an understanding of the community and its needs. As such, a community survey was designed to gather input regarding the vision for the City of Brookhaven. The survey included sets of questions highlighting the following topics: daily needs and uses, connectivity and community identity, redevelopment and infill development, environmental concerns, priorities for next five years, and long-term vision. A series of demographic questions were also asked.

The survey was made available in English and Spanish online from May 15 through June 12, 2014. The following methods were used to share the link for the online survey:

- Banner ad and link on City of Brookhaven website;
- Email from the Project Management Team to the Comprehensive Plan Steering Committee for distribution to personal databases; and
- Announcement and postcard containing survey address distributed at the May 15 and June 9, 2014 Comprehensive Plan community workshops.

Hard copies of the survey were available for distribution at the May 15, 2014 Community Visioning Workshop and were made available at the Latin American Association.

A total of 237 surveys were completed. Results of this survey were used to supplement technical analysis completed by the planning team and were also be used to represent the public's voice regarding the future of the City of Brookhaven, along with other public input collected.

## RESULTS

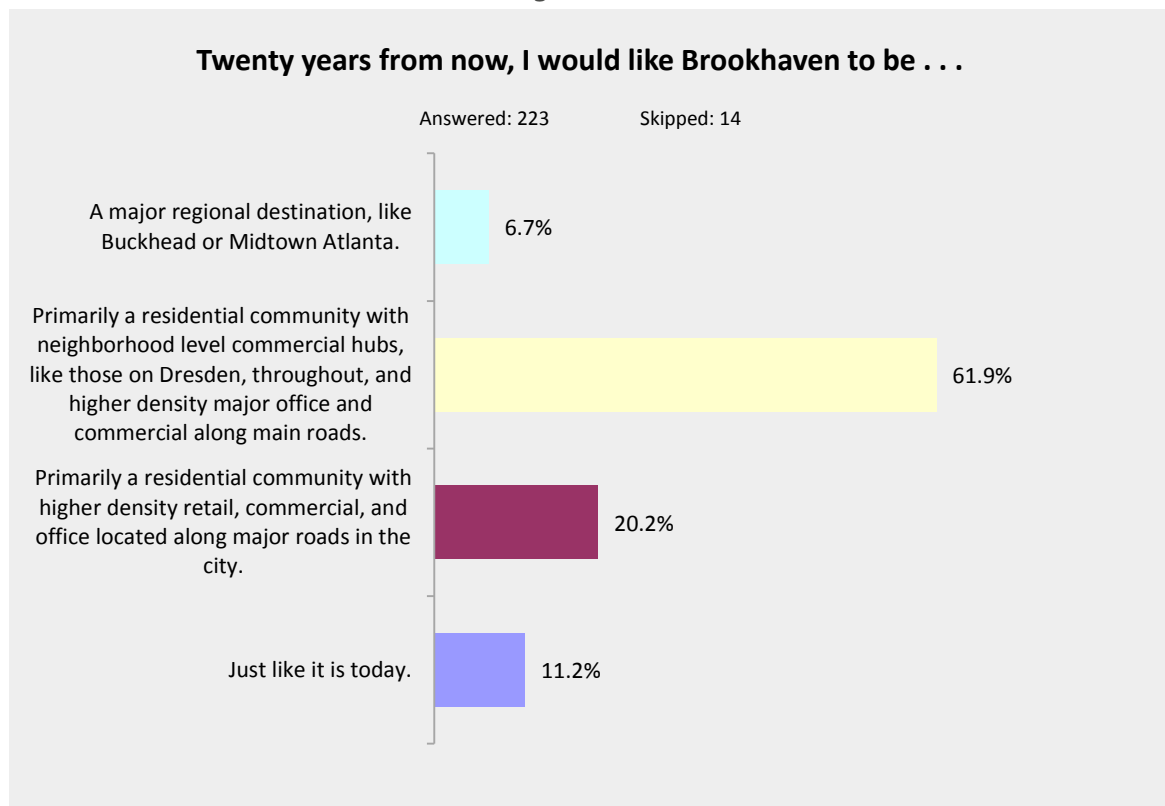
Summary survey results by section of survey are provided on the following pages.

**INTRODUCTORY QUESTION**

An introductory question encouraged respondents to think about the future of the city and asked “Twenty years from now, I would like Brookhaven to be....” Respondents were allowed to select only one response. Response choices were:

- Just like it is today.
- Primarily a residential community with higher density retail, commercial, and office located along major roads in the city.
- Primarily a residential community with neighborhood level commercial hubs, like those on Dresden, throughout, and higher density major office and commercial along main roads.
- A major regional destination, like Buckhead or Midtown Atlanta.
- Something else. (Please describe)

**Figure A.1-2:**

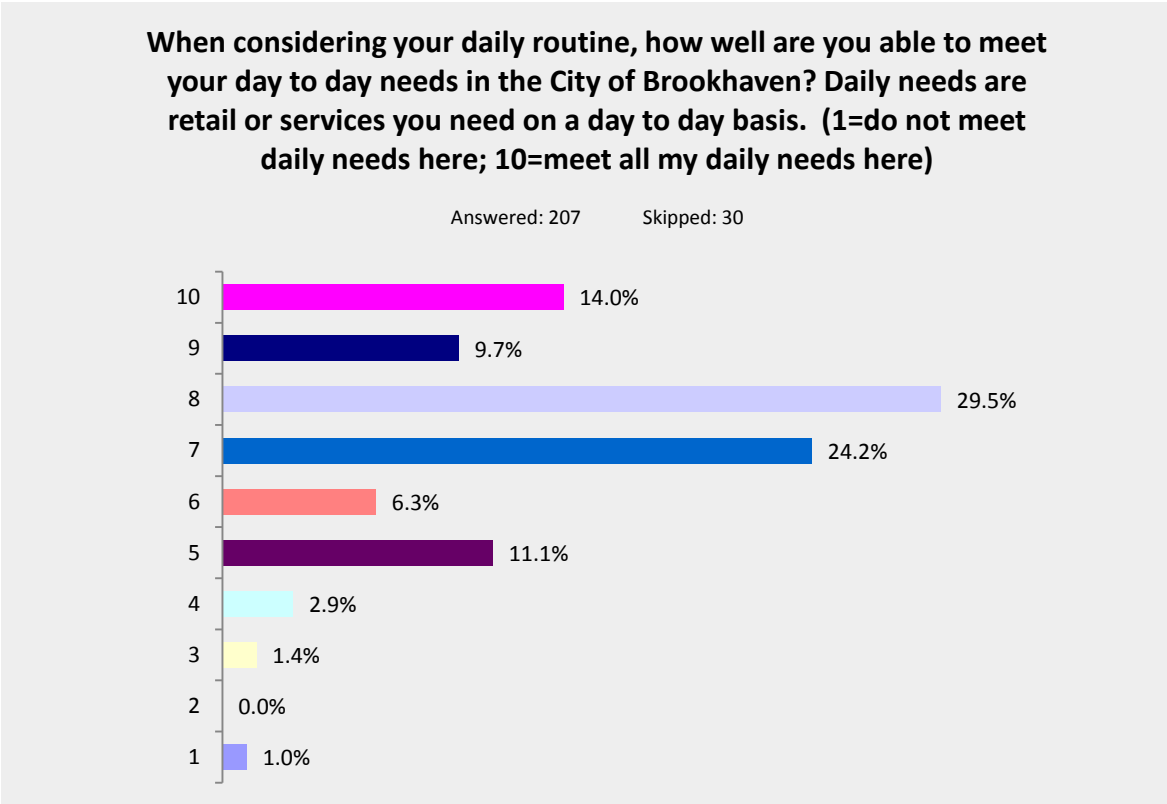


More than 60% would like for Brookhaven to be primarily a residential community with neighborhood level commercial hubs.

**DAILY NEEDS & USES**

The next set of questions asked about daily needs and uses. First, respondents were asked to consider their daily routine and how well are they able to meet day to day needs in the City of Brookhaven. Daily needs are defined as retail or services needed on a day-to-day basis. Answer choices ranged from 1 to 10, where 1 indicated that the person is not able to meet daily needs in Brookhaven to 10, where all daily needs are met in Brookhaven.

**Figure A.1-3:**



Most respondents rated the ability for the City of Brookhaven to meet daily needs a 7 or greater with the bulk of the responses being a 7 or 8 on the scale from 1 to 10. This indicates that respondents feel that most of their daily needs are met within the City of Brookhaven.

The next question on this topic asked respondents to review a list of items and indicate the degree to which there is a sufficient supply in the city. The list included the following:

- Single family detached homes
- Condominiums
- Townhomes
- Apartments
- Restaurants
- Small shopping nodes in neighborhoods
- Park space
- General shopping/retail
- Medical offices
- Office space
- Large regional retail
- Jobs requiring a college degree
- Jobs not requiring a college degree
- Housing to support City’s workforce

Response options ranged from “Too Much” to “Not Enough.” “No Opinion” was also an option.

Sixty-one percent (61%) of respondents believe that there is too much apartment housing. However, respondents believe there is the right amount of single family detached housing (61%), condominiums (48%), townhomes (51%), general shopping/retail (43%), medical offices (45%), office space (44%), large regional retail (53%) and housing to support the City’s workforce (39%).

Forty percent (40%) feel that more variety is needed in the selection of restaurants. Forty percent (40%) also believe that there are not enough small shopping nodes and 59% feel that there is not enough park space. The proportion of respondents with no opinion regarding the sufficiency of jobs requiring a college degree totaled 34%. Forty-eight percent (48%) had no opinion regarding the sufficiency of jobs not requiring a college degree.



## CONNECTIVITY & COMMUNITY IDENTITY

The next four questions asked about Brookhaven’s connectivity and community identity. The first asked how the City of Brookhaven can help build a greater sense of community and offered the following list:

- City sponsored festivals, events, parades
- Community gathering places/plazas
- Communications with the public
- In-person opportunities to learn about City services
- Opportunities to serve on City Boards/Committees
- Bi-lingual staff at City Hall

Response options ranged from “Too Much” to “Shortage.” “No Opinion” was also an option.

The greatest percentage (31%) felt that there are sufficient in-person opportunities to learn about City services and 28% believe there are sufficient opportunities to serve on City Boards/Committees. Thirty-eight percent (38%) think there is a need for more variety in City sponsored festivals, events and parades. Approximately 38% believe there is a shortage in City communications with the public and 50% think there is a shortage in the amount of community gathering places and plazas. Regarding the degree to which more or less bi-lingual staff at City Hall is needed, a large majority (64%) have no opinion.

The next question regarding connectivity and community identity asked respondents to indicate how best the City of Brookhaven can create its identity given the following areas:

- Promoting streetscape design standards
- Creating a town center
- Promoting architectural design standards
- Planting of distinct trees, flowers, greenery
- Physical entryways that tell people they have arrived in Brookhaven
- Wayfinding signage throughout the City
- Hosting special events that bring in outside visitors
- Promoting the City in marketing materials

Response options ranged from 1 to 5 with 5 being the most important, 3 being neutral and 1 being the least important.

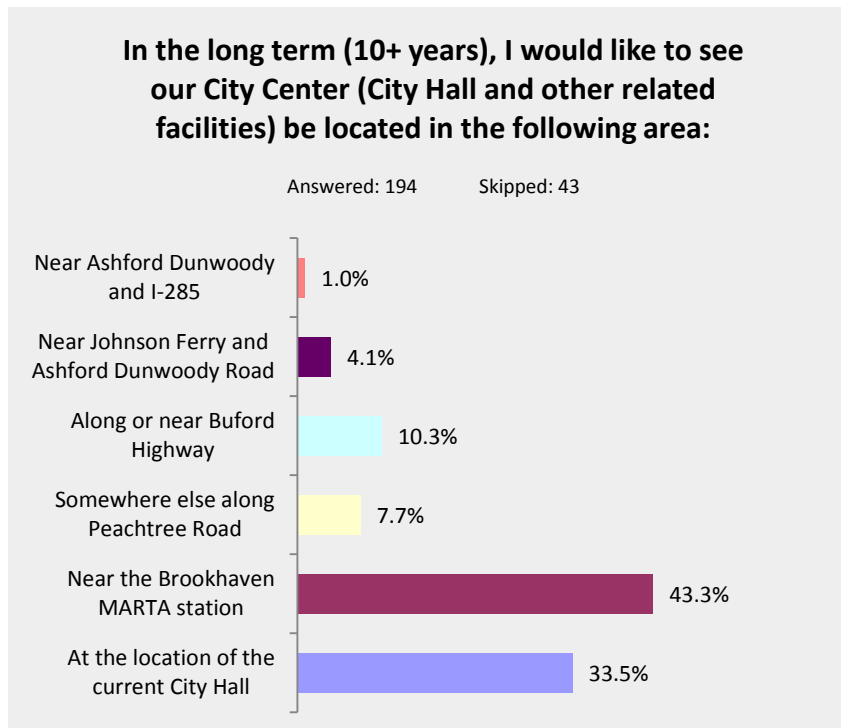
“Promoting streetscape design standards” and “creating a town center” were viewed as most important and received a high proportion of 5 ratings. “Promoting architectural design standards,” “Planting of distinct trees, flowers and greenery”, “Physical entryways that tell people they have arrived in Brookhaven,” “Wayfinding signage throughout the City” and “Hosting special events that bring in outside visitors” received 4 ratings.

Most respondents (41%) did not have an opinion or were neutral on the benefit of “Promoting the City in marketing materials” as a way to create a City of Brookhaven identity.

Regarding the physical location of the City, the next question asked where respondents would like to see the City Center (City Hall and other related facilities) be located. Respondents were asked to select one option from the areas given and also given the option to select other. Responses are shown below. A limited number of people chose other; most of these comments either supported locating city hall along Peachtree Road or otherwise commented on costs or other logistical needs for a city center.

More than 43% selected “Near the Brookhaven MARTA station” as the most population location followed by “At the location of the current City Hall” (34%).

**Figure A.1-4:**



The final question in the Connectivity and Community Identity section asked to what degree respondents value maintaining ethnic, age and income diversity in Brookhaven’s population. Most value ethnic diversity (38%) as well as age diversity (38%). However, diversity of income received nearly identical responses between “neutral” and “strongly value” at 28%.

## **REDEVELOPMENT & INFILL DEVELOPMENT**

The next two questions required “yes” or “no” responses regarding redevelopment and infill development in Brookhaven. The first question asked whether or not new housing in their neighborhood should do any of the following:

- Increase density
- Decrease density
- Maintain density
- Preserve areas with larger lots sizes
- Allow for flexibility of distance from the street for housing structures
- Set a standard distance from the street for structures based on average distance of existing structures
- Limit amount of impervious surface coverage
- Maintain the look and character of the surrounding residential neighborhood
- Allow new and different character apart from the surrounding residential neighborhood
- Consider architectural element standards

Respondents answered “yes” to the following:

- Maintain density (70%)
- Preserve areas with larger lot sizes (75%)
- Set a standard distance from the street for structures based on average distance of existing structures (67%)
- Limit amount of impervious surface coverage (69%)
- Maintain the look and character of the surrounding residential neighborhood (69%)
- Consider architectural element standards (57%)

However, most respondents felt strongly against: increasing density (79%); decreasing density (55%); allowing for flexibility of distance from the street for housing structures (48%); and allowing new and different character apart from the surrounding residential neighborhood (38%).

The second question about redevelopment and infill development was concerning neighborhood commercial nodes and asked if respondents would like to see small scale commercial uses within walking distance of their home. A large majority (87%) responded “yes” to this question.



The next question asked respondents to rank a list of seven priorities in order of importance. The following list shows how the priorities were ranked where 1 is the most important priority:

1. Addressing traffic congestion.
2. Improving our parks and recreation spaces.
3. Increasing ways to travel around on foot or bike.
4. Pursuing redevelopment in strategic parts of the city.
5. Establishing an identity for our city with signage, strategic streetscaping, events, or other activities.
6. Developing a City Center.
7. Maintaining status quo.

Addressing the issue of traffic congestion ranked as the most important priority for the next five years followed closely by the need to improve parks and recreation spaces. Maintaining the status quo ranked lowest on the list of priorities for the next five years.

**LONG TERM VISION**

The two questions in the Long Term Vision section were both open-ended questions. The first asked for respondents to imagine Brookhaven 20 years from now and to describe the defining characteristics of the City. “Safe” and “walkable” were the most popular word responses followed closely by “diverse,” “green” and “friendly.” The full spectrum of responses received is reflected in the graphic below.

Figure A.1-6:



The second question in the Long Term Vision section asked what would set Brookhaven apart as a unique Metro-Atlanta community in the future. Respondents were asked to limit responses to five words. The most popular responses received were:

- Safe
- Walkable city
- Access/accessibility
- Neighborhoods
- Parks

The full spectrum of responses received is reflected in the graphic below.

**Figure A.1-7:**

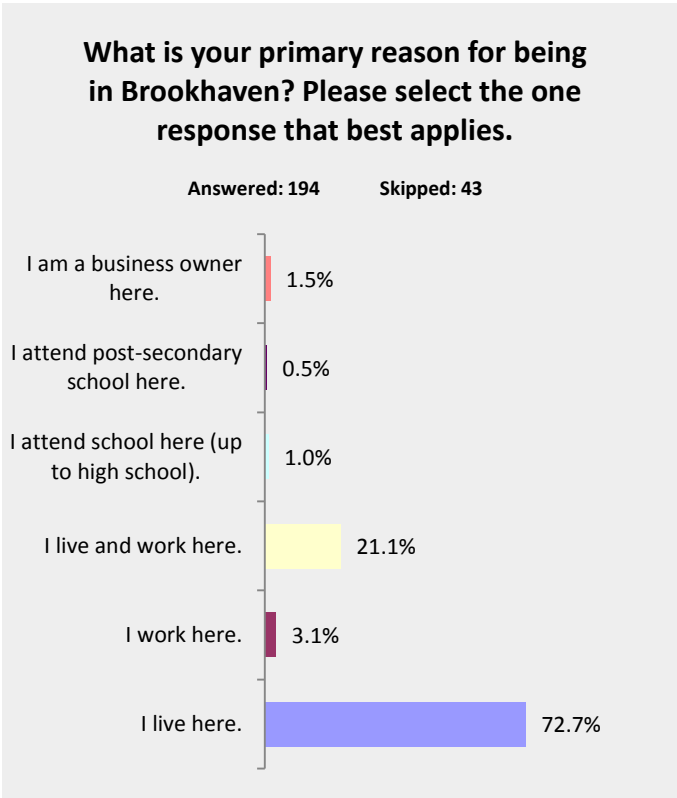


**A FEW QUESTIONS ABOUT YOU**

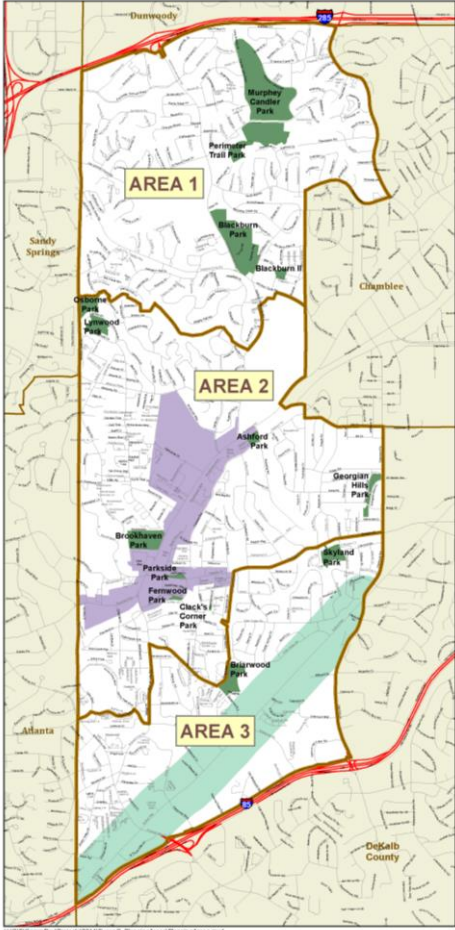
The final six questions were demographic in nature and were asked to help determine the characteristics of the population who participated in the survey. From these responses the following characteristics were true:

- Most respondents (73%) live in Brookhaven and 21% both live and work in Brookhaven.
- Most (44%) respondents reside in Planning Area 2 followed by 29% in Planning Area 3 and 23% in Planning Area 1. The remaining 4% of respondents to this question do not live in Brookhaven.
- Most respondents (34%) are age 46 - 60 followed by 32% who are age 32- 45; 15% who are over the age of 60 and 12% who are age 25 - 31.
- Approximately 53% of the survey respondents are women.

**Figure A.1-8:**

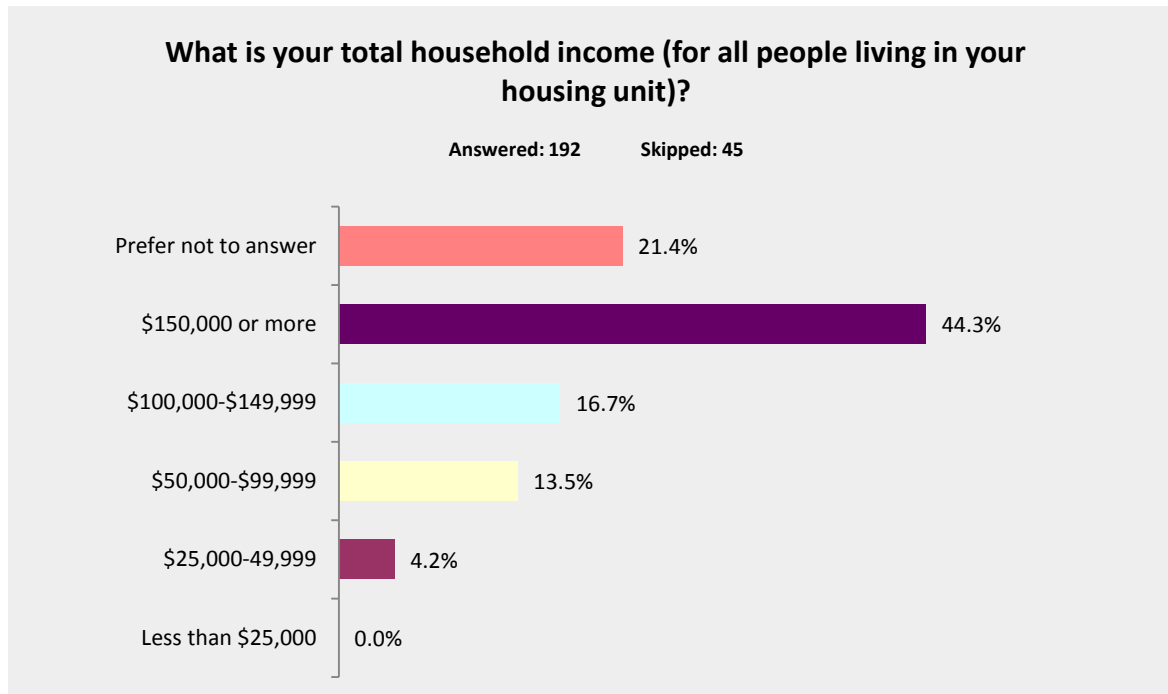


**Figure A.1-9: Planning Area Map**



- Over 92% of the survey respondents are homeowners.
- A total household income exceeding \$150,000 made up 44.3% of survey participants.

**Figure A.1-10:**





# A.1.5. Steering Committee Meeting Minutes

Date:	March 27, 2014 (10:30 to 12:30pm, Municipal Court)
Purpose:	City of Brookhaven Comprehensive Plan 2034 Steering Committee Kick-off Meeting
Attendees:	List of Steering Committee members and members of the public in attendance is provided at the end of minutes.
Prepared by:	Jacobs

*Upon arrival, attendees were provided with a meeting agenda, planning process overview fact sheet, a steering committee and public meeting schedule, and list of committee members.*

## WELCOME

Marie Garrett, City Manager, started the meeting and welcomed all to the Steering Committee Kick-off for the Comprehensive Plan. The Comprehensive Plan will focus on the future land use vision for the city. Other parallel planning efforts, including the Buford Highway Improvement Plan and Economic Development Strategy, Comprehensive Transportation Plan, and Parks and Recreation Master Plan will be incorporated into the Comprehensive Plan. The recommendations of the Comprehensive Plan will also inform development of the other plans, such as the impacts on future land use vision on transportation needs. The Comprehensive Plan document will include a short-term and long-term work plan. The Planning Commission has authority to recommend City Council to approve the Comprehensive Plan for transmittal for regional and state review.

The City has held its kick-off meetings for the steering committees of other planning efforts this week as well. The City is planning two joint coordination meetings of all the Steering Committees for the various planning initiatives underway.

Steering Committee members were given demographic information from the joint Steering Committee meeting but asked to sign a waiver to not use information beyond informational purposes.

## OVERVIEW AND INTRODUCTIONS

Susan Canon, Assistant City Manager/Director of Community Development, reiterated the importance of the planning effort and led introductions of the Steering Committee. It was noted that three Steering Committee members were unable to attend today. It was also noted that three City Council members were present, seated in the audience.

## PROJECT OVERVIEW

Amanda Hatton, Jacobs project manager, provided an overview of the planning project, including key tasks, the planning time frame, and key elements of the plan. All cities and counties in the state are required to have a comprehensive plan and to update it on a five year basis, at minimum. It is exciting time in the City’s history. The Comprehensive Plan sets the overarching long-term vision and short-term action plan for the City. Steering Committee members were encouraged to think big and “make no little plans.” The City has been divided into planning areas to facilitate discussion at public involvement meetings.

## QUESTIONS AND ANSWERS/DISCUSSION

After the project overview, Committee members offered the following questions and comments:

- Are there any risks going through the process so quickly? The City is required to adopt its Comprehensive Plan by the end of the year. The tight schedule will help the community stay engaged in the planning process and maintain excitement about the plan.
- What does a Quality Comprehensive Plan document look like? The community is encouraged to consider their plan from a fresh perspective. All comprehensive plans completed by localities in Georgia are available online at the Department of Community Affairs. Jacobs will be working to make the plan document concise and user-friendly.
- It is important that the broader community know what is going on with the Comprehensive Plan and be informed of meetings/activities. Local churches, homeowners associations, and swim/tennis clubs should be included in the outreach plan. The planning team/City should consider the best way to reach people. YouTube videos were suggested as an idea. The consultant team will be completing a Public Involvement Plan as one of its initial steps.
- The Steering Committee would like to have the ability to provide input into the Public Involvement Plan (PIP). The consultant team will provide the PIP to the group for input once it is drafted.
- Will the plan start from scratch or use example plans from other communities? The plan must contain certain elements, as required by DCA. It's recommended that the City start fresh, as it started a new city for a reason. The DeKalb Comprehensive Plan will be reviewed by the consultant team as a part of the Baseline Assessment.
- The Comprehensive Plan should consider what's being planned in adjacent communities, including Sandy Springs, Dunwoody, Chamblee, and the City of Atlanta. Pill Hill in Dunwoody is seen as having an important influence on Brookhaven. Recent LCI studies in Dunwoody and Chamblee should be considered.
- The working maps for the Comprehensive Plan should include a buffer of surrounding areas.
- What is the role the Steering Committee at public meetings? Steering Committee members are asked to attend and help facilitate discussion. The Comprehensive Plan has a special email address that should be used to submit comments on the planning process outside of public meetings: comprehensiveplan@brookhavenga.gov.

## NEEDS AND OPPORTUNITIES BRAINSTORMING

Steering Committee members were invited to brainstorm on needs and opportunities in the city by planning area. Input collected is summarized below. Several comments were city-wide in nature and are listed under overall city needs/opportunities.

### AREA 1

- Traffic/congestion on arterials is a problem. Through traffic from people coming and going from areas outside of Brookhaven is a problem.
- Additional crosswalks/sidewalks area needed to create a safer pedestrian environment. Johnson Ferry in particular has issues.
- The City needs to support other modes of transportation for longer distances.
- The area would benefit from having better connectivity to parks.

## AREA 2

- Is this the City Center?
- The MARTA station is an untapped resource.

## AREA 3

- Park space is needed.
- It is a hazardous walking area.
- The City would like to open up the creeks to development and make these areas an asset.
- Leverage the international community presence.
- Leverage the view of the Atlanta skyline.
- Preserve the heterogeneity of the area - age, income, religion, etc.
- Preserve affordable housing.

## OVERALL CITY NEEDS/OPPORTUNITIES

- Connectivity.
- Walkability.
- Less dependence on the car is desired.
- The City needs big ideas for creating a desirable pedestrian environment.
- Walking access to Brookhaven Park.
- Connectivity with focus on health/exercise.
- The City should look at connecting to the Sandy Springs path project.
- The Chamblee trail is another opportunity for the City to connect to at MARTA station area.
- Small scale commercial nodes are needed.
- The City will need to revisit zoning regulations to make sure smaller commercial nodes are permitted in the code. There may be a need to adjust the regulations.
- There's a need to educate the public about what mixed use residential means for a community. Some people have a negative association but don't fully understand it.
- Johnson Ferry provides an opportunity for Transit Oriented Development.
- Little development nodes along multi-use paths would help connect the city in a meaningful way while supporting other modes of transportation.
- The city needs destinations.
- Make the city navigable.
- Determine the right level of density.
- What is the right mix of multi-family for Brookhaven?
- In order to make Brookhaven work, we need ecosystems that include high density to support the commercial viability as well as walkability of the area.
- Establish an identity and branding for the city - streetscaping, development styles, "One Brookhaven."
- The community should define where and what is the City Center/Civic Center of Brookhaven. It should be the center of gravity for the community.

## **ADJOURN**

Prior to adjourning, Committee members were provided with a homework assignment for the next Steering Committee Meeting on May 6 (10:30-12:30pm, location to be determined). The homework assignment included considering 1) the defining characteristics that should be included in Brookhaven’s long-term vision and 2) what should be preserved or changed in the city in the long term. The group was reminded that the Public Hearing 1: Kick-off with Council will occur on April 22 at 7:00pm.

## **ATTENDANCE RECORD**

### **STEERING COMMITTEE MEMBERS**

- Thomas Bartolozzi
- Shannon Cameron
- Susan Canon
- Charles Gerrick
- Jack Honderd
- Adrian Schmidt
- Stan Segal

### **OTHERS IN ATTENDANCE**

- LaTria Garnigan
- Marie Garrett
- Ben Song
- Blair Belton
- Jim Eyre
- Amanda Hatton (Jacobs)
- Chuck Button (Jacobs)

Date:	May 6, 2014 (10:30 to 12:30pm, City Hall Community Room)
Purpose:	City of Brookhaven Comprehensive Plan 2034 Steering Committee Goal Setting Meeting
Attendees:	List of Steering Committee members and members of the public in attendance is provided at the end of minutes.
Prepared by:	Sycamore Consulting, Inc.

*Upon arrival, attendees were provided with a meeting agenda, the Baseline Conditions Analysis, Final Public Involvement Plan, Steering Committee Meeting #1 Homework Assignment, a Future Land Use Map, and a Community Facilities Map.*

## SUMMARY

Amanda Hatton (Jacobs) welcomed the group and thanked them for being in attendance. After leading the attendees through introductions, she explained that this meeting will begin the process of establishing the basis of the plan. Since the last meeting, the team has focused on the baseline conditions. This meeting will include a brief overview of the baseline conditions analysis, a vision statement activity, a character area activity and an overview of the public visioning workshop.

### BASELINE CONDITIONS ANALYSIS

Amanda reviewed the results of the Baseline Conditions Analysis which began with a review of existing plans and policies in and adjacent to Brookhaven. Ranada Robinson (Market Street Services) discussed some key demographic indicators. The team utilized year 2010 census data at the census tract level and draws comparisons for Brookhaven, the Atlanta Metropolitan Statistical Area (MSA) and the state of Georgia. Data shows a high Hispanic population and loss in African American population. Brookhaven is home to a very educated workforce and attracts a population with higher educational attainment. There is a high percentage of people with higher income and those in a lower income bracket nearing poverty, however the middle-class population is shrinking. Commuting patterns of Brookhaven residents show that most spend less time in traffic as compared to the Atlanta MSA and the state. There is a higher percentage of the population that utilizes public transit to get to work as compared to other geographies.

Ranada discussed economic development statistics which were gathered using zip code data. The research shows that the fastest growing job sectors are lower paying jobs while there is a decline in higher paying jobs. However, when observing the jobs held by current residents the data shows there is a highly skilled and professional labor pool within the City.

Amanda discussed housing data beginning with an overview of overall housing characteristics. The data shows a high percentage of multi-family units but a large amount of residential uses, in general. Most houses were built in the 1960s. There are an estimated 126 residential neighborhoods and 66 apartment complexes. The City is currently doing an independent analysis of the 66 apartment complexes to be sure they are healthy and safe places to live. This will be complete after the Comprehensive Plan is complete.

Infill housing is described as a dynamic factor in Brookhaven. Most infill is focused to the north and south of Peachtree Road. The City will provide additional data to supplement the infill housing data analysis. There is a low vacancy rate in Brookhaven when compared to county and state. This could potentially be due to the

city’s location, accessibility to employment and the mix of housing types. There is a high renter occupancy (approximately 52%) which is higher than the state and county. However, 71% of the rents in Brookhaven are greater than \$999 per month as compared to 45% of the rents in DeKalb greater than \$999. It will be important to consider the impacts of renters in planning for community resources. For owner-occupied units, over 70% are valued at \$300,000 or more. It is important to note that expensive housing may be a barrier to entry for younger potential residents who are looking for a place to settle down and to start a family.

Jonathan Webster (Jacobs) talked about the existing land use analysis which revealed that the primary use is single family residential (59.3%) followed by multi-use residential (12.6%) and commercial (9.9%). The majority of Brookhaven is built out with remaining property being mostly undevelopable (in a floodplain or within the airport compatible overlay district). However, there is significant redevelopment potential in strategic locations. Mixed-use development is a trend in the City and there is potential for more to occur. The team took a detailed look at current zoning districts and what is allowable, including the Brookhaven-Peachtree Overlay District. The analysis also reviewed the County Comprehensive Plan and its future designations as well. An important part of this process will be to consider if the City has the right zoning designations and if the most appropriate development is occurring.

Lastly, Amanda discussed community facilities and services. The team has documented services to date offered by the City. The police department has increased its force to 60 officers. The Park and Recreation Master Plan process has identified 13 city parks. Though the City is currently coordinating with DeKalb County on some services such as fire and rescue, schools, libraries and utilities, it will be important to evaluate what the county is doing in these areas to be sure services delivered meet the residents’ needs.

Cultural resources were outlined including Oglethorpe University and the Historic Brookhaven community. Natural resources such as waterways and flood areas have also been identified. Lastly, a list of top assets and opportunities for the City was discussed. Among those listed were the fact that Brookhaven is a regionally significant location; has a youthful and diverse population, has potential new mixed-use opportunities, and has an opportunity to leverage and incorporate parallel planning efforts.

## **VISION STATEMENT ACTIVITY**

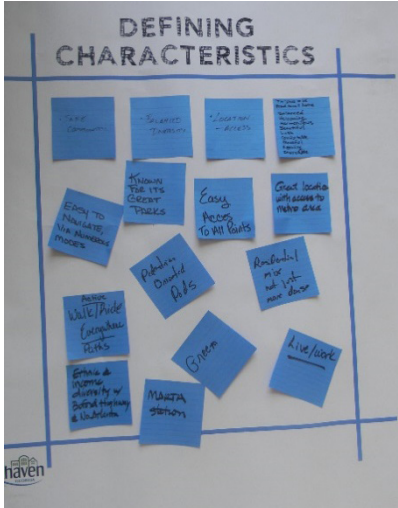
Jen Price (Sycamore) led the group through a visioning exercise beginning with an overview of the Georgia Department of Community Affairs (DCA) definition of a vision statement and its usefulness in the comprehensive planning process. Members were given three sticky notes to summarize responses to three homework questions from the previous Steering Committee meeting:

- What should be the defining characteristics of Brookhaven in the long term?
- What will people say about Brookhaven 20 years from now?
- What will set the City apart in the metro Atlanta area and make it a unique place?

Input received from the visioning exercise will be crafted into a draft vision statement. The following pages provide a summary of the input received for each question.

**Defining Characteristics:**

- Safe community
- Balanced diversity
- Location - access
- The place to be proud to call home: balanced, welcoming, harmonious, beautiful, lush, comfortable, peaceful, appealing, desirable
- Easy to navigate, via numerous modes
- Known for its great parks
- Easy access to all points
- Great location with access to metro area
- Active - walk/ride - everywhere - paths
- Pedestrian oriented pods
- Residential mix not just more dense
- Green
- Ethnic and income diversity with Buford Highway and north Atlanta
- MARTA station
- Live/work



**Brookhaven Is:**

- Home - where we live
- The best place to come home to
- Safe, easy to navigate, walkable, approachable, great place for businesses, great place to be active
- A great city
- Where people want to live and not leave
- Active - paths
- Diverse and educated
- Rich with ethnic and income diversity
- Respects current residential neighborhoods
- Place you can live without a car
- Economically stable
- Great place to live, work and play
- Vibrant small town community, in the middle of Atlanta
- Pedestrian friendly



**What Makes Brookhaven a Unique Place:**

- Passive parks
- 3 major interstates border (3 unique areas - 1, 2, 3)
- Connectivity compared to other areas
- Parks & lakes; urban
- A bicycle friendly community designation along with Athens, Roswell and Decatur
- To work-live-play, an oasis, vibrant/green, where business and life can thrive, where you walk/bike/ride easily completely from one end to the other
- Is the best stop on MARTA
- Intermodal by paths & trails
- A Brookhaven beltline that unites the City
- Has great gathering places
- Interconnected green space
- Diverse communities within one City
- Gem of the south
- Great community feeling
- A defined city center with public plaza



Responses for each question revealed some clear commonalities among Steering Committee members including the desire for a place that is walkable, bikeable, green, and is a destination.



## CHARACTER AREA MAP ACTIVITY

Jonathan began with the Department of Community Affairs’ definition of a character area and then reviewed the draft character area map which are broad areas defined by similar housing types, development and geography. The group was invited to comment on the draft character areas, and to identify where gateways may be considered and where neighborhood-commercial development should be focused. To bring more specificity to the broad character areas, the Team also could possibly develop overlays that would be more detailed. The following comments were received regarding the draft character area map:

- Gateways were identified along:
  - Chamblee Dunwoody Road
  - Harts Mill Road
  - Johnson Ferry Road - East and West
  - Peachtree Road - East and West
  - Tobey Road
  - Dresden Drive
  - Buford Hwy - East and West
  - Briarwood Road
  - North Druid Hills Road
  - Roxboro Road
  - Windsor Parkway
  - Mill Creek Drive
  - Perimeter Center Parkway
  - Ashford Dunwoody Road
  - Perimeter Summit Parkway
- Neighborhood commercial is identified for the intersection of Osborne Road and Windsor Parkway.
- A potential park has been identified for the Nancy Creek adjacent parcels along the western city boundary.
- The area between Osborne Park and Lynwood Park should be investigated for park expansion.
- The northeast corner of North Druid Hills and Cliff Valley Road/Lenox Park Blvd could potentially be a park or neighborhood commercial.
- The southwest corner of North Druid Hills and Cliff Valley Road/Lenox Park Blvd could potentially be a park or neighborhood commercial.
- The triangle parcel between Goodwin Road, Roxboro Road, and North Druid Hills would be an ideal park.
- The parcels on the western side of North Druid Hills south of the merge with Roxboro Road could serve as neighborhood commercial.

## NEXT STEPS

The Steering Committee was encouraged to spread the word about the May 15th Public Workshop. The format of the session was discussed and the following feedback was received regarding the best way to engage the public:

- Interaction - should spend most time on workshop portion versus a presentation.
- There is some concern breaking the discussion into three geographies because of the need to create consensus and to show Brookhaven as a unified area. The committee understands the need to get fine details but caution the Team about coming into the workshop with three pre-defined areas.
- The Committee suggests starting the conversation with an overview of whole community and then moving into narrow discussions for a time period before letting the groups rotate.

## QUESTIONS/COMMENTS/CONCERNS

The following summarizes the questions, comments and concerns raised throughout the discussion.

- Will comments received in the general email inbox be incorporated into the Steering Committee discussions/plan? Yes. The team is monitoring the inbox and is developing a way to summarize and track responses to each. A version of the comments received will be made available to the Steering Committee.
- The founding date for Oglethorpe University should be 1835.
- Regarding demographics, the team should consider incorporating findings of the Brookhaven Community Insights report (2014) which uses projection data. There are differences in some demographics between the data presented today and this analysis. Data from the Brookhaven Community Insights report is from a different source and is projected data which explains why there are differences between statistics. The Team will review the data and will take advantage of opportunities to incorporate newly updated demographic data as it becomes available from the Atlanta Regional Commission and the US Census Bureau.
- The Real Estate industry is seeing residents with high incomes and college/advanced degrees as well as some empty-nesters relocating to the Brookhaven. Single family detached purchases have been robust. Renters are relocations to the area who want to experience the City before making a purchase. Today, the average price point of the housing stock, even for “fixer uppers” is around \$300,000-350,000.
- Would like to consider comparing Brookhaven against the other cities that are similar.
- First time homebuyers are typically people moving in from an unaffordable city but who find Brookhaven affordable and are able to buy here. Other first time homebuyers are immigrants. The industry is not seeing the typical first time home buyers (Generation Y and X). Many cannot afford to move because of losses sustained to home values during economic downturn. Homes are available that they could move into, but they are underwater in their current homes and cannot move yet.
- Brookhaven can use down payment assistance or some mechanism to make people eligible for FHA funding. This has been successful in other places across Atlanta and could be a way to make this area more affordable for new homeowners.
- What is a gateway? Gateways will identify possible entry locations into the City. They are usually on prominent corridors and can be used to identify the geographic area. Gateways should help create a sense of place and identify when you have arrived in Brookhaven.

- The character area map will make a good community council map
- Consider breaking the character area map up by elementary school zones or some other geography to get more focused feedback from the public
- It makes sense to incorporate input from the park and recreation planning process to plan for parks and greenspace in strategic locations.
- This character area map should also integrate the Buford Highway study recommendations.

## **ATTENDEES**

### **STEERING COMMITTEE MEMBERS**

- Susan Canon
- Charles Gerrick
- Jack Honderd
- Collette McDonald
- Adrian Schmidt
- Stan Segal
- Todd Terwilliger

### **MEMBERS OF THE PUBLIC**

- Tom Riley, National Wildlife Federation
- Blair Belton, Drew Valley
- Rebecca Williams, Brookhaven City Council
- D. Woodley
- Don Neustadt, New Homes, Inc. /Pure Energy Solutions

### **PROJECT MANAGEMENT TEAM**

- Paul Culter, Jacobs
- Amanda Hatton, Jacobs
- Jen Price, Sycamore Consulting
- Ranada Robinson, Market Street Services
- Jonathan Webster, Jacobs

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Date:	May 29, 2014 (6:00pm to 8:00pm, City Hall Incubator Room)
Purpose:	City of Brookhaven Comprehensive Plan 2034 Steering Committee Needs and Opportunities Work Session
Attendees:	List of Steering Committee members and members of the public in attendance is provided at the end of minutes.
Prepared by:	Sycamore Consulting, Inc.

*Upon arrival, attendees were provided with a meeting agenda. Additional handouts were distributed during the Character Area exercise, including Character Areas and Defining Narrative, Questions for the Steering Committee, and Comment Form.*

## SUMMARY

Amanda Hatton (Jacobs) welcomed the group and thanked them for being in attendance. After leading the attendees through introductions, she explained that this meeting will focus on Character Area Implementation Strategies and Overarching Needs and Opportunities, with discussions and exercises to solicit input from the attendees. Amanda then gave a brief overview of the public outreach to date, including high-level results from the Visioning Workshop, Community Survey, and Stakeholder Interviews. Additionally, she stated that the survey will remain available until June 12, 2014 and the summary of interviews will be posted to the City’s website.

A comment was made that the attendance at the Visioning Workshop was low and that the more effort must be made for the next workshop. The City replied that the turnout was not unusual for a planning effort. Amanda stated that the project team did have some ideas to increase attendance, to be discussed at the conclusion of the meeting.

## CHARACTER AREA IMPLEMENTATION DISCUSSION

Jonathan Webster (Jacobs) led the group in the exercise to discuss the character areas. Using the handouts, he selected key character areas within the City to discuss with the group. For each area, Jonathan posed questions to the group. The questions, noted in italics, are below with the summary of responses.

**Perimeter Center:** *(JW) The previous plan permits up to 120 units per acre, is this an appropriate density moving forward for this area? Do you envision high or mid-rise development?*

- I see a mix of high and mid-rise. I would like to see the highest density adjacent to I-285 serving as a buffer, with the mid-rise as a step down towards the residential areas.
- I see that area as a real nexus of access. There is I-285 and the MARTA facilities. It is a natural place for higher density, as long as the residential areas are respected.
- The area should be supported by sufficient lighting.
- Townhomes would be appropriate.

**Murphey Candler-Nancy Creek-Silver Lake:** (JW) *Is there a more appropriate name for this area? Are there locations where you could see neighborhood commercial?*

- How about the “Lake District”? The lake is a unique feature.
- I don’t find the name offensive as is.
- Educational needs: I see Montgomery Elementary as a key priority; it is a key aspect of the northern gateway into the city. It is the top school in DeKalb and it really is in bad shape structure. It must be addressed. Chamblee High School improvements are a good model to consider.
- I would like to see some commercial at the park. I can see a coffee shop or something like that to serve the park users and ball fields. I could even see a Starbucks.
- I would not like a Starbucks. I think a concessions run by the Parks and Recreation Department is more appropriate.
- My concern with adding commercial in that area is that a “soft spot” will be created, changing the overall neighborhood character.
- It was concluded that allowing a refreshment use as a part of the parks and recreation program makes sense, but the future land use plan should not propose change in land use within the park.

**Blackburn Park Neighborhood Center:** (JW) *What is the appropriate density for this area? The previous plan permits up to 24 units per acre.*

- I like the newer development in the area (Brookleigh); that is appropriate to me.
- Allowing higher densities, with up to five story development, will allow for more flexibility resulting in nicer, creative design, and desirable amenities such as publicly accessible open space and pedestrian facilities.
- There is not a lot of land left in this area; I assume we are talking about redevelopment? Yes, future growth in this area and most areas of the city would result from redevelopment.
- I would like to see small scale commercial in the neighborhood that just serves the neighborhood and not a regional shopping destination.

**Peachtree Corridor Overlay District:** (JW) *This area is identified as an ideal location for government complex, is this appropriate?*

- Yes, specifically somewhere near the MARTA, or the old Harris Teeter.
- Yes, I think that idea is very compatible with creating a city center in this area.
- I would like to see this area develop creatively with more character and an active pedestrian environment.
- Parking will be an issue, the corridor is too shallow to do any significant development, but shallow restaurants are a possibility. Potential exists for a pedestrian “promenade”.
- The highest center of gravity for the area should be at the MARTA station, with office as a key use.
- There is opportunity for creative redevelopment with the warehouses down Apple Valley.

**Buford Highway Corridor:** (JW) *The previous plan allows for 14-18 units in the majority of the area, is that appropriate?*

- We can go higher in this area; this should be the second highest density area in the city after Perimeter Center.
- There is an opportunity for the City to work with GDOT on potentially dropping a travel lane on Buford Highway. More contemporary lighting is desirable.
- The area near I-85 could accommodate high-rises.
- I am concerned over transition, we would need to protect the existing residential areas. There should be a step-down from the Roxboro character area to Buford Highway (similar to what is being discussed for the Perimeter Center area).
- There may be a market for a hotel in the future.
  - We don't want another Red Roof Inn, we want high-rise.
- We always need to think about mass transit in a corridor like this. We need to protect and encourage amenities for transit.
- The City is very interested in redevelopment in the area, however we want to make sure we are protecting the current residents, providing safe and affordable housing. It's complicated to redevelop without displacement.
- We also need to preserve Buford Highway as an international corridor; it is a real asset to the region.
- North Fork Peachtree Creek is a critical feature here in this area.
- The demographics here seem to support smaller pocket parks, or "parklettes". Residents are walking and not driving in the area.
- This area is the least walkable, yet has the most pedestrians in Brookhaven.
- Increasing the density will drive land sales up, so we must be very careful to direct development only where we want it, in order to protect the affordable and ethnically diverse character of the area. Perhaps we need to break this area up, so it is not all one character area.
- What about creating a Tax Allocation District (TAD) or completing a Livable Centers Initiative (LCI) study in this corridor?
  - I am not sure I am saying that; I just think we need set aside certain areas of the corridor for preservation.
- I would like to see a policy of reducing impervious surface in the corridor.
- Higher building heights make sense as you approach I-85, with lower building heights on the western side of Buford Highway. Another way to look at concentrated density and building heights is by activity node, such as around key intersections.
  - Potential activity nodes identified included North Druid Hills and Buford Highway, Briarwood and Buford Highway, and Clairmont and Buford Highway.

**Lenox Park:** (JW) *Is the draft vision for this area as a live/work/play appropriate?*

- The park needs better access, it is currently “locked” inside an office park.
- The area is very pretty, but sterile. It is very dependent on the car.
- Neighborhood scale commercial would be good, but not big box. The retail needs to support the neighborhood, not just the tenants of the buildings.
- The area has a 24 hour a day, 7 day a week population but does not have the mix of uses (primarily commercial) to support it.
- Restaurants would be good to support the “play” component.
- Rewriting of the zoning ordinance will follow this Comprehensive Planning process. There we will be able to define the neighborhood scale uses.
- What about land covenants? They may preclude some uses.

**Ashford Park - Drew Valley:** (JW) *Are there any additional locations for appropriate neighborhood commercial in this area?*

- I am against any commercial continuing down Dresden. We need to protect this residential area.
- I don’t feel the neighborhood could support any additional commercial. Outside traffic would have to be brought in, and that would not be good.
- We need to solicit input from the neighborhood.
- We can revisit this area after the public workshop.
- What about a linear park along Clairmont Road? Abernathy Greenway Linear Park is a great example.

Concluding the discussion, Amanda asked that the Steering Committee members submit any additional input on any of the character areas on the provided comment forms, and drop them off at City Hall or send via email to the planning team. She then moved directly into the next exercise.

## **OVERARCHING NEEDS AND OPPORTUNITIES DISCUSSION**

Amanda presented to the group boards depicting Draft Community Goals and Needs and Opportunities for Land Use, Communities Facilities and Resources, Housing, and Population. Ranada Robinson, Market Street Services, presented the Needs and Opportunities for Economic Development. Amanda explained the input for the boards came from feedback of the Steering Committee, the Visioning Workshop, and stakeholder interviews. After review of each board, the Steering Committee was asked to comment on the stated needs and opportunities and whether any should be deleted, revised, or added. Below is a summary of the discussion.

### **Land Use:**

- Change “Establish landscaping requirements along major corridors” to “Establish streetscape standards and/or incentives along major corridors”.
- Establish incentives for incorporating publicly accessible open space as a part of new development.
- Establish incentives for donations of public art. Art can be used as a gateway for the City. City could consider completing an Arts Master Plan to guide such investments.
- Remove “Maintain human scale of the city” - wording is awkward and intent unclear.
- City could pursue a Bicycle Friendly Community designation.
- We should encourage publicly accessible open space within developments in order to be beneficial to the public.
- Incentives should be explored to provide enhancements, such as sidewalks, sculptures, and public art.
- Clarify visual clutter as being addressed through sign regulations.



**Economic Development:**

- Concern over “strategic destinations” language. Creating a destination of regional draw was of concern by multiple Steering Committee members.
  - The vision of the City is live/work/play for residents, not to create a destination where others come to and then leave.
  - City needs a balance of live/work/play uses. We need to create more office development as part of mixed use.
  - Potentially a movie studio could be a destination.
- It was agreed that this need should be Remove “Redevelopment of old Kroger shopping center” - this is too specific, and redevelopment is covered by other needs and opportunities.
- Clarify and expand upon alcohol licensing need.

**Community Facilities:**

- Reduce franchise fees for utilities.
- Add “Protection of Nancy Creek corridor.”
- Burying utilities throughout the city will also help with preserving and expanding the city’s tree cover.

**Housing:**

- Add provide for a range of housing types to support diverse populations, such as affordable housing, accessory units, assisted living, and senior housing.
  - A policy regarding accessory housing units requires further discussion and debate.
- Ensuring compatible infill housing development should be limited to the character area vision and implementation strategies, rather than a community-wide need or opportunity.
- Support aging in place.

**Population**

- Accommodate aging in place and address needs for diversity of ages, including ADA compliant facilities and streetscape and community facilities.
- Remove “create a greater sense of community” as this is covered in overarching community goals.

Concluding the discussion, Amanda noted that the attendees could provide any additional comments on the needs and opportunities on the provided comment form.

**JUNE 9TH WORKSHOP**

Amanda stated that the project team will continue to collect input on the character areas at the upcoming public workshop. In general, the format of the workshop will be highly interactive, with only a short presentation to provide context for the attendees. A comment was made that a graphic resource booklet with Georgia based examples of density would be helpful for the workshop attendees. Amanda then explained a needs and opportunities exercise planned for the workshop. Attendees will be given fake currency and a budget. They will be asked to allocate the funds as a means to prioritize their key areas of opportunity or need. This input will shape the priority needs and opportunities to be addressed in the community work program. The last five minutes of the workshop will be devoted to next steps.

The comment was made that attendees may need more flexibility for moving through exercises, instead of directing them to make defined transitions. An open house format was suggested where attendees could visit stations at their own pace. It was suggested that members of the Steering Committee assist at the workshop, serving as ambassadors to help educate attendees and facilitate their participation in the exercises. It was suggested the Steering Committee members arrive at 5:30pm to be ready to assist the public as they arrive.

Returning to the earlier comment regarding attendance at the public workshops, Amanda asked Kristine Hansen-Dederick (Sycamore) to discuss publicity efforts. Kristine explained that kiosks or 2'x3' boards with envelopes of flyers announcing the public workshop were created and available for the Steering Committee to take with them and place at an area of high public traffic. Several committee members volunteered and in total nine kiosks were taken by the committee.

Amanda stated that the project team would be in touch with the Steering Committee early in the week of June 2nd to confirm their role in the public workshop. The meeting was then concluded.

## ATTENDEES

### STEERING COMMITTEE MEMBERS

- Shannon Cameron
- Jack Honderd
- Collette McDonald
- Adrian Schmidt
- Stan Segal
- Todd Terwilliger

### MEMBERS OF THE PUBLIC

- Andrew Wells
- Patricia Hunt
- Andrew Pearson, Seven Oaks Co.
- Alison Lontz, Drew Valley
- George Daniel
- Lance Toland
- Eugenia Poulos
- Blair and Sharon Beltar
- Kathy Forbes
- Bill Roberts, BPCA

### PROJECT MANAGEMENT TEAM

- Amanda Hatton, Jacobs
- Jonathan Webster, Jacobs
- Ranada Robinson, Market Street Services
- Kristine Hansen-Dederick, Sycamore Consulting

### CITY STAFF

- Susan Canon, Assistant City Manager/Community Development Director
- Marie Garrett, City Manager
- Ben Song, Deputy Director of Community Development

Date:	June 26, 2014 (6:00 to 8:00pm, City Hall)
Purpose:	City of Brookhaven Comprehensive Plan 2034 Steering Committee Community Work Program Session
Attendees:	List of Steering Committee members and members of the public in attendance is provided at the end of minutes.
Prepared by:	Sycamore Consulting, Inc.

*Upon arrival, attendees were provided with a meeting agenda, the Community Survey summary, the draft Needs and Opportunities, and the draft Community Work Program.*

## SUMMARY

Consultant Team Project Manager Amanda Hatton thanked attendees for coming out to the final Steering Committee meeting. She recapped what has occurred on the project since the last meeting, which included the Needs & Opportunities Workshop, a Joint Steering Committee meeting and the conclusion of the Community Survey. A priority needs and opportunities document was drafted as well as a preliminary short term work program.

She explained that the purpose of this final meeting was to review the preliminary work program. The team is also updating the character area map based on additional input and other planning processes occurring concurrently and pulling together the final plan document. The process is nearing completion with an open house on July 21 and the Planning Commission Public Hearing on July 23. The Planning Commission will be encouraged to attend the Open House on July 21 to familiarize themselves with the draft plan prior to the public hearing.

## HIGHLIGHTS FROM WORKSHOP + SURVEY

Jen Price provided an overview of the last community workshop, attendance and feedback received. She also discussed the community survey results. It is important to note that the team made an effort to reach Spanish-speaking residents by providing online and paper surveys at the Latin American Association (LAA), yet there were no responses in Spanish. However, that does not mean that residents of Hispanic ethnicity did not respond/participate in the survey. Also, the stakeholder interviews included input from the LAA.

## VISION AND GOALS DISCUSSION

Amanda reviewed the draft vision statement and goals. The Steering Committee agreed upon the direction of the draft vision statement but provided the following suggestions:

- Want to focus on the residents. Consider moving “diversity of residents and businesses” to the beginning of the sentence instead of at the end.
- Consider another word to use other than great ‘...and history of GREAT neighborhoods’...
  - Vibrant.
  - Extraordinary.

- Delete ‘great’.
- Goal F: Transparency
  - How does this apply to what this task is? Should this be a City/government vision or a vision of the Comprehensive Plan?
  - Strike this goal.
- Goal H: Economic Prosperity
  - Edit: support a balanced economic environment that promotes primarily residential with neighborhood level commercial hubs and higher density office/commercial along main roads.
- Goal D: Transit Oriented Development Foundation.
  - Reword to “Transit Oriented Development”.
- Goal J: Buford Highway
  - Do not want to communicate that the area is going to be drastically changed.
  - Strike ‘reinvestment in’.

## COMMUNITY WORK PROGRAM DISCUSSION

Next, the group reviewed and provided feedback on the draft Community Work Program. Feedback (shown in italics) received for work program items is summarized by plan element.

- Land Use
  - Conduct neighborhood specific surveys regarding infill uses for designated neighborhoods in the city.
    - *This should be completed in 2016.*
  - Develop and adopt an overlay district for the Buford Highway corridor to regulate redevelopment in the corridor.
    - *Identify an appropriate place for the public to gather/where events can be held.*
    - *A regulatory issue: how is alcohol to be handled in these spaces?*
- Community Facilities and Resources
  - Ensure transparency in City Government actions.
    - *Does this belong in the Comp Plan? For the purpose of the Comp Plan, consider striking from the document.*
    - *Consider incorporating into a Strategic Plan/overarching Operations Plan for the City. Will be referenced in the Policies in Community Goals section.*
  - Complete a Master Plan to identify strategic location and desirable attributes of Brookhaven’s long-term City Hall and civic area needs.
    - *Replace “Complete” with “Begin/Undertake”.*
    - *In what year would this occur? Need to identify the want, need, ideal location early on but push implementation out to 5 years. Begin Master Plan in 2017.*
  - Improve coordination with DeKalb County Schools or development of a City-run school system.
    - *Replace “development” with “coordination”.*
  - Undertake a historic and archeological resource survey (including cemeteries)
    - *What is the timing of this? Identifying historic properties is a critical need.*

- Economic Development
  - Devote staff time to work with the DeKalb Convention and Visitors Bureau and/or event promoters and festival planners, property owners, parks, and business districts to identify the most feasible opportunities that fit with the Brookhaven brand and fill an unmet demand or niche.
    - *Susan Canon will discuss with City staff.*
  - Promote these events as a platform to celebrate the various cultures represented within the city.
    - *Do we need to take a step back? Recommend that Brookhaven creates a place/environment/opportunity where these activities can occur.*
  - Dedicate staff time to studying the current practices of neighboring and peer cities.
    - *These and others that recommend ‘dedicate staff’ are based upon the City’s ability to fund/provide resources.*
  - Identify ways to connect Brookhaven employers with its educational pipeline.
    - *Do we need to address/focus on this? If these are related to Work Force Housing/Education, should it be in a different section?*
  - Develop a process to align the resources and strategic actions of local governments and education and economic development agencies.
    - *Strike “and education”.*
    - *This represents collaboration between City and Educational entities. Elevate to 3.7 (section heading). Much is covered in 2.8.1.*
  - Assemble a committee of decision-making leaders of Brookhaven’s major employers and educational assets to identify talent pipeline gaps and opportunities for collaboration.
    - *Strike from work plan.*
  - Expand local Partners in Education program to ensure that business leaders and educational leaders are connecting students and future career options.
    - *Strike from work plan.*
  - Create a best practice mentoring program and job shadowing/internship program for Brookhaven students at various levels, including K-12 and college.
    - *Strike from work plan.*
  - Create a research staff position to maintain data profiles for the website, provide economic-development data analytics for the City, and fulfill data requests from prospective businesses and site selectors.
    - *Strike “Create a research staff position to”.*

- Population/Community Building
  - Provide services and facilities to support the aging population.
    - *Replace “Provide” with “Promote”.*
  - Provide opportunities for community members from all districts to serve on boards or committees.
    - *Replace “Provide” with “Promote”.*
  - Create a greater sense of community.
    - *Reword to include ‘communications’. Enhance City’s Communications.*
  - Continue to promote City led or partnered activities and events.
    - *Move to 4.6; cross reference with Economic Development items.*
- Housing
  - Provide diverse housing types to support life-cycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units.
    - *Replace “Provide” with “Allow for”.*
  - Continue code enforcement efforts related to housing.
    - *Add as ongoing activity support of current Police Department program to create livable environment for residents.*

**NEXT STEPS + CONTINUED COMMITTEE ROLE**

Lastly, next steps were discussed with the Steering Committee. Though this represented the final Steering Committee meeting, the group is requested to continue to promote and be involved in the community-wide engagement opportunities. It was noted that the draft document will be available for review on the City’s website beginning the evening of the Open House, July 21.

**ATTENDEES**

**STEERING COMMITTEE MEMBERS**

- Susan Canon (staff liaison), Assistant City Manager/Director of Community Development
- Shannon Cameron
- J.D. Clockdale
- Charles Gerrick
- Stan Segal

**MEMBERS OF THE PUBLIC**

- Blair Belton, Drew Valley
- George Daniel

**PROJECT MANAGEMENT TEAM**

- Paul Culter, Jacobs
- Amanda Hatton, Jacobs
- Jen Price, Sycamore Consulting
- Ranada Robinson, Market Street Services

**CITY STAFF**

- Ben Song, Deputy Director of Community Development

## A.1.6. Community Visioning Workshop Summary

### MEETING LOGISTICS

May 15, 2014 | 6:00 - 8:00 PM

St. Martins Episcopal Church (Gable Hall)

### ATTENDEES

A total of 30 individuals signed in at the workshop. Attendees included members of the Comprehensive Plan Steering Committee, members of the general public, and media as well as other stakeholders

### AGENDA

- Sign-in, Review Displays, & Visioning Input Board
- Welcome + Introductory Presentation
- Questions/Answers
- Character Area Small Group Discussions
- Regroup + Recap + Survey Launch
- Adjourn

### SUMMARY

The Visioning Workshop was interactive in nature with several opportunities for the public to provide input throughout. The meeting began with an open house period that allowed the public to review displays and handouts that captured highlights from the existing conditions analysis. During this open house period, attendees were encouraged to provide input on what they believe are the Strengths, Weaknesses, Opportunities and Threats of Brookhaven as well as what they want Brookhaven to be known for 20 years from now. This open house portion was followed by a brief overview presentation of the comprehensive planning process, work to date, and meeting goals. A question and answer session followed prior to moving on to small group character area discussions. Prior to adjourning, key highlights from each discussion group were presented with final remarks from the Planning Team and City.

## Strengths, Weaknesses, Opportunities, Threats Activity

*An uncensored list of written comments by citizens that provided input as part of the SWOT analysis follows:*

### Strengths

- Large natural tree canopy
  - Ditto - love the trees!!
- Great neighborhoods and smart people
- Great location - close to Buckhead but not Atlanta/Fulton Co
- Great location - highway access
- #1: Keep and protect the trees
- Brookhaven MARTA station
- Great neighborhoods
- Great people who care
- Natural community alignment
- Oglethorpe University!



### Weaknesses

- City Government not transparent
- City government not responsive
- Trying to do too much, too fast without enough public input
- Not enough publicity for public processes
- More greenspace in District 4
- Selling Brookhaven for short term gain
- Zoning variances too easy
- Lowering standards to be business/builder friendly
- Lowering quality
- No vision of politicians
- No arts and culture
- Park and Recreation director doesn't seem to care
- Parks need care and funds
- Politicians 'ruling' vs 'governing' - listen to your constituents
- History of development with no plan



- Town Brookhaven clear cut and paved massive amounts of land. The Jabba the Hut of development

### Opportunities

- Develop a livable, commercially attractive area with great restaurants and shopping and entertainment options
- Maintain and develop parks
- Maintain and develop pedestrian friendly/bike friendly areas
- Turn Buford Hwy into a SAFE walkable area with maintained properties. Take advantage of views of city skyline
- Have walkable neighborhood commercial for each neighborhood so people can walk to restaurants and shops instead of getting in cars. Small clusters of stores/shops even is better than nothing
- Promote/protect high quality of life neighborhoods
- Protect fabric of housing stock/character
- Walkable corridors
- Promote local merchants
- Encourage local employment
- Build a park at North Druid Hills and Gail Drive, NE. Right now it is an ugly empty lot.
- High quality model - national standard
- High goals, vision
- Strategically connect cut off neighborhood streets (cul-de-sacs) to make alternative walk/bike corridors off of main thoroughfares
- Need tough, enforceable zoning
- Town Center at Brookhaven MARTA station
- Number of swimming pools in city - now we need to spruce them up and create activities (neighborhood swim teams; summer league)

### Threats

- Loss of tree canopy
- Damage to water table
- Over building
- Losing the human scale of the area
- Buford Hwy corridor is run-down, unattractive and unsafe. Should be a priority so not to negate other efforts
- Protection of natural drainage ways
- Protection of housing character - limit mechanisms; too great increase in home sizes.
- Overbuilding

- Excessive coverage [of lots]
- Loss of large lots of trees!
- Politically motivated redevelopment vs adhering to an iron-clad zoning plan
- We have limited commercial land. Don't fritter it away on small-scale projects or encourage assemblages.
- City government has their own agenda. Can't be trusted
- Developers who don't care about the trees and nature
- Not enough quality office space for small firms
- Traffic at Peachtree/North Druid Hills & Johnson Ferry/Ashford-Dunwoody
- Ignorance - short sighted priorities
- Ivy on trees negatively impacts the trees themselves, property, and just basic views of park space or of anything. Keep the trees alive!

**In the Year 2034, People will Say that Brookhaven Is...**

The public was also encouraged to give input on what people will say about Brookhaven in 2034. *An uncensored list of written comments by citizens that provided input to this activity follows:*



- Livable; high quality of life
- Diverse balanced population - economics/demographics
- Art & culture beacon!
- Dog-friendly
- Green
- Walkable
- Bicycle-friendly
- Responsive and transparent
- High vision, national standard model
- Mix of contemporary and historic
- Pedestrian scaled
- No single use, single story commercial buildings on Peachtree Road
- Sense of community
- Great neighborhoods
- Parking in the rear, buildings pulled up to the sidewalk
- Great walking and bike paths
- Trees along the street are beautiful
- Booming

- Pedestrian friendly
- Neighborhood feel; people on front porches and always talking
- Great community!
- Was smart to preserve trees
- Vibrant
- New and fresh
- Safe and able to walk alone
- Fantastic parks
- Crowded
- Too much traffic
- Green spaces!
- Bike/walk/running paths
- Live/work/play
- Connectivity
- Traffic control and relief

### Welcome + Introductory Presentation

The formal portion of the workshop began with a welcome from the City of Brookhaven Assistant City Manager/Director of Community Development, Susan Canon. Consultant Team project manager Amanda Hatton from Jacobs Engineering provided a presentation of the existing conditions analysis which considered demographics, housing characteristics, economic factors, land use, community resources, and natural resources. A brief question and answer questions and comments were offered:

Q. I think there is a need to balance the wishes of the owners with grand plans to develop property. Once the Comprehensive Plan goes into effect, how much will elected officials do to put teeth into it so that variance after variance won't be issued?

*A: The Comprehensive Plan won't change any of the City's law. It captures the long term vision of the community. This forum is the pursuit of a consensus on what the vision should be. The plan will likely recommend adjustments to the City's zoning ordinance and development regulations as a tool to implement the vision; these changes would occur separately from the plan update and after adoption, as a part of implementation. The zoning ordinance is a tool to help implement the plan. Any changes to the zoning ordinance would require a public hearing process for the laws to be changed.*

Q. Is there a special overlay associated with the Comp Plan? If we decide as a community what we want, there needs to be some structure to ensure that it would

be difficult for implementation of development other than what it included in the long term vision.

*A. If the plan is adopted, there will be action items and an implementable work plan for the next five years, including zoning changes and land use recommendations. The implementation program is the nuts and bolts of taking the Comprehensive Plan to the next level. The planning team's goals is to develop an implementable, realistic work plan that the City plans to see through. We want it to be achievable.*

Q. Regarding the community resources page, I think it is really missing a lot. We live here. One thing that we have in the area is a beautiful canopy of trees. Trees are taller than buildings. We need to preserve that. We already have some zoning in place that does not recognize our tree canopy. Once it is gone, you can't get it back. Natural resources need to be included in our vision.

*A. Thank you for your comment. We will ensure that the tree canopy is documented. We have interviewed all of the elected officials and the tree canopy was discussed during those interviews. It is definitely on the radar screen.*

Q. I was at another meeting where it was indicated that there are no parks in district 4 and that it is so densely developed that there is no room for a public park. That is not true. There are multiple areas that would be lovely for walking paths, etc.

*A. Thanks for your comment. We have a Parks and Recreation Master Plan underway. We are aware of the deficiency in District 4. We know there is a need for park space in that area.*

Q. In some communities, a certain percentage of property is required to be trees and/or green space. Do we have those types of regulations in Brookhaven?

*A. The question is more regulatory based rather than planning based. We do have a zoning ordinance and a tree ordinance which covers lot coverage and the impervious surfaces allowed, which then results in how much is open space is required for each development. These ordinances also address the number of trees required for each development.*

**Character Area Small Group Discussions**

Following the question and answer period, attendees were engaged in a workshop to help define character areas within the city. Attendees rotated among three different groups, each of which focused on a different set of character areas within the community. At each character area discussion table, attendees were given maps and a set of color-coded stars that corresponded to the following land uses:

- Red = Neighborhood Commercial
- Blue = Mixed Use
- Gold = Sacred Cows (places where there should be no change)
- Silver = Community Gateways
- Green = Public Space/Improvement

Attendees were asked to think about the future of Brookhaven and to place the stars on the maps where these land uses should go in the future.

Additional questions were asked at each character area discussion table including:

- Should area stay the same or change over time?
- Goals of each area?
- Unique policies or implementation tactics

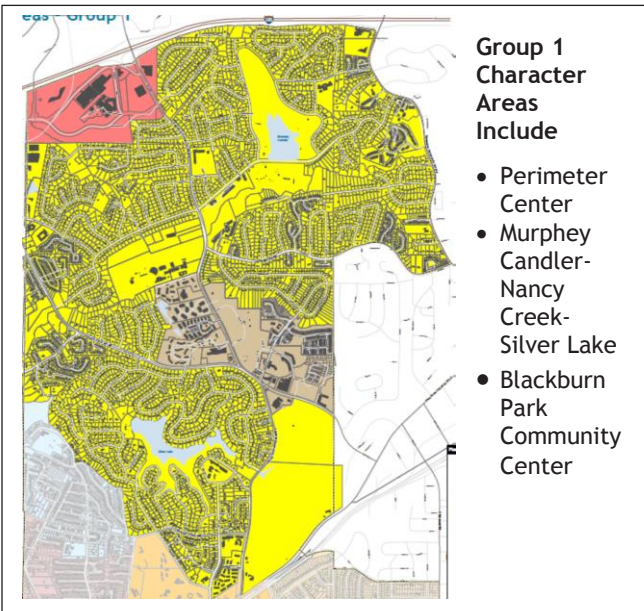
Input received during this activity is summarized below.

**Group 1 Character Areas**

***Summary of Star Activity Input:***

**Perimeter Center**

- Should have a trail connection along Ashford Dunwoody Road to the Connect 400 Trail.
- Gateways are seen as appropriate for Ashford Dunwoody Road and I-285.
- Mixed-use is seen as appropriate for Perimeter Center area adjacent to Ashford Dunwoody Road and adjacent to Perimeter Summit Parkway.
- Potential park space is seen as appropriate for the area south of Perimeter Summit Parkway.



- Neighborhood commercial is seen as appropriate for Lake Hearn area.

#### Murphey Candler-Nancy Creek-Silver Lake

- Expand trail network along Ashford Dunwoody Road from Blackburn Park to Peachtree Road and from Peachtree Road to Brookhaven MARTA.
- Gateways appropriate for Ashford Dunwoody Road and Johnson Ferry Road, Ashford Dunwoody Road and Perimeter Summit Parkway, Peachtree Road and Ashford Dunwoody Road, the city limits on Johnson Ferry Road, Mill Creek Road, Old Johnson Ferry Road, Harts Mill Road, East Nancy Creek Drive, Remington Road and Windsor Parkway.
- Neighborhood commercial is seen as appropriate for Windsor Parkway and Saybrook Drive and area adjacent to Lynwood Park.
- Mixed-use is seen as appropriate for Murphey Candler Park and Nancy Creek Way and Oak Forest Drive.
- Sacred cows include Murphey Candler Park, Marist School and Silver Lake.
- A potential park location has been identified for the Nancy Creek floodplain adjacent to Johnson Ferry Road. A potential trail should be added along Nancy Creek. Another park has been identified for Silver Lake and Ashford Dunwoody Road and the Brittany Club.

#### Blackburn Park Community Center

- Mixed-use is seen as appropriate for the Kroger shopping center, Durden Drive, and Donaldson Drive.
- Neighborhood commercial is seen as appropriate for Johnson Ferry Road and Blair Circle, Donaldson Drive and Johnson Ferry Road, seen as neighborhood commercial.
- Sacred cows include Blackburn Park.
- Potential Park location is identified for Johnson Ferry Road and Durden Drive.

#### *Related Input for Group 1 Character Areas:*

- Preserve parks/greenspace
- Bernwick is a good area for conservation, walking trails
- Brookhaven needs to coordinate development with neighboring government agencies - formalized structure
- 4 votes for Perimeter Center area to “stay as is”, but managed
- Other citizens do not know enough about the area to vote
- Blackburn Park:
  - Connect to Keswick
  - Greenspace is sacred cow
- Extension of paths to connect to one another
- Congestion is a concern in Perimeter Center

- Perimeter Center
  - Areas adjacent could change to retail/commercial
- Blackburn:
  - Just maintain the park
  - Improve parking
  - Redevelop Kroger to more mixed use
- Extend Nancy Creek Trail to adjacent neighborhoods
- Perimeter Center:
  - It could build out to high density commercial/hotel
  - Not going to be low rise
- Neighborhoods
  - Improve housing stock
  - Maintain current character, but make commercial areas more vibrant
- Blackburn
  - Fix traffic
  - Bring in some mixed use
  - Improvements to park
- What is happening to Brookhaven Park?

**Group 2 Character Areas**

*Summary of Star Activity Input:*

**Lynwood Park**

- Neighborhood commercial is ideal for the intersection of Windsor Parkway and Osborne Road, NE.

**Osborne-Mabry**

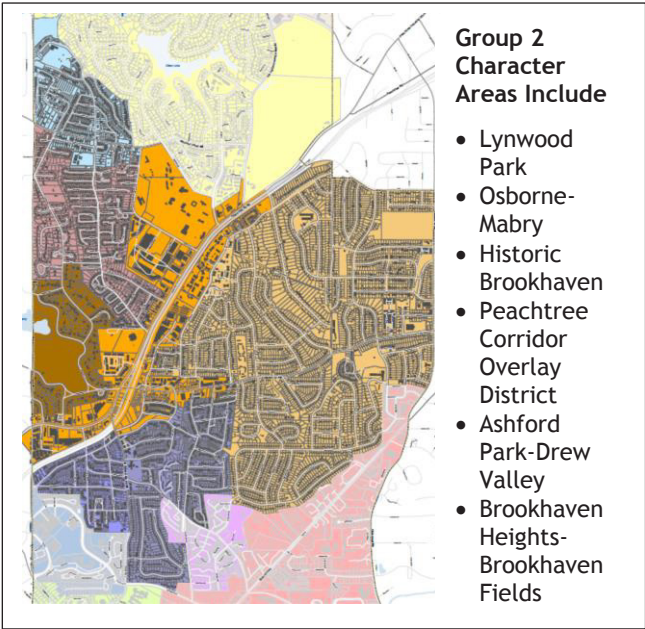
- Improve Brookhaven Park.
- Consider mixed use development at Peachtree and Kendrick Roads.

**Historic Brookhaven**

- Capital City Country Club is a sacred cow.
- A gateway should be preserved at East Brookhaven Drive.

**Peachtree Corridor Overlay District**

- Sacred cows are recognized at Oglethorpe University (including a standing of trees on campus), Brookhaven Park, and the Capital City Country Club.



- Neighborhood commercial should be considered on:
  - Dresden Drive at Peachtree Road and Caldwell Road, Peachtree Road at Colonial Drive, North Druid Hills Road, near Brookhaven Park, at the Town Brookhaven development, along Apple Valley Road and E. Osborne Road, and along Hermance Drive as it borders Oglethorpe University.
- Mixed use should be considered at:
  - The MARTA station; on Peachtree Road at Lanier Drive; on Peachtree Road between Kendrick and Osborne Roads; at the Town Brookhaven development as well as along Hermance Drive as it borders Oglethorpe University.
  - On Apple Valley Road between Dresden Road and Fernwood Park with higher density near the park.
  - On Peachtree Road at Brookhaven Plaza and Chestnut Plaza.
- The MARTA station is the most appropriate place for the highest density mixed use along Peachtree Road.
- Greenspace/public improvements should be incorporated into the MARTA station and at the Town Brookhaven development.
- Preserve and enhance park space at Parkside Park and Fernwood Park.
- Gateways are recommended on Peachtree Road as it enters the overlay district from the south; on Peachtree Road at North Druid Hills Road; at the MARTA station/Dresden Road; and as Peachtree Road enters the overlay district from the north at Lanier Drive.

#### Ashford Park-Drew Valley

- Gateway is appropriate for Dresden Drive at Clairmont Road.
- Neighborhood commercial is appropriate at Dresden Drive and Clairmont Road and Dresden Drive and Consauga Ave. NE, and along Dresden, moving west from Clairmont to Canton Place. It is also appropriate along Clairmont, just north of Manville Drive.
- Mixed use is appropriate for Thompson Road and Dresden Drive and at intersection of Manville Drive and Clairmont Road.
- There are several “FEMA” lots owned by DeKalb County and located in the Drew Valley Neighborhood. These are difficult to maintain but have great greenspace potential.
- Preserve and enhance greenspace at Ashford Park and Skyland Park.
- A park is appropriate for the old runway space along Clairmont Road, across from PDK airport.
- At the curve at along Drew Valley Road there is a detention pond that would be appropriate to convert to a park (similar to Historic Fourth Ward Park). It is popular currently with birders.
- The character of Dresden Drive, east of Consauga to just west of Consauga is appropriate should be preserved (sacred cow).



### Brookhaven Heights-Brookhaven Fields

- No input received.

#### ***Related Input for Group 2 Character Areas:***

- Mixed use is favorable to a certain degree, but people will oppose mixed use with 8 stories.
- There are two tiers in the overlay district, one is two story, and one is six stories. Eight story buildings would only be allowable with some other bonus or incentive provided by the developer.
- Downtown Greenville, SC is a great example of mixed use. It's walkable, has great shops, incorporates some institutional partners, has ample parking, etc.
- We need to define what Brookhaven should be - urban/suburban/pedestrian oriented?
- Huge current issue with Brookhaven Park. It is a key asset to the area, and the County is attempting to take control of 10 acres fronting Peachtree Road. This would limit access to the remaining acreage. We don't want the County to have control over the park.
- Higher density might be appropriate along Peachtree Road, but smaller scale development would be preferred along Dresden Drive. Would like more of a neighborhood feel.
- Town Brookhaven feels too big.
- We can't talk about increasing density without addressing the implications to transportation facilities. Developers would need to pay impact fees to ensure increased density comes with improved infrastructure.
- Skyland Park is currently 'under loved', but the opportunities it affords could be tremendous.
- Detention ponds have the ability to be attractive, with wildlife preserve opportunities. Birders currently go to the pond to watch for birds.
- Higher building heights might be appropriate along the rail line.
- Would like to see Apple Valley turned into a mini Krog Street.
- The abandoned Kroger need to go! That area might be appropriate for mixed use, but the neighborhoods that abut the property would need to be protected.
- Expand the footprint of the Capital City Country Club northward on the Draft Character Area Map.
- Name all unnamed creeks in the city.
- A roundabout makes sense for the intersection of Redding Road/Caldwell Road.

### Group 3 Character Areas

#### Summary of Star Activity Input:

#### Lenox Park

- Neighborhood commercial is appropriate along North Druid Hills.
- Greenspace behind the corporate AT&T building and Residence Inn (between Lenox Park Boulevard and Lake Boulevard) is ideal for community greenspace.

#### Roxboro

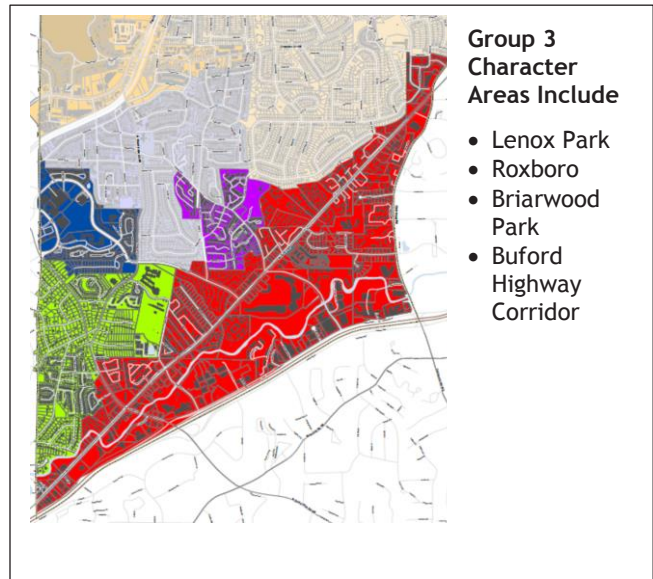
- Neighborhood commercial is appropriate along North Druid Hills between Wright Avenue and North Cliff Valley Way.
- Mixed use is appropriate on the border of Roxboro and unincorporated DeKalb County (at the city/county line).
- The wooded area between Cross Keys High and Woodward Elementary Schools may be a place that can be converted to greenspace for the community. It is approximately 10 acres owned by the DeKalb County School System. This area was also recognized as a sacred cow.
- Land to the east and west of E. Roxboro Road, NE between Goodwin Road and Wright Avenue, NE is noted for future greenspace.
- The triangular space at the E. Roxboro and North Druid Hills split is an ideal location for a gateway.

#### Briarwood Park

- Improvements are needed in Briarwood Park.
- Briarwood Park is considered a ‘sacred cow’ - should not be replaced but improved.
- Mixed use is appropriate on Briarwood Road, NE on the edge of Briarwood Park.

#### Buford Highway Corridor

- Mixed use development is ideal for the stretch of Buford Highway from the area near Northeast Plaza (3307 Buford Highway), north to the Clairmont Road intersection.
- The intersections of Clairmont Road at Buford Highway and the southern border of Buford Highway at the City limit are good locations for gateways.



- Neighborhood commercial uses are ideal for the stretch of Buford Highway from the area near Buford Heights Apartments, north to the Clairmont Road intersection.
- Greenspace should be developed along the North Fork Peachtree Creek.
- Northeast Plaza (3307 Buford Highway) and properties directly across from the plaza on Buford Highway should be converted to a mixed use development.
- The land south of the City limit between I-85 and Briarcliff Road between Sheridan Road and Clairmont Road should be annexed into the City.
- Greenspace should be incorporated into the Northeast Plaza property.

***Related Input for Group 3 Character Areas:***

- Greenspace near Cross Keys should be noted as a resource.
- Possible to annex south of I-85?
- Assemblage north of gateway star (North Druid Hills) is opportunity to gain right of way.
- No sacred cows.
- Shopping center on Buford Hwy - should redevelop with trees.
- Commercial node supports surrounding community.
- Density south of Buford Hwy makes sense; keep traffic out of residential areas.
- Improve Buford corridor for office uses, business development; better quality.
- Buford Hwy needs more/better pedestrian facilities.
- Bike trail would be good.
- No room for a park in Brookhaven Heights.
- Beltline-like trail would be awesome.
- Greenway/trail connection (see map).
- Pocket parks in empty lots.
- Don't see a lot of value in gateway signage.
- Old library is being torn down - what can go here?
- Neighborhood commercial near Cross Keys?
- Are there environmental impact studies for new development? Concern that Town Brookhaven cleared the site of trees. Need more regulation.
- If a tree is a certain age, should be considered individually; need survey of tree resources (i.e., what happened on Kendrick Drive)
- North Peachtree Connectors is spearheading creek trail project.
- Wooded area north of Buford - walking park? Who owns property?
- Mixed use - dense only along Buford; less dense in other areas (like Dresden). Not near neighborhood entrances.
- Briarwood Park is under used. No one knows how improved it is; priority should be to make existing parks better, not build new.
- What is the status of school use agreement between Cross Keys and City of Brookhaven?

### **Regroup, Recap, & Adjourn**

Following the Character Area Small Discussion Groups, the facilitators provided a recap of key findings from their respective groups to all attendees. Attendees were reminded to participate in the online community survey, the input from which will help inform the plan development and recommendations. The meeting concluded with next steps, ways for the public to stay involved, and a final thank you from Susan Canon.

## A.1.7. Needs & Opportunities Workshop Summary

### MEETING LOGISTICS

June 9, 2014 | 6:00 - 8:00 PM

Brookhaven City Hall (Council Chambers)

### ATTENDEES

A total of 30 individuals signed in at the workshop. Attendees included members of the Comprehensive Plan Steering Committee and members of the general public as well as other stakeholders.

### AGENDA

- Sign-in, Review Displays
- Welcome + Introductory Presentation
- Questions/Answers
- Workshop Activities
- Recap + Adjourn

### SUMMARY

The meeting began with a brief open house period that allowed the public to review displays and handouts and begin providing input. The open house was followed by a formal presentation that began with a welcome from the City of Brookhaven Assistant City Manager/Director of Community Development, Susan Canon. The Consultant Team project manager, Amanda Hatton with Jacobs Engineering, provided an overview presentation of the planning process, project progress, public input to date, and workshop goals and activities. Prior to adjourning, next steps were presented with final remarks from the planning team, Steering Committee, and City. Community members were provided a final opportunity to ask questions.

### QUESTION & ANSWERS/COMMENTS

Comment: Please consider adding a few sentences describing what each of the meetings are for on the City website to help define the purpose of the meeting.

Comment: The link on the City website to the online survey does not appear to be working. The City and Consultant Team will address this first thing in the morning.

## Workshop Activities Summary

### Draft Vision & Goals

The draft vision statement and list of goals for the City’s future were displayed for review by the public. Attendees were asked to review the statement and list of goals and to provide feedback via the comment form distributed at the sign in table.

The following comment was received the night of the workshop:

- Diversity must include not only ethnic and cultural diversity but also economic diversity.

### In the Year 2034, People will Say that Brookhaven Is...

The public was encouraged to continue to give input on what people will say about Brookhaven in 2034. *An uncensored list of written comments by citizens that provided input to this activity follows:*

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Livable; high quality of life</li> <li>• Diverse balanced population - economics/demographics</li> <li>• Art &amp; culture beacon!</li> <li>• Dog-friendly</li> <li>• Green</li> <li>• Walkable</li> <li>• Bicycle-friendly</li> <li>• Responsive and transparent</li> <li>• High vision, national standard model</li> <li>• Mix of contemporary and historic</li> <li>• Pedestrian scaled</li> <li>• No single use, single story commercial buildings on Peachtree Road</li> <li>• Sense of community</li> <li>• Great neighborhoods</li> <li>• Parking in the rear, buildings pulled up to the sidewalk</li> <li>• Great walking and bike paths</li> <li>• Trees along the street are beautiful</li> <li>• Booming</li> <li>• Pedestrian friendly</li> <li>• Neighborhood feel; people on front porches and always talking</li> <li>• Great community!</li> </ul> | <ul style="list-style-type: none"> <li>• Was smart to preserve trees</li> <li>• Vibrant</li> <li>• New and fresh</li> <li>• Safe and able to walk alone</li> <li>• Fantastic parks</li> <li>• Crowded</li> <li>• Too much traffic</li> <li>• Green spaces!</li> <li>• Bike/walk/running paths</li> <li>• Live/work/play</li> <li>• Connectivity</li> <li>• Traffic control and relief</li> <li>• Conserve the trees</li> <li>• Sustainable</li> <li>• Open-minded &amp; progressive</li> <li>• A desirable place to live</li> </ul> |
|--|---|



- One of the few wooded areas left in town
- The most livable and attractive American city
- Preserve the trees in natural areas!!
- A special place
- A great city and a great place to live, work, and play
- Green spaces
- Tree canopy
- Has a linear park along the river!
- Urban neighborhoods
- A great place to raise a family! Let it be...let it be
- Some place people want to live
- Artsy
- Healthy
- Conserve trees
- A government of the people
- Green, clean and safe
- Wildlife
- Positive
- Should be no problem to be a “Tree City USA” every year

## Character Area Feedback

Another portion of the workshop was designed to get feedback from the public on the draft defining narrative for character areas within the city. Each character area was represented on individual display boards that offered a description of the area, the community vision, potential and appropriate land uses. Meeting attendees were asked to place stars in the boxes to the left of each area if they agreed with the information presented. Space was also provided for comments and proposed changes.

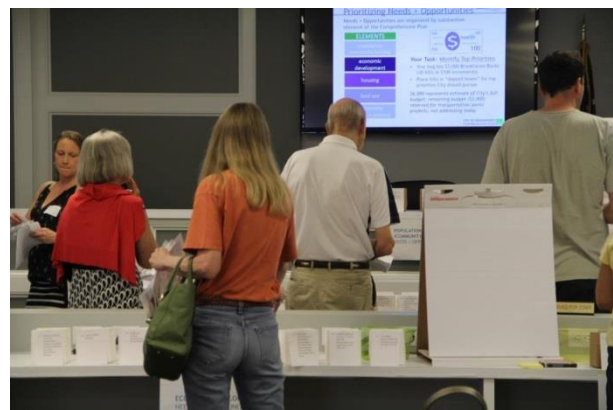
CITY OF BROOKHAVEN COMPREHENSIVE PLAN 2034	
<p><b>STARS</b> <input type="checkbox"/> Ashford Park-Drew Valley</p> <p><b>DESCRIPTION</b> The Ashford Park-Drew Valley character area is comprised of the Ashford Park, Drew Valley and Oldland Park neighborhoods. These are all historic neighborhoods within the city and were developed in the 1940's and 1950's. These have been combined into one larger character area given their similar development characteristics and land use patterns. They historically featured small homes on large lots. Within the past decade, these neighborhoods have experienced significant residential infill development, typically in the form of much larger homes.</p> <p><b>COMMUNITY VISION</b> The vision for the Ashford Park-Drew Valley area is for the existing character of the single-family neighborhoods to be maintained and preserved. Infill residential development should be permitted only if it is in keeping with the character of the surrounding residential structure.</p> <p>Neighborhood commercial development is seen as appropriate for the intersection of Claiborne Road and Dresden Drive. This would serve residents on the eastern side of the character area outside of the comfortable walking distance to the existing neighborhood commercial provided within the Brookhaven Village area.</p> <p>The future vision for Ashford Park-Drew Valley also includes potential park expansion to areas removed from existing parks. These include vacant lots in Drew Valley within the FEMA designated floodplain, currently owned by DeKalb County. Another site is the large vacant wooded lot adjacent to Claiborne Road near the Peachtree-Dekalb Airport.</p> <p><b>IMPLEMENTATION STRATEGIES</b></p> <ul style="list-style-type: none"> <li>- Incorporate a series of safe and frequently-used pedestrian crossings along Johnson Ferry Road and Ashford Dunwoody Road to promote pedestrian connectivity.</li> <li>- Identify and implement appropriate traffic calming techniques to reduce vehicular speeds and increase pedestrian safety.</li> <li>- Pursue pocket green space interventions on former FEMA lots that can double as stormwater management facilities and small parks.</li> <li>- Clarify infill development standards to help ensure consistent redevelopment within neighborhoods.</li> </ul> <p><b>APPROPRIATE LAND USES</b></p> <ul style="list-style-type: none"> <li>- Single-family Residential</li> <li>- Neighborhood Commercial</li> <li>- Institutional</li> <li>- Parks and Recreation</li> </ul>	<p><b>COMMENTS/PROPOSED CHANGES</b></p> <p><b>DESCRIPTION</b></p> <p><b>COMMUNITY VISION</b></p> <p><b>IMPLEMENTATION STRATEGIES</b></p> <p><b>APPROPRIATE LAND USES</b></p>

The majority of input indicated overall support for the character area visions and corresponding implementation strategies. Several ideas were provided for additional implementation strategies and some ideas for adjustments to vision statements and appropriate land uses. The greatest amount of input was provided for the Lakes District, the Buford Highway Corridor, and Ashford Park-Drew Valley. *A table of all input received is provided at the end of this summary.*

## Priority Needs & Opportunities

The final workshop activity solicited input on how needs and opportunities should be prioritized. Needs and opportunities were organized on display boards according to each substantive element of the Comprehensive Plan, which includes population (community building), economic development, housing, land use, and community facilities and services. Several strategies were listed on each plan element board. A flipchart and markers were made available at each board for attendees to write in any needs and opportunities that may not have been listed on the display boards.

Each attendee was given \$3,000 “Brookhaven Bucks” in \$100 denominations. A deposit box was available for each need and opportunity. Attendees were asked to review all of the needs and opportunities and to place their bills in deposit boxes representing the ones they felt should be the top priorities to be pursued by the City.



The table below summarizes the top two priorities for each plan element category based upon the amount of Brookhaven Bucks placed in each deposit box. The number of votes received for each is shown in the far right column.

<b>1 Community Facilities and Resources</b>		
1.6	Ensure transparency in City government actions.	78
1.7	Preserve the city’s tree canopy.	65
<b>2 Economic Development</b>		
2.4	Leverage the Brookhaven MARTA station to further desirable development along the Peachtree Corridor.	47
2.7	Encourage redevelopment of underutilized parcels along Peachtree Road, Buford Highway, Clairmont Road, and Johnson Ferry Road.	74
<b>3 Housing</b>		
3.1	Preserve safe and affordable housing in the community.	17
3.3	Provide for diverse housing types to support lifecycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units.	17
<b>4 Land Use</b>		
4.5	Review tree ordinance (ensure appropriate protection).	49
4.14*	Further Brookhaven as a walkable and bikeable community.	60
<b>5 Population (Community Building)</b>		
5.1	Provide translation services for all city services (hire Spanish speaking staff).	19
5.3	Provide opportunities for the public to openly engage in development decisions in the city.	32



Comments and additional needs and opportunities were identified for many of the plan elements. This input is summarized as follows:

1. Community Facilities and Resources

- 1.2: While burying lines seems like a plus there are significant downsides in identifying and fixing problems. Typically, [this] takes longer than if above ground. Consider both sides of that equation carefully.
- 1.4: Make Brookhaven the first city to have a bikeable linear park along a beautiful river - North Fork of the Peachtree Creek!
- 1.7: Manage trees in city. They cannot be ‘preserved’ only conserved
- 1.7: Save canopy by making ivy on trees in the ordinance to keep off the trees. MARTA line trees will be dead from ivy in the next 5 years!
- 1.9: Use creeks for pedestrian paths/connections.
- 1.12: Consider all creeks, not just Nancy Creek.
- 1.13: Coordinate creek water quality with EPA hydrologic units (HUCs).

2. Economic Development

- 2.4: Honor the BPCA/overlay rather than allowing ZBA to undermine!
- 2.6: Identify ways to regularly engage the English and non-English speaking (Chinese, Korean, Thai, Spanish, Vietnamese, Bengali, Bhutanese languages) business communities.
- Teach ZBA the criteria for variances.
- Pursue a better balance of land uses to promote a balanced tax base, focusing particularly on the need for additional office space.

3. Housing

- 3.2: “Assisted living” - Focus on aging population. Don’t want people who have lived in area for a long time to need to leave.
- Increase the number of affordable housing units.
  - I agree! Why not incentivize City contractors who hire Brookhaven workers?
  - Sembler lied - did not deliver housing.

4. Land Use

- 4.14: The coolest cities in the US are walkable and bikeable - even if not everyone walks or bikes! Good development and business will follow, as it has at the BeltLine.
- Convert long-term MARTA parking to public greenspace/plaza,
- Install bike lanes on east/south side of Peachtree from Dresden to Redding (fewer/0 curb cuts).
- Install pedestrian/bike connection (bridge over MARTA) from Town Brookhaven to Post Brookhaven Apartments (creates walking access for Ashford Park, apartments, etc.)

## Additional Comments

The comment form allowed space for additional general comments. The following comments were submitted via comment form or provided to facilitators on the night of the workshop:

- A vibrant city will have to meet at least two criteria: (1) all City employees should, if they wish, be able to afford to live, recreate shop and work in the City. (2) All development should be in sync and compliment neighboring and regional jurisdictions.
- Planning Commission staff should be required, if not already required, to make and report on on-site visits as critical to recommendations placed before Commission.
- Developers should be required to specify how their proposals support or add value to vision of character area.
- Planning Commission should be empowered to mandate mediation in cases of conflict to mitigate against zero-sum votes.
- The City of Delray Beach Florida is a good benchmark community to consider when planning the City's downtown; it has been ranked the number one downtown district in country.
- The plan should make recommendations regarding documentation and preservation of the Brookhaven's historic resources. Historic resources include the Oglethorpe University, the old Fischer Mansion, and Historic Brookhaven, and Indian Trail Trace near Stratfield Drive.
- The City should consider designating its parks as national wildlife habitats via the National Wildlife Federation. The designation requires food, water, and cover be provided for habitats. Currently, there are 300 or more habitats in Brookhaven.
- Avellino's Pizzeria on Windsor Parkway is a good example of neighborhood commercial.
- It was suggested that the City should post signs similar to those provided for rezonings to help promote and inform the public about meetings.

## Regroup, Recap, & Adjourn

The meeting concluded with next steps, a reminder to provide input by taking the online community survey and a reminder about the next public workshop which will be held on July 21, 2014.

## Addendum of Input from Workshop Activities

### Full Results from Priority Needs & Opportunities

<b>1</b>	<b>Community Facilities and Resources</b>	<b>Votes</b>
1.1	Balance multi-family growth and commercial/office growth.	13
1.5	Document historic resources.	14
1.12	Protection of Nancy Creek corridor.	20
1.3	Identify infrastructure capacity improvements (water and sewer)needed to support Future Land Use Plan.	21
1.8	Establish a Civic/City Center.	22
1.4	Additional park space in Council District 4 (Buford Hwy area).	23
1.1	Better coordination with DeKalb County schools or development of a City-run school system.	23
1.9	Leverage City’s creek system for greater access by community.	28
1.2	Establish policies for burying utilities along strategic corridors (consider Buford Highway, Peachtree Road, Johnson Ferry, and Ashford Dunwoody).	31
1.11	Stormwater management - evaluate existing program to ensure sufficient capacity to meet management needs.	47
1.7	Preserve the city’s tree canopy.	65
1.6	Ensure transparency in City government actions.	78
<b>2</b>	<b>Economic Development</b>	<b>Votes</b>
2.2	Improve alcohol licensing.	2
2.5	Use the Buford Highway Economic Development Strategy to drive development of citywide incentive policy.	2
2.9	Coordinate/optimize efforts and resources at county and regional levels.	8
2.1	Develop a citywide economic development strategy, leveraging the Buford Highway Economic Development Strategy.	13
2.6	Identify ways to regularly engage business community in feedback on city needs and concerns and vice versa.	16
2.8	Establish additional incentives to further desirable development in city (opportunity zones, TADs, etc.).	17
2.3	Continue to enhance diversify/attract unique restaurants.	23
2.4	Leverage the Brookhaven MARTA station to further desirable development along the Peachtree Corridor.	47
2.7	Encourage redevelopment of underutilized parcels along Peachtree Road, Buford Highway, Clairmont Road, and Johnson Ferry Road.	74
<b>3</b>	<b>Housing</b>	
3.2	Work with DeKalb County to target HUD funding for improvement and preservation of affordable housing in city.	7
3.4	Increase the number of affordable housing units	7
3.1	Preserve safe and affordable housing in the community.	17

3.3	Provide for diverse housing types to support lifecycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units.	17
<b>4</b>	<b>Land Use</b>	
4.17	Convert long-term parking at Brookhaven MARTA station to a public plaza or greenspace	3
4.3	Ensure smooth transition from urban to suburban locations in city.	4
4.18	Install bike lanes on the east/south side of Peachtree from Dresden to Redding to increase bike safety	5
4.19	Install bike/pedestrian bridge connection from Town Brookhaven development over MARTA to neighborhoods	5
4.1	Streamline zoning and development regulations.	8
4.2	Establish new zoning ordinances to allow for desirable growth.	8
4.6	Establish requirements and/or incentives for incorporating publicly accessible open space as a part of new development.	8
4.11	Engage DeKalb County Schools in city development proposals.	9
4.9	Welcome and properly manage growth and higher density in city.	12
4.15*	Improve pedestrian safety along Buford Highway.	12
4.1	Align zoning and development regulations with Comprehensive Plan.	13
4.13	Further development of a live-work-play community by allowing for mixed-use development in appropriate locations.	14
4.12	Further health and exercise in the community through design of supportive infrastructure and design.	15
4.8	Address visual clutter in the community.	17
4.4	Establish streetscape standards and/or incentives along major corridors.	22
4.7	Ensure pedestrian connectivity standards are an element of development along key corridors and connecting neighborhoods to key corridors.	23
4.16*	Establish complete streets policies and regulations along key pedestrian and bike routes for both public and private investment.	28
4.5	Review tree ordinance (ensure appropriate protection).	49
4.14*	Further Brookhaven as a walkable and bikeable community.	60
<b>5</b>	<b>Population (Community Building)</b>	
5.5	Create a greater sense of community.	8
5.6	Grow the City's arts and cultural offerings.	9
5.7	Provide services and facilities to support the aging population.	10
5.2	Complete a strategic wayfinding and branding study for the city that considers signage, lighting and landscaping unique to Brookhaven.	11
5.4	Provide opportunities for community members from all districts to serve on boards.	15
5.1	Provide translation services for all city services (hire Spanish speaking staff).	19
5.3	Provide opportunities for the public to openly engage in development decisions in the city.	32

\*Requires coordination with City's Comprehensive Transportation Plan.  
 Grey highlighting indicates a new need or opportunity identified by the public that was given Brookhaven Bucks.

**Full Results from Character Area Activity**

Counts equal number of stars provided for each item. Stars indicated agreement with content.

Character Area	Additional Strategies or Comments	Description	Vision	Implementation Strategies						Appropriate Land Uses									
				1	2	3	4	5	6	O	MF	TH	H	MU	R	NC	SF	I	PR
Perimeter Center	<b>Implementation Strategies: 1)</b> Read the AJD author John Kessler who wrote how frightening it was to walk to a Perimeter Center restaurant from an office. Sidewalks! 2) Workforce housing. (1 star)	8	6	10	10	9	6	9											
				1															
Lakes District	<b>Vision: 1)</b> Five stars around vision statement "residential infill development should be permitted only if it complements character of the surrounding neighborhood." 2) Maintain the existing tree canopy (1 star); <b>Implementation Strategies: 1)</b> Traffic circle at Johnson Ferry Ashford Dunwoody and Donaldson (4 stars). 2) Fix Johnson Ferry Ashford Dunwoody (1 star). 3) Require approval of nearby property owners before allowing any rezoning of existing residential areas (1 star). 4) Prohibit clear cutting of residential assemblages.	2	33	12	10	4	15												6

Figure A.1-11:

Character Area	Additional Strategies or Comments	Description	Vision	Implementation Strategies						Appropriate Land Uses									
				1	2	3	4	5	6	O	MF	TH	H	MU	R	NC	SF	I	PR
<b>Blackburn Park Neighborhood Center</b>	<b>Vision:</b> 1) Move entrance to Blackburn Park north, adding a deceleration and acceleration lane on east side of Ashford Dunwoody. 2) Move playground near tennis center away from road and near parking.	0	8	11	7	6	12	12	6			4							
<b>Lynwood Park</b>	<b>Implementation Strategies:</b> 1) Biking walking on Windsor is dangerous! 2) Developers/home builders should include sidewalks for infill housing. <b>Appropriate Land Uses:</b> 1) National Wildlife Federation Habitat.	0	6	6	6					1					2				
<b>Historic Brookhaven Osborne</b>	<b>Appropriate Land Uses:</b> National wildlife federation habitat <i>No additional input provided.</i>	3 0	18 11	5 5	3 8	7									2 1			2	
<b>Peachtree Corridor Overlay District</b>	<b>Vision:</b> 1) Protect the overlay (5 stars). 2) Strengthen the overlay (4 stars). <b>Implementation Strategies:</b> 1) Incorporate a series of safe and frequently spaced pedestrian crossings. 2) Protect the overlay.	1	30	7	15	4	12					1	0	0	0	0	0	0	0

Character Area	Additional Strategies or Comments	Description	Vision	Implementation Strategies						Appropriate Land Uses																	
				1	2	3	4	5	6	O	MF	TH	H	MU	R	NC	SF	I	PR	In							
Ashford Park-Drew Valley	<p><b>Vision:</b> 1) Sentence "infill residential development should be permitted only if it is in keeping with the character of the surrounding residential structures" was underlined and starred. <b>Implementation Strategies:</b> 1) First strategy regarding Johnson Ferry Road and Ashford Dunwoody Road should be moved to Blackburn Park Neighborhood Center. (typo) <b>Appropriate Land Uses:</b> 1) Question: What is institutional referring to? 2) Redevelop Bryton Hill Apartments to low density mixed use. (Similar to mixed use on Dresden) 3) Clairmont Road is not appropriate for residential uses. Small lots are not appropriate for higher end commercial. Office and institutional is appropriate near PDK airport. Could have a positive effect on Clairmont Road. 4) Clairmont Road could be upscale office and institutional.</p>	2	24	1	5	15	9													1	1						

Character Area	Additional Strategies or Comments	Description	Vision	Implementation Strategies						Appropriate Land Uses									
				1	2	3	4	5	6	O	MF	TH	H	MU	R	NC	SF	I	PR
<b>Brookhaven Heights - Brookhaven Fields</b>	<p><b>Vision:</b> 1) Fernwood is not a park; it should be called a green space. 2) Enhance bridge on Colonial: take down ugly chain link fence, provide lighting, and fix sidewalks and street. <b>Implementation Strategies:</b> 1) ZBA is approving every Tom/Dick/Harry in these neighborhoods! New townhomes can be built, but not from lot line to lot line (5 stars). 2) Have new home builders or extensive remodelers build a sidewalk (2 stars). 3) ZBA should be appointed by City Council, not mayor (7 stars).</p>	0	9	11	6										1				
<b>Lenox Park</b>	<p><b>Vision:</b> 1) Provide connectivity between Lenox Park and Brookhaven Heights. <b>Appropriate Land Uses:</b> 1) National Wildlife Federation Habitat.</p> <p><b>Implementation Strategies:</b> 1)   disagree with higher density homes, townhomes, duplexes, etc. Homes that could be built on 1/10 to 1/8 acre lots.</p>	1	6	5									2			1			
<b>Roxboro</b>		0	8	8	4										1	0	0	0	0



Character Area	Additional Strategies or Comments	Description	Vision	Implementation Strategies						Appropriate Land Uses																											
				1	2	3	4	5	6	O	MF	TH	H	MU	R	NC	SF	I	PR	In																	
<b>Briarwood Park</b>	<p><b>Vision:</b> 1) Limited condo development. 2) Is "high quality" a buzzword for gentrified? No, please, no! 3) Why increase density unless it is mixed use?  <b>Implementation Strategies:</b> 1) Enhance pool - it is a potential gem. It would be a shame not to make it all that it can be!  <b>Appropriate Land Uses:</b> 1) National Wildlife Refuge.</p>	0	2	10																																	
<b>Buford Highway Corridor</b>	<p><b>Description:</b> 1) Pedestrian mass transit vs. "automobile"? 2) "Major" is an overstatement. The changes for pedestrian safety need to be massively improved. 3) Add parallels I-85 and does not need to be six lanes. <b>Community Vision:</b> 1) Hooray! North Fork Linear Park! (1 star). 2) No need to limit North Fork park to "local." The Beltline is not "local." Aim higher. <b>Implementation Strategies:</b> 1) Equal redevelopment along all portions of Buford Hwy - north, south, middle. Doesn't need to be the same type, but, it needs to be redeveloped along whole of Buford Hwy in ways appropriate for section in question.</p>	0	20	1	9	16	21																														

Character Area	Additional Strategies or Comments	Description	Vision	Implementation Strategies						Appropriate Land Uses										
				1	2	3	4	5	6	O	MF	TH	H	MU	R	NC	SF	I	PR	In
	2) Workforce housing. 3) Specify walkable, bikeable, paddle-able park!																			

Grey highlighting indicates that either 1) no additional implementation strategies were provided for the character area or 2) the land use is not recommended in that character area.

**Key**

Appropriate Land Uses

- O = office
- MF = multifamily housing
- TH = townhomes
- H = hotels

- MU = mixed use
- R = retail
- NC = neighborhood commercial
- SF = single family residential

- I = institutional
- PR = parks and recreation
- In = industrial

Implementation Strategies by Character Area

Perimeter Center

1. Coordinate planning efforts with Sandy Springs and Dunwoody, particularly in regards to large development projects that may have an impact on this area.
2. Ensure that the appropriate zoning is in place to foster dense, mixed use development with high quality design.
3. Coordinate with the Parks and Recreation Master Plan planning process to identify potential locations for future parks within this area.
4. Ensure appropriate buffers and transitions are provided for uses adjacent to single family neighborhoods.
5. Ensure DeKalb County Schools are involved in new development proposals that include housing and will have potential impacts on schools.

Lakes District

1. Expand the multi-use trail network in this area by extending the Nancy Creek Trail south along Ashford Dunwoody Road to the Peachtree Road corridor.
2. Ensure that the proper zoning is in place to maintain the character of the single family residential neighborhoods with infill development.
3. Establish a new zoning district to support neighborhood commercial development in appropriate areas.
4. Pursue operations improvements along Ashford-Dunwoody Road to ease traffic congestion issues.

**Blackburn Park Neighborhood Center**

1. Incorporate a series of safe and frequently-spaced pedestrian crossings along Johnson Ferry Road and Ashford Dunwoody Road to promote pedestrian connectivity.
2. Identify and implement appropriate traffic calming techniques to reduce vehicular speeds and increase pedestrian safety.
3. Establish a new zoning district that supports mixed use development in area.
4. Pursue opportunities to connect existing path network with new pedestrian networks.
5. Implement streetscaping standards that promote walkability along portions of Johnson Ferry Road and Ashford Dunwoody Road.
6. Require majority of parking be located in rear of buildings.

**Lynwood Park**

1. Provide incentives to promote the development of neighborhood commercial on the commercially zoned properties at Windsor Parkway and Osborne Road.
2. Pursue opportunities to better link Lynwood Park and Osborne Park, as guided in Parks and Recreation Master Plan.

**Historic Brookhaven**

1. Maintain the existing large lot single-family residential zoning designation (R-100, which permits lot minimums of 15,000 Sq. Ft. or roughly 1/3 of an acre) to ensure the large lot residential character is retained.
2. Explore establishing a City-designated historic district designation for portions of this area to help protect historic structures and guide future development.
3. As development occurs along Peachtree Road, ensure appropriate buffers and transitions from higher density uses to Historic Brookhaven.

**Osborne**

1. Ensure that the appropriate zoning is in place to maintain the character of the existing single family residential neighborhood.
2. Promote strategies that encourage walking and biking to Peachtree Road activity center and neighborhood commercial in the Lynwood Park Area.

**Peachtree Corridor Overlay District**

1. Complete a strategic plan to identify the location of Brookhaven’s permanent City Hall and civic land uses.
2. Pursue recommendations of the Parks and Recreation Master Plan to make improvements at Brookhaven Park.
3. Update Peachtree-Brookhaven Overlay District to clarify ambiguous and overly prescriptive language.
4. Establish gateways at entrance and exit points of city along Peachtree Road.

**Ashford Park-Drew Valley**

1. Identify and implement appropriate traffic calming techniques to reduce vehicular speeds and increase pedestrian safety.
2. Pursue pocket green space interventions on former FEMA lots that can double as stormwater management facilities and small parks.
3. Clarify infill development standards to help ensure consistent redevelopment within neighborhoods.

**Brookhaven Heights-Brookhaven Fields**

1. Clarify infill development standards to ensure consistent zoning applications within area as redevelopment occurs.
2. Provide appropriate buffers between new Transit Oriented Development (TOD) in adjacent Peachtree Corridor Overlay District and single-family neighborhoods.

**Lenox Park**

1. Conduct a small-area planning study within Lenox Park. This study should include a concept plan identifying areas appropriate for additional development and the appropriate scale and type of development. It should also recommend any needed changes to land use regulations to help facilitate the desired development types.

**Roxboro**

1. Coordinate with the Parks and Recreation Master Plan planning process to identify potential locations for future parks within this area.
2. Promote neighborhood commercial development in designated target areas.

**Briarwood Park**

1. Develop a more complete sidewalk network along Briarwood Road and add pedestrian crossings at intersections and adjacent to Briarwood Park entry points.
2. Ensure that the area is properly zoned to ensure a mix of appropriate land uses.
3. Ensure that new developments provide connectivity to Buford Highway activity center area.

**Buford Highway Corridor**

1. Implement recommendations of the Buford Highway Improvement Plan and Economic Development Strategy.
2. Pursue development of additional park space in area.
3. Leverage North Fork Peachtree Creek as an asset to be preserved and better enjoyed by public.
4. Preserve diversity of area by promoting international businesses and variety of housing multi-family housing type and price points.

# A.1.8. Open House Summary

## MEETING LOGISTICS

July 21, 2014 | 6:00 - 8:00 PM

Brookhaven City Hall (Council Chambers)

## ATTENDEES

A total of 73 individuals registered their attendance at the Open House. Attendees included members of the Comprehensive Plan Steering Committee, the Comprehensive Transportation Steering Committee, Mayor J. Max Davis, City Council members Rebecca Chase Williams and Joe Gebbia, Susan Canon (Assistant/City Manager and Community Development Director), and members of the general public.

## SUMMARY

The meeting was an open house format that allowed the public to review displays for Comprehensive Plan 2034 and the Comprehensive Transportation Plan. Comprehensive Plan 2034 displays included a summary of the planning process and project framework, community vision and goals, character area narratives, and implementation strategies and action items by plan element. Transportation Plan displays included intersection/corridor improvements, bike/pedestrian improvements, a summary of survey and public input, special area and corridor projects, and possible solutions.

Supplemental information and handouts were also available for both planning processes including a schedule of upcoming public hearings to the City Planning Commission and City Council. A looping presentation provided a summary of both plans.

Attendees were encouraged to give input in a variety of ways for both plans, including comment forms, sticky note comments placed directly on displays, and comments provided directly to the planning team. Comments received at the meeting regarding Comprehensive Plan 2034 are provided on the following pages.



## COMPREHENSIVE PLAN 2034 INPUT

### IMPLEMENTATION STRATEGIES + ACTION ITEMS

The majority of the input received was regarding implementation strategies by plan element. Public input is provided in italics below each need/opportunity or action item.

#### Land Use

- 1.2.1: Conduct neighborhood specific surveys regarding infill uses for designated neighborhoods in the city.
  - *Good idea!*
- 1.4.1: Establish streetscape standards for major roads within the City’s Zoning Ordinance and Code review, requiring street trees and Complete Street principles.
  - *Yes!*
- 1.5: Review tree ordinance (ensure appropriate protection).
  - *Identify and let citizens identify important trees and protect them!*
  - *Need the moratorium so citizens can have a chance to review and comment.*
  - *Tree cutting moratorium till new ordinance is adopted.*
- 1.6.1: Continue Code Enforcement efforts.
  - *Let’s not let developers tear down small, ranch, attractive homes for these large, ugly McMansions!*
- 1.7.3: Ensure that community gardens and other healthy, local foods initiatives are permitted in City’s ordinances.
  - *Great Idea!*
  - *Don’t cut trees to accomplish this.*

#### Community Facilities + Resources

- 2.2.2: Review City’s adopted stormwater management ordinances and update to reflect recommendations of the Metropolitan North Georgia Water Planning District 2009 Watershed Management Plan. Consider incorporation of rain gardens and bio-detention ponds as a stormwater management component and other BMPs.
  - *Great idea!*
  - *History of city not enforcing former DeKalb standards because not in flood zones - need to make gravel pits/etc. Maybe get developers together to discuss.*
- 2.4.1: Enter into discussions with the local electric and communications provider to discuss costs and options for burying utilities.
  - *Great!*

#### Economic Development

- 3.1.1.a: Create a citywide Economic Development Plan and Strategy.
  - *Create restaurant and business opportunities along the North Fork Peachtree Creek.*
    - *Not if you have to cut trees to develop land.*
    - *No more dirty waterways.*
    - *Thumbs up!*
- 3.2.1: Convene a committee of local leaders representing diverse constituencies to gain insight on the types of community events they would support and potentially host or sponsor.
  - *Don’t give away free use of parks for outside promoters and vendors who make money and drive out of city. This burdens city and residents and provides no economic gain*
  - *Idea: Food trucks in Brookhaven parks on Tuesday or Thursday [at] corner of Osborne and Peachtree; 5000 people came to soccer fest using MARTA*
    - *Not during week! No parking!*
    - *Walkable area - good idea!*
    - *No! Bad idea!*
- 3.3: Use the Buford Highway Economic Development Strategy to drive development of a citywide Economic Development Strategy.
  - *Do not even consider eminent domain.*
  - *Where is North Fork Linear Park?*
    - *Right!*
    - *Nicer for a park*

- *Shut down Pink Pony. Horrible place for families*
  - *It's not a place for families (don't take them there)!*
  - *Leave PP alone!*
  - *I second that emotion.*
  - *Third - who cares?*
- 3.5.2: Develop and continually evaluate the criteria for business retention and expansion visits, in addition to size, and ensure the data that is collected is actionable.
  - *Will the City do this? Someone else could. If so, it doesn't need to be expensive.*
- 3.6: Leverage the Brookhaven MARTA station to encourage further desirable development along the Peachtree Corridor.
  - *Desirable = walkable!*

**Population**

- 4.2: Promote the aging population.
  - *Put the aging population in the details - what does "promote the aging pop" mean?*
  - *Yes!*
- 4.2.1: Complete the Atlanta Regional Commission Local Government Lifelong Communities Assessment Survey.
  - *Promote Brookhaven as a Lifelong Community.*
  - *Really good program! We need to be a part of that.*
- 4.4: Enhance City's communication with public.
  - *We need to have posters that have the city website on them so people can know where to go. Collect emails that way.*
- 4.4.4: Create a biannual City magazine.
  - *Why? Okay if paid with City \$.*
- 4.5.1: Develop a public art program via ordinance.
  - *Local organizations can lead this. City can help with zoning.*

**Housing**

- 5.1.2: Complete an analysis to explore application of accessory housing units in different areas of Brookhaven.
  - *Accessory units - smart idea!*
- 5.2: Preserve safe and affordable housing in the community.
  - *Affordable housing is very important!*
  - *We can't just be a rich community. That's not a good thing.*
  - *Streetlamps for subdivisions.*
- 5.2.2.b: Cross-train police officers for code enforcement needs (after hours).
  - *Code Enforcement for 'dirty' developers who clear cut.*
  - *Agree strongly.*
  - *Needed for weekends when 'dozing' happens*
  - *Amen to that.*
- 5.3.3: Participate in updates to the DeKalb County Consolidated Plan to identify opportunities to meet Brookhaven affordable housing needs.
  - *Check.*
  - *Additional housing comments*
  - *Ban the mansions!*
  - *Not on any but huge lots.*
  - *80% - 90% of developers here are not licensed home builders.*

## CHARACTER AREA INPUT

Limited comments were provided on each of the 13 character area narratives on display. Public input is provided in italics below each Character Area.

### Osborne

- *Kendrick Road has cut-through traffic issues and could benefit from traffic calming.*
- *A crosswalk is needed at Chalfont Walk and Osborne Road to access the sidewalk on the opposite side of the street.*
- *A bike lane along Osborne Road is desired.*
- *Remove the language about vehicular connections, only pedestrian are desired.*
- *Pedestrian connections to Town Brookhaven are desired in this area.*
- *Behind the package store (Buford Hwy and N. Cliff Valley Way) - lot of trash. It is a wooded area. It needs cleaning up.*

### Peachtree Corridor Overlay District

- *The City should hold Food trucks events in Brookhaven Park, like those in Blackburn Park.*
- *The Savoy at Town Brookhaven development violates codes by working at night in spite of numerous violations and fines.*
- *In the Peachtree Corridor Overlay District, the language about the overlay being overly prescriptive should be removed. Too many variances have been issued to developers who have developed under this. We need to hold strong to the vision of the overlay. We need to limit curb cuts on Peachtree Street.*
- *Don't water down LCI overlay.*
- *Limit curb cuts.*
- *Limit curb cuts on Peachtree; promote/push interparcel connections.*
- *Fernwood Park isn't really a park.*
- *Your comment that the "overly prescriptive" language needs to be addressed is a hot button. The language is overly prescriptive in the eyes of developers - not in the eyes of the community. If you re-write the LCI overlay to make it "developer friendly," you will move us farther away from the vision.*

### Briarwood Park

- *Briarwood [Park] really needs a lot of Work!!*

### Buford Highway Corridor

- *Connect to the Beltline!*
- *Connection to the Beltline.*

## OTHER INPUT RECEIVED

- *Access management - limit curb cuts.*
- *Gateway features should not be/include apartment complexes or similar.*
- *Gateway features should not be apartments or similar.*
- *Don't have apartment buildings at the of gateway areas of the city! Especially in Perimeter Center area.*
- *Increases to pedestrian traffic are welcome; vehicular traffic increases are not.*
- *Overall, the concepts look good. How to keep non-compliant development from happening in the meantime? Please train the City organizations on this (e.g., ZBA!!)*



# A.1.9. Flyers

What's your  
**VISION**  
for Brookhaven?  
[we want to know!]

Please join us for a Visioning Workshop

Comprehensive Plan 2034 will help shape the future of Brookhaven. Don't miss this exciting opportunity to share your vision for our city!

<p><b>VISIONING WORKSHOP</b></p> <p><b>Thursday, May 15th</b></p> <p>6:00—8:00 PM</p> <p>St. Martins Episcopal Church</p> <p>Gable Hall</p> <p>3110 Ashford Dunwoody Road</p> <p>Atlanta, Georgia 30319</p>	 <p>Questions? Contact Susan Canon Assistant City Manager/Director of Community Development 404-637-0500 <a href="mailto:comprehensiveplan@brookhavenga.gov">comprehensiveplan@brookhavenga.gov</a></p> 
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CITY OF BROOKHAVEN  
COMPREHENSIVE PLAN 2034

Comprehensive Plan 2034 will help shape the future of Brookhaven. Don't miss this chance to set the priority needs and opportunities for our city!

# NEEDS + OPPORTUNITIES WORKSHOP



Monday, June 9th  
6:00—8:00 PM  
Brookhaven City Hall  
4362 Peachtree Road  
Brookhaven, GA 30319

This workshop will help set the priority needs and opportunities and will shape the City's action plan for the next five years. Your input is important to making sure the right priorities are emphasized.

Questions? Contact Susan Canon  
Assistant City Manager/Director of Community  
Development at 404-637-0500.  
[comprehensiveplan@brookhavenga.gov](mailto:comprehensiveplan@brookhavenga.gov)

Help us understand the needs of the community! [Click here](#) to take our brief survey or visit [www.surveymonkey.com/s/BrookhavenCompPlan](http://www.surveymonkey.com/s/BrookhavenCompPlan). Para una versión en español de la encuesta, [haga clic](#) aquí o vaya al sitio web [www.surveymonkey.com/s/BrookhavenCompPlanSpa](http://www.surveymonkey.com/s/BrookhavenCompPlanSpa).



CITY OF BROOKHAVEN  
COMPREHENSIVE PLAN 2034

Ciudad de Brookhaven, Plan Integral

El Plan Integral 2034 contribuirá a dar forma al futuro de Brookhaven. ¡No se pierda esta posibilidad de establecer las prioridades y oportunidades para nuestra ciudad!

# TALLER SOBRE NECESIDADES + OPORTUNIDADES



Lunes, 9 de junio  
6:00—8:00 PM  
Municipalidad de Brookhaven  
4362 Peachtree Road  
Brookhaven, GA 30319

Este Taller contribuirá a establecer las prioridades y oportunidades y a delinear el plan de acción de la Ciudad en los próximos 5 años. Su opinión es importante para asegurarnos de que se aborden las prioridades apropiadas.

¿Tiene preguntas? Comuníquese con Susan Canon, Subgerente de la Ciudad/ Directora de Desarrollo Comunitario, al 404-637-0500.

[comprehensiveplan@brookhavenga.gov](mailto:comprehensiveplan@brookhavenga.gov)

¡Ayúdenos a comprender las necesidades de la comunidad! [Haga clic aquí](#) para completar nuestra encuesta corta, o vaya al sitio web [www.surveymonkey.com/s/BrookhavenCompPlan](http://www.surveymonkey.com/s/BrookhavenCompPlan). Para una versión en español de la encuesta, [haga clic aquí](#) o vaya al sitio web [www.surveymonkey.com/s/BrookhavenCompPlanSpa](http://www.surveymonkey.com/s/BrookhavenCompPlanSpa).

CITY OF BROOKHAVEN  
COMPREHENSIVE TRANSPORTATION PLAN

CITY OF BROOKHAVEN  
COMPREHENSIVE PLAN 2034

Joint

# OPEN HOUSE

**Comprehensive Plan 2034** provides overarching community goals (including the City's Future Land Use Plan), priority needs and opportunities, and a five year community work program.

The **Comprehensive Transportation Plan** examines the multi-modal transportation network within Brookhaven and includes a prioritized list of projects that will address the transportation needs of the city's citizens.

## The City Wants Your Input!

Don't miss the final opportunity to learn about and provide input on draft recommendations for the City's first comprehensive plan and comprehensive transportation plan!

**Monday, July 21st**

6:00—8:00 PM

Brookhaven City Hall  
4362 Peachtree Road  
Brookhaven, GA



For more information contact Susan Canon  
Assistant City Manager/Director of Community Development at  
404-637-0500 or  
[comprehensiveplan@brookhavenga.gov](mailto:comprehensiveplan@brookhavenga.gov).

# A.1.10. Press Releases + Public Hearing Ads

For release on 4/23/14

## BROOKHAVEN SEEKS INPUT ON COMMUNITY VISION FOR COMPREHENSIVE PLAN 2034

The City of Brookhaven is embarking upon a process to form a long range plan for the City's future that will help guide growth and development over the next 20 years. This plan - Comprehensive Plan 2034 - will serve as a blueprint for the future growth and development of the City of Brookhaven. Community members are invited to participate in the first of three public workshops on May 15 at Oglethorpe University.

Community involvement is key in developing a Plan that truly captures the spirit and desire of the different voices of the city. As such, there will be many opportunities for the public to become engaged. The planning process kicks off with a community visioning workshop that will set the pace for Comprehensive Plan 2034 by gathering input on community goals. City of Brookhaven citizens, business owners and other stakeholders are urged to attend the visioning workshop to learn more about the comprehensive planning process and to provide input.

The visioning workshop will be held on Thursday, May 15th from 6:00 - 8:00 PM at the following location:

St. Martins Episcopal Church  
Gable Hall  
3110 Ashford Dunwoody Road  
Atlanta, Georgia 30319

Parking is available in a surface parking lot on the church campus. St. Martin is also served by MARTA Route 25.

All are welcome and encouraged to attend this interactive and informative workshop.

The City of Brookhaven was officially incorporated on December 17, 2012. Having adopted and relied upon DeKalb County's Comprehensive Plan since incorporation, the City brought on a team of consultants to develop Comprehensive Plan 2034. The planning process is being managed by the Brookhaven Community Development Department. The planning process was formally kicked off at the April 22 City Council Hearing. The final plan document will include overarching community goals, priority needs and opportunities, and a five year community work program. The anticipated completion date is October 2014.

For more information on Comprehensive Plan 2034, contact the Assistant City Manager/Director of Community Development, Susan Canon, at 404-637-0500 or [comprehensiveplan@brookhavenga.gov](mailto:comprehensiveplan@brookhavenga.gov).

For release on 5/22/14

## **BROOKHAVEN COMPREHENSIVE PLAN 2034 MOVES INTO NEEDS & OPPORTUNITIES PHASE**

The City of Brookhaven invites community members to a Needs and Opportunities Workshop on Monday, June 9 from 6pm to 8pm at City Hall. This workshop comes at a significant phase in the planning process. Public input received will help set the priority needs and opportunities for Brookhaven and help inform the City's action plan for the next five years. Feedback from the public is important in making sure the right priorities are emphasized.

### Needs & Opportunities Workshop Details:

June 9, 2014

6:00 - 8:00 PM

Brookhaven City Hall

4362 Peachtree Road, Brookhaven, Georgia 30319

Parking is available in a surface parking lot behind City Hall. MARTA Route 25 also serves City Hall.

All community members are also encouraged to provide input via the online community survey being held in support of the Comprehensive Plan, which will be available until June 12. The survey is offered in English and Spanish and can be accessed from the City's website at <http://www.brookhavenga.gov>.

The Needs and Opportunities Workshop is the second of two workshops being held. The Comprehensive Plan 2034 kicked off with a public hearing on April 22 with City Council followed by the Community Visioning Workshop on May 15. The Community Visioning Workshop was open to all community members, who were given an opportunity to learn more about the comprehensive planning process and to provide input. City of Brookhaven citizens, business owners and other stakeholders weighed in on the community vision and goals. An Open House will also be held on July 21 to present the draft plan to the public.

The Comprehensive Plan will serve as the blueprint for the future growth and development of the city. This community-led process is designed to form a long range plan for the City's future that will help guide growth and development over the next 20 years.

The City of Brookhaven was officially incorporated on December 17, 2012. Having adopted and relied upon DeKalb County's Comprehensive Plan since incorporation, the City brought on a team of consultants to develop Comprehensive Plan 2034. The planning process is being managed by the Brookhaven Community Development Department. The final plan document will include overarching community goals, priority needs and opportunities, and a five year community work program. The anticipated completion date is October 2014.

For more information on Comprehensive Plan 2034, contact the Assistant City Manager/Director of Community Development, Susan Canon, at 404-637-0500 or [comprehensiveplan@brookhavenga.gov](mailto:comprehensiveplan@brookhavenga.gov).

For release on 7/10/14

## BROOKHAVEN COMMUNITY ENCOURAGED TO ATTEND JOINT OPEN HOUSE

### KEY RECOMMENDATIONS FOR LAND USE AND TRANSPORTATION NEEDS TO BE PRESENTED

The City of Brookhaven will host a joint open house on July 21 (6pm-8pm) for community members to review and provide input on recommendations contained within its draft Comprehensive Plan 2034 and draft Comprehensive Transportation Plan. Both plans have been under development since March 2014 and mark the first communitywide transportation and land use plans developed for Brookhaven since incorporated. The plans have largely been molded by public input, which has been collected via a series of steering committee meetings, public meetings, surveys, and other input methods.

- Comprehensive Plan 2034 provides overarching community goals (including the City's Future Land Use Plan), priority needs and opportunities, and a five year community work program.
- The Comprehensive Transportation Plan examines the multi-modal transportation network within Brookhaven and includes a prioritized list of projects that will address the transportation needs of the city's citizens.
- The open house is the final public meeting for community members to learn about and to provide valuable input on two major City initiatives.

#### Joint Comprehensive Plan 2034 and Comprehensive Transportation Plan Open House

July 21, 2014

6:00 - 8:00 PM

Brookhaven City Hall

4362 Peachtree Road, Brookhaven, Georgia 30319

Parking is available in a surface parking lot behind City Hall. MARTA Route 25 also serves City Hall.

The Comprehensive Transportation Plan will be considered for adoption by City Council in late August. The Comprehensive Plan is targeted for regional and state review between August and October following public hearings with the Planning Commission and City Council; plan adoption is targeted for October.

The Comprehensive Transportation Plan and Comprehensive Plan 2034 are two of the planning initiatives being undertaken by the City of Brookhaven at the present time. The Parks and Recreation Master Plan and the Buford Highway Improvement Plan and Economic Development Study are both currently underway as well. While each planning study focuses on different aspects of Brookhaven's future, the City is taking special care to ensure coordination among all plans.

The City of Brookhaven was officially incorporated on December 17, 2012. Having adopted and relied upon DeKalb County's Comprehensive Plan since incorporation, the City brought on a two teams of consultants to develop Comprehensive Plan 2034 and the Comprehensive Transportation Plan. Both planning processes are being managed by the Brookhaven Community Development Department.

For more information on Comprehensive Plan 2034, contact the Assistant City Manager/Director of Community Development, Susan Canon, at 404-637-0500 or comprehensiveplan@brookhavenga.gov.







# PUBLIC HEARING NOTICE (AUTHORIZATION TO TRANSMIT)

to the petition, a hearing on the matter shall be scheduled at a later date.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Jacqueline King  
PROBATE CLERK/DEPUTY CLERK  
556 N. McDonough Street, Rm 1100  
Decatur, GA 30030  
404-371-2701

270-361869 8/14/821JH  
**CITATION**  
**ESTATE NO. 2014-1203**  
GEORGIA, DeKALB COUNTY  
IN RE: PETITION OF Geneva B. Odister FOR TEMPORARY LETTERS OF GUARDIANSHIP ESTATE OF **Keon L. Browner, MINOR(S)**  
DATE OF MAILING, IF ANY: N/A  
DATE OF SECOND PUBLICATION, IF ANY: 8/21  
**TO: Fredrick L. Fort** father of Keon L. Browner, Minor  
You are hereby notified that a petition for the appointment of a temporary guardian has been filed regarding the above-named minor. All objections to the Petition described above either to the appointment of a temporary guardian or the appointment of the petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and must be filed with this Court no later than 14 days after this notice is mailed, or 10 days after this notice is personally served upon you, or ten days after the second Publication of this notice if you are served by publication. All pleadings must be signed before a notary Public or Georgia probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.  
\*\*\*\*\*NOTE: If a natural guardian files an objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the petition, a hearing on the matter shall be scheduled at a later date.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Jacqueline King  
PROBATE CLERK/DEPUTY CLERK  
556 N. McDonough Street,  
Rm 1100  
Decatur, GA 30030  
404-371-2701

270-361870 8/14/821JH  
**CITATION**  
**ESTATE NO. 2014-1203**  
GEORGIA, DeKALB COUNTY  
IN RE: PETITION OF William A. Mary Ann Nettles FOR TEMPORARY LETTERS OF GUARDIANSHIP ESTATE OF **Carlos L. Truesdale Jr., MINOR(S)**  
DATE OF MAILING, IF ANY: N/A  
DATE OF SECOND PUBLICATION, IF ANY: 8/21  
**TO: Carlos L. Truesdale** and Ebony Nettles mother and father of Carlos L. Truesdale Jr., Minor  
You are hereby notified that a petition for the appointment of a temporary guardian has been filed regarding the above-named minor. All objections to the Petition described above either to the appointment of a temporary guardian or the appointment of the petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and must be filed with this Court no later than 14 days after this notice is mailed, or 10 days after this notice is personally served upon you, or ten days after the second Publication of this notice if you are served by publication. All pleadings must be signed before a notary Public or Georgia probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.  
\*\*\*\*\*NOTE: If a natural guardian files an objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the petition, a hearing on the matter shall be scheduled at a later date.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Jacqueline King  
PROBATE CLERK/DEPUTY CLERK

**Miscellaneous**  
290-360996 7/31/87,8/14/821JWg  
**NOTICE**  
**IN THE PROBATE COURT OF DEKALB COUNTY STATE OF GEORGIA**  
**Estate No. 2014-1217**  
GEORGIA, DeKALB COUNTY  
PROBATE COURT  
IN RE: Estate of **Ray M. Pownall** Petition By: Personal Representative for Waiver of Bond and Grant of Certain Powers  
**Michael Pownall and Jacqueline Pownall** have petitioned for waiver of bond and for the grant of certain powers contained in O.C.G.A. §53-12-232. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before **August 25, 2014**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Michelle Wingard  
PROBATE CLERK/DEPUTY CLERK  
556 N. McDonough St, Rm 1100  
Decatur, GA 30030  
404-371-2601

290-360996 7/31/87,8/14/821JWg  
**NOTICE**  
**IN THE PROBATE COURT OF DEKALB COUNTY STATE OF GEORGIA**  
**Estate No. 2014-1225**  
GEORGIA, DeKALB COUNTY  
PROBATE COURT  
IN RE: Estate of **Barbara D. Dpera** Petition By: Personal Representative for Waiver of Bond and Grant of Certain Powers  
**Robert John Spera** have petitioned for waiver of bond and for the grant of certain powers contained in O.C.G.A. §53-12-232. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before **August 25, 2014**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Michelle Wingard  
PROBATE CLERK/DEPUTY CLERK  
556 N. McDonough St, Rm 1100  
Decatur, GA 30030  
404-371-2601

290-360996 7/31/87,8/14/821JWg  
**NOTICE**  
**IN THE PROBATE COURT OF DEKALB COUNTY STATE OF GEORGIA**  
**Estate No. 2014-1226**  
GEORGIA, DeKALB COUNTY  
PROBATE COURT  
IN RE: Estate of **Barbara D. Dpera** Petition By: Personal Representative for Waiver of Bond and Grant of Certain Powers  
**Robert John Spera** have petitioned for waiver of bond and for the grant of certain powers contained in O.C.G.A. §53-12-232. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before **August 25, 2014**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Michelle Wingard  
PROBATE CLERK/DEPUTY CLERK  
556 N. McDonough St, Rm 1100  
Decatur, GA 30030  
404-371-2601

**Year's Support**  
310-360774 7/24/71,7/31/87,8/14/821JH  
**NOTICE**  
**Estate # 2014-1155**  
The petition of **Minerva Lee Holt**, for a year's support from the estate of **William Frederick Holt**, deceased, for decedent's surviving spouse, having been duly filed, all interested parties are hereby notified to show cause, if any they have, on or before **September 1, 2014**, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Rhonda G. Veal  
PROBATE CLERK/DEPUTY CLERK  
556 North McDonough Street  
Room 1100  
Decatur, GA 30030  
404-371-2601

310-361711 8/7/81,8/14/821JZ8JH  
**NOTICE**  
**2014-1260**  
IN THE ESTATE OF **FRANCES REBECCA GAINES**, for a year's support from the estate of **JOHN PATRICK GAINES**, deceased, for decedent's surviving spouse, having been duly filed, all interested parties are hereby notified to show cause, if any they have, on or before **September 1, 2014**, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Rhonda G. Veal  
PROBATE CLERK/DEPUTY CLERK  
556 North McDonough Street  
Room 1100  
Decatur, GA 30030  
404-371-2601

310-361871 8/14/821,8/28,9/4JH  
**NOTICE**  
**2011-1929**  
The petition of **JOYCE S. DUBE**, for a year's support from the estate of **PATRICK WAGANODIA DUBE**, deceased, for decedent's surviving spouse, having been duly filed, all interested parties are hereby notified to show cause, if any they have, on or before **September 8, 2014**, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Rhonda G. Veal  
PROBATE CLERK/DEPUTY CLERK  
556 North McDonough Street  
Room 1100  
Decatur, GA 30030  
404-371-2601

310-361866 8/14/821,8/14/821JWg  
**NOTICE**  
**2013-1866**  
The petition of **IRIS SCHEFFEL**, for a year's support from the estate of **ROBERT KIRKLAND EARLY**, deceased, for decedent's surviving spouse, having been duly filed, all interested parties are hereby notified to show cause, if any they have, on or before **August 25, 2014**, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Michelle Wingard  
PROBATE CLERK/DEPUTY CLERK  
556 N. McDonough St,  
Rm 1100  
Decatur, GA 30030  
404-371-2601

**VIIII**  
300-360805 7/24/71,7/31/87,8/14/821JH  
**NOTICE**  
**2014-1157**  
PROBATE COURT  
OF DEKALB COUNTY  
IN RE: PETITION OF **NOVIA R. LUIRE CAS SOLEIN** FOR THE WILL OF **FRANCES O. LUCAS**, DECEASED, UPON WHICH AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON JULY 14, 2014  
**TO: YUL DEAN, JOSEPH COLLINS AND ALL INTERESTED PARTIES**  
All interested parties are hereby notified to show cause, if any they have, on or before **August 25, 2014**, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before **August 18, 2014**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Michelle Wingard  
PROBATE CLERK/DEPUTY CLERK  
556 N. McDonough St, Rm 1100  
Decatur, GA 30030  
404-371-2601

310-361711 8/7/81,8/14/821JZ8JH  
**NOTICE**  
**2014-1260**  
IN THE ESTATE OF **FRANCES REBECCA GAINES**, for a year's support from the estate of **JOHN PATRICK GAINES**, deceased, for decedent's surviving spouse, having been duly filed, all interested parties are hereby notified to show cause, if any they have, on or before **September 1, 2014**, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Rhonda G. Veal  
PROBATE CLERK/DEPUTY CLERK  
556 North McDonough Street  
Room 1100  
Decatur, GA 30030  
404-371-2601

310-361711 8/14/821,8/28,9/4JH  
**NOTICE**  
**2011-1929**  
The petition of **JOYCE S. DUBE**, for a year's support from the estate of **PATRICK WAGANODIA DUBE**, deceased, for decedent's surviving spouse, having been duly filed, all interested parties are hereby notified to show cause, if any they have, on or before **September 8, 2014**, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Rhonda G. Veal  
PROBATE CLERK/DEPUTY CLERK  
556 North McDonough Street  
Room 1100  
Decatur, GA 30030  
404-371-2601

310-361866 8/14/821,8/14/821JWg  
**NOTICE**  
**2013-1866**  
The petition of **IRIS SCHEFFEL**, for a year's support from the estate of **ROBERT KIRKLAND EARLY**, deceased, for decedent's surviving spouse, having been duly filed, all interested parties are hereby notified to show cause, if any they have, on or before **August 25, 2014**, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

**Jeryl Debra Rosh**  
PROBATE JUDGE  
By: Michelle Wingard  
PROBATE CLERK/DEPUTY CLERK  
556 North McDonough Street  
Room 1100  
Decatur, GA 30030  
404-371-2601

**Public Hearing**  
320-361048 7/31/87,8/14/821JH  
**NOTICE OF PUBLIC HEARING**  
Notice is hereby given pursuant to the Georgia Zoning Procedures Act that the Planning and Zoning Board of the City of Clarkston will hold a Public Hearing on **++Tuesday, August 19, 2014 at 7:00 p.m.++** regarding proposed revisions to Chapter 15.5 of the City of Clarkston Code of Ordinances. The hearing will take place in the Council Chamber, City Hall, 3921 Church Street, Clarkston, Georgia. All interested parties are invited to attend.

320-361761 8/7/81/84  
**STATE BOARD MEMBER TO HOLD PUBLIC HEARING**  
**August 19, 2014**  
Barbara Hampton to Host State Board of Education Sixth District Public Hearing  
The State Board of Education will hold a public hearing on the sixth Congressional District on **++Tuesday, August 19, 2014++**. The meeting will be held from 7:00-8:30 a.m. at Dunwoody High School, 5035 Vermark Road, Dunwoody, GA. The purpose of the hearing is to hear comments from interested citizens and educators within the congressional district regarding the performance and problems of public education. This includes hearing comments from parents of students in the Georgia Performance Standards in Mathematics and English Language Arts as part of the State Board's formal evaluation of these standards. Persons wishing to speak should sign up in advance. For more information, please contact Mrs. Debbie Caputo at 404-657-7410.  
The Georgia Department of Education does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Individuals who need assistance or auxiliary aids for participation in this public forum are invited to make their needs known to Mrs. Debbie Caputo at (404) 657-7410, no later than 72 hours before the scheduled event.

320-361776 8/14/821JWg  
**ADVERTISEMENT OF PUBLIC HEARING**  
**TO WHOM IT MAY CONCERN:**  
The City of Atlanta and DeKalb County, Atlanta HOUSING CODE, the properties at **++4460 Hardse Road NE, 2647 Pharr Road NE, 2648 Knox Street NE and 1145 Avenue SE++** have been inspected by the Code Enforcement Section based upon allegations that one or more structures on the properties are unfit for human habitation or otherwise in violation of the Atlanta Housing Code. The Director/Commander of the Code Enforcement Section has referred this matter to the In Rem Review Board, an independent body authorized to hear the matter. The Board has the authority, after public hearing and specific findings of fact, to order the structure(s) or the property(s) either demolished or cleaned and cleared, depending on the percentage of deterioration. A title search has revealed owners, persons in control or possession, or persons with an interest in the property. As such, you have the right to file an answer to this notice in writing and/or to appear in person at the hearing and to send a representative to give testimony at the hearing concerning the property. The rules of evidence prevailing in courts of law or equity shall not be controlling in the hearing.  
**You are invited to appear at a hearing before the In Rem Review Board in Committee Room #1, 2nd**

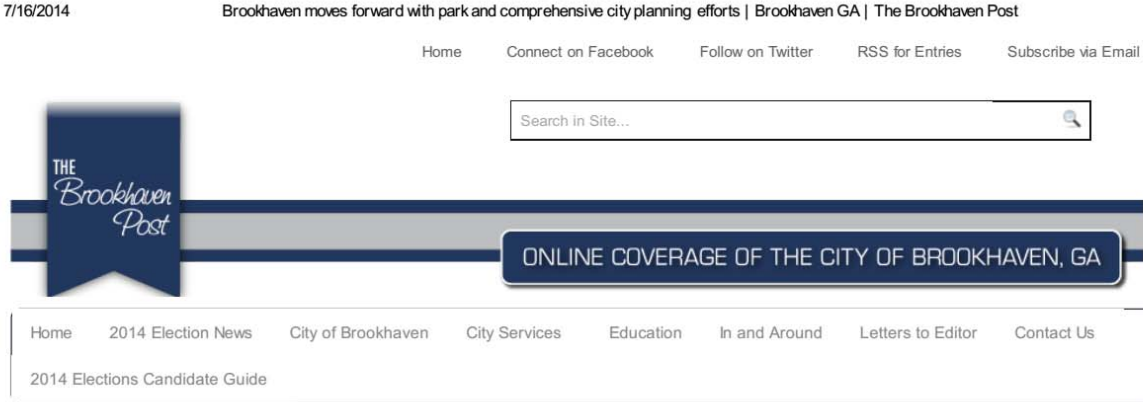
If you have any questions or would like to discuss the matter, please contact Daphne Talley. In Rem Coordinator to the Board, at 404-965-8502 or dtalley@atlantaga.gov. Regards, Major James B. Shaw, Commander - Code Enforcement Section.

320-361851 8/14w  
**PUBLIC NOTICE**  
The Mayor and City Council of Stone Mountain, Georgia will hold a public hearing on **++Tuesday, September 2, 2014++** at 7:00 p.m. in order to solicit public comment on a proposed text amendment to the Zoning Ordinance of Stone Mountain, Georgia. The location of the hearing will be at City Hall, 875 Main Street, Stone Mountain, GA, 30083. A copy of the proposed text amendment will be available at City Hall. This hearing is open to the public.

320-361892 8/14/821JZ8JH  
**PUBLIC HEARING NOTICE**  
Purpose: Additional public hearings, Planning Commission recommendation relating to the City of **++Brookhaven Comprehensive Plan 2034++**, and Mayor and Council authorization to transmit Comprehensive Plan to the Atlanta Regional Commission for review.  
Date: Planning Commission Public Hearing  
7:00 P.M. September 3, 2014  
Date: Mayor and Council Public Hearing  
7:00 P.M. September 9, 2014  
Location: City of Brookhaven, City Hall, Council Chamber, 4362 Peachtree Road  
Additional information: www.brookhaviga.gov

**Public Notice**  
320-360997 7/24/71,7/31/87,8/14/821JH  
**Georgia Department of Transportation**  
TO HOLD  
**Public Information Open House (PIOH) for Project NH500-0000/00(784) Fulton and DeKalb Counties**  
P.I. No. 000774  
On August 19, 2014, from 11 a.m. to 1 p.m., and on August 21, 2014, from 11 a.m. to 1 p.m. and from 5 p.m. to 7 p.m., the Georgia Department of Transportation will hold a **++Public Information Open House (PIOH) concerning Project NH500-0000-00(784)-- Fulton and DeKalb Counties** at the Dunwoody Baptist Church (gymnasium), located at 1445 Mt. Vernon Road, Dunwoody, GA 30338.  
Project NH500-0000-00(784), Fulton and DeKalb counties is a proposal to reconstruct the Interstate 285 (I-285) at State Route (SR) 400 interchange. The purpose of these PIOHs is to provide the public with an opportunity to view the proposed project, ask questions, and comment on the proposal. The plans and meeting materials will also be available at the Georgia Department of Transportation Atlanta office, located at 600 West Peachtree Street, NW, 16th Floor. Written statements will be accepted concerning this project until September 5, 2014.  
Written statements may be submitted to: Ms. Hiral Patel, P.E., State Environmental Administration of Transportation.  
320-361083 8/7/81/84W  
**PUBLIC NOTICE**  
The undersigned hereby certify that **++RidgeWorth Investments++** is conducting a business at 3333 Piedmont Rd. NE, Ste. 1500 in the City of Atlanta, County of DeKalb, State of Georgia under the name of RidgeWorth Investments, and that the nature of the business is SEC registered investment advisor and money management holding company, and that said business is composed of the following partnership: RidgeWorth Capital Management LLC, 3333 Piedmont Rd. NE, Ste. 1500, Atlanta, GA 30305.  
**PUBLIC NOTICE**  
The Development Authority of DeKalb County will conduct a monthly meeting on Thursday, August 14, 2014, at MedShore located at 3240 Cifton Springs Road, Decatur, GA 30034 at 8:00 a.m. **++ODDC 8/14/14++**  
**NOTICE OF ABANDONED MOTOR VEHICLE**  
**2001 Honda Civic**  
VIN: **++HGES26731L050433++**  
License No. BVB4622  
Color: Burgundy  
Body Style: 4 Door  
Abandoned on July 22, 2014  
**TO WHOM IT MAY CONCERN:**  
The above vehicle is presently located at 5361 Buford Hwy, Doraville, GA 30034. phone (770) 899-7284 in possession of Universal Body Shop. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. 40-11-2 and will be disposed of if not redeemed. This notice is given pursuant to Georgia law.  
**320-361728 8/7/81/84W**  
**NOTICE OF ABANDONED MOTOR VEHICLE**  
**1999 Toyota Camry**  
VIN: **++2T1CG2727X183823++**  
License No.  
Color: Green  
Body Style: 2 Door  
Abandoned on February 26, 2014  
**TO WHOM IT MAY CONCERN:**  
The above vehicle is presently located at 4381 Covington Hwy, Decatur, GA 30035; phone (404) 284-5642 in possession of All In One Auto Sales Inc. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. 40-11-2 and will be disposed of if not redeemed. This notice is given pursuant to Georgia law.  
**320-361777 8/14/821JWg**  
**STATE BOARD MEMBER TO HOLD PUBLIC HEARING**  
**August 26, 2014**  
**Lisa Kinmore** to Host  
**State Board of Education**  
**Fourth District Public Hearing**  
The State Board of Education will hold a public hearing for citizens in the Fourth Congressional District on **++Tuesday, August 26, 2014++**. The meeting will be held from 7:00-8:30 p.m. at **Rockdale Career Academy, 1064 Culepeper Drive, Conyers, GA**. The purpose of the hearing is to hear comments from interested citizens and educators within the congressional district regarding the performance and problems of public education for students in the Georgia Performance Standards in Mathematics and English Language Arts as part of the State Board's formal evaluation of these standards. Persons wishing to speak should sign up in advance. For more information, please contact Mrs. Debbie Caputo at (404) 657-7410, no later than 72 hours before the scheduled event.

# A.1.11. Media Coverage\*



## Brookhaven moves forward with park and comprehensive city planning efforts

March 11, 2014 | Filed under: City of Brookhaven | Posted by: thebrookhavenpost

**Brookhaven, GA Mar. 11, 2014** – The City of Brookhaven is moving forward with two large-scale planning initiatives for city parks and comprehensive land use.

The city has selected planning firm Lose & Associates, Inc. to lead the Brookhaven Parks and Recreation Master Plan and engineering firm Jacobs to lead the Brookhaven Comprehensive Plan 2034. Both firms participated in a formal evaluation process.



The Brookhaven Parks and Recreation Master Plan will evaluate existing conditions and identify future needs for city parks and facilities. Lose & Associates, Inc. will work with city staff and members of the public to create benchmarking standards and goals for upgrades and expansion efforts, including the creation of a community work program. The proposed planning timeline for this project is approximately 18 weeks and will cost \$90,000.

The Brookhaven Comprehensive Plan 2034 will be a 28-week long study that looks at future growth and development for the entire city over the next 20 years. Jacobs will work with city staff and members of the public to address community goals, needs and opportunities. The plan will include appropriate land use measures, economic development goals, and future population needs related to city services, housing, transportation and community facilities. This project is expected to cost \$147,950.

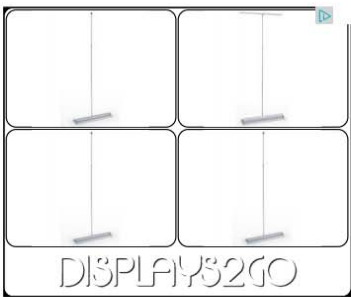
Both planning processes will include a nexus among other large-scale city planning initiatives, including the Brookhaven Comprehensive Transportation Plan and the Buford Highway Improvement Plan and Economic Development Strategy.

Members of the public are welcome to share input at Brookhaven Steering Committee Meetings for the respective projects or in written email to the respective project email addresses listed below:

- Parks and Recreation Master Plan: [parksandrecreationplan@brookhavenga.gov](mailto:parksandrecreationplan@brookhavenga.gov)
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Related planning documents including meeting minutes, schedules, agendas, draft illustrations and draft plans will be available for public review at [brookhavenga.gov](http://brookhavenga.gov).

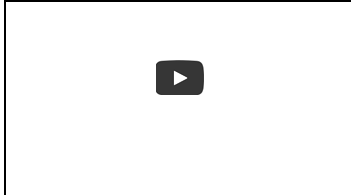
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Brookhaven Moves Forward with Park and Comprehensive City Planning Efforts - Government - Brookhaven, GA Patch

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## Brookhaven Moves Forward with Park and Comprehensive City Planning Efforts

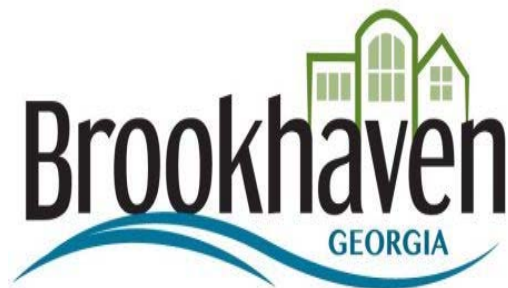
The Brookhaven Parks and Recreation Master Plan will evaluate existing conditions and identify future needs for city parks and facilities.

Posted by [Hunt Archbold](#) (Editor) , March 12, 2014 at 04:37 AM



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Courtesy City of Brookhaven

### Patch Staff Report

The City of Brookhaven is moving forward with two large-scale planning initiatives for city parks and comprehensive land use.

The city has selected planning firm Lose & Associates, Inc. to lead the Brookhaven Parks and Recreation Master Plan and engineering firm Jacobs to lead the Brookhaven Comprehensive Plan 2034. Both firms participated in a formal evaluation process.

The Brookhaven Parks and Recreation Master Plan will evaluate existing conditions and identify future needs for city parks and facilities. Lose & Associates, Inc. will work with city staff and members of the public to create benchmarking standards and goals for upgrades and expansion efforts, including the creation of a community work program. The proposed planning timeline for this project is approximately 18 weeks and will cost \$90,000.

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HEARINGTopic: ++City of Brookhaven Comprehensive Plan  
2034++Purpose: To provide a community briefing regarding the plan  
development process, to explain opportunities for public participation in  
plan development, and to obtain input on the proposed planning  
process.Date: Tuesday, April 22, 2014 Time: 7:00 p.m.Location: 2  
Corporate Boulevard, Suite 125, Brookhaven, Georgia 30329

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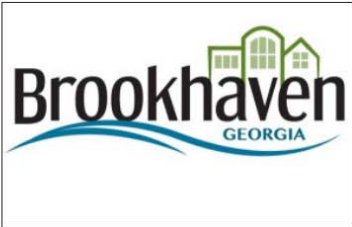
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### Brookhaven to hold 2034 Comprehensive Plan Commencement Public Hearing

April 19, 2014 | Filed under: City of Brookhaven | Posted by: thebrookhavenpost

**Brookhaven, GA, April 19** - The City of Brookhaven will hold a public hearing for the 2034 Comprehensive Plan during the next City Council Meeting on Tuesday April, 22.

The meeting will begin at 7:00 p.m. in Brookhaven's Municipal Court, 2 Corporate Boulevard Suite 125, Brookhaven GA 30329



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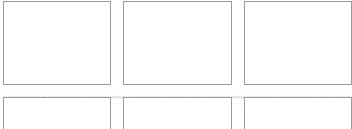
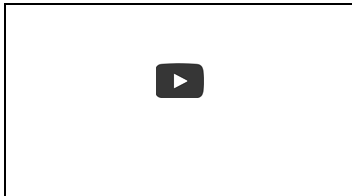
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Brookhaven residents planning city's long-term future - Reporter Newspapers

▶ **Monday, May 19, 2014** | Stay Connected

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Posted by [Guest](#) on May 15, 2014.

## Brookhaven residents planning city's long-term future

The relatively new city of Brookhaven began May 15 to form a long-term vision for its future. And the city asked residents to take charge of the planning process.

A public Visioning Workshop for the city's Comprehensive Plan 2034 was held at St. Martin's Episcopal Church, and several residents turned out to provide input in several ways. City officials made it clear that resident input was the driving force to the plan.

Citizen engagement is "making sure that where the city is going is based on a foundation of where the community wants it to go," said Amanda Hatton of Jacobs Consulting, which is working with the city on the planning process. "It's the foundational element of the comprehensive plan."

According to the city timetable, the information that was gathered will be assimilated and rolled out at a public hearing on June 9 at Brookhaven City Hall. A City Council public hearing will be held in August, and the formal Comprehensive Plan 2034 is scheduled to be adopted on Oct. 21.

The emphasis on community input was received warmly by at least one person.

"More than needed" was how resident Holly Snow described the process. "(Engagement) has to be a high priority for the city for continued success."

She added that there needs to be a "hard-wired" mechanism for communication between Brookhaven, which became a city in December 2012, and nearby Sandy Springs and Dunwoody.

The two-hour session May 15 allowed attendees to give input in two ways. One was by writing suggestions on wall posters, which had such themes as "Our Threats" and "Our Opportunities."

The other was by participating in groups that shifted among three category areas, which were aimed at eliciting suggestions for such things as gateway areas into the city, commercial development, and trail networks.

Also, a question and answer session was held.

The plan that emerges will be guiding the development of a city that is overwhelmingly residential, and largely white and under 40 years of age.

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<http://www.reporternewspapers.net/2014/05/15/brookhaven-residents-planning-citys-long-term-future>[5/19/2014 9:08:01 AM]



Brookhaven residents planning city's long-term future - Reporter Newspapers

Data supplied at the workshop showed that 59 percent of the city's land use is single-family residential, and 12.6 percent is multi-family residential. About 70 percent of the population is white, and 25.8 percent of the population of 49,222 (per 2010 Census) is 25-34 years old.

So it's understandable that some of the feedback that emerged concerned livability factors.

One resident said the city has a "beautiful canopy of trees ... I think we need to preserve that. Once those things are cut down, we can't get that back."

Assistant City Manager Susan Canon replied that reviewing the tree ordinance "is on the radar screen."

Hatton noted that comprehensive plans are required by state law, and that a short-term, five-year "work program," which would conclude in 2019, is also mandatory. A new work plan must be formulated when the current one expires.

Another area that the comprehensive plan could touch on is redevelopment. With just 2.7 percent of the city's land labeled undeveloped, there is "significant" redevelopment potential, Hatton said.

Brookhaven residents also can take a survey on the comprehensive plan on the city website ([www.brookhavenga.gov](http://www.brookhavenga.gov)). Also, there is a special email address for plan input: [comprehensiveplan@brookhavenga.gov](mailto:comprehensiveplan@brookhavenga.gov).

Said resident Gayle Sherlag, "There should be more opportunities for public input. It's a great opportunity to make the city a more livable one."

-Steve Burns



<http://www.reporternewspapers.net/2014/05/15/brookhaven-residents-planning-citys-long-term-future/>[5/19/2014 9:08:01 AM]

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Neighbor Newspapers - Citizens get vocal about future of Brookhaven

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### Citizens get vocal about future of Brookhaven

articles

by LaTria Garnigan

May 20, 2014 09:11 AM | 683 views | 0 | 3 | |

The city of Brookhaven is moving ahead with its 2034 comprehensive plan and last week held a visioning workshop for the public to weigh in on what the city can look like in the future.

At the workshop, there were several maps up for view, along with a couple of posters where residents could write down their personal thoughts on the strengths, weaknesses and needs of the city.

Amanda Hatton, with Jacobs Engineering Group and the project lead for the plan, said the goal of the meeting was to collect ideas of the vision of the city, which will ultimately set the pace for the comprehensive plan.

"We want to establish a community-based, long-term vision for the city's future," she said.

While the plan spans a 20-year period, it will be broken up in five-year increments, said Hatton. That will allow the city leaders to have an implementable program to pursue.

After a brief overview of some aspects of Brookhaven and a review of possible development projects, the room was split into three small groups, with each taking a section of the city and inputting their ideas of where certain development should be, what should be preserved — in regards to historic Brookhaven and tree canopy — and what should be utilized as public space/park areas. After working on a certain section for a few minutes, the groups switched until all had been able to submit their ideas about all three areas of the city.

Several ideas came out of the groups: mixed-use development around Blackburn Park, gateways that identify when someone is entering or leaving Brookhaven and improvements along Buford Highway.

During her presentation, Hatton presented the top assets and opportunities for the city — significant redevelopment of old commercial along key corridors, the potential for new mixed-use opportunities, the chance to have more tailored zoning districts and leveraging and incorporating "parallel planning" efforts.

Some of the weaknesses residents wrote included — not enough public input, no arts and culture, doing too much too fast and the need for more publicity for the public process. In regards to strengths, they included the city having great neighborhoods, a large natural tree canopy and "smart people."

The consensus from the workshop was that residents wanted a comprehensive plan that included more public input and smart development, while also preserving many of the natural resources residents have come to enjoy.

The next public workshop will focus on needs and strategies and will be June 9 from 6 to 8 p.m. at Brookhaven City Hall, 4362 Peachtree Road.

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## Audiocast: City holds "Needs and Opportunities" Comprehensive Plan Workshop

June 10, 2014 | Filed under: City of Brookhaven | Posted by: thebrookhavenpost

**Brookhaven, GA, June 10** – As part of the city's Comprehensive Plan 2034 initiative, the City of Brookhaven held a "Needs and Opportunities Workshop" at City Hall Monday. This was the second workshop pertaining to the Comprehensive Plan.

Community Planner/Project Manager with Jacobs Engineering, Amanda Hatton, gave attendees an overview of the workshop and explained the evenings activities.

Participants went around the room to various stations to give their opinions of "Needs and Opportunities."

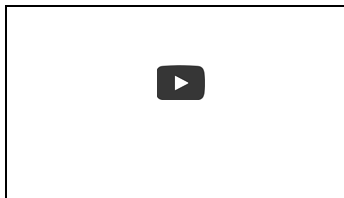
More chances for citizens to get involved in the city's long-term scoping efforts are coming up.

Here is a link to the calendar showing items and their meeting dates. <http://brookhavenga.gov/home/showdocument?id=783>

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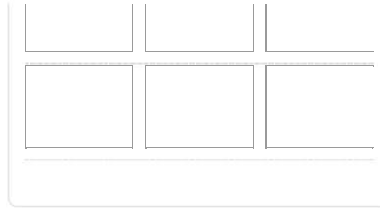
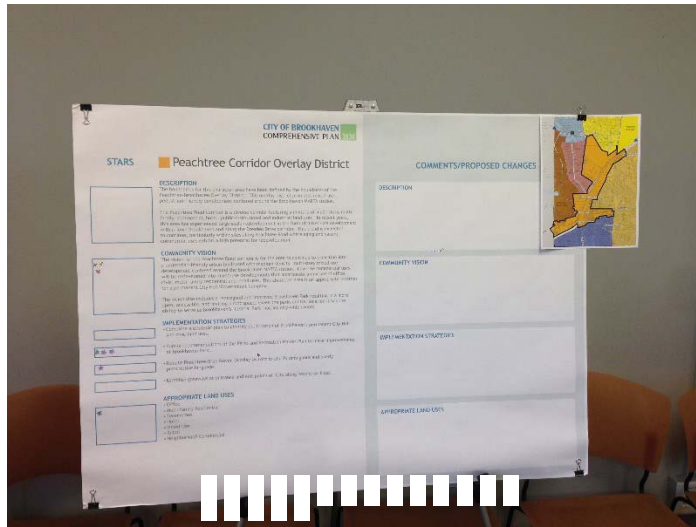


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Brookhaven drills into comprehensive plan - Dunwoody Crier: News

## Brookhaven drills into comprehensive plan

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Posted: Tuesday, July 29, 2014 5:45 am | Updated: 9:22 pm, Mon Aug 4, 2014.

By Talia Tirella For The Crier |

The city of Brookhaven held a public open house showcasing their comprehensive plan for 2034 along with their comprehensive transportation plan.

Comprehensive Plan 2034 is composed of larger goals that Brookhaven wishes to achieve by that year. Projects involve a future land use plan, as well as catering to the city's present and future needs and priorities.

The city intends to focus on larger projects such as making improvements to roadways, but also intends to fix neighborhood specific problems and work on neighborhood priorities and needs.

Some of the city-wide priorities presented at the open house include: revisions to zoning and development regulations, completion of a master plan for a new town center, implementation of the comprehensive transportation plan and parks and recreation master plan, analyzing housing needs, implementation of a Complete Streets policy, adopting and improving a new tree ordinance, determining infrastructure capacity for future land use and establishing more inclusive housing policies, among others.

Some citizens feel that certain projects should take priority over others. Resident Sally Eppstein said, "I think that the most important project they could start with is the multi-purpose paths and bike lanes, as well as adding a bike trail along North Peachtree Creek."

According to a pamphlet offered to the public at the open house, three distinct elements shape the city's overall plan. They include community goals, needs and opportunities, and the community work program.

The community goals that help to shape the city's plan include land use and transportation coordination, an enhanced park service, preservation of neighborhoods, promotion of diversity, promotion of the Buford Highway Gateway, sustainability, establishment of a unique identity, pursuing a transit-oriented design and promoting economic prosperity.

Some goals may sound familiar, but those such as the Buford Highway Gateway are unique to the Brookhaven comprehensive plan. Plans for Buford Highway include adding intersections and turn lanes, as well as changes to heavily trafficked roads that lead to Buford Highway.

The city also plans to preserve the diversity of the Buford Highway area by maintaining affordable housing and promoting development, but also seeks to make the area pedestrian friendly by adding new pedestrian paths and a park in the nearby area.

The city's other transportation plans include adding multiple bike paths and bike lanes in keeping with their goal of being a sustainable city.

There are distinct plans for each section of Brookhaven based on needs of residents and opportunities for the city to help improve each distinct area of Brookhaven. Plans for each area are slightly different, but most include adding additional development and encouraging mixed-use properties, maintaining and improving existing parks, improving on and building a better sidewalk system, preserving the tree canopy, preserving traditional neighborhood areas, maintaining affordable housing options, increasing pedestrian safe areas and adding more pedestrian path connections, focusing on sustainability and maintaining high-density areas and commercial developments as a large tax base for the city.

Because there are so many areas of improvement, there is no set plan with regards to what project comes first. Megha Young, a consultant

[http://www.thecrier.net/news/article\\_21d28322-16b5-11e4-b7a7-0019bb2963f4.html?TNNNoMobile](http://www.thecrier.net/news/article_21d28322-16b5-11e4-b7a7-0019bb2963f4.html?TNNNoMobile)

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9/10/2014

Brookhaven drills into comprehensive plan - Dunwoody Crier: News

from Gresham, Smith & Partners, said that the city will begin prioritizing what the public thinks are the most important projects and then look at the available funding.

“They’ll be looking for the project that can get them ‘the most bang for their buck,’ the project that residents are most likely to prioritize,” said Young.

Councilman Joe Gebbia (District 4) is excited about the plan and added his opinion that “there’s no reason we [Brookhaven] can’t be the next Buckhead!”

When asked what project he thought should begin first, Gebbia said that he was, of course, biased toward the development of Buford Highway, an area he feels “has a high potential for economic growth.”

According to a schedule last updated on June 27, city council will be holding a third public hearing on Aug. 12 and also hearing the comprehensive transportation plan presentation and adopting the parks and recreation plan as well as plans pertaining to Buford Highway.

The council decided last week to defer voting on the new tree ordinance in order to hear more public opinion and hold a Special Called Meeting to be held on July 29 at 6:30 p.m. at City Hall.

Mayor Davis also announced a State of the City address, to be held on July 31 at 6:30 at the Holiday Inn Atlanta Perimeter.

Road repairs throughout Brookhaven have begun, and the council said last week that those repairs are ahead of schedule.

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### Brookhaven Planning Commission supports zoning map changes

articles

by LaTria Garnigan

July 29, 2014 09:52 AM | 1033 views | 0 | 2 | |



The Brookhaven Planning Commission voted to recommend adoption of an official zoning map, which includes three amended properties, to the city council.

At last week's meeting, the commission heard from Michelle Alexander, director of planning with Pond and Co., about the updates to the ordinance.

Brookhaven adopted a zoning map from DeKalb County Jan. 15, 2013, said Director of Community Development Susan Canon. She said the city and the public noticed discrepancies, and the city decided to do an audit with plans to readopt the zoning map.

"We've done everything to perfect this map to the best of our ability," said Canon.

Of the 14,000 parcels, 980 had to be corrected, said Alexander, and the information also had to be imparted into data form. At the meeting, there were three parcels left to vote on: 1050 Lenox Ave., which changed from R75 to RA5; 2484 Appalachee Drive, which changed from R60 to R75 and 2136 Havenwood Trail, which changed from R85 to RM85.

As part of the motion, Canon said those three parcels would be included in the vote for the map, which will be transmitted to city council for a vote.

Commission member John Funny wanted to clarify that the public was duly notified of the changes.

"Let's make certain residents are fully aware of what's about to take place because it could change matters relating to their property," he said. "I would hate to have citizens come up and say they didn't know about it. Canon assured the commission that residents were notified, especially those property owners of the 980 parcels that were changed.

The commission also heard from Amanda Hatton, project leader from Jacobs Engineering, about the Comprehensive Plan 2034. The commission did not vote for a recommendation, but instead used the meeting as a public hearing. Hatton identified 13 character areas of the city, which each have a unique development perspective: Perimeter Center, Lakes District, Blackburn Park Neighborhood Center,



Lynwood Park, Historic Brookhaven, Osborne, Peachtree Corridor Overlay District, Ashford Park/Drew Valley, Brookhaven Heights/Brookhaven Fields, Lenox Park, Briarwood Park, Roxboro and Buford Highway Corridor.

[http://neighbornewspapers.com/view/full\\_story/25508117/article-Brookhaven-Planning-Commission-supports-zoning-map-changes?](http://neighbornewspapers.com/view/full_story/25508117/article-Brookhaven-Planning-Commission-supports-zoning-map-changes?)

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9/10/2014 Neighbor Newspapers - Brookhaven Planning Commission supports zoning map changes

The next public hearing is set for Sept. 3, with tentative city council adoption Nov. 18.

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MARTA's proposed Brookhaven Station development offers challenges, report says | SaportaReport

## MARTA's proposed Brookhaven Station development offers challenges, report says

Posted in David Pendered  
Date: September 3rd, 2014, 9:19 am

By David Pendered

MARTA wants to engage a developer to build a live-work-play community in the 2-year-old city of Brookhaven, where a proposed 30-year plan appears to embrace dense urban development.

MARTA is seeking developers for its Brookhaven Station. MARTA intends to develop homes, offices and shops on almost half the station's sparsely used lot, and replace those parking spaces in structured parking.

The project may not be easy, according to a MARTA report that states: "The positive involvement of [Brookhaven and DeKalb County] could be a challenge to bring about. It will take careful negotiation and cooperation, of which ARC [Atlanta Regional Commission] could help facilitate. The largest hurdle, however, could be the participation of private money lenders."

Brookhaven's proposed [Comprehensive Plan 2034](#) seems to support MARTA's development concept. The proposed plan speaks in positive terms of three recently built mixed-use communities that embody the planners' vision for dense developments in Brookhaven:

- **Town Brookhaven**, which the Brookhaven plan describes as, "a 48 acre pedestrian-friendly urban village, which includes 460,000 sq. ft. of retail, 950 residential units, 20,000 sq. ft. of office, and 20 restaurants";
- **Brookhaven Village**, along the Dresden Drive corridor north of the Brookhaven Station, which the Brookhaven plan says is, "transforming into an urban boulevard with multi-family residential above street-lined retail. This development form provides retail, services, restaurants, and offices within walking distance of surrounding neighborhoods";
- **Perimeter Summit**, located in the Perimeter Mall area in the southwest quadrant of the intersection of I-285 and Ashford Dunwoody Road, is described as, "another mixed-use node in the community with office and multi-family housing."

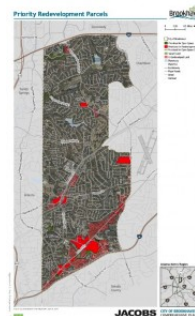
The Brookhaven City Council is slated to adopt Comprehensive Plan 2034 at its Nov. 18 meeting, following a final public hearing on Sept. 9. The plan was unveiled at a council meeting on Aug. 12.

Jacobs is serving as the project manager and lead consultant. Sycamore Consulting is coordinating public engagement and Market Street Services is overseeing economic development and demographics analysis.

For its part, MARTA has asked developers that are interested in the project to [submit their qualifications](#) by Sept.



As MARTA seeks to develop its Brookhaven Station, the city of Brookhaven is poised to adopt a long-range plan that commends a similar development, Town Brookhaven, as a, "pedestrian friendly urban village." Credit: sembler.com



The city of Brookhaven's proposed Comprehensive Plan 2034 cites MARTA's Brookhaven Station as a priority area for redevelopment. Credit: brookhavenga.gov

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MARTA's proposed Brookhaven Station development offers challenges, report says | SaportaReport

18. MARTA will screen the responses and invite those that pass muster to submit their proposals at a later date.

The proposed Brookhaven Station development represents MARTA's efforts to move forward with a two-fold plan to increase its revenues by developing land near a transit station. MARTA has long identified its Brookhaven Station as a candidate for development.

First, MARTA will make money through long-term leases on the ground beneath the planned development. A report prepared for MARTA says MARTA could expect to collect \$640,000 a year by leasing 10 acres. The price presumes land values in the area of \$1.6 million an acre, according to the report by Bleakly Advisory Group.

For developers, the benefit of entering a 99-year ground lease with MARTA is the lower cost of land. The lease rate of the ground lease would be 4 percent, compared to a debt rate of 6 percent if the developer were to finance a property purchase.

Second, MARTA expects a boost in ridership of its trains and buses once the development opens. That's because a portion of the individuals who live in the homes, and work in or visit the commercial spaces, are expected to become transit passengers.

MARTA commissioned a market analysis in 2013 of potential development sites including the Brookhaven Station. The report determined the station could support the following components:

- "Up to 10,000 square feet of retail and/or up to 15,000 square feet of office space;
- "Up to 300 residential units, including apartments and condominiums; and
- "62,000 square feet civic use."



MARTA has provided this conceptual plan of the redevelopment of its Brookhaven Station. Credit: itsmarta.com

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**About David Pendered**

David Pendered, Managing Editor, is an Atlanta journalist with nearly 30 years experience reporting on the region's urban affairs, from Atlanta City Hall to the state Capitol. Since 2008, he has written for print and digital publications, and advised on media and governmental affairs. Previously, he spent more than 26 years with The Atlanta Journal-Constitution and won awards for his coverage of schools and urban development. David graduated from North Carolina State University and was a Western Knight Center Fellow. David was born in Pennsylvania, grew up in North Carolina and is married to a fifth-generation Atlantan. [View all posts by David Pendered →](#)

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Brookhaven to consider planning initiatives - Reporter Newspapers



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Posted by [Ann Marie Quill](#) on September 8, 2014.

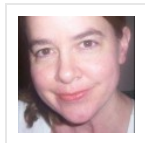
### Brookhaven to consider planning initiatives

Brookhaven's city council will consider its four planning initiatives – the Comprehensive Plan 2034, the Buford Highway Plan, the Transportation Plan and the Parks & Recreation Master Plan at its regular council meeting on Tuesday, Sept. 9, at 7 p.m.

Public comment will be allowed on all four. The plans are available at [this link](#) and the meeting agenda is can be found at [this link](#).

The city council meets at City Hall, 4362 Peachtree Road, Brookhaven.

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#### About [Ann Marie Quill](#)

Ann Marie Quill is Associate Editor at Reporter Newspapers.

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## Parks Master Plan among key Brookhaven planning initiatives to be considered for adoption Tuesday

September 9, 2014 | Filed under: City of Brookhaven | Posted by: The Brookhaven Post

**Brookhaven, GA, September 9** – The City of Brookhaven’s City Council and Staff will convene to consider adopting key Planning Initiatives Tuesday: the Comprehensive Plan 2034, the Buford Highway Plan, the Transportation Plan and the Parks and Recreation Master Plan.



4362 Peachtree Rd. Site of New Brookhaven City Hall

At 4:30 PM there will be a Work Session ([Agenda Here](#)) and at 7:00 pm the City Council will convene for a Regular Council Meeting ([Agenda Here](#).)

There is also a 3:00 PM Special Called Meeting, but no agenda has been published as of the time of this Post. We are told Council will convene and enter into Executive Session to discuss either personnel, real estate or litigation matters. If an agenda is published, it will be [here](#).

During the 7:00 PM Regular Council Meeting there will be an Open Public Hearing.

All meetings will be heard in Council Chambers on the third floor of City Hall at 4362 Peachtree Road.

To download and view the plans in their current form, follow the links below.

- [Comprehensive Plan 2034](#)
- [Buford Highway Improvement Plan](#)
- [Transportation Plan](#)
- [Parks and Recreation Master Plan](#)

If you have input on any of the Planning Initiatives, Tuesday could be your last opportunity before these key planning initiatives are adopted.

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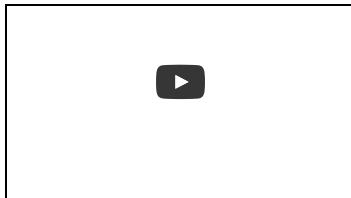
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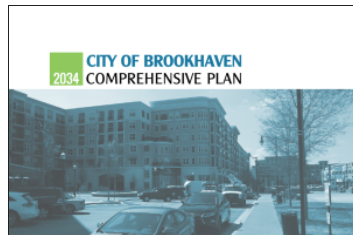
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## Brookhaven to transmit Comprehensive Plan to State and ARC for review

September 9, 2014 | Filed under: City of Brookhaven, City Services, Planning and Zoning | Posted by: The Brookhaven Post

**Brookhaven, GA, September 9** – Tuesday evening, the City of Brookhaven’s City Council adopted a resolution to transmit the city’s Comprehensive Plan 2034 to the State of Georgia Department of Community Affairs (GDCA) and the Atlanta Regional Commission (ARC) for their review.



As part of their review, the plan will be compared to other jurisdictions in the surrounding area.

Adopting this resolution does not mean the Comprehensive Plan is approved. It only means the plan as it stands will be transmitted to the ARC and the GDCA as part of the process.

Mayor J Max Davis said, “We’ve heard positive feedback on this plan. It’s not the final plan and we will take the next two months for more citizen input.”

Jacobs Engineering, the creator of the Comprehensive Plan says, “This document is the result of a collaborative effort of the Brookhaven community, including community members, City of Brookhaven elected officials, the Comprehensive Plan 2034 Steering Committee, and the Planning Team, consisting of both City of Brookhaven staff and the consultant team.”

The Plan can be downloaded in its current form at the link below:

- [Comprehensive Plan 2034](#)

The City of Brookhaven is required to have a Comprehensive Plan in place by the end of the year.

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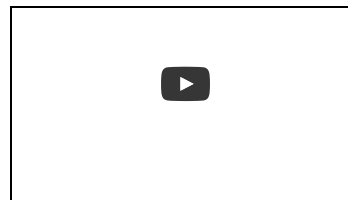
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Brookhaven approves parks, transportation plans, defers Buford Highway plan - Reporter Newspapers

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Posted by [Ann Marie Quill](#) on September 9, 2014.

### Brookhaven approves parks, transportation plans, defers Buford Highway plan

The Brookhaven City Council on Sept. 9 gave final approval to two of its planning initiatives.

The Transportation Plan and Parks & Recreation Master Plan were given the final ok, while the Comprehensive Plan 2034 will be transmitted to Georgia's Department of Community Affairs and the Atlanta Regional Commission for review as required by state law.

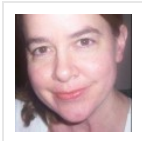
Councilmembers stressed that the plans are not set in stone, and projects still have to be budgeted for and approved by council. Following public input, some changes to the park plan included adding a master plan for each park in the city as part of the overall plan and removing both a suggested parking deck for Murphy Candler Park and 250 parking spaces for Brookhaven Park from the plan.

The council deferred voting on the Buford Highway Improvement Plan until October.

The public will have 60 days to continue providing input on the Comprehensive Plan while it's under review by the state, and the council is set to tentatively make a final vote on it following a Nov. 18 public hearing.

The plans can be found on the [city's website](#).

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#### About Ann Marie Quill

Ann Marie Quill is Associate Editor at Reporter Newspapers.

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# A.2. Supporting Technical Analysis

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## A.2.1. Land Use

This section details the land use analysis that has been conducted as a component of the Baseline Assessment. This includes a review of DeKalb County’s Comprehensive Plan for future development plans and policies relevant to the City of Brookhaven. It also includes an analysis of the existing land use composition within the city. An inventory of vacant and underdeveloped land has been included to identify areas where land use change may occur. A review of the City’s zoning ordinance and an assessment of major development trends have also been included.

### REVIEW OF DEKALB COUNTY’S COMPREHENSIVE PLAN

A review of DeKalb County’s most recent comprehensive plan (amended in December 2011) was conducted to identify any potential policy guidance for the city. This plan represents the last documented public vision for the entire city prior to incorporation and was consulted to assist in the development of preliminary character areas within this plan.

The plan includes a Future Development Map, which delineates 11 character areas in Brookhaven. These are shown in Figure A.2-1. Each character area narrative within the plan includes a general description, permitted land uses and appropriate implementation measures to be pursued.

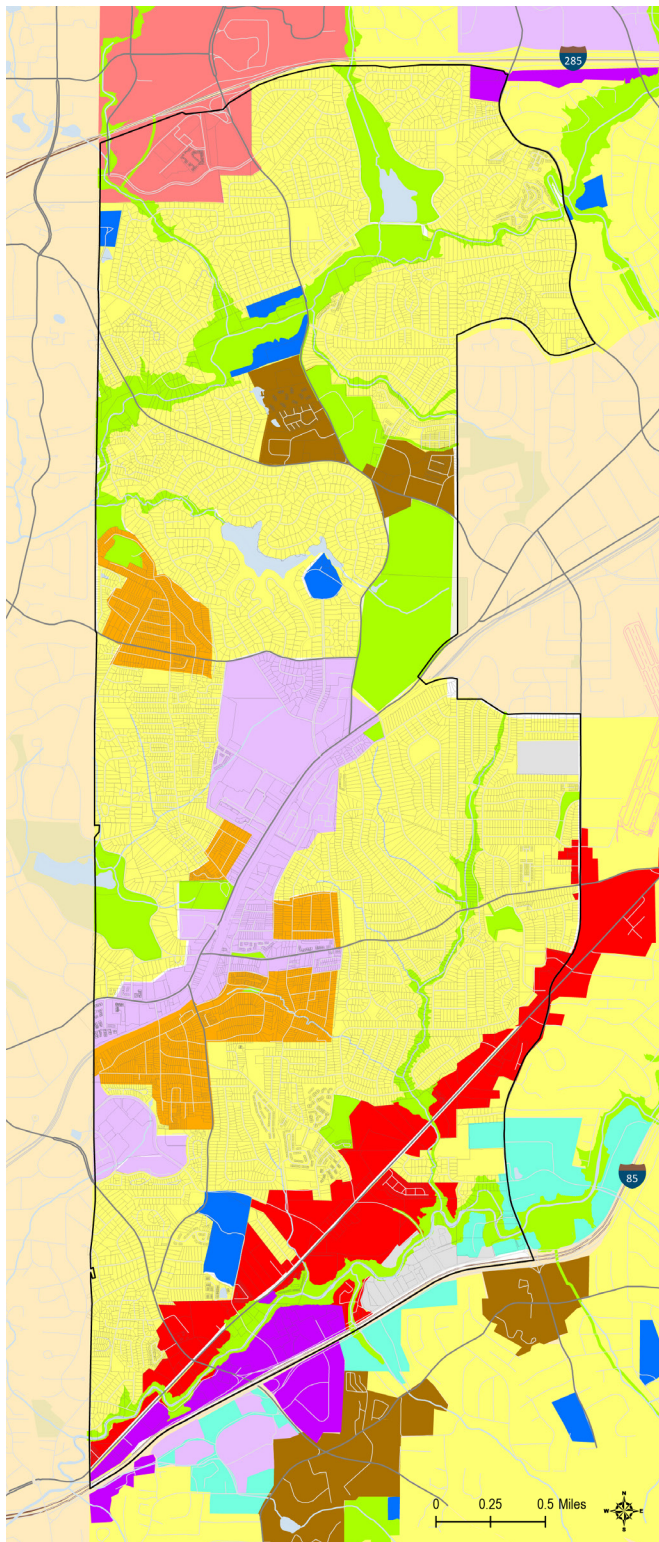
The Buford Highway corridor is designated as a Commercial Redevelopment Corridor. These areas are defined as unattractive commercial corridors in need of redevelopment, with declining strip centers and an auto-orientated design. Appropriate land uses include mixed-use, commercial, office, townhomes, and institutional uses. Implementation measures include big box/greyfield redevelopment, establishing economic development districts, mixed-use zoning, and sign control.

The Peachtree Road corridor and Lenox Park area are both designated under the Town Center character area. The intent of this designation is to encourage a concentration of residential and commercial land uses, which promote walkability and increased transit usage. Appropriate land uses include townhomes, apartments, condominiums, office, retail, and institutional uses. The permitted density in these areas is up to 60 dwelling units per acre. Implementation measures include on-street parking, mixed-use zoning, density bonuses, and staggered height limits where development is adjacent to single-family residential neighborhoods. Many of these

implementation measures have been incorporated within the Peachtree-Brookhaven Overlay District, which currently regulates development along the Peachtree Road corridor. To emulate Town Center characteristics the Lenox Park area will require a more compact development pattern with a finer-grain of land uses.

The northwest corner of the city is designated within the Regional Center category. This area includes several high-rise office developments, multifamily, and hotel uses. This character area is intended to contain dense concentrations of high-intensity commercial and office developments, which serve the greater region. Residential densities up to 120 units per acre are permitted in these areas. Implementation measures include Transit Oriented Development (TOD), mixed-use zoning, on-street parking, and flexible parking standards. The boundaries of this character area do not show any expansion of the existing high-intensity development into the surrounding single-family neighborhoods.

The Blackburn Park area is designated within the Neighborhood Center category. The intent of this designation is to promote pedestrian-friendly development centered around a neighborhood focal point, which in this location is Blackburn Park. Appropriate land uses in this area include a mixture of retail, neighborhood commercial, multi-family residential, and office uses. This area currently features a mix of retail, neighborhood commercial and pedestrian-oriented residential development. There is the potential to build upon the neighborhood village character through the effective redevelopment of existing commercial uses.



Several neighborhoods within the city are designated within the Traditional Neighborhood category. These include Lynwood Park, Brookhaven Fields, Brookhaven Heights, and Ashford Park. The intent of this character area is to preserve the style and appeal of older neighborhoods, which often include grid-like street networks, on-street parking, and narrow lots. Land uses seen as appropriate for these areas include detached single-family residential, apartments, neighborhood commercial, schools, and religious institutions.

A large percentage of the city is classified as Suburban Residential. This category represents areas where suburban-style residential subdivision development has occurred. In these areas, increased connectivity and accessibility are encouraged. Appropriate land uses include detached single-family residential, townhomes, neighborhood commercial, schools and civic uses. Implementation measures include building trail networks, encouraging compact commercial development, traffic calming, and appropriate infill development.

The Highway Corridor character area is designated for a portion of the city between I-85 and Buford Highway and for the commercial area adjacent to I-285 and Chamblee-Dunwoody Road. These areas predominantly consist of retail but also feature mid-rise office development, including the Corporate Square office park. The intent of this character area



**Figure A.2-1: Zoom in of DeKalb County's Future Development Map (See larger map in Appendix A.3)**

is to designate major highway corridors that are appropriate for high-intensity commercial, office, industrial and residential development. Appropriate implementation measures for these areas include sign controls, greyfield redevelopment, and mixed-use zoning.

Areas designated within the Institutional character area include Cross Keys High School, Marist School, Our Lady of the Assumption Catholic Church and School, and a portion of the St. Joseph’s Hospital campus. This category is defined as large areas designated for religious, civic, educational or governmental purposes. Implementation strategies to be pursued include flexible parking standards and walkable community design.

The Light Industrial designation has been applied to an area adjacent to the I-85 access road, which is currently zoned Industrial (M). This area is predominantly comprised of retail uses however. Land uses seen as appropriate in this character area include light industrial, manufacturing, warehouse/distribution, and wholesale/trade. Implementation measures include access management, adaptive reuse, buffers, and flexible parking regulations.

The southeast corner of the city is designated within the Office Park character area. This represents an extension of the Century Center office area located on the eastern side of Clairmont Road. This area is currently a mix of apartments, strip commercial, and office development. Implementation measures include flexible parking standards, density bonuses, mixed-use zoning, and walkable community design.

The Conservation-Greenspace category within the city includes parks, golf courses and areas within the FEMA designated 100-yr floodplain. The intent of this character area is to preserve areas with significant natural or ecological features, as well as environmentally sensitive recreational facilities for public enjoyment. Implementation measures include Transfer of Development Rights (TDR), eco-tourism, conservation easements, and environmental planning criteria.

## EXISTING LAND USE ANALYSIS

To assess the overall development character within the city, an analysis of the existing land use composition was conducted. Figure A.2-3 shows the acreages and percentages of land uses by type. The Atlanta Regional Commission’s most recent LandPro data set (2010) was used as a source.

The results show that the City of Brookhaven is virtually built-out with no sizable vacant parcels available for significant development. Only 2.7 percent of the city is classified as undeveloped and these areas can primarily be found within floodplains and stream buffers. In light of this, the primary avenue of land use change within 20-year planning horizon is anticipated to result from the redevelopment of existing commercial and residential land uses.

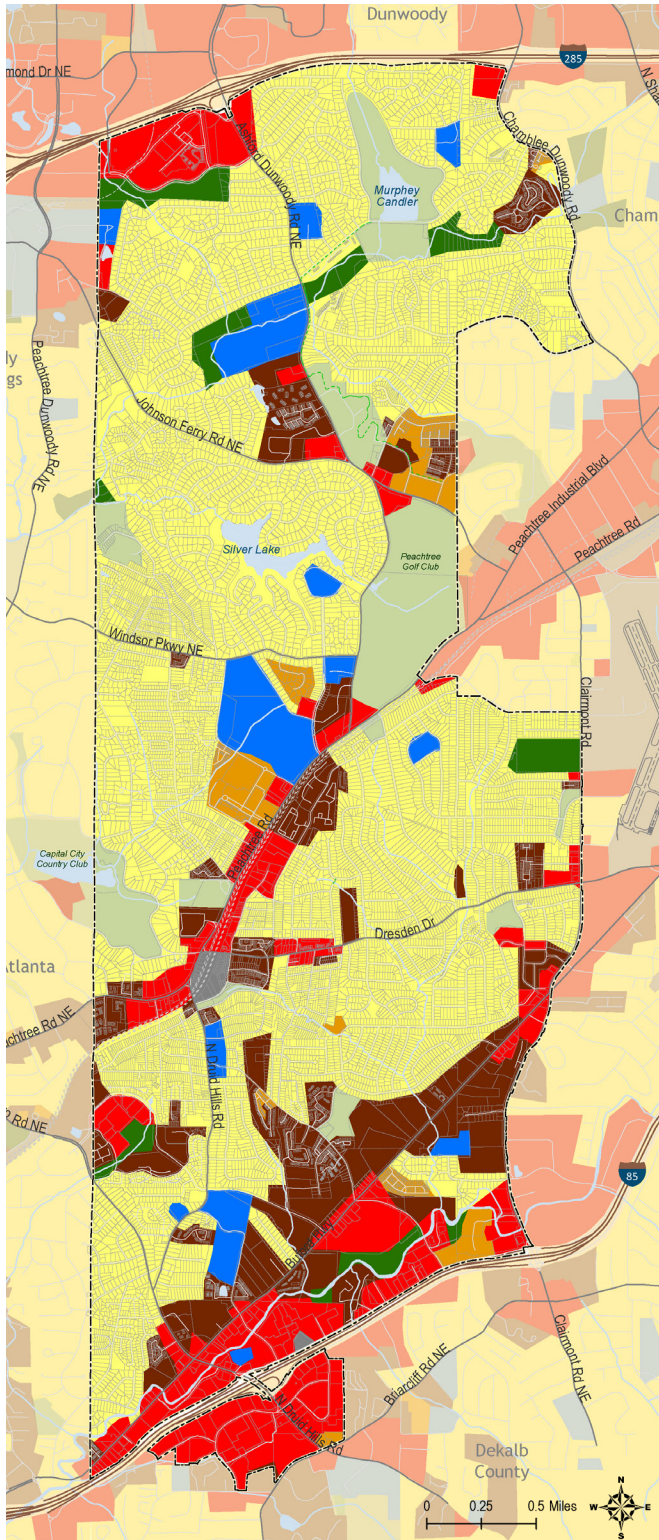
### SINGLE-FAMILY RESIDENTIAL

Single-Family Residential is the most common land use category in the city, representing 59.3 percent of the land area. The character of these neighborhoods is diverse and varies significantly in regards to architectural style, home size, lot size, block size and street network. The city features historic neighborhoods dating back prior to the 1940s, numerous mid-century neighborhoods established between 1940-1960, and many subdivisions built in recent decades.

**Figure A.2-2: City of Brookhaven Existing Land Use Composition**

Land Use Type	Acres	Percentage
Single-Family Residential	4,306.67	59.3%
Multi-Family Residential	914.34	12.6%
Commercial/Office	717.96	9.9%
Park-Recreation-Conservation	566.37	7.8%
Public-Institutional	306.17	4.2%
Forest-Undeveloped	194.13	2.7%
Under Construction	175.85	2.4%
Transportation-Communication-Utilities	84.32	1.2%

Source: ARC LandPro 2010



### MULTI-FAMILY RESIDENTIAL

Multi-Family Residential is the second most common land use category within the city comprising 12.6 percent of the city. This category includes apartments, condominiums, and townhome communities. Brookhaven contains 66 apartment complexes, with the majority of these being found adjacent to Buford Highway. Other clusters of apartments can also be found in the Lenox Park area, Peachtree Road corridor, and the Blackburn Park area. Apartment ages range from recently constructed units in Town Brookhaven and the Dresden Drive corridor to complexes that are many decades old in the Buford Highway corridor.

### COMMERCIAL/OFFICE

Commercial/Office land uses are the third most common land use category within the city comprising 9.9 percent of the total land area. This category includes large shopping centers, office development, and strip retail and small neighborhood retail uses. The majority of the city’s retail uses can be found along the Buford Highway corridor, Peachtree Road corridor, and the Bradford Park area. Large-scale office development can be found within Lenox Park, Corporate Square, and the Perimeter Center area adjacent to I-285.

**Figure A.2-3: Existing Land Use Map (See larger map in Appendix A.3)**

**PARK-RECREATION-CONSERVATION**

Park-Recreation-Conservation uses are the fourth most common land use category within the city. This includes 12 parks within the city, as well as the Capital City Golf Course and the Peachtree Golf Course. The five largest parks in the city are Murphey Candler Park, Blackburn Park, Brookhaven Park, Skyland Park, and Briarwood Park. This category also includes conservation areas, which consist of reservoirs within the city. Three large reservoirs are found within Brookhaven, these include Murphey Candler Lake, Silver Lake, and Brookhaven County Club Lake.

**PUBLIC-INSTITUTIONAL**

The fifth most common land use classification is Public-Institutional. This includes schools, institutions of higher education, and religious institutions. This category is largely comprised of educational facilities, which include Oglethorpe University, Marist School, Ashford Park Elementary, Montclair Elementary, Kittredge Magnet School, Montgomery Elementary and Cross Keys High School. Religious institutions within this category include the Brookhaven Baptist Church, Congregation Or VeShalom, St. Martin in the Field Episcopal Church and School, and Our Lady of the Assumption Catholic Church and School. Other notable land uses are the Boys and Girls Club, located on North Druid Hills Road, and the YMCA playing fields, adjacent to Nancy Creek.

**FOREST-UNDEVELOPED**

The Forest-Undeveloped category represents 2.7 percent of Brookhaven’s land area. This is largely comprised of land within the floodplains of Nancy Creek and North Fork Peachtree Creek. It also includes undeveloped land south of Perimeter Summit Parkway, west of Clairmont Road adjacent to Peachtree-DeKalb Airport, and within Lenox Park.

**UNDER-CONSTRUCTION**

The Under-Construction category represents land undergoing construction when the land use inventory was conducted in 2010. At the time it was primarily land cleared for development in various stages of build-out. Since 2010, these developments have been completed and include Town Brookhaven, The Heights at Brookleigh, Hearthside Brookleigh, Danbury Parc, and The Park at Oglethorpe.

**TRANSPORTATION-COMMUNICATION-UTILITIES**

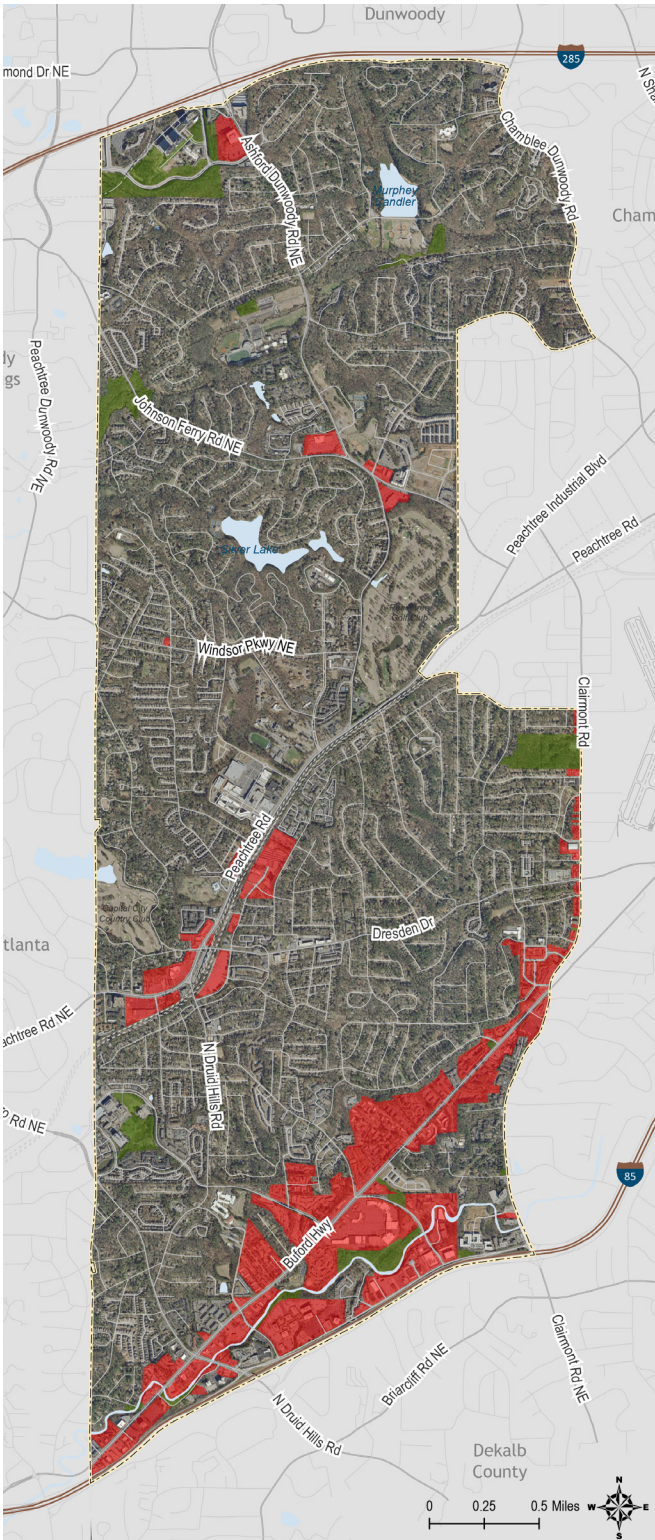
The Transportation-Communication-Utility category is the smallest within the city and represents only 1.2 percent of the total land area. This category is comprised of two major uses, the Brookhaven MARTA station and the electrical substation within the Corporate Square office park.

## VACANT AND UNDERDEVELOPED LAND

An important component of the land use planning process involves identifying areas where land use change is likely to occur within the 20-year planning horizon. This is necessary to ensure future development is adequately planned for in regards to City service provision and to ensure needed development regulations are in place. To assist in this, a map of vacant and underdeveloped land was developed to highlight areas where land use change is likely. This is shown in Figure A.2-4. This map does not represent Brookhaven’s vision for where development or redevelopment should occur but rather shows where the potential exists given the existing land use characteristics.

Vacant land is depicted in green in Figure A.2-4. This category is comprised of land parcels that are undeveloped without an identifiable use. Vacant land can be found in a few isolated locations within the city. Several undeveloped parcels can be found within the floodplains of Nancy Creek and North Fork Peachtree Creek. The development potential of these parcels is limited because they are subject to development restrictions found within the city’s floodplain management and stream buffer ordinances. These parcels may be ideal locations for future park expansion or the development of greenway trails.

There are several locations within the city where vacant parcels have the potential to accommodate high-intensity development. These include parcels within the Lenox Park office development and land adjacent to Perimeter Summit Parkway. These sites provide opportunities for additional density within existing employment centers. Both of these areas are currently zoned Office-Institutional (O-I), which



**Figure A.2-4: Vacant and Underdeveloped Land Map**  
 (See larger map in Appendix A.3)



permits office buildings, hotels, educational facilities and religious institutions.

Two large parcels of vacant land can be found along Clairmont Road to the west of Peachtree-DeKalb Airport (PDK). The parcel adjoining Clairmont Road is currently zoned Industrial (M) and the parcel abutting Skyland Drive is zoned for Single-Family Residential (R-75). The eastern third of the parcel abutting Clairmont Road falls within the Airport Compatible Use Overlay District, which restricts structure heights and land uses within this area.

Underdeveloped land is comprised of parcels where redevelopment is probable within the 20-year planning horizon and/or where the current use does not appear to reflect the ‘highest and best use’ of the land. This has been determined based upon an assessment of redevelopment potential, development trends, and previous planning efforts.

The largest concentration of underdeveloped land is found within the Buford Highway corridor. This includes strip commercial uses, older outdated apartment complexes and office developments with large expanses of developable surface parking. Parcels containing outdated low-rise office buildings (typically two-stories) have also been considered underdeveloped as they have the potential to accommodate redevelopment of a higher economic value. Single-family residential and condominiums in good to fair condition were not identified as likely for redevelopment given the challenges to redevelopment resulting from parcel acquisition.

The trend of residential redevelopment is already evident in several locations along the corridor. This is in the form of new apartment and townhome communities. This trend is likely to continue as land becomes more valuable in central Atlanta and development pressures grow to replace outdated housing units and commercial uses with developments that generate higher economic benefits. In addition to residential redevelopment, the corridor has the potential to experience significant office and commercial redevelopment given the area’s access and visibility from I-85 and proximity to existing office markets.

The Peachtree Road corridor is another location where commercial, industrial, and surface parking uses are likely to face redevelopment pressures. Low-rise

commercial and industrial uses do not reflect the ‘highest and best use’ of land within this corridor, which permits development densities of 6-8 stories. They also do not reflect the vision for the corridor presented within the Brookhaven-Peachtree LCI study or Peachtree-Brookhaven Overlay District, which call for dense pedestrian-friendly mixed-use development centered around the Brookhaven MARTA station.

The Clairmont Road corridor is another section of the city where redevelopment pressures are likely. The declining desirability for single-family residential uses along this heavily traveled corridor is evident in the number of conversions from residential to office uses. It is likely this area will continue to experience development pressures to transition into a commercial corridor. The consolidation of multiple single-family residential lots to permit the development of larger, more economically valuable commercial uses is possible.

The commercial area around Blackburn Park is considered to be underdeveloped because the ‘highest and best use’ of the land is currently unrealized. This area has been identified in DeKalb County’s most recent comprehensive plan as being appropriate for compact village center development. The existing commercial uses in the area have the ability to accommodate redevelopment that would better achieve this development type, through incorporating mixed-use residential, neighborhood-scale retail oriented towards the street, and public open space.

Another commercial area considered to be underdeveloped is the cluster of commercially zoned property (C-1) at the corner of Windsor Parkway and Osborne Road. The existing commercial use and vacant land in this area have the ability to be developed into a node of neighborhood commercial that could serve as a major amenity for the Lynwood Park neighborhood.

The large parcel containing a mid-rise office building at the northwest corner of Ashford Dunwoody Road and Perimeter Summit Parkway is considered underdeveloped because it contains large areas of surface parking capable of accommodating redevelopment. A development plan has been proposed for this site that would add multi-family residential and another office building, while incorporating structured parking decks.

## REVIEW OF EXISTING ZONING REGULATIONS

This section provides a summary of Brookhaven’s zoning ordinance. When Brookhaven was incorporated in 2012, the City carried over the zoning districts and regulations that were in place under DeKalb County’s zoning code. The City may desire to amend these regulations to become more Brookhaven specific, as local zoning issues become apparent. Zoning is the primary tool used by local governments to regulate and enforce land use policies.

The ordinance provides a list of zoning districts permitted within DeKalb County’s character area designations. This should be amended when this plan is adopted to reflect new character area designations within the city.

Figure A.2-5 details the zoning district composition within the city. The city is primarily comprised of Single-Family Residential zoning districts (71.7 percent of the total land area). This includes nine districts with variations in permitted lot sizes, accessory uses, and required setbacks. The second most prevalent district type is Multi-Family Residential (11 percent of the total land area). This includes five districts in the city with variations in the permitted number of units per acre. These districts range from permitted densities of 6 units per acre (RM-150) to 30 units per acre (RM-HD).

**Figure A.2-5: City of Brookhaven Zoning District Composition**

Zoning Type	Acres	Percentage
Single-Family Residential (R-50, R-60, R-75, R-85, R-100, R-150, R-A5, R-A8, RA)	4,453.60	71.70%
Multi-Family Residential (RM-75, RM-85, RM-100, RM-150, RM-HD)	683.7	11.00%
Office-Institution (O-I)	494.38	7.96%
Industrial (M)	259.6	4.18%
Local Commercial (C-1)	141.04	2.27%
Office-Commercial-Residential (OCR)	46.6	0.75%
Single-Family Cluster Residential (R-CH)	34.86	0.56%
Pedestrian Community (PC)	29.77	0.48%
Traditional Neighborhood (TND)	22.07	0.36%
Neighborhood Shopping (NS)	21.02	0.34%
General Commercial (C-2)	18.1	0.29%
Residential Neighborhood Conservation (R-NCD)	6.31	0.10%
Office-Distribution (O-D)	2.5	0.04%
Residential Duplex Triplex (R-DT)	1.01	0.02%

Source: City of Brookhaven

The Office-Institution (O-I) district is the third most prevalent zoning designation within the city. This district is found within the Lenox Park office area, Perimeter Center area, and Oglethorpe University. Principal uses include colleges and universities, hotels, places of worship, and offices. This designation does not permit multi-family residential.

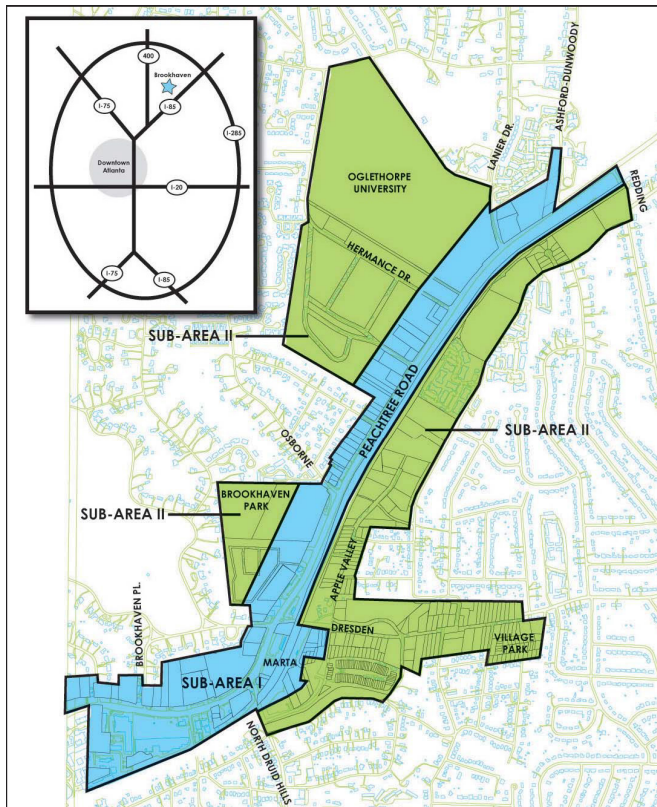
The Office-Commercial-Residential (OCR) district is found in two locations, the Town Brookhaven site and Dresden Drive mixed-use development. The intent of this district is to permit mixed-use developments of medium intensity, which contain a combination of office, commercial and residential. The goal of this district is to promote pedestrian-oriented development and reduce dependency on the automobile. A wide variety of residential and retail uses are permitted within this district.

The Neighborhood Shopping (NS) district is intended to provide neighborhood retail shopping in convenient proximity to all city residents. The purpose of the district is to provide for shopping areas that are compatible in scale and size with the scale of adjoining neighborhoods. No individual building can exceed 50,000 square feet in total floor area or exceed a height limit of two stories (25 feet). Retail uses are limited to those that would service the needs of the immediate neighborhood. Some of the permitted uses include restaurants, pharmacies, convenience stores, dry cleaners, and salons. Parcels zoned NS are relatively rare within the city. To ensure the intention of the district is better realized the NS district should be expanded significantly to neighborhoods found throughout the city.

The Pedestrian Community (PC) district is a special district found along Johnson Ferry Road, near Blackburn Park, east of Ashford-Dunwoody Road. This includes the Heights at Brookleigh apartments and the Hearthside Brookleigh senior housing community. The purpose of this district is to encourage the development of cohesively planned, pedestrian-oriented, human-scaled places. Regulations are in place to ensure a consistent development pattern in regards to building facades, frontages and setbacks. Nine foot wide sidewalks are required for all residential streets. This area also features an extension of the PATH Foundation’s Nancy Creek Trail, which provides a pedestrian connection to Blackburn Park and Murphey Candler Park. A wide variety of uses are permitted within this district including single-family residential, townhomes, multi-family residential, retail, neighborhood shopping, offices and mixed-use.

In addition to the base zoning districts described above, the City also employs overlay zoning districts to regulate development. These include the Airport Compatible Use Overlay District and the Brookhaven-Peachtree Overlay District.

The Airport Compatible Use Overlay District includes the area immediately west of Peachtree-DeKalb Airport, adjacent to Clairmont Road. The purpose of the overlay is to protect the airfield from encroachment of incompatible uses, structures, and natural vegetation. Three use restrictions apply within this area. No use will be permitted that results in electrical interference with radio communications between aircraft and airfield. In addition, no public assembly, restaurant, or educational classroom uses shall be permitted that result in a density of occupation greater than twenty-five persons per acre. Also, no existing residential use shall be permitted to continue after it has been discontinued for a period of 180 days. Special permits are required for any material change to the use of land within this overlay.



**Figure A.2-6: Brookhaven-Peachtree Overlay District**

*Source: Brookhaven-Peachtree LCI Study*

The Brookhaven-Peachtree Overlay District is based upon the urban design and development guidelines developed as part of the Brookhaven-Peachtree Livable Centers Initiative (LCI) Study conducted in 2005-2006. The purpose of the overlay is to promote a dynamic, mixed-use district surrounding the Brookhaven MARTA station. It regulates the design of streetscapes, buildings, parking areas, and site layouts. It includes two tiers, which regulate the maximum height of buildings. Within the Peachtree corridor building heights are limited to 6-8 stories. In areas closer to single-family residential neighborhoods building heights are limited to 4-6 stories. Permitted land uses within the overlay include mixed-use, neighborhood commercial, multi-family residential, townhomes, office, hotel, and civic uses.

## DEVELOPMENT TRENDS

This section examines two major development trends within the city. These include a move towards pedestrian-friendly mixed-use development and residential infill redevelopment within older neighborhoods.

### MIXED-USE DEVELOPMENT

The most notable mixed-use development within the city is Town Brookhaven. This development has a zoning designation of OCR (Office-Commercial-Residential) which is a category used to promote the redevelopment of existing commercial or light industrial uses into mixed-use developments of medium intensity. The development also falls within the boundaries of the Brookhaven-Peachtree Overlay District, which seeks to ensure the vision of the Brookhaven-Peachtree LCI Study. The vision calls for mixed-use TOD in areas near the Brookhaven MARTA station.

Town Brookhaven has been successful in achieving a portion of this vision. The development is a 48 acre pedestrian-friendly urban village, which includes 460,000 sq. ft. of retail, 950 residential units, 20,000 sq. ft. of office, 20 restaurants, and limited surface parking. It features a grocery store, movie theater, athletic club and two big-box retailers.

Another notable mixed-use area developing within the city is the Dresden Drive corridor, known as Brookhaven Village. This area is also included within the boundaries of the Brookhaven-Peachtree Overlay District. The corridor is transforming into an urban

boulevard with multi-family residential above street-fronting retail. This development provides retail, services, and restaurants within walking distance of surrounding neighborhoods. The comprehensive plan should focus on identifying appropriate locations and tools to facilitate mixed-use development and to ensure land use regulations are conducive to this form of development.

### INFILL HOUSING

Within the past decade significant residential infill development has occurred in older neighborhoods throughout Brookhaven. This is particularly evident in Ashford Park, Drew Valley, Lynwood Park, Brittany, Brookhaven Heights, and Brookhaven Fields. This development type can present numerous issues relating to neighborhood cohesiveness, historic character, privacy, light, construction impacts, and increased density and heights of buildings. DeKalb County has implemented several overlay districts in neighborhoods experiencing infill to help control and mitigate the negative impacts of this type of development.

Given the City’s high quality of life, desirability and proximity to major employment centers this trend is expected to continue. In light of this, the comprehensive plan should thoroughly examine this issue and adequately address it through appropriate policies and strategies to minimize any negative impacts that may occur from future residential infill.



Town Brookhaven



Infill Housing

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# A.2.2. Community Facilities and Resources

The resources local governments provide and the facilities they maintain contribute greatly to the quality of life and economic prosperity of a community. This baseline information provides an inventory of conditions to date. Answering the question of whether these services and facilities will remain adequate as the local development landscape and demographics change over time is a critical component of comprehensive planning. The planning process will further explore opportunities for changes in Brookhaven’s community facilities and resources.

## CITY SERVICES + FACILITIES

This section documents all of the services and facilities provided to the community by the City of Brookhaven. Figure A.2-7 is the Community Facilities and Resources Map and shows all the community facilities in the City, including those provided by the City of Brookhaven and those provided by other governmental entities, including state, county, and federal governments.

### POLICE

The Brookhaven Police Department protects and serves the city. The Department believes its community-based policing philosophy will increase the presence of public safety. It also strives to partner with the community to create strong relationships with residents, businesses, community organizations, schools and other groups.

The Department officers started operations during the summer of 2013 with a goal of obtaining three-minute response times. There are currently 60 full time officers split among three divisions including Uniform Patrol, Support Services, and Criminal Investigations.

1. The Uniform Patrol Division is the City’s first responders to 911 calls and provides proactive patrols across 6 geographical zones. Patrol officers work 12-hour shifts with a four shift rotation of 9 patrol officers and two sergeants per shift. Patrols are carried out by both uniformed and plain clothed officers and include bicycle patrols to provide better relations with residents.

2. The Support Services Division manages community policing, neighborhood watch, traffic enforcement, accident investigations, and crime suppression efforts. The Division also oversees the department’s public service representatives, who answer the phones 24 hours a day and provide administrative assistance.
3. The Criminal Investigations Division handles all investigations and crime scene processing. It also oversees the Office of Professional Standards which manages internal affairs and employment background screening.

### PARKS AND RECREATION

In September 2013, the Parks and Recreation Department assumed operations for the 14 parks within the City limits. The Department manages all maintenance, upgrades and activities within the city parks. Full details of the City’s parks and recreational facilities are documented within the Parks and Recreation Master Plan.



Recreational Fields at Blackburn Park



**Figure A.2-7: Community Facilities and Resources Map**  
(See larger map in Appendix A.3)

### OTHER CITY SERVICES

Outside the most visible departments documented above, the City of Brookhaven provides a variety of other essential services.

- The City Manager’s Office plays the lead role in the City’s administration and is responsible for ensuring that all City ordinances and laws are enforced, executes all contracts, makes recommendations to the Mayor and City Council, and prepares the budget. The City Manager’s office also oversees the majority of City staff.
- The City Clerk’s Office keeps record of the City Council’s official actions through meeting minutes and distributing meeting agendas. It is also responsible for maintaining contracts, ordinances, resolutions and agreements, and coordinates the records management and retention program for the city.



- The Communications Department is responsible for maintaining the City’s reputation, serves as a voice of the city, and connects the city with the public. It also handles all media and public relations initiatives, including: maintaining positive relationships with the media, organizing events, maintaining the City’s website and social media channels, and creating City newsletters and brochures.
- The Community Development Department works in conjunction with residents, developers, and City officials to carry out the City’s long-range planning initiatives, land development, building construction, and code compliance.
- The Finance Department handles all of the City’s financial operations including: revenue collection, budget drafting, and contract administration.
- The Human Resources Department manages all of the City’s hiring, recruitment, and personnel matters including all benefits.
- The Information Technology Department is responsible for all computer hardware and software for the City including maintaining the internal networks and all systems used by the Police Department and City staff.
- The Municipal Court has jurisdiction over ordinance violations and state misdemeanors, including traffic violations occurring within the City limits.
- The Office of Tourism works with local businesses to promote the city by encouraging visitors to stay in Brookhaven hotels and to frequent Brookhaven’s businesses and seasonal events.
- The Public Works Department is responsible for maintaining roadways, traffic signals, signs, and rights-of-ways within city limits. It also manage permits related to road closures, dumpster placements, and right-of-way encroachment.
- The Purchasing Department issues and manages all bid requests for outside vendors and performs all City purchases as directed.

## COUNTY/OTHER SERVICES AND FACILITIES

This section documents all of the services and facilities provided to Brookhaven by other entities, like DeKalb County.

### FIRE AND RESCUE

Fire and rescue services are provided to Brookhaven by the DeKalb County Fire Rescue Department. The Department is responsible for fire suppression, emergency medical services, and fire safety education. There are three stations that provide immediate service to the city:

- Station 2, in Brookhaven, services the southern portion of the city and houses three vehicles: Engine 2, Truck 2, and Rescue 2.
- Station 15, by the DeKalb-Peachtree Airport, services the western edge of the city and houses five vehicles: Engine 15, Rescue 15, Squad 15, CRASH 15, and Battalion 1.
- Station 21, in Dunwoody, services the northern portion of Brookhaven and houses one vehicle, Quint 21, and a canine search and rescue team.

### SCHOOLS

The DeKalb County School District operates the public schools serving Brookhaven. While Cross Keys is the only public high school within the city limits, some Brookhaven residents also attend Chamblee High School, located in the neighboring City of Chamblee. Brookhaven has five elementary schools, four traditional schools, and one magnet school within its City limits.

**Figure A.2-8: Feeder Elementary Schools**

Cross Keys HS/ Sequoia MS:	Chamblee HS/ Chamblee MS:
<ul style="list-style-type: none"> <li>• Montclair ES</li> <li>• Woodward ES</li> <li>• Dresden ES*</li> <li>• Cary Reynolds ES*</li> </ul>	<ul style="list-style-type: none"> <li>• Ashford Park ES</li> <li>• Montgomery ES</li> <li>• Huntley Hills ES*</li> </ul>

Source: DeKalb County School District Region Map  
 \*Elementary Schools with majority enrollment outside Brookhaven

In 2011, the School District completed a Comprehensive Facility Assessment Report to document each facility’s condition. Figure A.2-9 is a summary of the combined conditions of schools within Brookhaven or schools outside Brookhaven with students that live in Brookhaven. The building condition score is a measure of each schools maintenance needs (e.g., leaky roofs, etc.); the educational adequacy score is a measure of how well each school’s building design and configuration supports its educational program (e.g., the location of the library or the size of general education classrooms); and the technology readiness score measures the capability of each schools existing infrastructure to support information technology and associated equipment.

The average combined condition of Brookhaven schools compared to the entire district are the same, both receiving a Fair designation; however, on average Brookhaven schools scored lower than the district for both their building conditions and educational adequacies. Conversely, Brookhaven schools outperformed the district average in their technology readiness. In general, Brookhaven’s elementary schools scored lower than its secondary schools with the exception of the Chamblee High School which is the only school to receive a combined condition of unsatisfied.

**Figure A.2-9: Public School Facility Assessment**

School	Building Condition	Educational Adequacy	Technology Readiness	Combined Conditions
Ashford Park ES	Fair	Poor	Fair	Fair
Kittredge Magnet ES	Unsatisfied	Fair	Good	Poor
Montclair ES	Poor	Poor	Good	Poor
Montgomery ES	Poor	Poor	Fair	Poor
Woodward ES	Fair	Poor	Fair	Fair
Chamblee MS	Good	Good	Excellent	Good
Sequoia MS	Fair	Poor	Fair	Fair
Chamblee HS	Unsatisfied	Unsatisfied	Good	Unsatisfied
Cross Keys HS	Fair	Fair	Excellent	Fair
Brookhaven Average	Poor	Poor	Good	Fair
District Average	Fair	Fair	Fair	Fair

Source: DeKalb County’s 2011 Comprehensive Facility Assessment Report



Ashford Park Elementary School



Montgomery Elementary School

In addition to the nine public schools serving Brookhaven, there are three private schools within the City limits, two elementary/middle schools and one high school. Figure A.2-10 shows the enrollment numbers for each school as well as the comparison of private versus public school enrollment. Students attending private school account for 21 percent of Brookhaven’s student population while 79 percent attend public schools. Brookhaven is also home to Oglethorpe University, a private liberal arts college, enrolling 1,053 students from 34 states and 28 countries. The University provides students with small personal classes and partnership opportunities with other local colleges including: Emory, Georgia Tech, and Savannah College of Art and Design.

**BROOKHAVEN LIBRARY**

The Brookhaven Public Library is operated by DeKalb County. It is open four days a week, Monday through Thursday and provides the community with an adult learning collection, audiobooks, books for all ages, current newspapers and magazines, DVDs, holds on materials, interlibrary loans, juvenile large print, large print books, music CDs, and public computers. Library facilities include a meeting room and a youth service area. A 2005 library bond referendum passed

by DeKalb County residents is slated to allocate \$3.6 million to replacing the 6,800 sq. ft. Brookhaven branch facility with a new 15,000 sq. ft. facility. The site location and construction time frame for the new facility has not yet been set.

**COUNTY UTILITIES**

Water and wastewater utility services are provided to the city by DeKalb County Department of Watershed Management.

- Water is sourced from the Chattahoochee River and Lake Lanier for Metropolitan Atlanta. The Georgia Department of Natural Resources permits DeKalb County to withdraw a maximum of 140 million gallons per day from the Chattahoochee.
- DeKalb County has two wastewater treatment plants, the Bole Bridge Advanced Wastewater Treatment Facility and the Snapfinger Creek Advanced Wastewater Treatment Facility treating 20 million and 36 million gallons per day respectively.

Because of the City’s young age, Brookhaven utilizes DeKalb County’s waste disposal services usually kept for unincorporated DeKalb County.

**Figure A.2-10: School Enrollment**

School	Type	Grades	Enrollment
Our Lady of the Assumption Catholic School	Private	PK-8	530
Marist School	Private	7-12	1081
St. Martin’s Episcopal School	Private	PS-8	648
Ashford Park ES	Public	PK-5	563
Kittredge Magnet ES	Public	4-6	423
Montclair ES	Public	PK-5	1128
Montgomery ES	Public	PK-5	724
Woodward ES	Public	PK-5	1012
Chamblee MS	Public	6-8	856
Sequoya MS	Public	6-8	1247
Chamblee HS	Public	9-12	1301
Cross Keys HS	Public	9-12	1166
3 Private Schools Total			2259
9 Public Schools Total			8384
Total			10,643

Sources: DeKalb County’s 2013 Enrollment Report, [olaschool.org](http://olaschool.org), [marist.com](http://marist.com), and [stmartinschool.org](http://stmartinschool.org)

## CULTURAL RESOURCES

Brookhaven’s cultural resources are the collective evidence of its past activities and accomplishments. They are the buildings, objects, features, locations, and structures that have defined the city in the past and if cared for properly will continue to define it well into the future.

### HISTORIC RESOURCES

There are two sites recognized in Brookhaven by the National Register of Historic Places, Oglethorpe University’s campus and Historic Brookhaven. Oglethorpe has been at its Brookhaven campus since 1890. The campus is 100-acres and consists of multiple buildings built in the Gothic Revival architectural style. Just south of the campus along Peachtree Road lies Historic Brookhaven, the oldest planned golf course and country club residential community in Georgia. The homes built around the Capitol City Country Club were developed from 1910 to 1941 and were designed in the Colonial or Georgian Revival styles.

Also of note is the Goodwin House, the oldest building in DeKalb County, which is also located in Brookhaven at 3931 Peachtree Road. It dates back to 1831 when the original log cabin was built. The cabin was expanded into the present home from 1839-1842 and became known for hospitality to travelers heading to Atlanta.

It is likely that other historic resources are present within the community; however they are not currently documented by the federal or state government. It is also important to note that the National Register of Historic Places only gives recognition of the historical value of the place; it does not provide protection from demolition or new uncharacteristic development. It also does not preclude the city from adding further protections to its historic places.

### FESTIVALS AND EVENTS

Brookhaven is home to multiple annual events including the Brookhaven Arts Festival, Taste of Brookhaven, and Brookhaven Beer Festival.

- The Brookhaven Arts Festival offers live music and art such as jewelry, paintings, pottery and much more.
- The Taste of Brookhaven features food from local eateries and a silent auction.
- The Brookhaven Beer Festival offers live music and unlimited tastings of over 150 beers from around the world.

The Arts Festival and Taste of Brookhaven are put on by the Brookhaven Arts Alliance, a non-profit organization driven by volunteers that provides art education and cultural events to the residents and visitors of Brookhaven.



Oglethorpe University



Brookhaven Arts Festival

# NATURAL RESOURCES

The city’s natural resources provide a variety of environmental and economic benefits such as:

- Supporting wildlife
- Improving the quality of air and water
- Providing places for people to interact with nature
- Minimizing flood damage
- Increasing property values

Brookhaven’s key natural resources include the North Fork Peachtree Creek, Nancy Creek, related water resources, and tree canopy. Ensuring these resources are being properly protected and maintained is beneficial to both the community and the broader ecosystem. The Comprehensive Plan identifies opportunities to further protect and enhance Brookhaven’s natural resources.

The City of Brookhaven’s ordinances and development regulations include a series of provisions that maintain consistency with regional water plans and Georgia Department of Natural Resources’ (DNR) environmental planning criteria. The regulations documented below strive to maintain and offer the best use of natural resources to benefit Brookhaven’s citizens and economy.

## REGIONAL WATER PLANS OF THE METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT

The Metropolitan North Georgia Water Planning District (District) was formed in 2001 to establish policy, create plans, and promote intergovernmental coordination for all water-related issues in the 15 counties and over 92 cities within metro Atlanta, including Brookhaven. The District has adopted three comprehensive plans to help protect regional water resources: the District-wide Watershed Management Plan, Wastewater Management Plan, and the Water Supply and Water Conservation Management Plan (all updated in 2009) that provide guidance for storm water management, sedimentation control, and

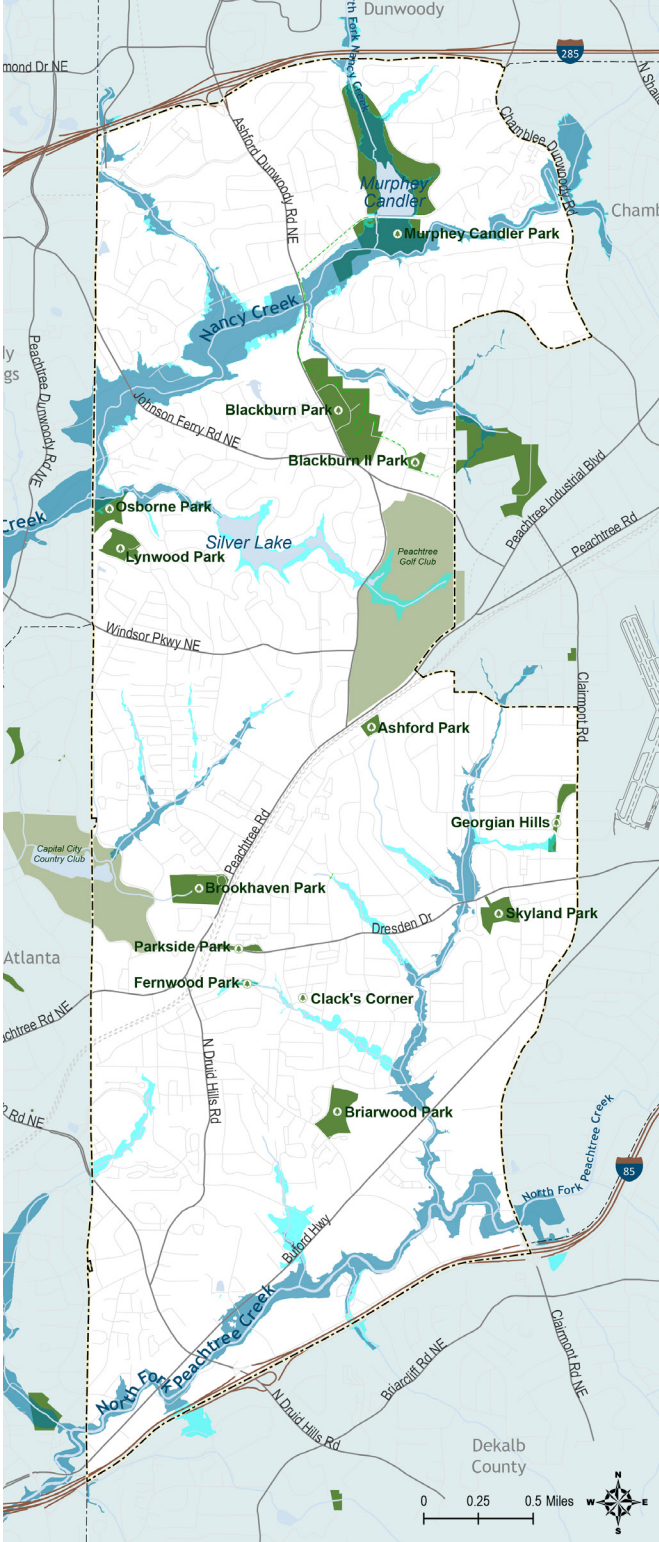


Figure A.2-11: Natural Resources Map (See larger map in Appendix A.3)

pollution prevention. Implementation of these plans is largely met by the DeKalb County Department of Watershed Management, which provides water and wastewater services to Brookhaven. Additionally, there are five model ordinances to be adopted by all local jurisdictions in the District, including Post-development Stormwater Management, Floodplain Management and Flood Damage Prevention, Stream Buffer Protection, Illicit Discharges and Illegal Connections, and Litter Control. Brookhaven has adopted all of these ordinances and implemented related environmental protection measures.

## **DNR ENVIRONMENTAL PLANNING CRITERIA**

### **Water Supply Watersheds**

The City of Brookhaven, while located in the Chattahoochee Watershed, is not considered part of a water supply watershed due to its drainage attributes and distant location from water supply intake points. As a result, water supply watershed regulations that apply to other parts of the state and metro Atlanta area, do not apply to Brookhaven.

### **Groundwater Recharge Areas**

No portion of the City of Brookhaven is located in a groundwater recharge area. The closest groundwater recharge areas are located to the east in Chamblee/Doraville and to the north in Dunwoody.

### **Wetlands**

The City's wetlands are documented by Figure 3-3, Areas Requiring Special Attention Map. The majority of wetlands within the City of Brookhaven are located along Nancy Creek and North Fork Nancy Creek in the northern portion of the city. Additional, limited wetlands are located along North Fork Peachtree Creek and other creek tributaries. The majority of the city's wetlands are freshwater forested/shrub wetlands, freshwater ponds, or lake.

DNR rules stipulate that local governments must consider wetlands in their planning decisions, mapping and identifying them in land use plans. DNR outlines a number of considerations that must be addressed and the minimum types of wetlands that the City must identify. Under federal policy, development should not alter or degrade wetlands without showing that there will be no adverse impacts or net loss of wetlands. The City should further review its development ordinances to ensure appropriate protection is provided for these important natural resources.

## **OTHER ENVIRONMENTAL REQUIREMENTS**

### **Stream Buffers**

Stream buffer protection is addressed through adoption of a Stream Buffer Ordinance as required under the Metropolitan North Georgia Water Planning District's District-wide Watershed Management Plan. The City has adopted such an ordinance, which is equivalent to the District Model Ordinance. Brookhaven's Stream Buffer Protection Ordinance (City of Brookhaven Code of Ordinances, Section 14-44) restricts development within a 50-foot buffer on both banks of streams for undisturbed natural vegetation and requires an additional 25-foot setback for impervious surfaces. This natural buffer and impervious surface setback requirements are intended to maintain stream water quality and enhance the Brookhaven ecosystem.

### **Floodplains**

While most of the City of Brookhaven is safe from flooding, some areas are within the 100 year floodplain (the probability of an annual flood in these areas is at least 1 percent). Most of the city's floodplains are to the north located along Nancy Creek; there are also floodplains located upstream from Brookhaven Country Club Lake and further south along the North Fork Peachtree Creek. These areas are mapped as areas requiring special attention (see Figure 3-3 in Chapter 3). The City adopted a new Floodplain Management ordinance in September 2013, consistent with the District Model Ordinance.

# A.2.3. Economic Development

Holistic economic development is about more than a single event or an individual prospect. It is about more than having good retail options and requires more than just developing a strategy to recruit new companies. Economic development is about people, the places that make the community special, and building long-term prosperity for all residents. Successful economic development requires measuring progress across all these areas, and not just tracking jobs and investment numbers. Economic development is about protecting investments with predictable and sustainable development goals. The following sections document Brookhaven’s economic development partners and resources, economic base inventory, occupational characteristics, labor force characteristics, and preliminary needs and opportunities based on existing conditions analysis alone.

## METHODOLOGY

Because economic data is not available at the city level and because economic development is affected by factors beyond the local environment, this analysis focuses on a geography larger than the City of Brookhaven. “Greater Brookhaven,” for the purposes of this analysis, consists of the four ZIP codes the city lies in: 30319, 30324, 30329, and 30341.

The data was obtained from Economic Modeling Specialists International (EMSI), an industry-leading provider of proprietary data. EMSI’s datasets are comprised of aggregated data from over 90 public sources, including the U.S. Census Bureau, the U.S. Bureau of Labor Statistics, the U.S. Bureau of Economic Analysis, the National Center for Education Statistics, CareerBuilder, and many others. In order to develop employment by business sector tables contained with this analysis, Market Street utilized EMSI’s QCEW, Non-QCEW, and Self-Employed data sets.

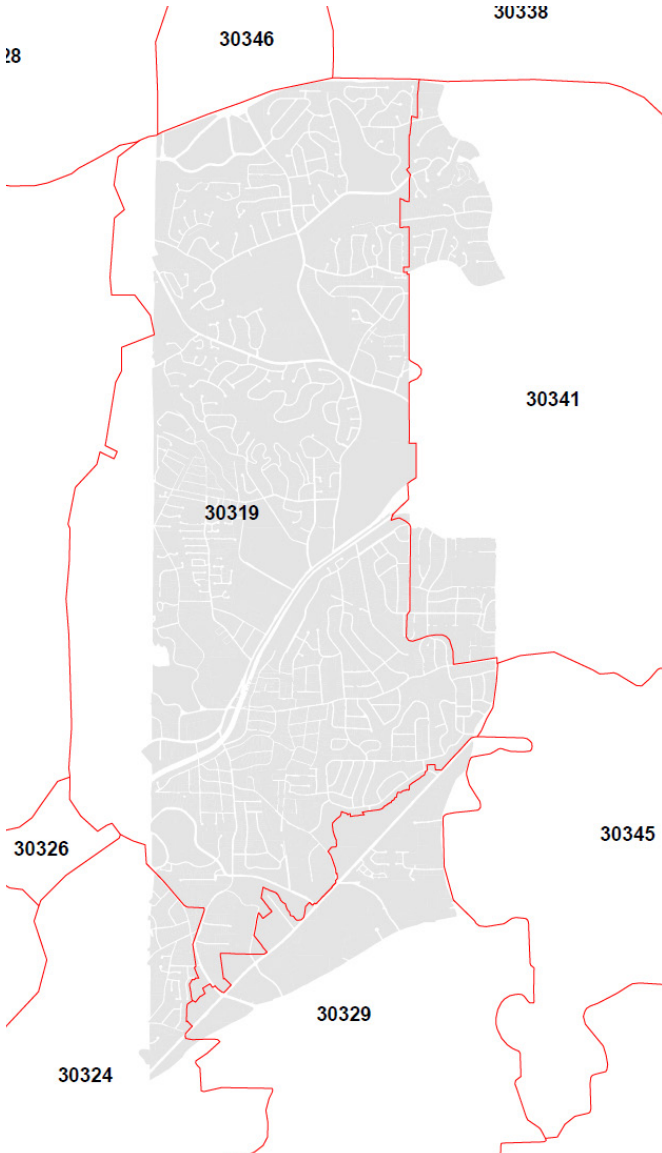


Figure A.2-12: Data source by zip code with city boundaries in grey

Location quotients are used throughout this report to measure the relative concentration of local employment in a given business sector or occupation. When applied to business sector employment, they measure the ratio of a business sector’s share of total regional employment to that business sector’s share of total national employment.

$$LQ = \frac{\left( \frac{\text{Local Employment in Sector}}{\text{Total Local Employment}} \right)}{\left( \frac{\text{National Employment in Sector}}{\text{Total National Employment}} \right)}$$

A business sector with an LQ equal to 1.0 possesses exactly the same share of total county employment as that business sector’s share of national employment. When a local business sector possesses a location quotient greater than 1.0, this signals that the business sector is more concentrated in the city than it is nationwide. Conversely, a location quotient less than 1.0 indicates that the business sector is less concentrated in the city than it is nationwide. The higher the location quotient, the more concentrated the level of local employment as compared to its national equivalent. For example, a location quotient of 1.25 would indicate that a local business sector’s share of total employment is 25 percent higher than the same business sector’s share of national employment. An LQ of 2.0 would indicate that a business sector’s share of local employment is twice as large as the national share, while an LQ of 0.5 would indicate that the business sector’s share of local employment is half the national equivalent.

## ECONOMIC DEVELOPMENT PARTNERS AND RESOURCES

Economic development is a “team sport” and requires partnerships, collaboration, and ongoing communication. Below is a list of existing and potential partners for economic development initiatives.

### LOCAL

- City of Brookhaven
  - Brookhaven Development Authority
  - Community Development
  - Office of Tourism
- Brookhaven Chamber of Commerce and local businesses
- Friends of Brookhaven Foundation
- Public schools, private schools, and Cross Keys Foundation
- Latin American Association, Atlanta Outreach Center
- Oglethorpe University
- Georgia Piedmont Technical College
- Perimeter Community Improvement District(s)

### COUNTY-LEVEL

- DeKalb County Development Authority
- DeKalb Chamber of Commerce
- DeKalb Workforce Development

### REGION- AND STATE-LEVEL

- Atlanta Regional Commission
- Metropolitan Atlanta Rapid Transit Authority (MARTA)
- Georgia Department of Economic Development
- Georgia Department of Community Affairs
- Georgia Power
- Technology Association of Georgia
- Georgia Economic Development Association
- Southern Economic Development Council



## ECONOMIC BASE INVENTORY

Greater Brookhaven, like most communities, was hit hard by the Great Recession. The four-ZIP code area lost 9.8 percent of its jobs between 2007 and 2010. Since then, the area has regained approximately half of those lost jobs. The business sectors in Greater Brookhaven that have lost jobs over the past ten years are generally high-paying sectors, including Information, which has an average annual wage of \$91,319, Utilities (\$73,713), Wholesale Trade (\$71,043), and Manufacturing (\$55,484). Over a five-year historical period, though, Information and Manufacturing are on the upswing, with job growth of 7.6 percent and 19.8 percent, respectively, a positive trend as the slow recovery forges on.

Location quotients (LQs) are a commonly-used measure for evaluating the composition of a local or regional economy. Location quotients measure the relative concentration of a given business sector in

a local economy - as measured by its share of total employment - relative to the national average for that same sector. If a location quotient is greater than 1.0 for a given sector, the community has a larger share of employment in that sector than the nation, indicating that such economic activities are more heavily concentrated in that community than the average American community. Firms operating in sectors that are highly concentrated in a given regional often “cluster” because there is some competitive advantage to be derived from that geographic location. Such advantages could include an abundance of a specific labor pool, proximity to key natural assets, or proximity to infrastructure needs such as a port or intermodal terminal, among many other potential advantages. For a more detailed description of the location quotient concept, please see the Methodology subsection at the beginning of this section.

Figure A.2-13: Economic Structure, Greater Brookhaven, 2014

NAICS Code	Description	Employment	Location Quotient	Greater Brookhaven 5-Year Change	Greater Brookhaven 10-Year Change	US 10-Year Change	Average Annual Wage	Percent of National Wage
	<b>Total</b>	<b>76,079</b>		<b>2.4%</b>	<b>-2.6%</b>	<b>4.3%</b>	<b>\$51,591</b>	<b>107.7%</b>
90	Government (except Education and Health Care)	11,285	0.99	-10.6%	-3.1%	-2.8%	\$52,752	108.9%
44	Retail Trade	7,674	0.96	4.8%	-6.3%	-14.1%	\$32,825	116.1%
62	Health Care and Social Assistance	7,091	0.70	17.2%	6.1%	-15.7%	\$38,998	86.1%
54	Professional, Scientific, and Technical Services	6,402	1.34	-1.0%	8.8%	2.1%	\$69,633	87.8%
51	Information	6,393	4.54	7.6%	-10.5%	0.7%	\$91,319	110.5%
72	Accommodation and Food Services	6,350	1.00	13.8%	18.4%	6.6%	\$19,538	106.3%
56	Admin/Support & Waste Mgmt/Remediation Svcs	5,596	1.17	-13.0%	-3.7%	-13.3%	\$36,128	107.5%
52	Finance and Insurance	3,896	1.26	12.3%	-8.2%	-1.4%	\$77,611	86.1%
81	Other Services (except Public Administration)	3,833	1.04	1.9%	-1.2%	-5.5%	\$28,224	109.8%
61	Educational Services	3,687	1.86	0.4%	13.4%	18.7%	\$57,229	156.0%
31	Manufacturing	2,575	0.42	19.8%	-27.4%	24.8%	\$55,484	90.3%
23	Construction	2,518	0.64	1.9%	-9.1%	10.6%	\$42,535	90.6%
42	Wholesale Trade	2,141	0.72	-9.9%	-30.7%	22.3%	\$71,043	103.4%
53	Real Estate and Rental and Leasing	2,094	1.67	-5.8%	-23.2%	24.2%	\$46,544	100.6%
55	Management of Companies and Enterprises	1,882	1.78	13.1%	7.7%	13.1%	\$109,679	99.7%
71	Arts, Entertainment, and Recreation	1,389	1.10	21.8%	35.9%	16.7%	\$25,738	82.5%
48	Transportation and Warehousing	871	0.35	25.0%	17.9%	2.1%	\$44,421	90.9%
22	Utilities	99	0.36	-40.0%	-60.2%	1.3%	\$73,713	77.7%

Source: EMSI

Note: NAICS codes 11 (Agriculture, Forestry, Fishing and Hunting), 21 (Mining, Quarrying, and Oil and Gas Extraction), and 99 (Unclassified) are excluded from this table. These sectors comprise 0.4 percent of jobs in the 4-ZIP code Greater Brookhaven region.

Greater Brookhaven’s most concentrated sectors provide higher than average wages. Presented in the following table with location quotients highlighted in green, these sectors are Information (LQ = 4.54), Educational Services (1.86), Management of Companies and Enterprises (1.78), Real Estate and Rental and Leasing (1.67), Professional, Scientific, and Technical Services (1.34), and Finance and Insurance (1.26). All of these, except Real Estate and Rental and Leasing, provide average annual wages of greater than the Greater Brookhaven average of \$51,591. These sectors are knowledge-driven and depend on jobs requiring college degrees, a good match with city residents. Demographic data revealed that the residential labor pool is highly educated, particularly compared to the Metro Atlanta region and the state. Of city residents over the age of 25, 58 percent hold at least a bachelor’s degree, providing a local pool of workers with the credentials necessary for many of the management and business and financial occupations within these sectors, as discussed in a later section.

The area’s most concentrated private sectors are consistent with the City of Brookhaven’s largest employers. AT&T is an international telecommunications firm with large local presence, its mobility headquarters are located in Lenox Park. Its employment of 2,832 workers in the city alone adds to both the Information and the Administrative and Support Services sectors. Another telecommunications firm, Cox Communications, employs 1,481 workers in the Perimeter Center area, according to business license data, and is classified as Management of Companies and Enterprises. Autotrader.com, branded as “the ultimate automotive marketplace,” is headquartered in the Perimeter Center area and has 1,147 employees. Hughes Telematics, also headquartered in Perimeter Center, was purchased by Verizon Communications in 2012 for \$612 million. The company develops automotive connectivity technologies and has 700 employees in Brookhaven. Both of these firms support the Professional, Scientific, and Technical Services sector in the four-ZIP code area.

## OCCUPATIONAL INFORMATION

While the previous section provides data detailing the presence of companies based on their primary economic activity, this section provides data detailing the presence of job types, irrespective of the type of company that employ these workers. Occupation data reveals that workers at all skill levels have access to opportunities in Greater Brookhaven. Within the occupational groups with the largest volume of workers, there are high-paying, knowledge-driven occupations requiring college and graduate degrees such as business and financial operations and management; mid-range occupations that require some training such as office and administrative support and sales and related; technical occupations that require hands-on training and certification such as installation, maintenance, and retail and transportation and material moving; and lower-wage employment such as food preparation and serving related occupations.

The most concentrated occupations in the four-ZIP code area are diverse as well. Half of the eight occupations with location quotients of 1.20 or greater offer average hourly earnings greater than the area average of \$22.54. These include legal occupations (LQ = 1.74; average hourly earnings = \$49.06), computer and mathematical occupations (1.74; \$36.52), business and financial operations (1.58; \$33.59), and management (1.28; \$50.56). These occupations generally require some level of college training. The remaining occupations are protective service (1.86; \$18.55); arts, design, entertainment, sports, and media (1.43; \$21.87); installation, maintenance, and repair (1.34; \$21.00); and community and social service (1.20; \$21.62). These occupations have widely varying levels of required training, from short-term on the job to college and graduate training but are less dependent on formal training.

The fastest growing occupations in the area, however, are largely lower paying positions, including personal care and service, food preparation and serving, and healthcare support—all offering an average hourly wage of between \$10 and just over \$12. Although five of the eight occupation groups with average hourly wages over the Greater Brookhaven average experienced losses over a ten-year period, it is important to note that only three experienced losses

over a five-year period: life, physical, and social science; legal; and architecture and engineering. Although the area is experiencing a sluggish recovery which, along with the Great Recession, has spurred an economic reset for many communities across the nation, with major shifts in economic and skills structure, Greater Brookhaven is experiencing gains across the board, in a range of types of jobs in diverse sectors.

Figure A.2-14: Occupational Analysis, Greater Brookhaven, 2014

Description	Employment	Location Quotient	Greater Brookhaven 5-Year Change	Greater Brookhaven 10-Year Change	US 10-Year Change	Average Hourly Earnings	Percent of National Wage
<b>Total</b>	<b>76,079</b>		<b>2.4%</b>	<b>-2.6%</b>	<b>4.3%</b>	<b>\$22.54</b>	<b>105.4%</b>
Office and Administrative Support Occupations	12,652	1.08	-1.7%	-9.5%	2.1%	\$16.82	101.8%
Sales and Related Occupations	8,692	1.09	3.6%	-7.9%	7.8%	\$19.26	104.9%
Food Preparation and Serving Related Occupations	6,225	1.00	15.6%	19.9%	16.0%	\$10.01	97.4%
Business and Financial Operations Occupations	5,777	1.58	1.0%	-3.0%	1.1%	\$33.59	101.9%
Management Occupations	5,109	1.28	1.0%	-1.3%	12.1%	\$50.56	109.5%
Installation, Maintenance, and Repair Occupations	3,854	1.34	2.4%	-11.8%	1.7%	\$21.00	102.5%
Transportation and Material Moving Occupations	3,309	0.68	7.9%	-7.5%	7.1%	\$15.91	99.1%
Computer and Mathematical Occupations	3,292	1.65	9.7%	7.0%	7.1%	\$36.52	96.3%
Building & Grounds Cleaning & Maintenance Occs	3,216	1.08	-3.5%	-11.2%	1.8%	\$11.82	99.9%
Protective Service Occupations	3,161	1.86	-18.1%	9.8%	16.2%	\$18.55	90.0%
Healthcare Practitioners and Technical Occupations	2,678	0.66	16.0%	-6.4%	23.2%	\$33.42	93.5%
Personal Care and Service Occupations	2,678	0.91	9.1%	20.2%	6.5%	\$10.98	99.6%
Production Occupations	2,519	0.55	9.8%	-18.2%	10.8%	\$14.94	90.4%
Construction and Extraction Occupations	2,256	0.67	0.6%	-7.8%	19.3%	\$17.58	88.4%
Education, Training, and Library Occupations	2,197	0.50	2.6%	19.7%	19.3%	\$26.34	109.1%
Arts, Design, Entertainment, Sports, & Media Occs	1,886	1.43	1.9%	-0.2%	-0.2%	\$21.87	92.4%
Healthcare Support Occupations	1,782	0.82	13.6%	13.4%	1.1%	\$12.22	91.9%
Community and Social Service Occupations	1,458	1.20	-2.5%	7.0%	4.4%	\$21.62	102.2%
Architecture and Engineering Occupations	1,190	0.94	-7.8%	-14.8%	-10.0%	\$34.70	92.2%
Legal Occupations	1,118	1.74	-1.8%	-0.8%	0.0%	\$49.06	108.0%
Life, Physical, and Social Science Occupations	535	0.87	-5.1%	6.8%	-11.5%	\$30.19	92.0%
Military Occupations	419	0.42	-7.3%	-8.7%	-4.1%	\$15.11	90.3%

Source: EMSI

Note: SOC code 45 (Farming, Fishing, and Forestry Occupations) is excluded from this table. This occupation group comprises 0.1 percent of jobs in the four-ZIP code Greater Brookhaven region.

## LOCAL LABOR FORCE CHARACTERISTICS (RESIDENTS)

According to the U.S. Census Bureau, 2008-2012 American Community Survey, city residents are employed in a wide range of sectors, with half of all residents employed in one of five business sectors: Professional, Scientific, and Technical Services (15.6 percent of all working residents of Brookhaven), Accommodation and Food Services (11.1 percent), Health Care and Social Assistance (8.1 percent), Educational Services (8.0 percent), and Retail Trade (7.7 percent).

The occupations of Brookhaven residents are strongly consistent with the broader area’s occupational distribution. The top five occupation groups are the same as those illustrated in the preceding Occupation Analysis table: management (13.6 percent of all working residents of Brookhaven), sales (11.5 percent), business and financial operations (10.9 percent), office and administrative support (10.0 percent), and food preparation and serving (8.3 percent).

**Figure A.2-15: Employment Distribution of Brookhaven Residents by Business Sector, 2008-2012**

	<b>2008-2012 Resident Employment</b>	<b>Percent of Total</b>	<b>Change, 2000 to 2008-2012</b>
<b>Total</b>	<b>28,374</b>	<b>100.0%</b>	<b>-5.2%</b>
Professional, scientific, and technical services	4,413	15.6%	15.2%
Accommodation and food services	3,148	11.1%	13.1%
Health care and social assistance	2,297	8.1%	29.2%
Educational services	2,264	8.0%	35.1%
Retail trade	2,184	7.7%	-29.0%
Finance and insurance	2,103	7.4%	-1.9%
Manufacturing	2,074	7.3%	-18.3%
Construction	1,966	6.9%	-29.1%
Administrative & support and waste mgmt svcs	1,436	5.1%	-0.8%
Real estate and rental and leasing	1,208	4.3%	29.6%
Information	1,170	4.1%	-43.7%
Other services (except public administration)	1,130	4.0%	-22.0%
Wholesale trade	862	3.0%	-29.9%
Public administration	741	2.6%	-11.7%
Transportation and warehousing	638	2.2%	-17.9%
Arts, entertainment, and recreation	497	1.8%	18.6%
Utilities	134	0.5%	378.6%
Management of companies and enterprises	109	0.4%	137.0%

Source: U.S. Census Bureau, 2000 Decennial Census and 2008-2012 American Community Survey

**Figure A.2-16: Occupational Distribution of Brookhaven Residents, 2008-2012**

	<b>2008-2012 Resident Employment</b>	<b>Percent of Total</b>	<b>Change, 2000 to 2008-2012</b>
<b>Total</b>	<b>28,374</b>	<b>100.0%</b>	<b>-5.2%</b>
Management occupations	3,872	13.6%	-1.6%
Sales and related occupations	3,262	11.5%	-22.0%
Business and financial operations occupations	3,085	10.9%	29.0%
Office and administrative support occupations	2,837	10.0%	-18.1%
Food preparation & serving related occupations	2,358	8.3%	32.5%
Construction and extraction occupations	1,625	5.7%	-33.4%
Education, training, and library occupations	1,460	5.1%	17.6%
Healthcare practitioners & technical occupations:	1,454	5.1%	42.0%
Computer and mathematical occupations	1,100	3.9%	-29.9%
Building and grounds cleaning and maintenance occ	1,073	3.8%	3.1%
Arts, design, entertainment, sports, & media occs	1,026	3.6%	2.7%
Legal occupations	928	3.3%	13.0%
Production occupations	722	2.5%	-47.1%
Personal care and service occupations	629	2.2%	18.7%
Architecture and engineering occupations	595	2.1%	8.2%
Material moving occupations	546	1.9%	28.5%
Transportation occupations	486	1.7%	-24.3%
Installation, maintenance, and repair occupations	482	1.7%	-6.4%
Protective service occupations:	253	0.9%	-2.7%
Community and social services occupations	245	0.9%	36.9%
Life, physical, and social science occupations	211	0.7%	-48.4%
Healthcare support occupations	125	0.4%	-2.3%

Source: U.S. Census Bureau, 2000 Decennial Census and 2008-2012 American Community Survey

## NEEDS AND OPPORTUNITIES

- Information Access: Develop a database of the City’s available and developable real estate portfolio. Integrate best practices and peer city benchmarking into City data analysis.
- Development of an Economic Development Strategy and competitive incentive program
- Acknowledgment and optimization of efforts and resources at county and regional level: Ensure that opportunities to work with and leverage efforts by DeKalb partners and the Atlanta Regional Commission are recognized and pursued.
- Replication of local models: Use the Buford Highway Economic Development Strategic Plan to drive development of citywide incentive policy.

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# A.2.4. Demographics

Demographic data was analyzed in conjunction with gathering feedback from leaders and stakeholders in Brookhaven to identify population, household, and commute trends in the city. The resulting findings will influence recommendations and will be integrated into various sections of the Brookhaven Comprehensive Plan. The data examined in this section was obtained from the U.S. Census Bureau, utilizing an aggregation of all Census tracts that fall partially or fully within the City of Brookhaven.

## METHODOLOGY

### SOURCES

For demographics, data was obtained from the U.S. Census Bureau. For 2000 data, the 2000 Decennial Census was utilized. For the most recent data available, the 2008-2012 American Community Survey (ACS) was used. ACS estimates represent averages over a five-year period.

### GEOGRAPHIES

An aggregation of Census tracts were used as a proxy for the City of Brookhaven. In 2000, these tracts were: 211, 212.02, 212.09, 214.01, 214.03, 214.05, and 214.06. In 2010, some of these tracts were divided, and this geography is now composed of 12 tracts: 211.01, 211.02, 212.02, 212.09, 214.05, 214.11, 214.12, 214.13, 214.14, 214.15, 214.16, and 214.17.

The Atlanta metro refers to the Atlanta-Sandy Springs-Marietta, Georgia Metropolitan Statistical Area, as defined by the December 2009 Office of Management and Budget Bulletin, which consists of 28 counties: Barrow, Bartow, Butts, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Henry, Jasper, Lamar, Meriwether, Newton, Paulding, Pickens, Pike, Rockdale, Spalding, and Walton.

## EXISTING POPULATION

In 2000, Brookhaven’s population based on Census tract counts was 49,797. In 2010, the population had declined by 2.1 percent and was 48,753. For this analysis, the 2012 population, a five-year estimate, was taken into account, and it was slightly lower than the 2010 count at 49,583. While Brookhaven has experienced slight population loss over time, its peer cities have experienced population growth, as shown in the following table. Similarly sized Alpharetta and

Dunwoody grew by 66.6 percent and 40.6 percent respectively, and the smaller Chamblee, with only 13,297 residents according to the most recent data available, grew by 39.2 percent.

Figure A.2-17: Population by City

	2008-2012 Population	Change, 2000 - 2008-2012
Brookhaven	49,583	-0.4%
Alpharetta	58,075	66.6%
Chamblee	13,297	39.2%
Dunwoody	46,133	40.6%

Source: U.S. Census Bureau, 2000 Decennial Census and 2008-2012 American Community Survey

## POPULATION PROJECTIONS

The following projections provide three possible scenarios of what population growth could occur in Brookhaven in the next 20 years. Because population increases depend upon actions by both the public and private sector and are also highly influenced by uncontrollable changes in the regional and national economy, these projections should be recognized as a rough estimate of what could occur rather than a targeted outcome or likely end result. Estimates are laid out to help the City plan ahead for potential service needs in the short and long term; the City should reevaluate projections regularly to account for changes in local, regional, and national conditions.

The U.S. Census Bureau estimated the Brookhaven population at 50,603 in July 2013, with a 2010 estimate base of 49,271. If a balanced straight line growth from 2010 to 2014 was assumed, it estimates a Brookhaven population at 51,065 in July 2014. For this Plan, three projection scenarios are provided. Scenario 1 is based on Atlanta Regional Commission (ARC) 2040 Forecasts, which are based on the ARC’s

Regional Plan 2040 and available by Census Tracts through year 2040. Over the 20 year period, the scenario shows the population increasing by 15 percent. Scenarios 2 and 3 project higher population numbers in 2034, based on land use changes either already proposed in the city in the next 5 years or identified as long term opportunities of City planning efforts as identified on the Character Area Map of this Plan. Scenarios 2 and 3 take the following into account:

1. Redevelopment of the MARTA transit station.
2. New multi-family housing on Oglethorpe campus and as part of other redevelopment on Peachtree Road.
3. Major redevelopment along Buford Highway, corresponding to redevelopment priorities of the Buford Highway Improvement Plan and Economic Development Strategy.
4. Mixed use development at Perimeter Center, with increases in multi-family housing.
5. Additional housing being added within Lenox Park and along Clairmont Road.

Scenario 2 anticipates 21 percent increase in population, with only two thirds of targeted redevelopment along Buford Highway occurring, while Scenario 3 anticipates 26 percent increase in population, with all of the targeted redevelopment along Buford Highway occurring.

It should be noted that Plan 2040 projects DeKalb County as a whole to experience 20 percent growth through 2040. Because Brookhaven’s Comprehensive Plan 2034 is largely consistent with ARC’s Regional Plan 2040, the below scenarios should be considered low, medium, and high range scenarios. Should the City and its partners do little to encourage redevelopment in the city, it is likely that the city’s growth will be less than what is projected in all of the scenarios.

**Figure A.2-18: Brookhaven Population Projection Scenarios 2034**

Projections	2014 Estimate	2018	2020	2022	2026	2030	2034	Change in Population (2014-2034)	% Change in Population (2014-2034)
Scenario 1	51,065	53,956	55,402	55,871	57,280	57,749	58,721	7,656	15%
Scenario 2	51,065	55,092	56,701	57,689	58,729	59,915	61,952	10,887	21%
Scenario 3	51,065	55,539	57,372	58,583	60,070	61,703	64,187	13,122	26%

Source: Atlanta Regional Commission 2040 Forecasts by Census Tracts, Jacobs

## HOUSEHOLD DYNAMICS

Brookhaven is a city with a high proportion of young singles and young families without children. Figure A.2-19 provides average household size and percentage of households with children. Brookhaven’s average household size is 2.3, compared to the metro Atlanta average household size of 2.74 and state average of 2.7. Just under a quarter (23.1 percent) of Brookhaven households include children under 18, compared to 33.9 percent of metro households and 32 percent of Georgia households. Similarly, the peer cities examined have larger average household sizes and higher percentages of households with children as well, as shown in the following chart. Conversely, 41.6 percent of Brookhaven residents over the age of 15 have never been married compared to one-third of metro residents and 32.3 percent of Georgians. This dynamic is reflected in the age distribution, as Brookhaven has a large proportion of 25 to 44 year olds but a comparatively small proportion of residents aged 17 and under.

**Figure A.2-19: Household Dynamics, 2008-2012**

	Average Household Size	% of Households with Children
Brookhaven	2.30	23.1%
Atlanta MSA	2.74	33.9%
Georgia	2.70	32.0%
Alpharetta	2.69	44.6%
Chamblee	2.57	27.6%
Dunwoody	2.43	31.3%

Source: U.S. Census Bureau, 2008-2012 American Community Survey



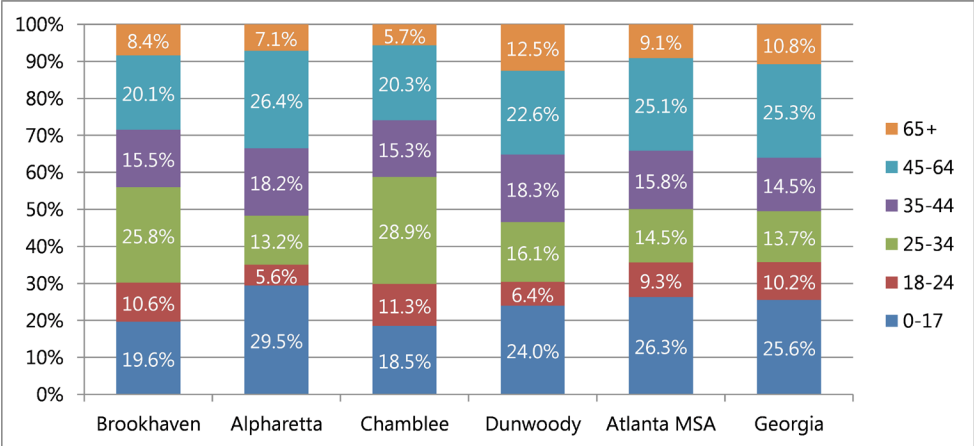
## AGE DISTRIBUTION

In many communities nationwide, “young professionals,” residents between the ages of 25 and 34 are a coveted group. This group is referred to as “young professionals” because they are typically at the beginning of their careers and are more likely than the average American adult to hold at least a bachelor’s degree. The nation is in the midst of a historic shift as the aging Baby Boomer generation (those born between 1946 - 1964) is exiting out of the workforce, and communities that are able to attract and retain younger residents will be able to replace retirees from careers and leadership roles more quickly and efficiently, mitigating potential shortages. As illustrated in the following chart, Brookhaven’s supply of young professionals (25.8 percent of total population) is competitive when compared to the Atlanta metropolitan area (14.5 percent) and the state (13.7 percent). When compared to peer cities, Brookhaven’s proportion of young professionals

lags only Chamblee, with 28.9 percent of its total population between 25 and 34. It is important to note that although Alpharetta and Dunwoody have higher percentages of 35-44 year olds, Brookhaven still surpasses the two cities when the two age groups are combined into the 25-44 cohort.

The percentage of population in the young professionals group exceeds the percentage of Brookhaven residents between 55 and 64 (14.5 percent), who are nearing retirement, meaning there are enough younger workers to eventually replace experienced workers; however, Brookhaven must keep an eye on trends. Between 2000 and 2012, Brookhaven lost population in three key age groups: 18-24 (college-aged residents), 25-34, and 35-44 - all of the groups which will eventually replace workers in the future.

Figure A.2-20: Age Distribution, 2008-2012



Source: U.S. Census Bureau, 2008-2012 American Community Survey

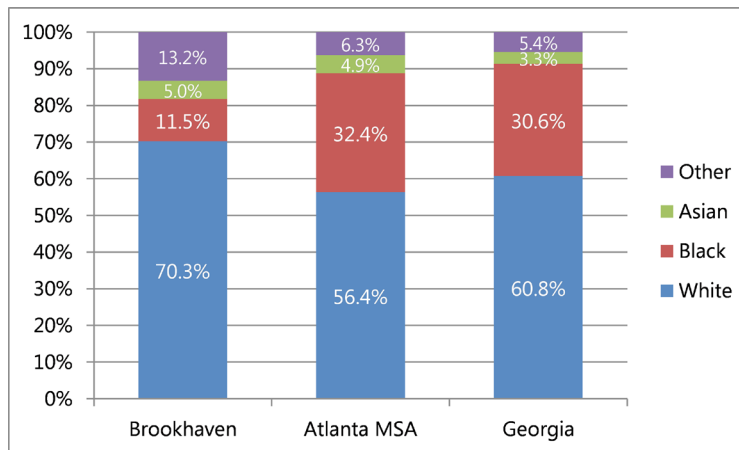
## RACIAL AND ETHNIC COMPOSITION

When race and ethnicity are evaluated separately, the distribution of race and the distribution of ethnicity reveal that 70.3 percent of Brookhaven’s residents identify as White, irrespective of ethnicity, compared to 56.4 percent of metro residents and 60.8 percent of residents statewide. Brookhaven has a significantly lower percentage of residents who are Black (11.5 percent) than the metro (32.4 percent) and the state (30.6 percent). The city has a larger percentage of residents who identify as something other than White, Black, or Asian (13.2 percent) than the metro (6.3 percent) and state (5.4 percent).

These categories include American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, Some Other Race, and Two or More Races.

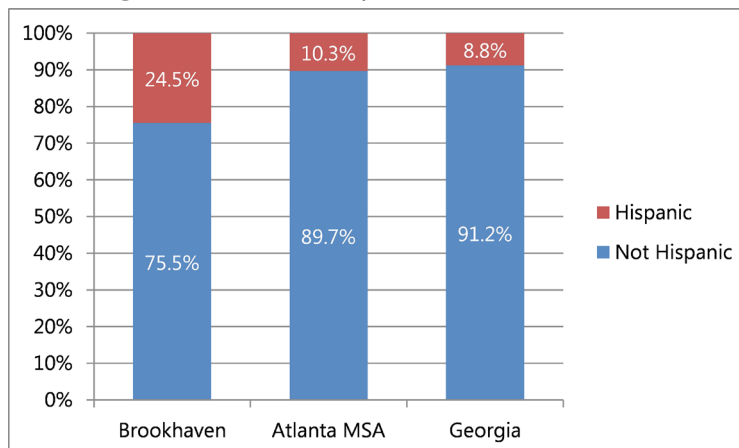
There are two ethnic groups in the United States: Hispanic and Not Hispanic. Brookhaven has a substantially larger Hispanic proportion of the population (24.5 percent) than the Atlanta MSA (10.3 percent) and state (8.8 percent).

**Figure A.2-21: Racial Distribution, 2008-2012**



Source: U.S. Census Bureau, 2008-2012 American Community Survey

**Figure A.2-22: Ethnicity Distribution, 2008-2012**



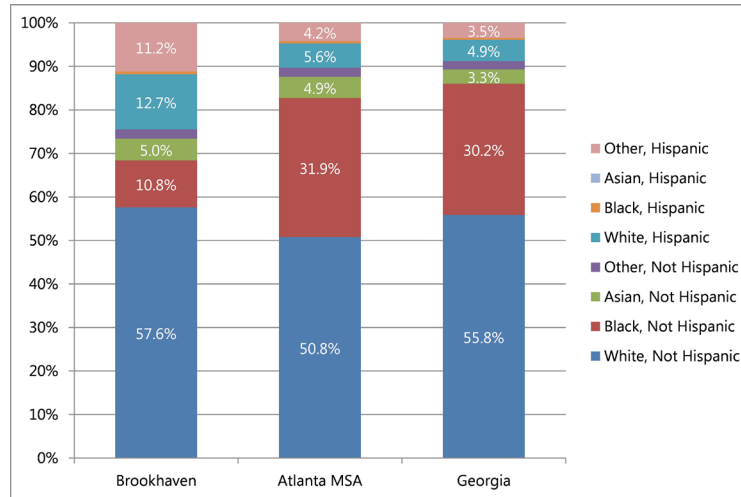
Source: U.S. Census Bureau, 2008-2012 American Community Survey

Over the time period examined, Brookhaven’s proportion of White residents increased from 65.6 percent to 70.3 percent, a percentage increase of 6.6 percent. However, this increase includes both the percentage increase of Not Hispanic Whites (4.5 percent) and Hispanic Whites (17.5 percent). The Black population decreased by 28.2 percent, leading to a decrease of 4.4 percentage points over time in the racial distribution. During this time, Not Hispanic Blacks experienced a population loss of 30.9 percent, or 2,394 Not Hispanic Blacks, and Hispanic Blacks experienced a sizable gain of 94.7 percent, adding 161 Black Hispanics over the time period. The Hispanic ethnic group experienced a population increase of 7.2 percent over time, leading to a proportion change of 1.7 percentage points.

Another method of evaluating these statistics in order to fully understand Brookhaven’s racial and ethnic diversity is to examine race by ethnicity data. In the following analysis, racial and ethnic distribution is presented utilizing the two ethnic groups, Hispanic or Latino and Not Hispanic or Latino, and providing a breakdown by race of those by ethnic group. The advantage of this method is that change over time can be understood more clearly with no groups overlapping the others. According to the U.S. Census Bureau, minority is defined as “people who reported their ethnicity and race as something other than non-Hispanic White alone in the decennial census.” Several federal agencies subsequently identify target population groups along these lines. For example, the Centers for Disease Control and Prevention defines “racial and ethnic minority populations” as Asian American, Black or African American, Hispanic or Latino, Native Hawaiian and Other Pacific Islander, and American Indian and Alaska Native. Thus, in the following assessment of Brookhaven’s racial and ethnic diversity, the majority group is White, Not Hispanic, which is compared to the proportion of this racial and ethnic group in comparison communities as well as to the proportions of recognized minority groups, including the Hispanic ethnic group.

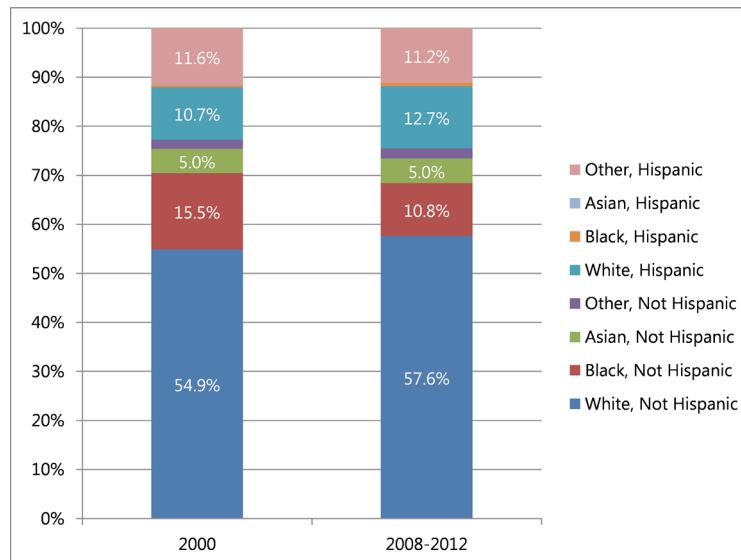
For context, the United States is headed towards “majority-minority” status, which, according to U.S. Census Bureau projections, is anticipated to occur for the first time in 2043. Between 2002 and 2012, the national population grew by over 25 million people; within that growth, non-Hispanic whites accounted for less than four percent. Brookhaven’s majority population increased by 4.5 percent from 2000 to 2012, and its Hispanic population grew by 7.2 percent. Brookhaven, unlike national trends, is not diversifying though, due to population loss of 31 percent of the city’s non-Hispanic Black residents over that time period. With these dynamics, Brookhaven is less diverse than the metro and the state—57.6 percent of residents are non-Hispanic Whites, compared to 50.8 percent metrowide, and 55.8 percent statewide. Brookhaven does have a higher percentage of Hispanic (a total across races of 24.5 percent) and non-Hispanic Asian (5.0 percent) residents than its peer cities.

**Figure A.2-23: Racial and Ethnic Distribution, 2008-2012**



Source: U.S. Census Bureau, 2008-2012 American Community Survey

**Figure A.2-24: Change in Racial and Ethnic Distribution Over Time, Brookhaven**



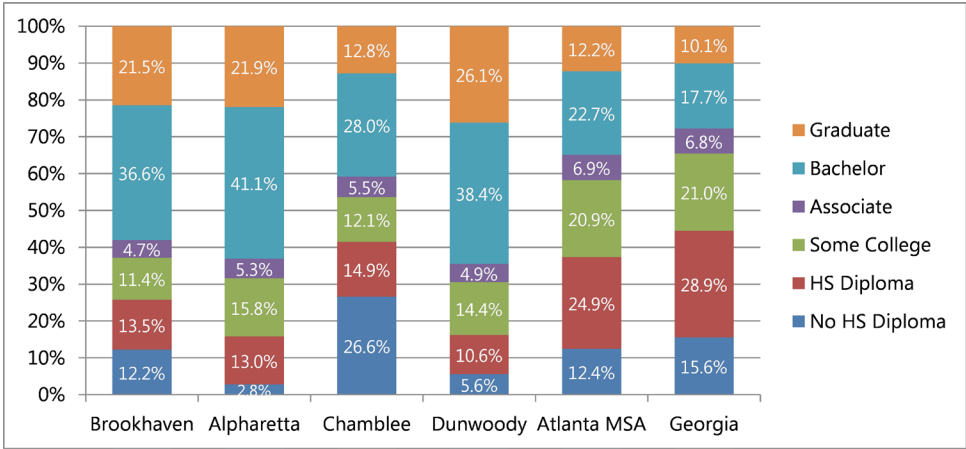
Source: U.S. Census Bureau, 2000 Decennial Census and 2008-2012 American Community Survey

# EDUCATIONAL ATTAINMENT

Education and income are inextricably linked. Earnings data from the Bureau of Labor Statistics indicates that nationally, in 2012, the median weekly earnings of holders of bachelor’s degree or higher were, on average, more than 1.3 times higher than the median of all workers. Further, workers with post-secondary degrees had lower unemployment rates than the average for all workers. The following chart shows the distribution of levels of educational attainment for Brookhaven and its comparison

geographies. Brookhaven is undeniably competitive in terms of educational attainment—58.1 percent of Brookhaven adults over the age of 25 hold at least a bachelor’s degree, compared to 34.9 percent of adults in the Atlanta metro, and 27.8 percent statewide; however, Brookhaven lags behind Alpharetta (63.1 percent) and Dunwoody (64.5 percent), which both also have substantially lower percentages of adults without at least a high school diploma.

**Figure A.2-25: Educational Attainment, 2008-2012**

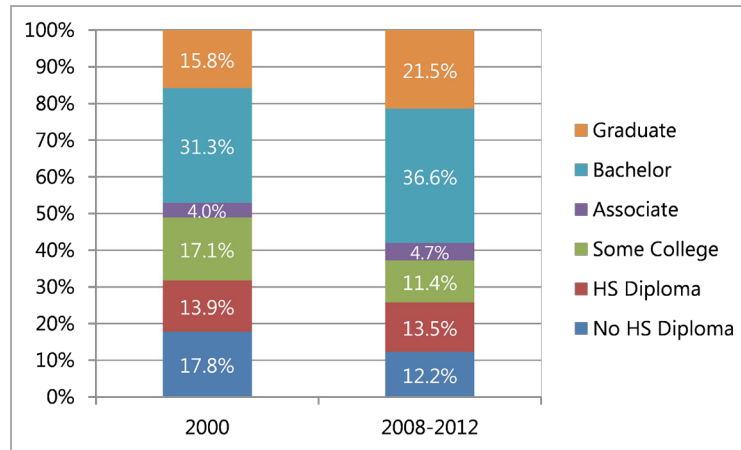


Source: U.S. Census Bureau, 2008-2012 American Community Survey

Over time, Brookhaven has attracted many newcomers with college training—from 2000 to 2012, the proportion of total population with only a bachelor’s degree increased by 5.3 percentage points and the proportion with a graduate degree increased by 5.6 points. Over the same time period, the proportion of adults in Brookhaven without a high

school diploma decreased from 17.8 percent to 12.2 percent, and the proportion of adults who started but did not complete college decreased from 17.1 percent to 11.4 percent. In-migration data reveals that 63.1 percent of new residents who moved to Brookhaven from outside of DeKalb County between 2008 and 2012 had at least a bachelor’s degree.

**Figure A.2-26: Change in Educational Attainment Distribution Over Time, Brookhaven**



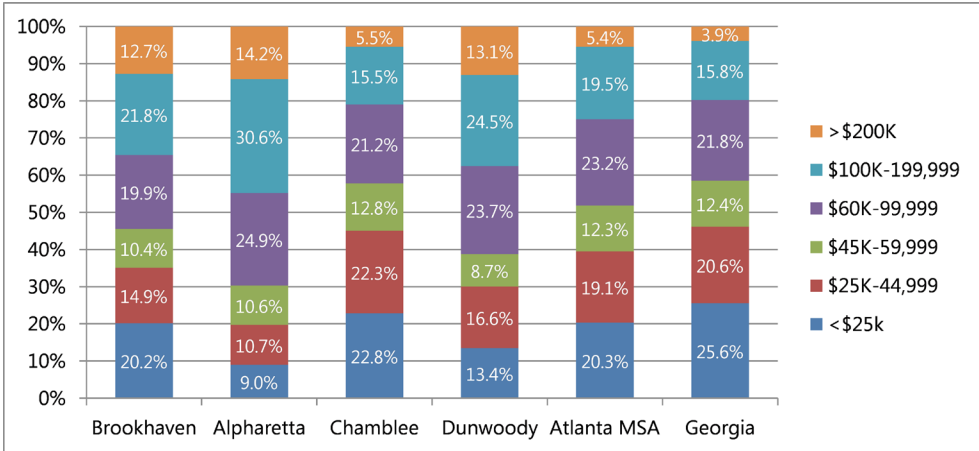
Source: U.S. Census Bureau, 2000 Decennial Census and 2008-2012 American Community Survey

# HOUSEHOLD INCOME

Communities with high levels of educational attainment generally also have high income levels. As shown in the following chart, Brookhaven’s household income distribution reveals that many of its residents are doing well. Between 2008 and 2012, over a third of all households in Brookhaven (34.5 percent) have incomes of \$100,000 and greater, compared to 21 percent of Chamblee households, one quarter of metro Atlanta households, and 20 percent of Georgia

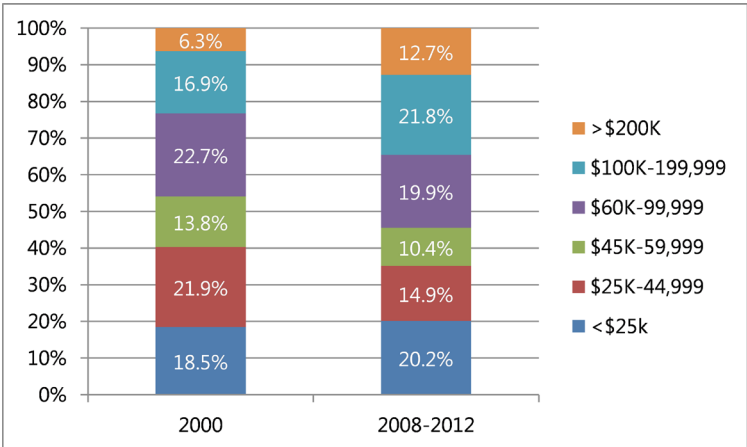
households. Alpharetta and Dunwoody, much wealthier communities in the metro, surpass Brookhaven in this proportion, as shown in the following chart. Brookhaven’s proportion of these top-tier income brackets has grown since 2000. Over the time period, the percentage of households with incomes greater than \$200,000 increased by 6.4 percentage points and the percentage of those bringing in \$100,000 to \$199,999 increased by 4.9 points.

**Figure A.2-27: Household Income Distribution, 2008-2012**



Source: U.S. Census Bureau, 2008-2012 American Community Survey

**Figure A.2-28: Change in Household Income Distribution Over Time, Brookhaven**



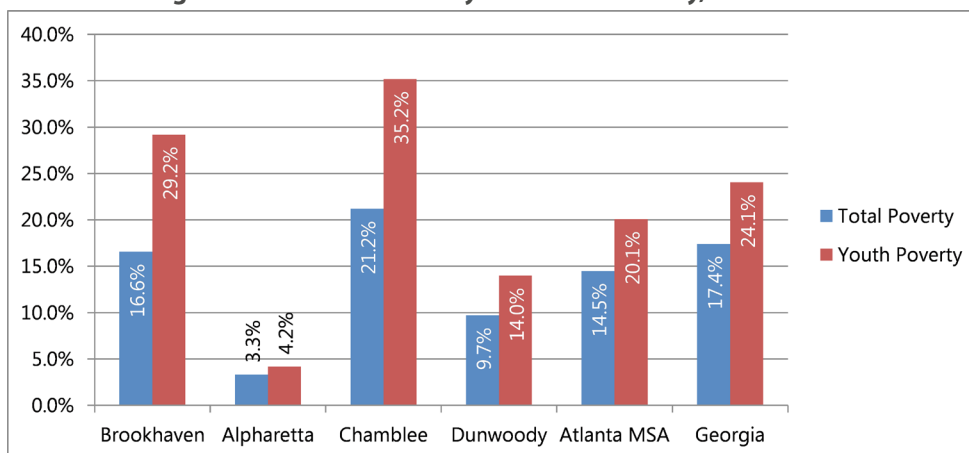
Source: U.S. Census Bureau, 2000 Decennial Census and 2008-2012 American Community Survey

However, the proportion of Brookhaven households in the lowest income bracket has increased as well. In 2000, 18.5 percent of households had incomes less than \$25,000. The most recent data reveals that the proportion is 20.2 percent, with 405 additional households in this bracket. This proportion is on par with the metro average of 20.3 percent, yet less than the Georgia average of 25.6 percent. When examined alongside peer cities, Brookhaven’s percentage of households in this income bracket is just under Chamblee (22.8 percent) and much greater than Alpharetta (9.0 percent) and Dunwoody (13.4 percent). Poverty statistics provide further insight: in 2013, the federal poverty threshold for a family of four with two children was \$23,624. The following chart provides total poverty and youth poverty rates for Brookhaven and its comparison geographies. Brookhaven’s 2008-2012 poverty rate is 16.6 percent, between the metro rate of 14.5 percent and the state poverty rate of 17.4. A greater percentage of youth are in poverty in Brookhaven—29.3 percent of residents aged 17 and under are at or below the poverty threshold in Brookhaven, compared to 20.1 percent of youth in metro Atlanta and 24.1 percent

across the state. Similar to household income dynamics, Brookhaven’s poverty rates, while slightly lower than in Chamblee, are significantly greater than in Alpharetta and Dunwoody. Both total and youth poverty in Brookhaven have increased since 2000.

Overall, these household income dynamics indicate that the city’s middle class is dwindling. Over the time period examined, Brookhaven lost households in all middle ranges, a phenomenon that did not occur in the three peer cities examined. The number of Brookhaven households with incomes between \$25,000 and \$44,999 decreased by 31.1 percent, those between \$45,000 and \$59,999 decreased by 23.3 percent, and those between \$60,000 and \$99,999 decreased by 11.3 percent. Meanwhile, households with incomes over \$200,000 increased by 103.9 percent, those with incomes between \$100,000 and \$199,999 increased by 30.3 percent, and households at the lowest end—less than \$25,000—increased by 10.5 percent. The City will need to ensure that families in middle ranges are not sliding into the lowest bracket while providing access to quality jobs to help families move up from the lowest bracket.

**Figure A.2-29: Total Poverty and Youth Poverty, 2008-2012**



Source: U.S. Census Bureau, 2008-2012 American Community Survey

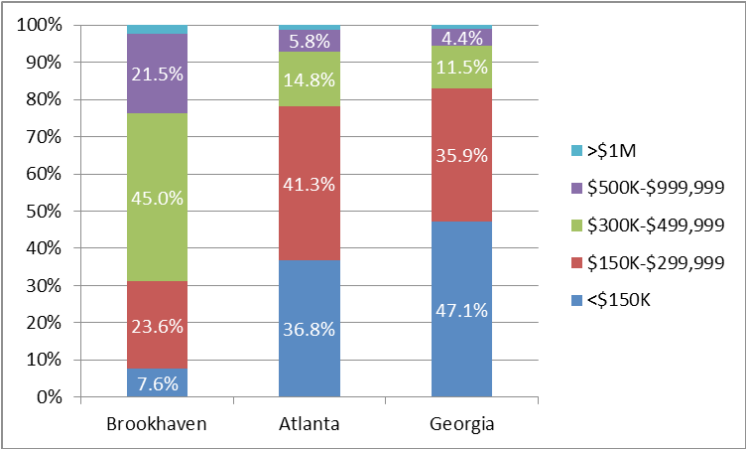


# HOUSING STATISTICS

Renting is more prevalent in Brookhaven than in its peer cities. The homeownership rate in the city is 48.8 percent, compared to 66.4 percent in the region and 66.0 percent in Georgia. Residents who have purchased homes in the city have high-value homes: 68.8 percent of owner-occupied homes in Brookhaven are valued at \$300,000 and greater. In Atlanta, only 21.9 percent of owner-occupied homes are valued at this level, and that percentage is even lower statewide (17 percent). Consistent with income trends, over time, the number of households in homes valued at \$300,000 and greater have dramatically increased while the number of households in homes valued below this threshold has decreased.

Residents who rent their homes pay more for their choice in homes than do the average metro resident or average Georgian—over half (56.9 percent) of Brookhaven renters spend over \$1000 per month in rent, compared to 43 percent metrowide and 32.5 percent statewide. However, this should not be interpreted as a negative occurrence. Residents in Brookhaven are more able to afford their higher rent apartments and homes than their counterparts. The U.S. Department of Housing and Urban Development has determined that families spending over 30 percent of income on housing are cost burdened and may have trouble being able to pay for other necessities. Just over 44 percent of households in Brookhaven dedicate over 30 percent of their income on rent, while 53 percent of regional and state households are spending more than the accepted threshold on rent.

Figure A.2-30: Value of Homes, 2008-2012



Source: U.S. Census Bureau, 2008-2012 American Community Survey

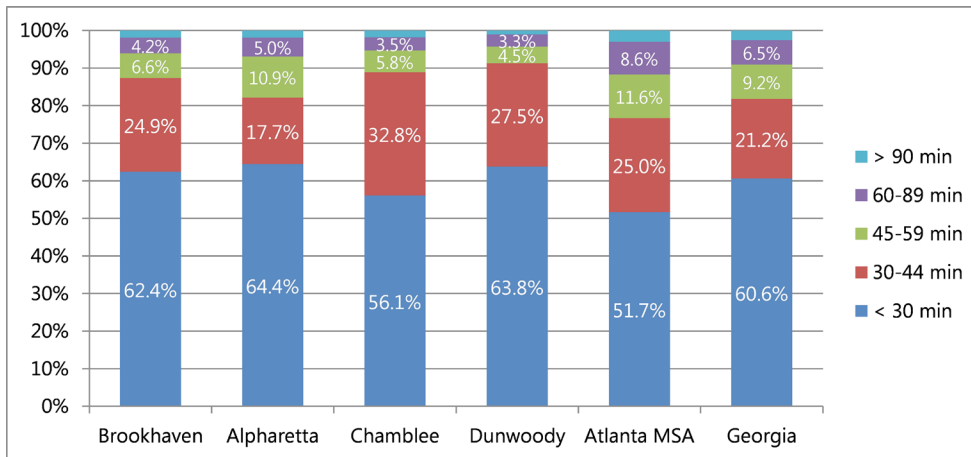
## COMMUTE PROFILE

The Atlanta metro region is known nationally for the amount of time residents spend in their cars traveling to work. In the 2012 Urban Mobility Report by the Texas A&M Transportation Institute, of 101 metros, Atlanta had the 17th highest Travel Time Index, which measures travel times during rush hour and compares to free-flow periods, and the 10th highest Commuter Stress Index. It is estimated that Atlanta commuters experience 68 hours, or close to 3 days, of delay navigating rush hour traffic annually.

Brookhaven residents enjoy more time off the highways than the average metro or Georgia resident—only 37.6 percent of working residents spend more

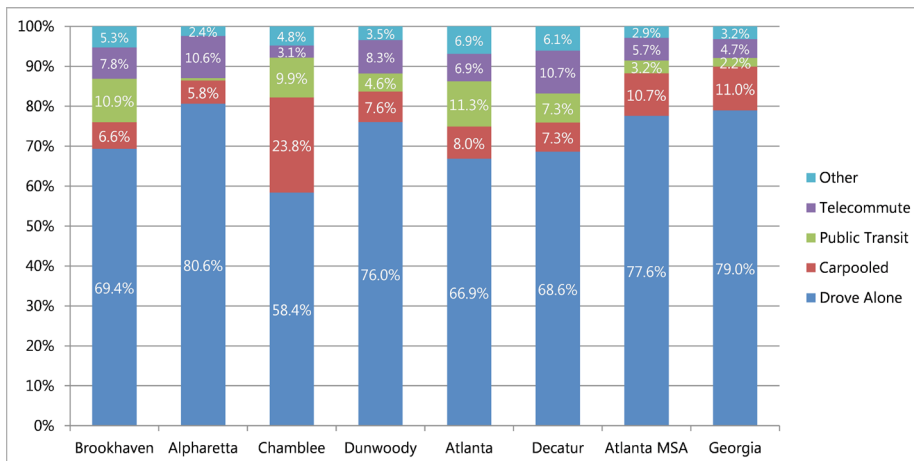
than 30 minutes traveling to work, compared to 48.3 percent of metro Atlanta workers and 39.4 percent of all Georgia workers. Brookhaven’s MARTA access is an asset, as evidenced by the significantly larger percent of working residents (10.9 percent) who use public transportation to get to work, compared to the metro average of 3.2 percent and the state average of 2.2 percent. This percentage is only slightly less than the percentage of commuting residents using MARTA in the City of Atlanta (11.3 percent) and higher than those in the cities of Chamblee (9.9 percent), Decatur (7.3 percent), Dunwoody (4.6 percent), and Alpharetta (0.6 percent).

**Figure A.2-31: Travel Time to Work, 2008-2012**



Source: U.S. Census Bureau, 2008-2012 American Community Survey

**Figure A.2-32: Mode of Commute, 2008-2012**



Source: U.S. Census Bureau, 2008-2012 American Community Survey

# A.2.5. Housing

This section provides a baseline analysis of Brookhaven’s existing housing stock, resources, and trends. Taking housing stock into account is important because of its long-term influence on the outcomes within a community. The housing stock influences the population that chooses and can afford to live in a community, the overall characteristics of a community’s population, and resulting investment decisions made by the private sector. The housing types and price points provided, along with the zoning, subdivision, and development regulations that control them, influence the opportunities for housing change over time.

In Brookhaven, housing plays a particularly important role because the city is highly residential in character; roughly 72 percent of the City’s overall land use is housing. Housing types, occupancy status, housing condition, and costs are considered as well as the special housing needs, jobs housing balance, and lifelong communities housing options.

*Data sources include the U.S. Census Bureau, the DeKalb County Consolidated Plan, the City of Brookhaven, and State of Georgia agencies.*

## HOUSING TYPES AND MIX

The residential uses in the city take on a variety of forms, including single family homes, stand-alone multi-family developments, and multi-family as a component of mixed use developments. As of the 2010 Decennial Census, There were 22,154 total housing units in Brookhaven (block counts).

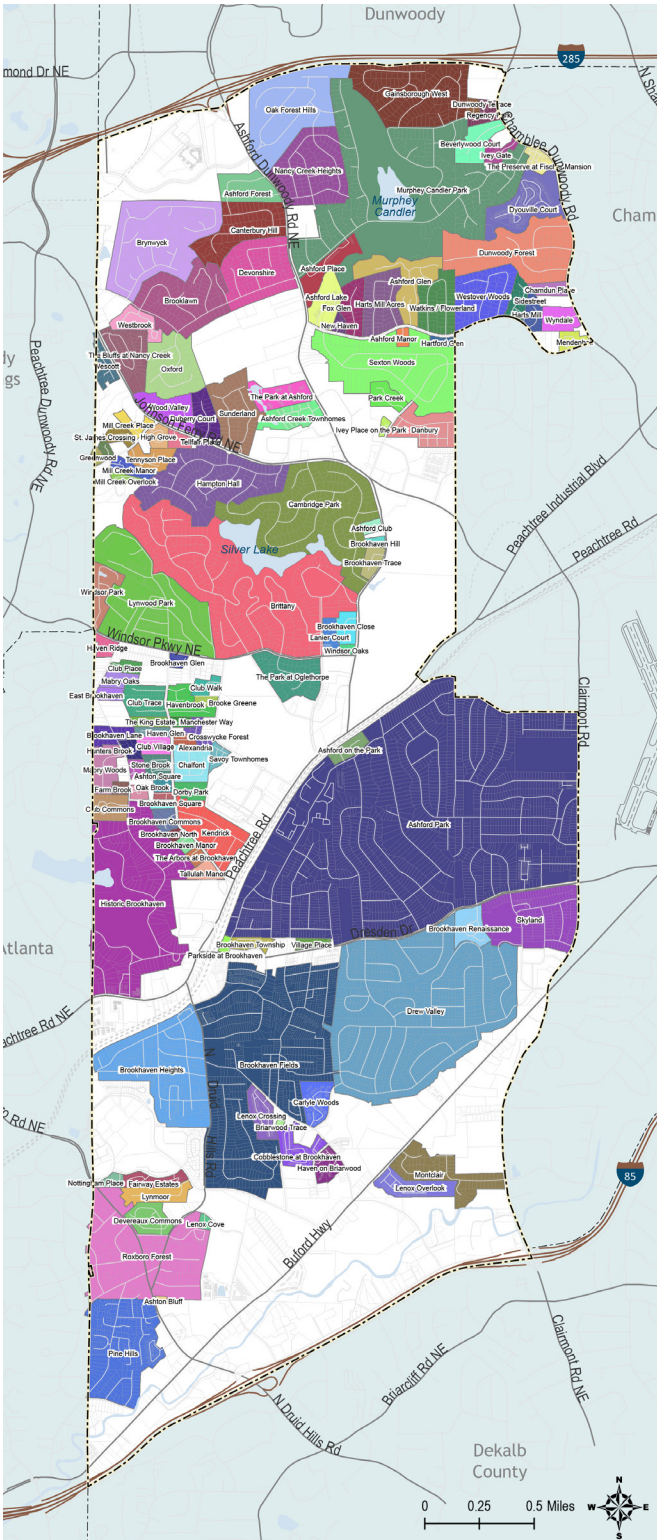
Single family neighborhoods dominate the land area in the community; however, multi-family housing is a predominant feature near and along Buford Highway and has a growing presence in the Perimeter Center and Lenox Park areas and along Peachtree Road, Johnson Ferry Road, and Dresden Road, increasingly in the form of mixed-use development, where the ground floor is occupied by active commercial/office uses that are often made financially successful, in part, by the rooftops above them.



*High density, multi-family housing with commercial on ground floor level, Town Brookhaven.*

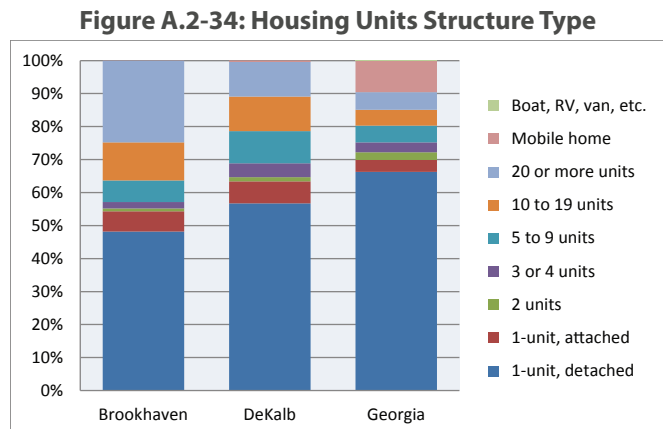


*(Right) Multi-family housing along Buford Hwy; (Center) Established housing in northern Brookhaven; (Right) new infill housing near Peachtree Road.*



**Figure A.2-33: Neighborhoods Map (See larger map in Appendix A.3)**

Brookhaven has an estimated 126 single family residential neighborhoods and 66 apartment complexes. Compared to DeKalb County and the State of Georgia, Brookhaven has a notably higher percentage of multi-family units: roughly 45 percent, compared to 35 percent in DeKalb and 18 percent in Georgia.



Source: 2008-2012 American Community Survey 5-Year Estimates (Brookhaven Census Tracts)

# OCCUPANCY AND CONDITION OF HOUSING

Housing occupancy and condition data can tell quite a bit about a community’s housing needs or lack thereof. Renters can tend to have less “stock” in a community as leases are regularly renewed on an annual basis and are not financially tied to the land in the long-term. As such, renter households are subject to impacts of rent increases or other adverse living conditions and can relatively easily pick up and move, setting aside social connections.

Owner households can create more stability in a community as owners are financially tied to the property, often because of monthly mortgage payments. Because owners have a long-term financial investment in their housing, they are more likely to be involved in planning and community development decisions in their community, particularly if it is in close proximity to their land.

Age and vacancy rates may be a sign of undesirable or outdated housing supply and a need for property renovation or redevelopment. They could also be a sign of less competitive economy. In any case, changes in housing conditions, occupancy, and tenure are important indicators of a community’s health and stability and should be monitored.

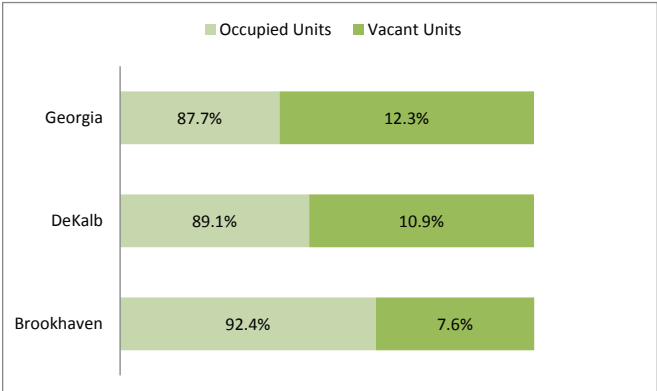
## OCCUPANCY

The city has a low housing vacancy rate (7.6 percent) compared to DeKalb County (10.9 percent) and Georgia (12.3 percent), per the 2010 Census. The low vacancy rate is likely, in part, a reflection of Brookhaven’s strategic location in the metro area, in close proximity to many jobs and major employment centers in Sandy Springs (Medical Center), Dunwoody (Perimeter Center), and Atlanta (Buckhead and nearby Midtown).

## TENURE

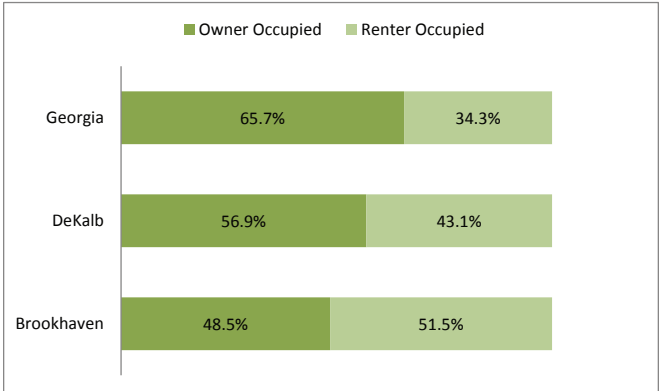
An estimated 49 percent of Brookhaven’s occupied housing units are owner-occupied, compared to a 56.9 percent owner occupancy rate in DeKalb County and 65.7 percent occupancy rate in the State of Georgia. Considering the City’s demographics and the growing urban nature of Brookhaven, it is not surprising or unexpected that this high of a percentage of the City’s housing stock is rented, compared to the county and state. As new redevelopment occurs, however, the City may wish to encourage development of new varieties of owner-oriented housing opportunities in its activity centers that are envisioned as mixed use areas. This may include products such as townhomes and condominiums.

Figure A.2-35: Housing Occupancy Status



Source: U.S. Census Bureau, 2010 Census. SF1. (2010 Census Tracts)

Figure A.2-36: Housing Tenure



Source: U.S. Census Bureau, 2010 Census. SF1. (2010 Census Tracts)

**AGE**

Most of the single family housing stock in Brookhaven was built in the 1960s or later; however, the City has a sizeable supply of housing units that could be considered historic (50 years or older, largely in keeping with its original form with no substantial changes). Most notable among these historic units is the Historic Brookhaven neighborhood, located just west of Peachtree Road, south of the Brookhaven MARTA station; it is listed as a historic district on the National Register of Historic Places. This area contains some of the City’s oldest housing structures, built between 1920 and 1940. The Ashford Park, Drew Valley, and Roxboro Heights neighborhoods have a sizeable number of units built between 1940 and 1960. These properties now qualify in the 50 year historic range and may be worthy of greater protection of character.

Additional housing age characteristics include the following:

Infill housing, the building of new housing or major refurbishing or reuse of existing homes within established neighborhoods, is a dominant trend in Brookhaven. As shown in Figure A.2-39, infill housing is playing a notable role in the neighborhoods in and around Peachtree Road in particular.

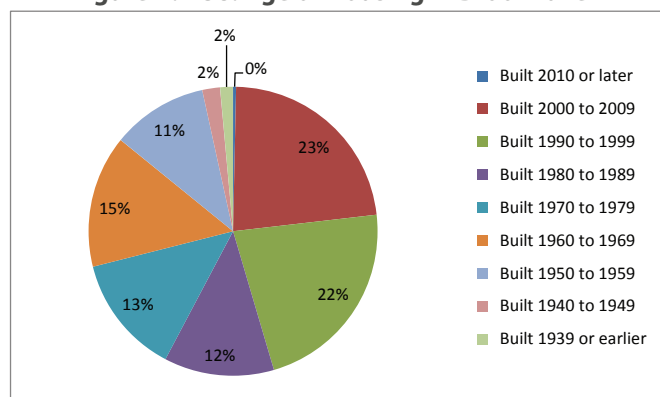
Currently there are no local ordinances that protect the demolition or major adjustments to historic properties in the city. The City of Brookhaven may want to consider completing a historic resources survey and establishing protective policies to preserve this historic housing stock in the city. This analysis could be further considered alongside infill housing concerns in the community.

**Figure A.2-37: Year Structure Built**

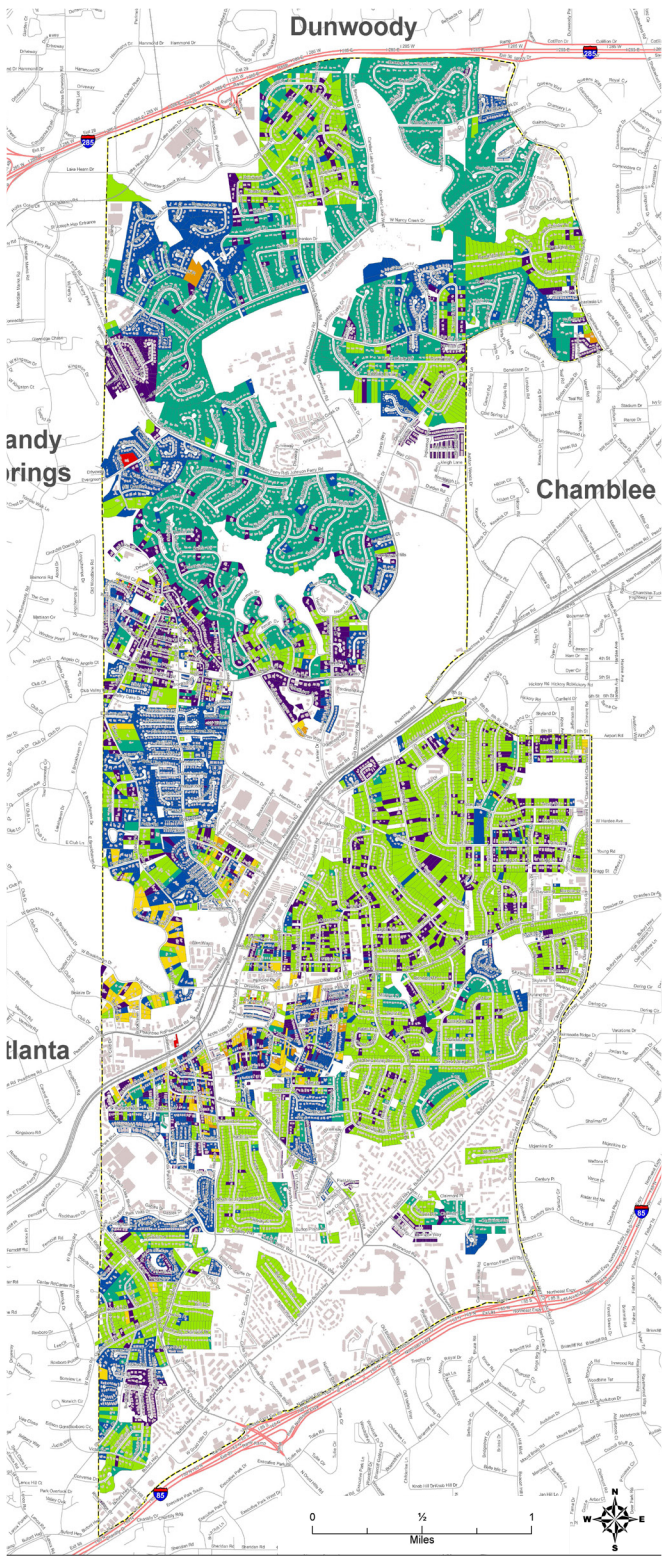
Year Structure Built	Brookhaven	DeKalb	Georgia
Built 2010 or later	0.34%	0.20%	0.30%
Built 2000 to 2009	22.84%	17.70%	22.10%
Built 1990 to 1999	22.27%	14.40%	21.20%
Built 1980 to 1989	12.30%	17.60%	17.90%
Built 1970 to 1979	13.31%	17.80%	14.70%
Built 1960 to 1969	14.80%	15.00%	9.40%
Built 1950 to 1959	10.73%	10.40%	6.60%
Built 1940 to 1949	1.98%	3.30%	3.10%
Built 1939 or earlier	1.44%	3.60%	4.80%

Source: 2008-2012 American Community Survey 5-Year Estimates (Brookhaven Census Tracts)

**Figure A.2-38: Age of Housing in Brookhaven**



Source: 2008-2012 American Community Survey 5-Year Estimates (Brookhaven Census Tracts)



**Figure A.2-39: Single Family Residential Structures by Year Built Map (See larger map in Appendix A.3)**

**CONDITION**

Housing conditions in the city vary. While many neighborhoods have seen major reinvestments in housing stock, a mix of different levels of quality remain in the community. In older neighborhoods, some original structures require either a major renovation or may be appropriate for redevelopment.

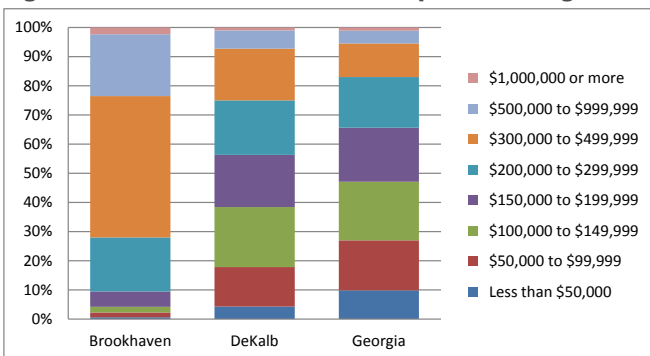
The largest difference in housing condition applies to older apartment complexes in the southern portion of the city when compared to single family and multi-family developments elsewhere. The City is currently completing an analysis of its apartment stock to ensure safe living environment that meets the Life Safety Code (completion expected late 2014). Conversations with the City of Brookhaven indicate that they have identified more than one multi-family development that has exceeded its healthy life and is in need of major renovations or should be considered unfit for occupation. These same units are also some of the most affordable in the city, which introduces the potential need to consider replacement housing development to ensure, should the developments be demolished, sufficient affordability in the community. Additional discussion of housing affordability is provided on the next page.

	City of Brookhaven
Housing By Year Built:	
	1842-1900
	1900-1920
	1920-1940
	1940-1960
	1960-1980
	1980-2000
	2000-2014
	Expressway
	Major Road
	Street
	Railroad

## HOUSING COSTS

The cost of single family housing in Brookhaven is relatively high: over 70 percent of owner occupied housing units in Brookhaven are valued at \$300,000 or more, this is a noticeably higher than average costs in DeKalb County and the State of Georgia. Rental data from the Census indicates that 71 percent of Brookhaven renter households are spending \$1000 or more per month on for gross rent; this is quite a bit higher than the 45 percent and 32 percent paying this much for rent in DeKalb County and Georgia, respectively.

**Figure A.2-40: Value of Owner Occupied Housing Units**



Source: 2008-2012 American Community Survey 5-Year Estimates (Brookhaven Census Tracts)

## Cost-Burdened Households

“Cost burdened” for the purpose of this analysis is when a household pays more than 30 percent of its income on housing costs. This is a long-held income standard for housing affordability dating back to the U.S. National Housing Act of 1937 and modified over time based on changing conditions to the current 30 percent. This means that 70 percent of income can be spent on discretionary spending.

An estimated 40 percent of renter households in Brookhaven are paying more than 30 percent of household income on housing. This figure includes contract rent plus all utilities. The data indicates that there is an under-supply of desirable, affordable rental housing for those that are residing in the Brookhaven community. It should be noted that cost burdened renter households are even greater in DeKalb County and the state.

As indicated in Figure A.2-42, roughly 32 percent of Brookhaven homeowners (with a mortgage) are spending more than 30 percent of their income on housing costs. This figure is lower than both DeKalb (40 percent) and Georgia (36 percent). While the numbers suggest that housing affordability may be an issue for some existing homeowners in the city, it is

**Figure A.2-41: Gross Rent As a Percentage of Household Income**

Gross Rent As a Percentage of Household Income	Brookhaven	DeKalb	Georgia
Less than 15.0 percent	15.46%	9.40%	11.10%
15.0 to 19.9 percent	18.70%	10.90%	12.00%
20.0 to 24.9 percent	14.23%	11.70%	12.20%
25.0 to 29.9 percent	11.87%	12.20%	11.60%
30.0 to 34.9 percent	7.98%	9.50%	9.20%
35.0 percent or more	31.75%	46.30%	43.80%

Source: 2008-2012 American Community Survey 5-Year Estimates (Brookhaven Census Tracts)

**Figure A.2-42: Monthly Owner Costs as a Percentage of Household Income (Households with a Mortgage)**

Monthly Owner Costs as a Percentage of Household Income	Brookhaven	DeKalb	Georgia
Less than 20.0 percent	42.37%	32.40%	36.20%
20.0 to 24.9 percent	13.58%	15.70%	16.20%
25.0 to 29.9 percent	12.19%	11.90%	11.90%
30.0 to 34.9 percent	7.30%	8.70%	8.60%
35.0 percent or more	24.56%	31.30%	27.10%

Source: 2008-2012 American Community Survey 5-Year Estimates (Brookhaven Census Tracts)



likely that many of these homeowners are making a much large income and as such many still likely have sufficient leftover funds to comfortably live.

**JOBS-HOUSING BALANCE**

Jobs housing balance is a planning tool that can be used by local governments to determine if there is a healthy ratio of housing and jobs in a community. A good ratio of roughly 1.0 allows 1) for residents to have a choice to work in the same community and 2) for a community’s workers to also have a choice to live in that community. The jobs-housing balance can be measured by comparing the number of jobs against the number of households within a community since not all household members work or need to work.

Brookhaven has 21,102 households and greater Brookhaven has roughly 76,079 jobs. When these numbers are compared, there are roughly 3.6 jobs per every household in Brookhaven. It is not a perfect measure, but the number suggests that Brookhaven residents are well positioned to access jobs.

Considering the jobs/housing balance includes determining whether the types of jobs in a community align with the skillsets and training of the people that live there. We know from the baseline conditions analysis of economic development that Greater Brookhaven has a variety of job opportunities, ranging from higher paying professional, information, and finance jobs to mid-range paying government educational, manufacturing, and construction jobs, to lower paying retail, social assistance, and food services jobs. Please see Appendix A.2-4 for greater consideration of the area’s economic opportunities.

**HOUSING NEEDS OF SPECIAL POPULATIONS**

Is housing stock accessible to special populations, including elderly, disabled, and lower income households? This is an important consideration of the Comprehensive Plan and has implications for the long-term livability and diversity of Brookhaven.

**DeKalb County Consolidated Plan**

As an Entitlement Community (county of over 50,000 people), DeKalb County is responsible for maintaining and regularly updating a consolidated plan to be eligible for funding through the U.S Department of Housing and Urban Development (HUD) Community Planning and Development formula grant programs.

The DeKalb County Consolidated Plan addresses special needs housing for the entire county, including Brookhaven and other municipalities, and coordinates HUD grant funds to address identified needs. The Consolidated Plan was led by the DeKalb County Human and Community Development Department and most recently updated in 2014. Its short-term work program provides a five year action plan for 2014-2018. The Consolidated Plan plays an important role in determination of where and how funding from the HUD will be spent.

**Priority Needs**

Several priority needs are identified in the Consolidated Plan that apply to parts of Brookhaven and/or countywide, as identified below.

- Foreclosure Prevention-Education and Counseling (countywide)
- Homebuyer/Homeowner Assistance (countywide)
- Sidewalk, Community Center, and Public Facility (Urban County, Municipalities; and Buford Highway Area, Chamblee and Doraville)
- Affordable Rental Housing Units (countywide)
- Homeless Prevention-Continuums of Care (countywide)
- EEO-Job Creation and Micro-Enterprise Assistance (countywide)
- Housing-Rehabilitation of Single-Family Unit Admin (countywide)
- Support Services/Seniors, Refugees, and Others (countywide)
- Quality Affordable Childcare (countywide)
- Recreational Base Youth Activities (countywide)
- SLE-Demolition of Dilapidated Structures (countywide)
- Administration of HUD Programs (Urban County - municipalities; and Buford Highway Area, Chamblee and Doraville)
- EEO - Revitalization of Commercial Corridors (Buford Highway Area, Chamblee and Doraville)
- SLE - Capacity Building/Training (countywide)
- EEO - Job Training (countywide)

**Implementation Funding**

As a part of its role leading the countywide Consolidated Plan, DeKalb County administers important implementation funding from HUD, including the following:

- HOME - HOME funds will be used for Acquisition, Homebuyer assistance, Homeowner rehab, Multi-family Rental New Construction, Multifamily Rental Rehab, New Construction for ownership, and TBRA.
- CDBG - CDBG funds will be used to carry out activities related to Acquisition, Administration and Planning, Economic Development, Housing, Public Improvements and Public Services.
- ESG - Emergency Solutions Grant (ESG) funds will be used for Rapid rehousing, Street outreach, Emergency Shelter and Shelter Services, Homeless Prevention, and HMIS activities.
- HOPWA - Housing Opportunities for Persons with AIDS

These funds, particularly the HOME and CDBG grant programs, may provide important funding sources for meeting some of Brookhaven’s special housing and targeted public improvement needs.

**Implications for Brookhaven**

Brookhaven should work with the County to identify specific housing and community development needs that can be addressed through the consolidated plan and respective implementation funds. The County is already providing housing support services to meet many of the special housing needs of county residents, and it would be redundant for the City to duplicate these efforts. However, as a part of the City’s ongoing policy development and zoning work, the City should consider incentives or possibly regulations to preserve or increase workforce housing and other special housing needs in the community.

**Meeting Lifelong Communities Housing Needs**

A key goal of the Atlanta Regional Commission is lifelong communities, ensuring that all ages and groups can live and prosper in the region’s communities. There are many elements to the Lifelong Communities framework, including promoting housing and transportation options, encouraging healthy lifestyles, and expanding information and access to services. Housing choices for the elderly (and those with special needs) include ensuring that:

- Housing is affordable to those with a mixed income;

**Figure A.2-43: Senior Housing Developments in Brookhaven**

Facility Name	Address	Units	Services	Details
Safe Haven at Brookhaven	1286 Kendrick Road, 30319	6	Assisted living	Meals, nurses, on-call doctors
Ashford Parkside	3522 Blair Circle NE, 30319	151	Independent living community	Designed for seniors 62 years and older, mixed income
Hearthside Brookleigh	2282 Johnson Ferry Road NE, 30319	120	Independent living community	Designed for seniors 62 years and older, mixed income
Ashford Landing Senior Residences	3522 Blair Circle NE, 30319	117	Independent living community	Designed for seniors 62 years and older, mixed income
Safe Haven at Lenox Park	1137 Lynmoor Drive, 30319	6	Assisted Living	Meals, nurses, on-call doctors

- Housing is visitable and accessible for people with mobility restrictions - this includes zero step entries, bathrooms on the first floor, and accessible bathrooms and kitchens that are wide enough for wheel chairs to enter; and
- A variety of appropriate housing options are available, such as independent senior living, nursing homes, assisted living, senior retirement communities, and accessory dwelling units (allowing young and old to live affordably near yet separate from their family).

Figure A.2-43 provides an inventory of senior-oriented housing products in the Brookhaven community. Currently, the City’s zoning code does not speak to accessory dwelling units. This is a potential need/ opportunity that should be further explored by the Brookhaven community as it pursues and implements new policy.

## KEY FINDINGS

The City of Brookhaven’s housing stock is well developed yet experiencing many pressures, opportunities, and issues associated with redevelopment and aging housing. While a variety of housing options are available, careful policy decisions will be needed to ensure that Brookhaven continues to be an assessable and livable community for a variety of residents, including its workers, long-term residents, and new comers, seeking a good place to live in proximity to good jobs and schools.

Key findings include the following:

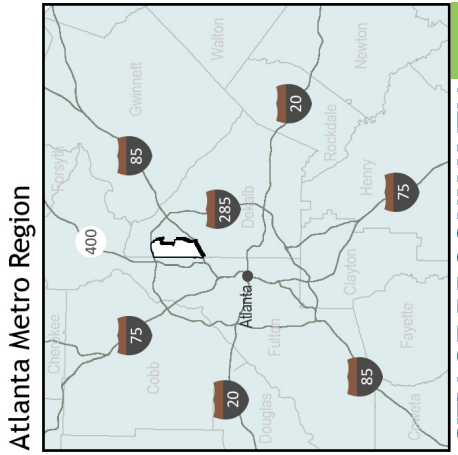
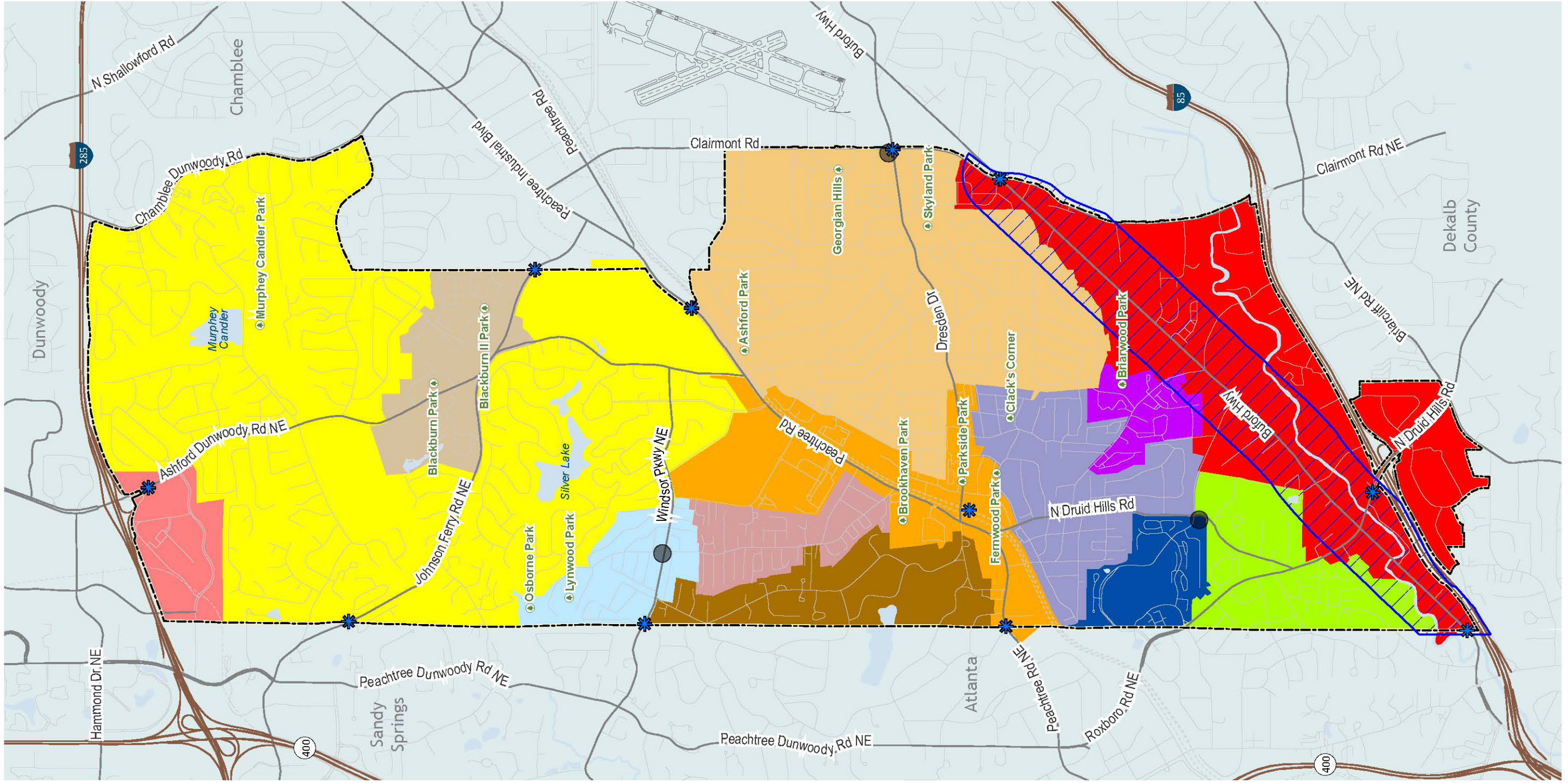
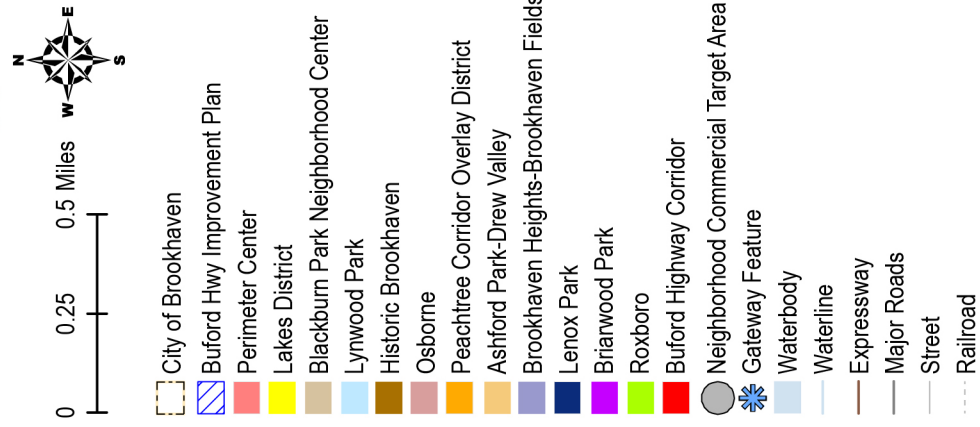
- Brookhaven has a large diversity in its housing types, although this is not balanced throughout the community.
- The city’s strategic location near major employment centers and key transportation facilities, including major interstates and MARTA, will likely continue to place high demand on the city’s housing supply.
- Infill single family housing will continue to have an impact on the character of neighborhoods and may require additional attention, particularly as it relates to the City’s zoning and development policies.
- Multi-family housing can continue to play an important role in creating lively, activity nodes like Town Brookhaven and development along Dresden Drive. This housing can play an important role in supporting desirable retail/commercial services in the city.
- Costs of housing are relatively high in Brookhaven. Ensuring a safe supply of accessible and affordable housing should be considered in the City’s long-term plan.
- The City should continue to coordinate with DeKalb County and its Consolidated Plan to address and help fund special housing needs in the community.
- The City’s zoning and development regulations will ultimately determine the housing options available to community members long-term.

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# A.3. Map Enlargements

- A.3.1. Character Area Map ..... 1
- A.3.2. Areas Requiring Special Attention Map ..... 3
- A.3.3. Healthy/Active Living Resources Map ..... 5
- A.3.4. Priority Redevelopment Parcels Map ..... 7
- A.3.5. Zoom In of DeKalb County’s Future Development Map ..... 9
- A.3.6. Existing Land Use Map ..... 11
- A.3.7. Vacant and Underdeveloped Land Map ..... 13
- A.3.8. Community Facilities and Resources Map ..... 15
- A.3.9. Natural Resources Map ..... 17
- A.3.10. Neighborhoods Map ..... 19
- A.3.11. Single Family Residential Structures by Year Built Map ..... 21

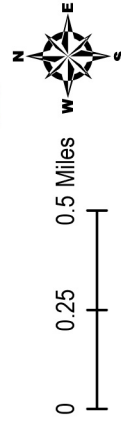
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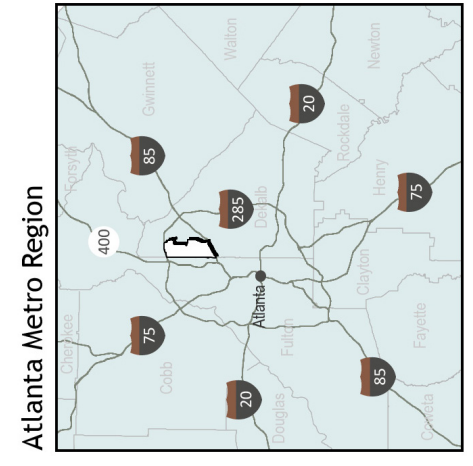
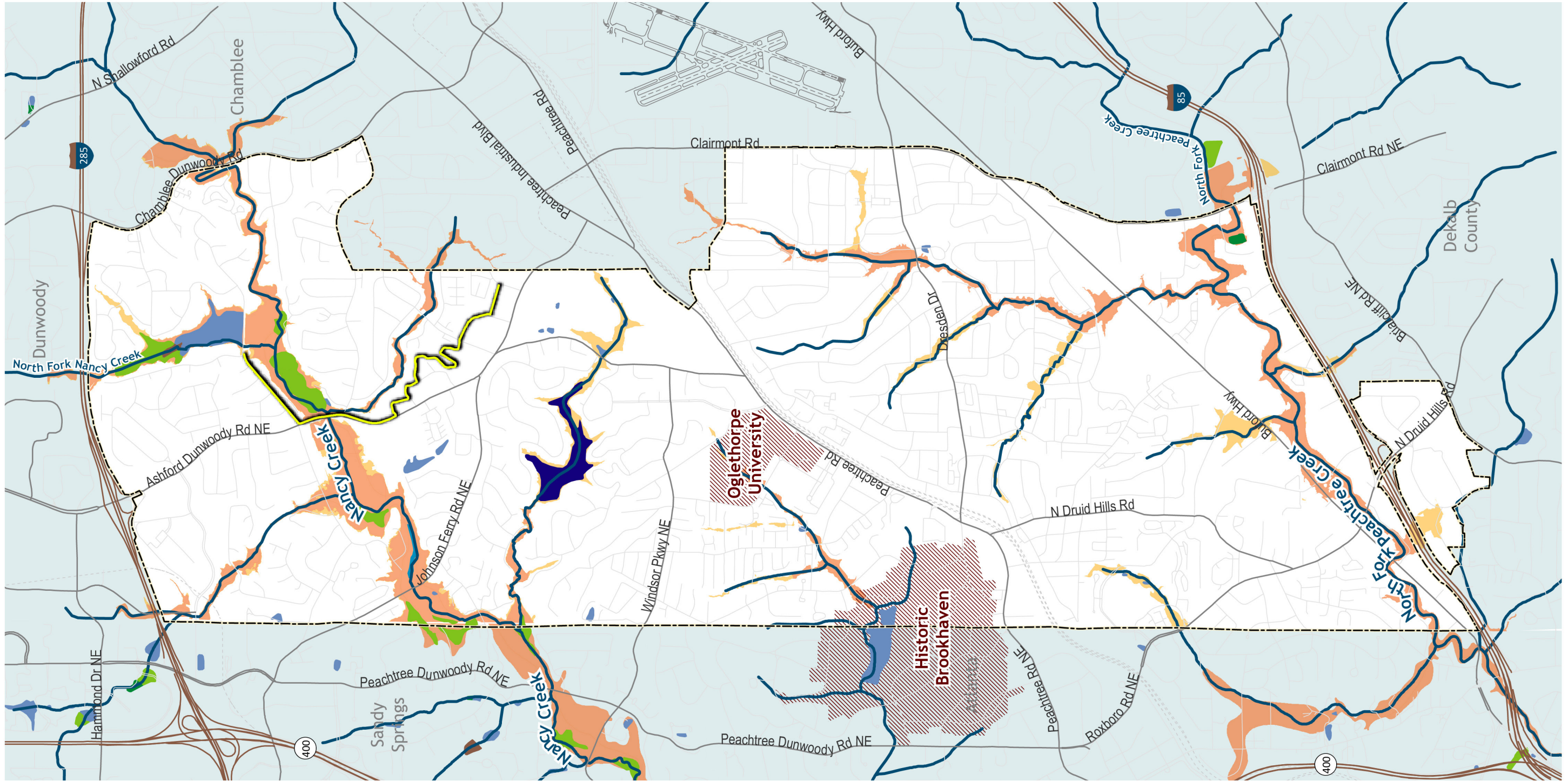
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# Areas Requiring Special Attention



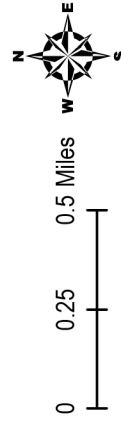
- City of Brookhaven
- Historic Districts
- 100-Yr Floodplain
- 500-Yr Floodplain
- Rivers / Creeks
- Trail
- Wetlands (DCA):**
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Other Freshwater Wetlands
  - Lake
  - Riverine
- Expressway
- Major Road
- Street
- Railroad



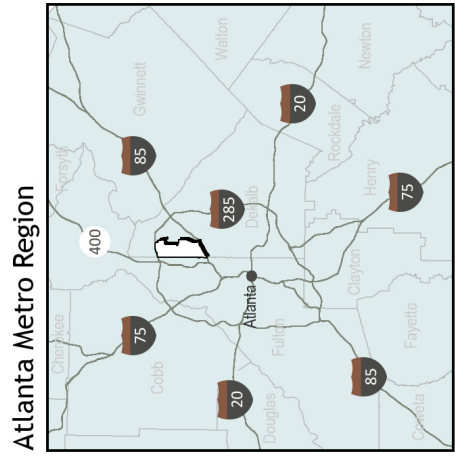
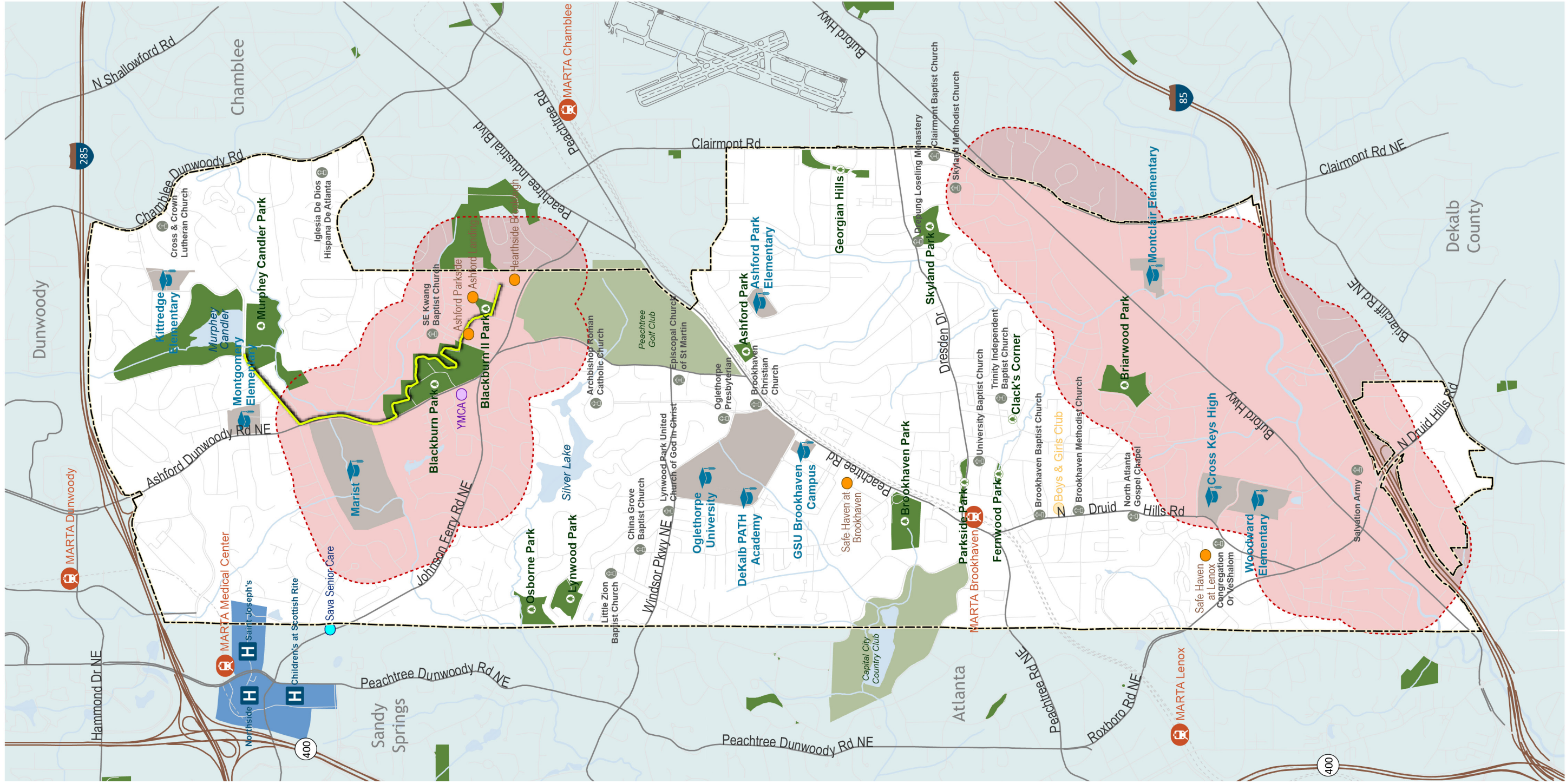
Source: City of Brookhaven IT/GIS Department, April 15, 2014; Annex data added January 8, 2015; Georgia Department of Community Affairs

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# Healthy/Active Living Resources

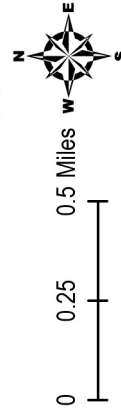


- City of Brookhaven
- Hospital
- MARTA Rail Station
- Place of Worship
- School
- School Parcel
- Park
- Trail
- Park Course
- Waterbody
- Master Active Living Plan Boundary
- Wellness District
- Senior Healthcare
- Senior Housing
- YMCA
- Boys & Girls Club
- Waterline
- Expressway
- Major Road
- Street
- Railroad

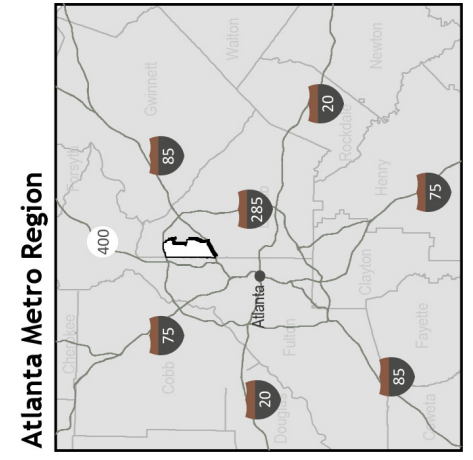
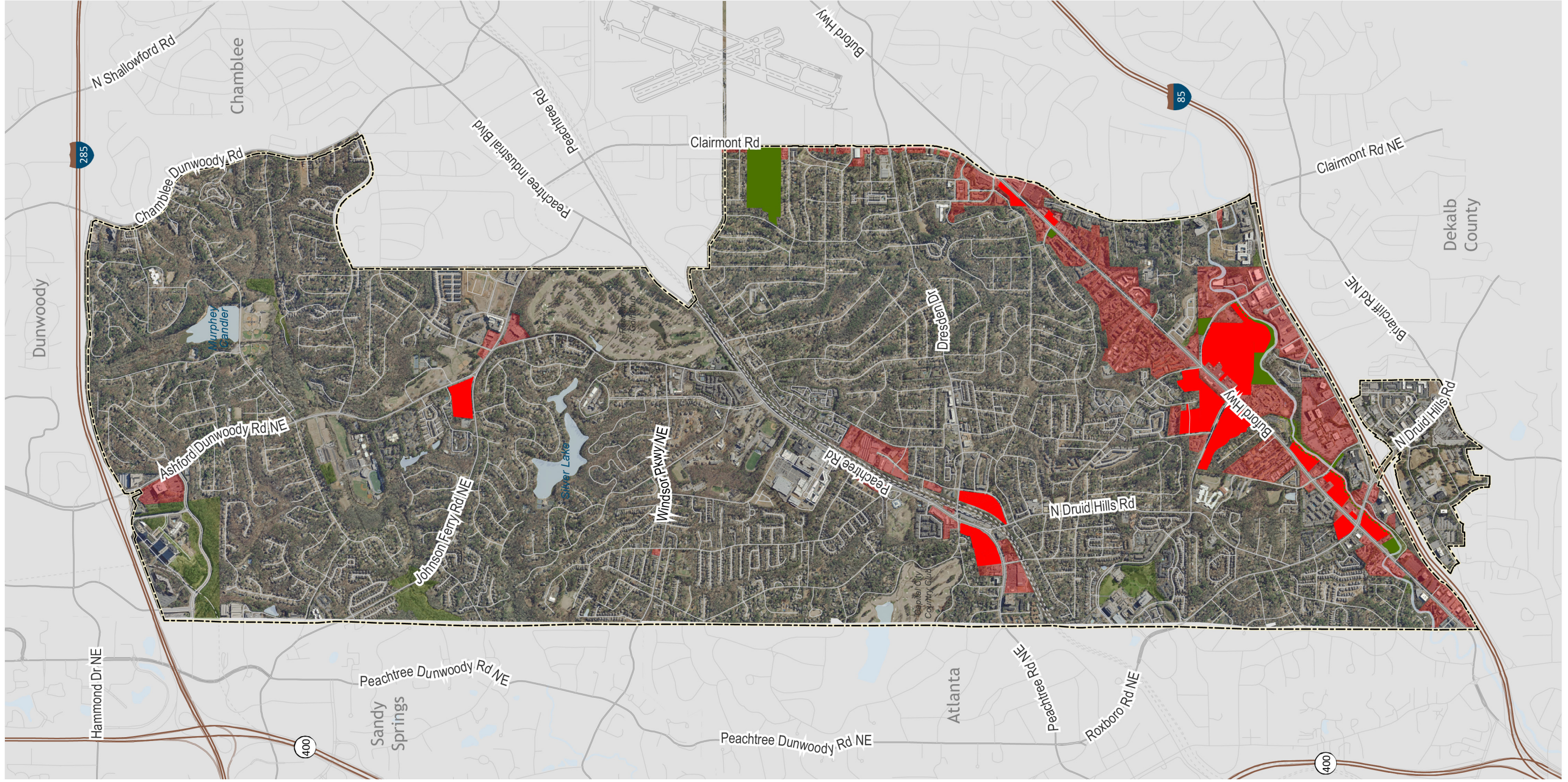


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# Priority Redevelopment Parcels



- City of Brookhaven
- Prioritized for Open Space
- Prioritized for Redevelopment
- Prioritized for Open Space Connection
- Vacant Land
- Underdeveloped Land
- Waterbody
- Waterline
- Expressway
- Major Roads
- Street
- Railroad



Source: City of Brookhaven IT/GIS Department, April 15, 2014; Annex data added January 8, 2015



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# Zoom In of DeKalb County's Future Development Map

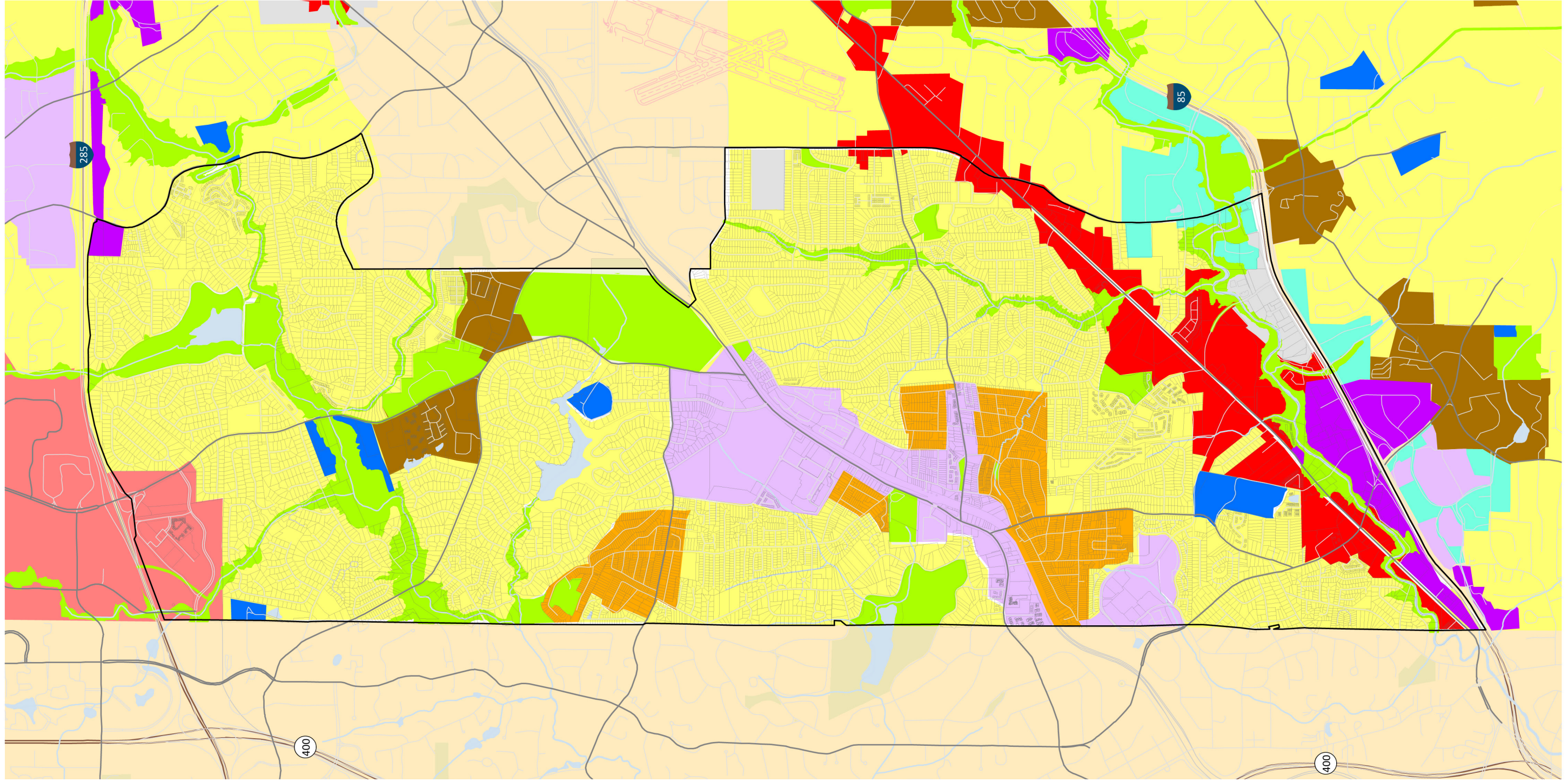


DeKalb County Character Areas

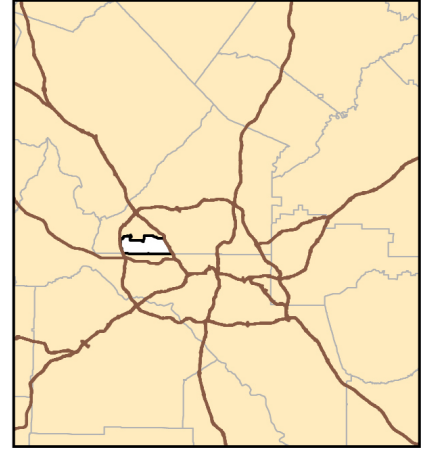
- City of Brookhaven
- Parcel Boundaries
- Suburban Residential
- Neighborhood Center
- Conservation-Greenspace
- Institutional
- Office Park
- Traditional Neighborhood
- Town Center
- Regional Center
- Light Industrial
- Industrial
- Commercial Redevelopment Corridor
- Highway Corridor
- Waterbody
- Waterline
- Major Roads
- Street
- Railroad



Source: DeKalb County 2011



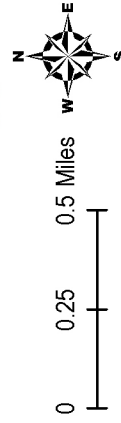
Atlanta Metro Region



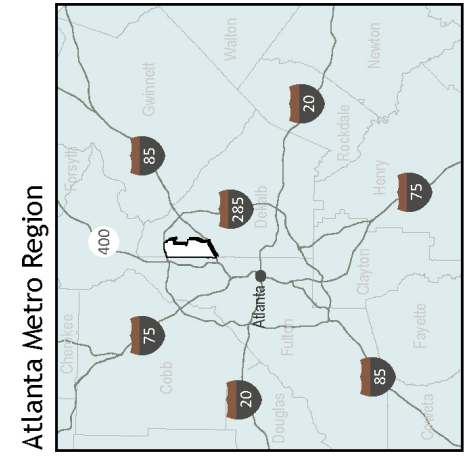
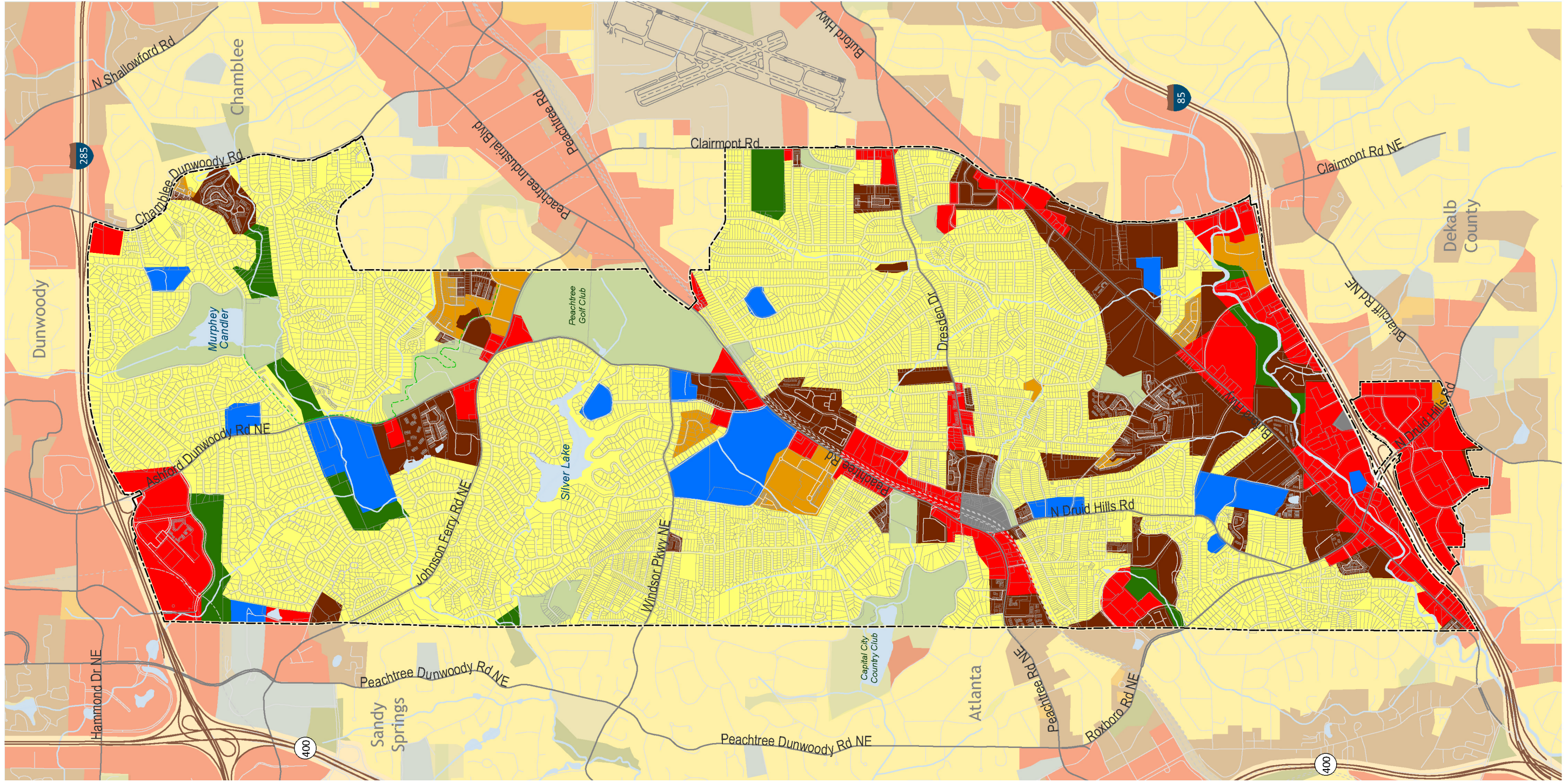
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# Existing Land Use



- City of Brookhaven
- Parcel Boundaries
- Forest-Undeveloped
- Park-Recreation-Conservation
- Public-Institutional
- Single-Family Residential
- Multi-Family Residential
- Commercial/Office
- Under-Construction
- Transportation-Communication-Utilities
- Waterbody
- Waterline
- Expressway
- Major Road
- Street
- Railroad

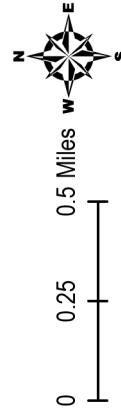


Source: ARC LandPro 2010; City of Brookhaven IT/GIS Department, April 15, 2014

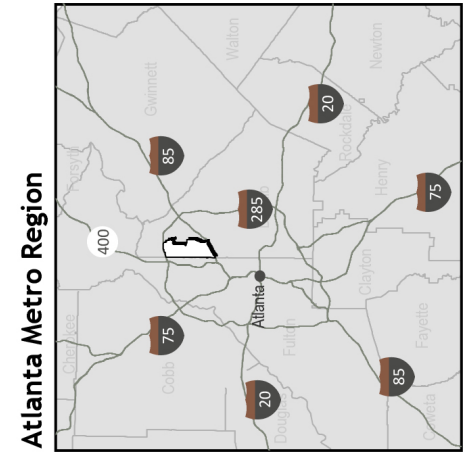
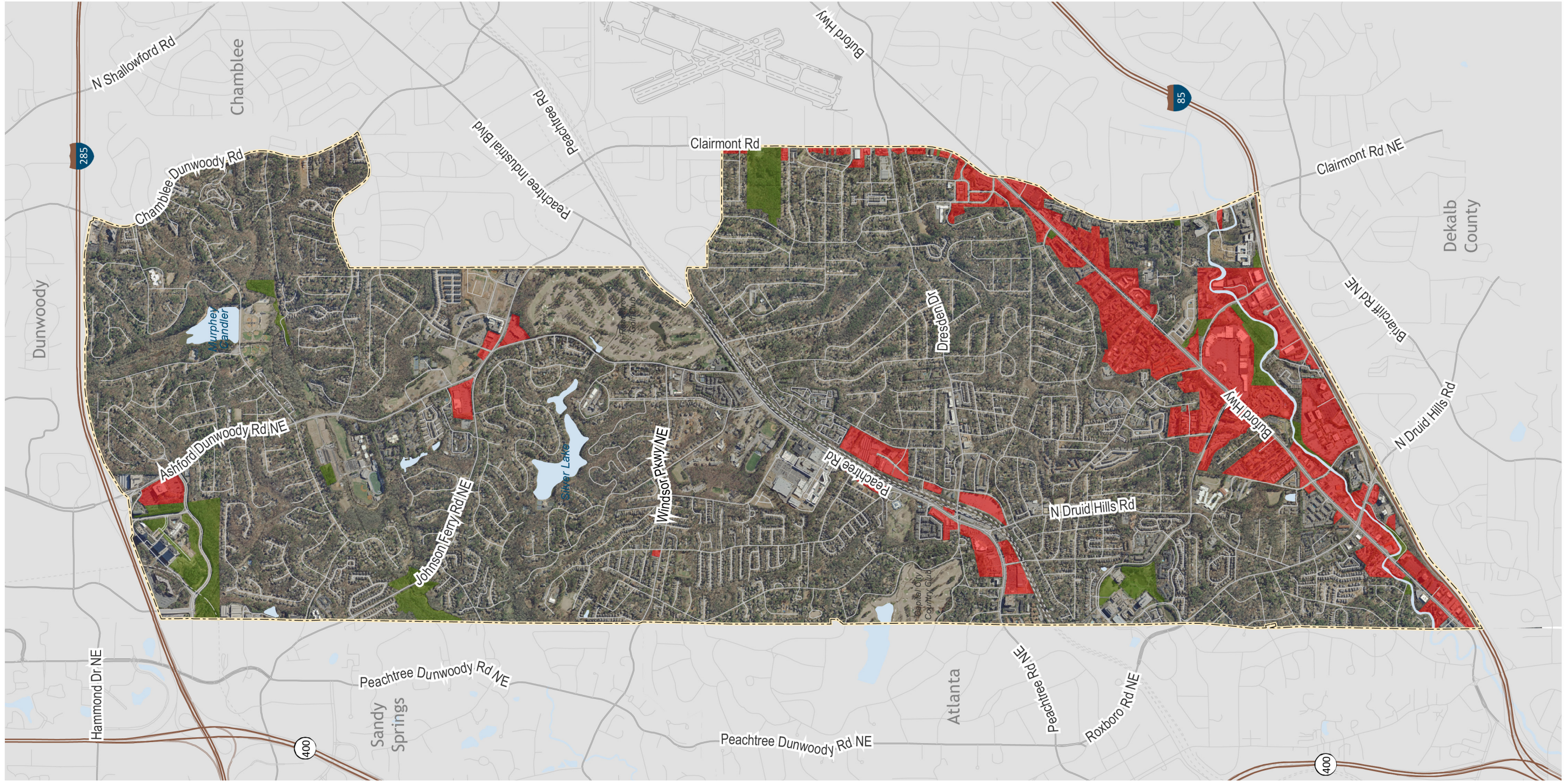


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# Vacant and Underdeveloped Land

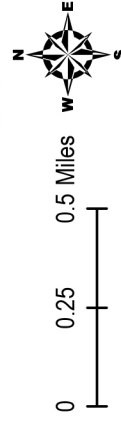


- City of Brookhaven
- Vacant Land
- Underdeveloped Land
- Waterbody
- Waterline
- Expressway
- Major Roads
- Street
- Railroad

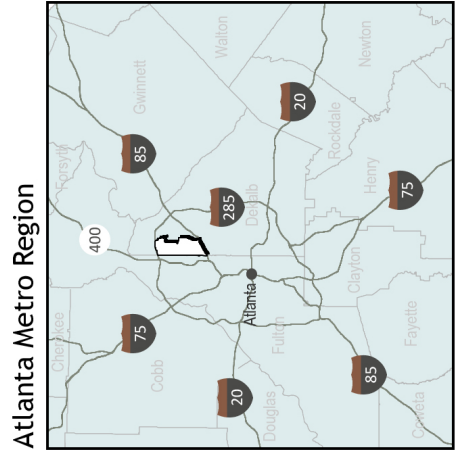
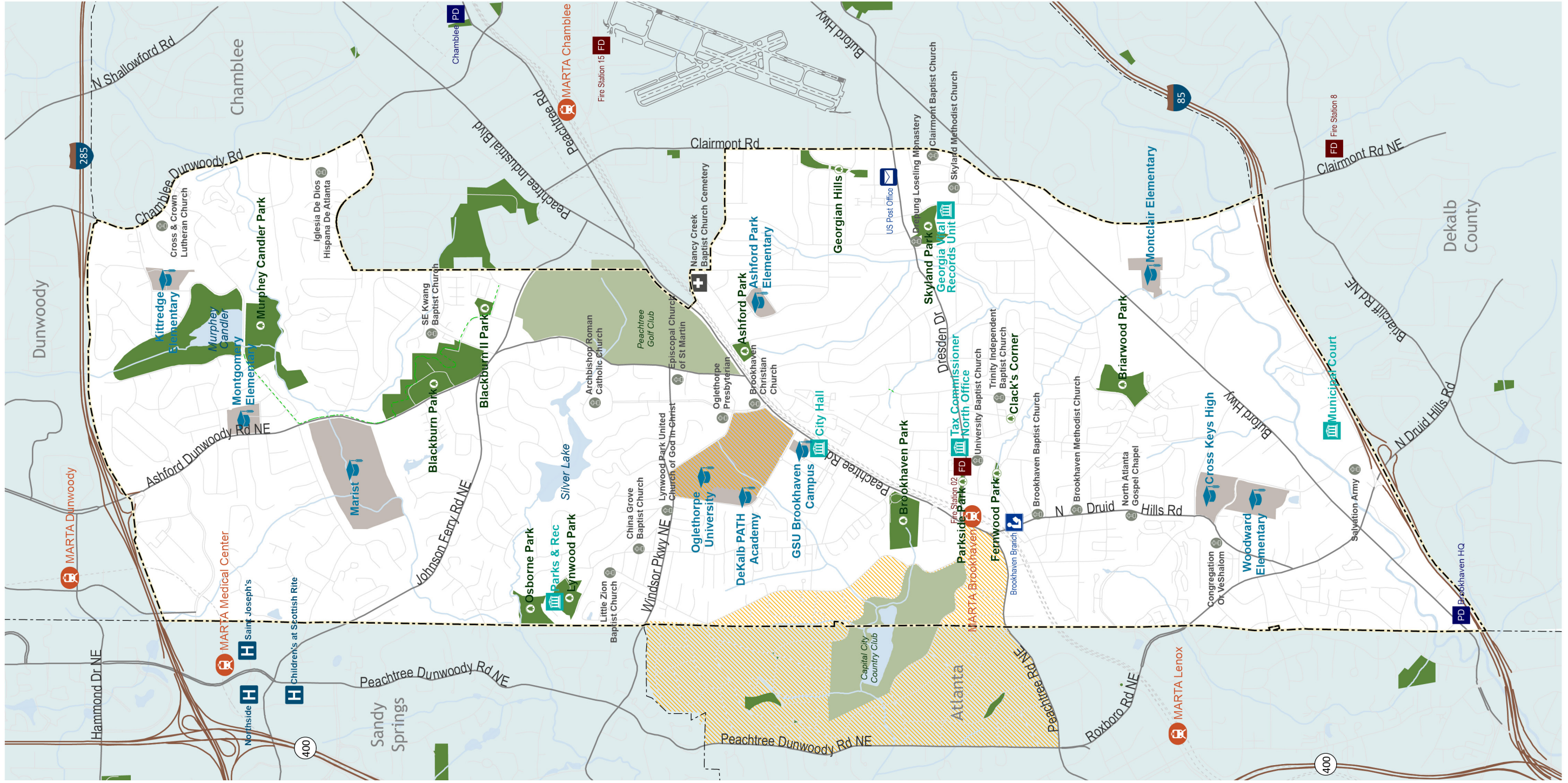


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# Community Facilities and Resources



- City of Brookhaven
- Hospital
- Library
- Government Facility
- Cemetery
- MARTA Rail Station
- Fire Station
- Police Station
- Post Office
- Place of Worship
- School
- School Parcel
- Park
- Trail
- Park Parcel
- Golf Course
- Waterbody
- Historic Districts
- Waterline
- Expressway
- Major Road
- Street
- Railroad

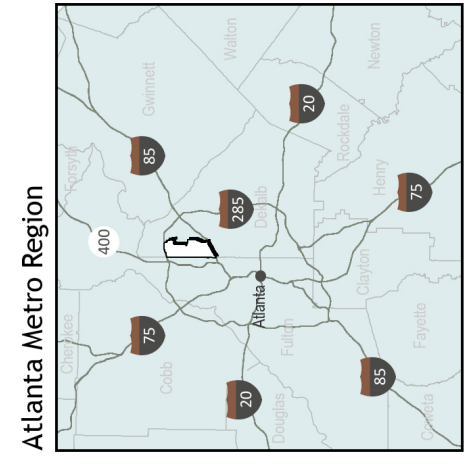
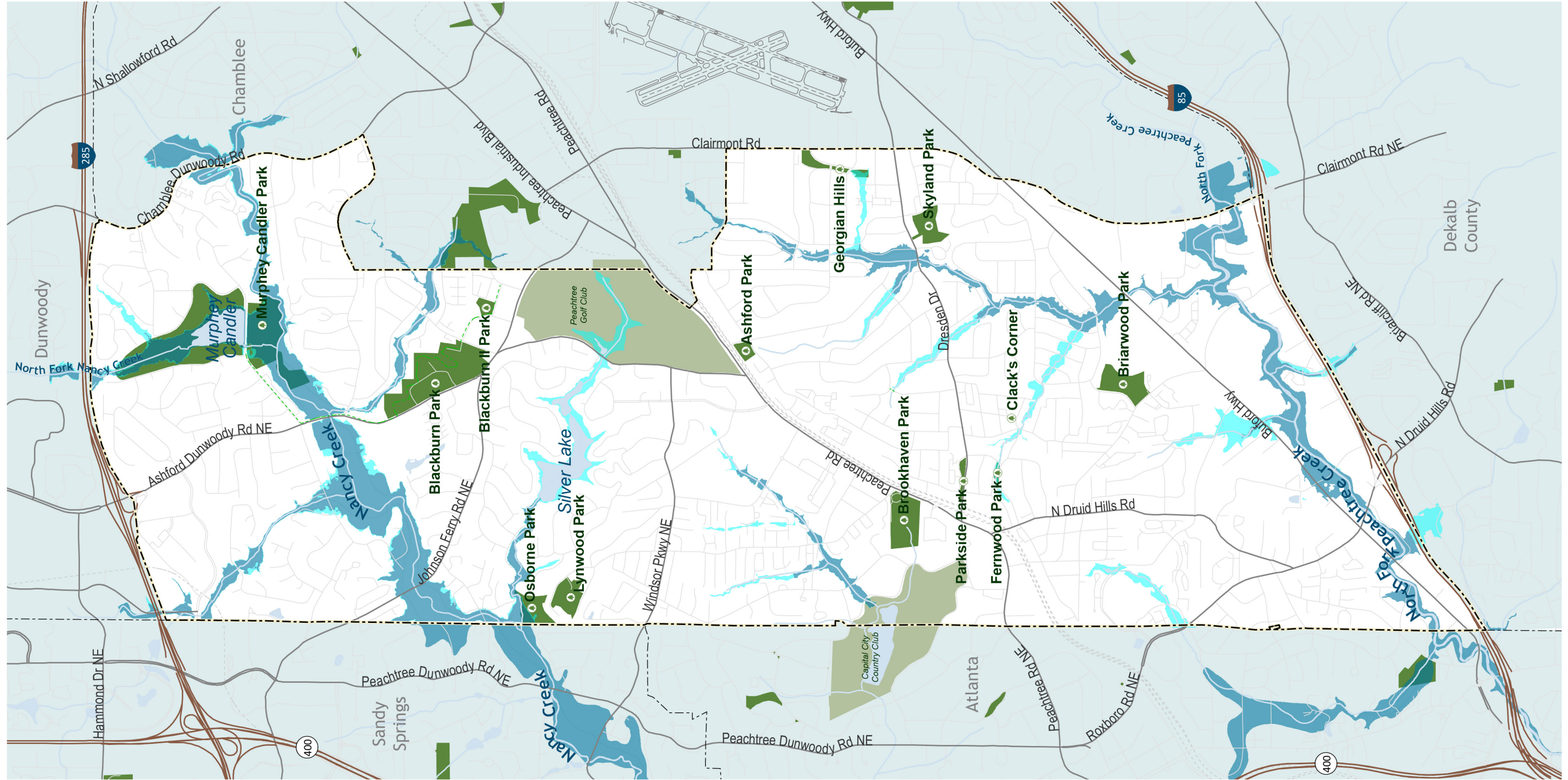


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- City of Brookhaven
- 100-Yr Floodplain
- 500-Yr Floodplain
- Park
- Park Parcel
- Golf Course
- Waterbody
- Trail
- Waterline
- Expressway
- Major Road
- Street
- Railroad

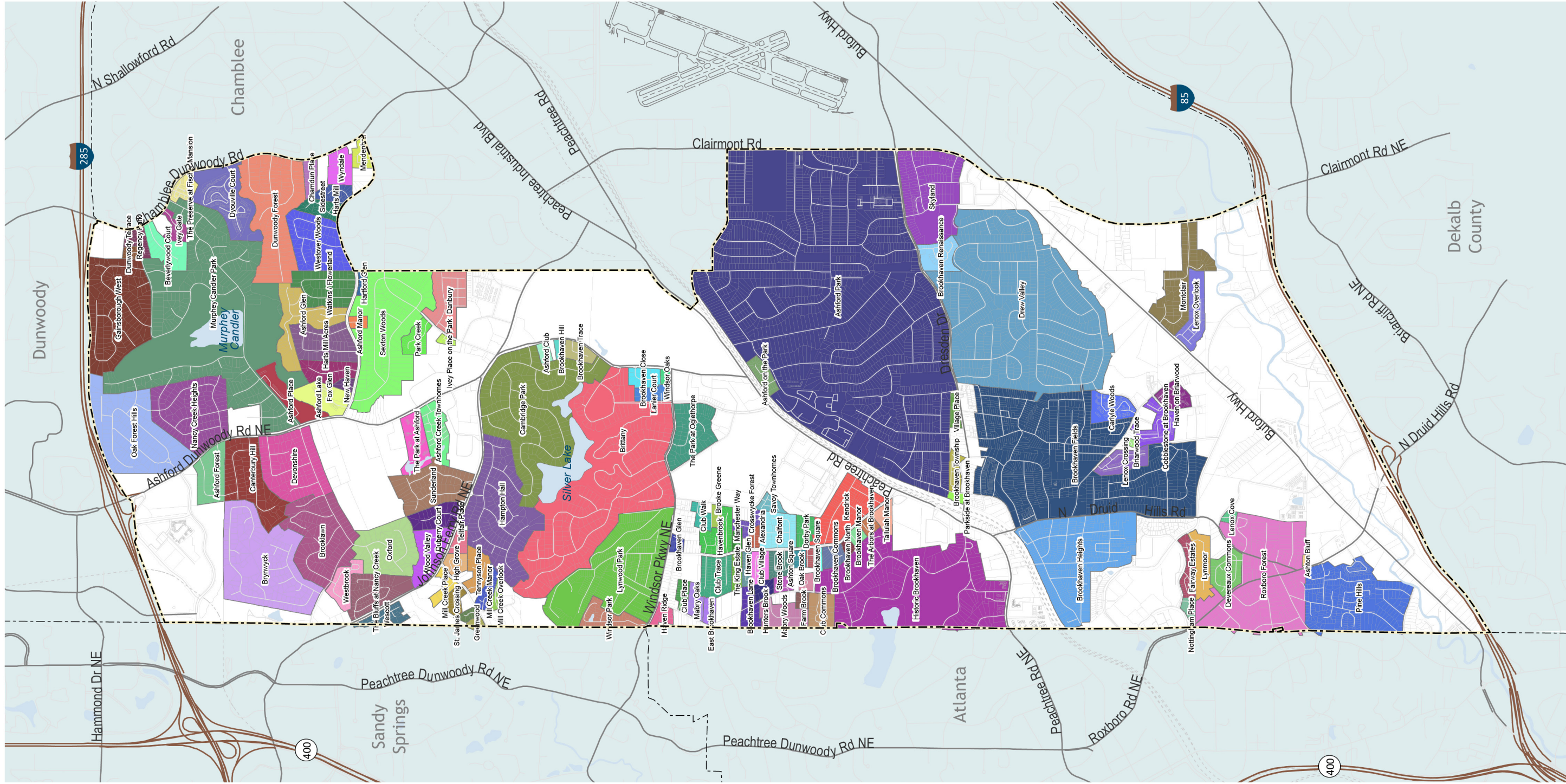
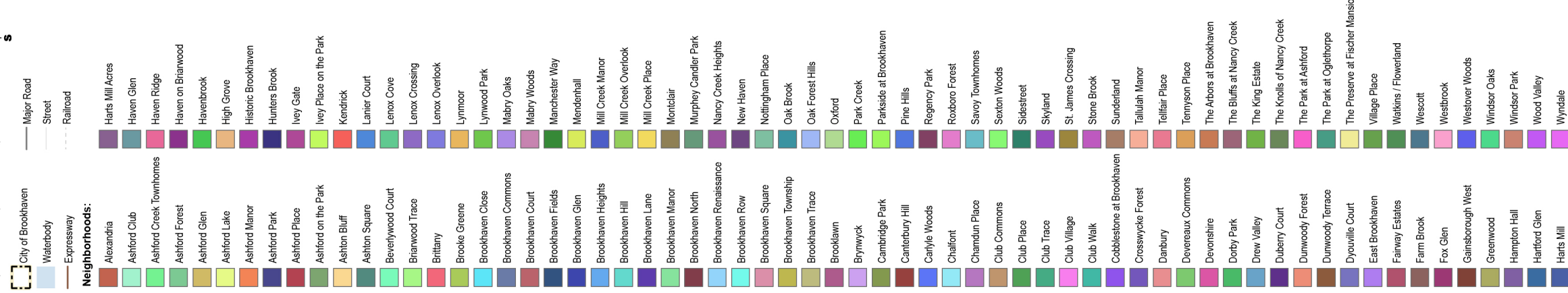
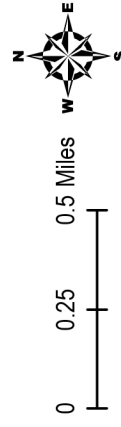
# Natural Resources



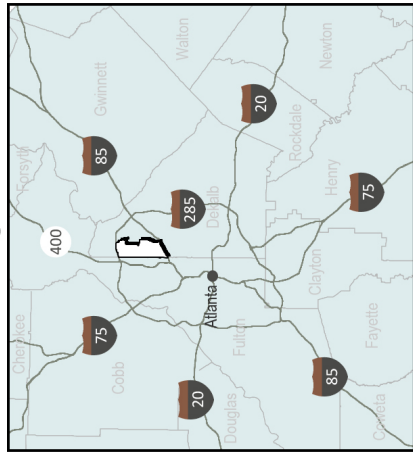
Source: City of Brookhaven IT/GIS Department, April 15, 2014

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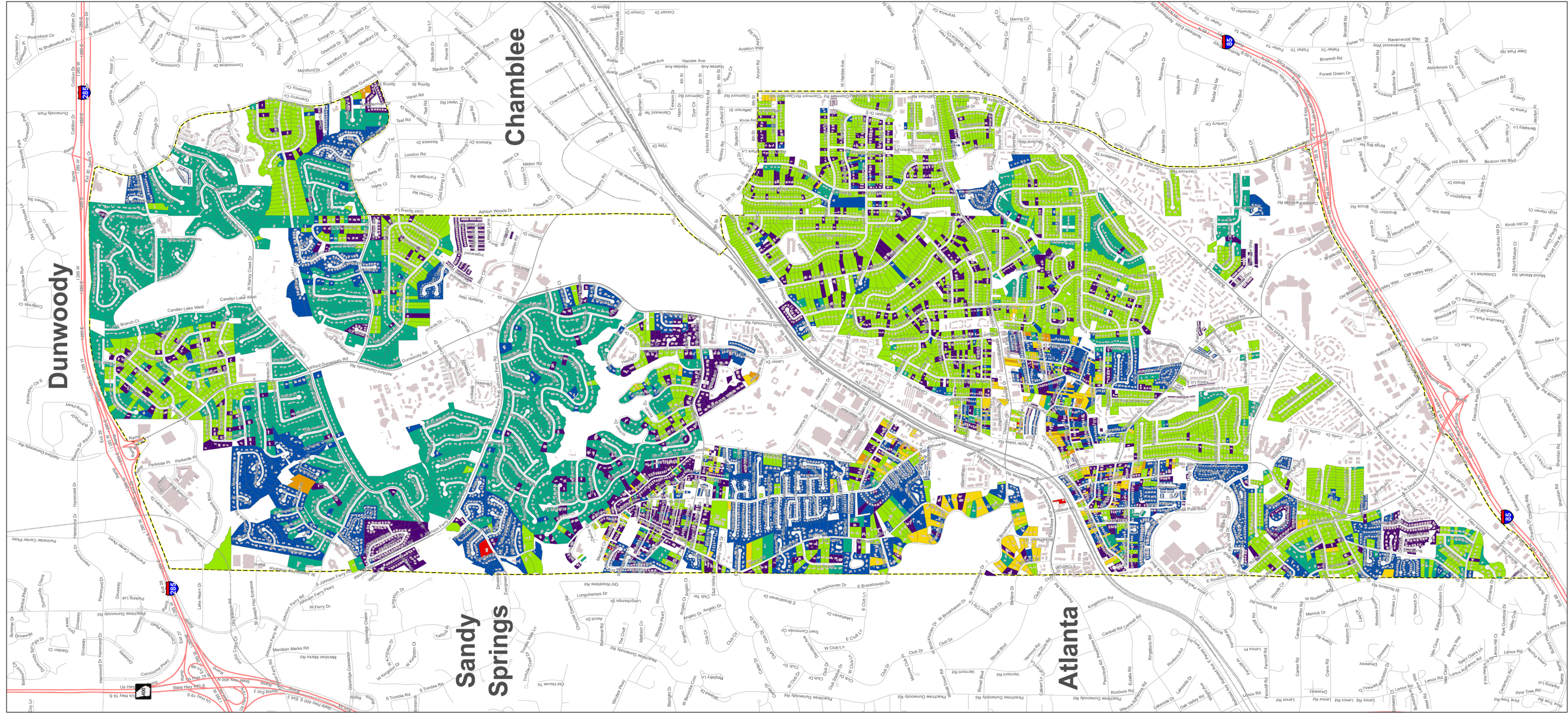




Atlanta Metro Region

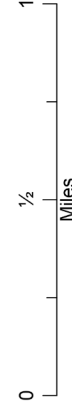


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Incorporated 17 December 2012

# Single Family Residential Structures By Year Built



Map Sheet size 30" x42"

## Legend

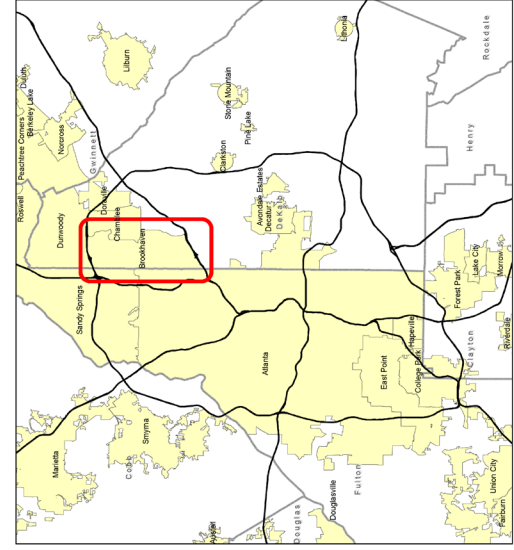
- Railroad
- Expressway
- Surface Street
- Major Road
- City Limit

## Year Built

- 1842 - 1900
- 1900 - 1920
- 1920 - 1940
- 1940 - 1960
- 1960 - 1980
- 1980 - 2000
- 2000 - 2014

\*Note\* - Building ages are based on 2012 DeKalb County Tax Digest and the Single Family Certificate of Occupancy issued by the City of Brookhaven in 2013 and 2014. Some data may be missing or inaccurate.

Prepared by the City of Brookhaven IT/GIS Department May 2, 2014



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# A.4. Implementation Strategy Details

A.4.1. Implementation Strategy Details by Need or Opportunity ..... 1  
A.4.2. Responsible Party and Partners Details ..... 13

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## A.4.1. IMPLEMENTATION STRATEGY DETAILS BY NEED OR OPPORTUNITY

The below information provides additional implementation guidance to the City for needs and opportunities provided in Chapter 4 and to further support the Comprehensive Plan Community Work Program in Appendix B.1. All needs and opportunities are listed; however, additional guidance is only provided for a limited number of needs and opportunities.

### LAND USE

#### 1.1. Need: Align zoning and development regulations with Comprehensive Plan.

There are several areas the City’s zoning and development regulations that need improvement to achieve the goals of the Comprehensive Plan, many of which are documented in Chapter 5 or elsewhere in the Comprehensive Plan. Priorities should include ensuring that zoning districts allow for the type of development that Brookhaven would like to see, that connectivity and multi-modal access are prioritized, and that special considerations are provided for including incentives for healthy communities.

One important modification is development and adoption of a new mixed-use zoning district. Issues have been identified with current zoning designations not easily facilitating mixed-use development and often requiring many variances to achieve the desired mix of uses. Current regulations should be reviewed and a more development friendly zoning district should be created. Doing so should consider revisiting the Pedestrian Community (PC) zoning districts with recommendations made in the DeKalb Master Active Living Plan for the Ashford Dunwoody Study Area. This includes recommended changes to use limits, connectivity and accessibility requirements, open space provision, and building/parking design.

#### Best Practices

Many communities have taken the approach of comprehensively updating zoning, subdivision, environmental, and development ordinances at one time into one ordinance to make them more fluid and user friendly overall and to ensure compatibility. DeKalb County and Gwinnett County recently did this with their code as well as the City of Roswell.

#### 1.2. Need: Address infill compatibility issues in residential areas.

The plan identifies that there is an opportunity for overarching infill guidelines and also more specific treatments for certain character areas of the city. In combination with this input, the City should utilize its infill development research initiative to help inform what areas require new or different treatments. The plan makes recommendations for the City to complete character area specific surveys in areas of the city where infill has been a contentious issue to date. The community survey of the comprehensive plan provides additional insight regarding community preferences on this topic.

#### 1.3. Opportunity: Pursue architectural and/or design standards in targeted areas.

An overlay district and design guidelines make sense for Buford Highway, where redevelopment is likely to occur in the 20 year planning horizon. The overlay district can help control for signage, building materials, and incentives for greenspace incorporation, affordable housing units, public art, and other desirable amenities. Additional design guidelines should be considered for the Clairmont Road segment within the Ashford Park-Drew Valley character area as well as the Blackburn Park Neighborhood Center character area.

**1.4. Need: Further Brookhaven as a walkable and bikeable community.**

A key aspect of this need is the City’s consideration of establishing a “complete streets” policy and regulations along key pedestrian and bike routes for both public and private investment. A complete streets policy ensures that streets are consistently planned with bicyclists, transit vehicles and riders, motor vehicles, and pedestrians in mind. Such a recommendation would be codified as part of the City’s development regulations and transportation procedures. Providing for small or medium scale neighborhood commercial nodes in targeted areas of the community will also help create more destinations that are within walking distance of many city residents and can be reached without getting in a car or taking transit. Appropriate locations for neighborhood commercial are shown on the Character Area Map. The majority of participants in the Community Survey identified the need for more or more variety of small neighborhood shopping areas within Brookhaven.

**Best Practices**

*Safe Routes to School*

The Safe Routes to School program is available throughout the State of Georgia and both furthers a walkable and bikeable environment while creating a greater connection between schools, the local government, and community members.

*Case Study: Minneapolis (MN) Bicycle Program - <http://www.ci.minneapolis.mn.us/bicycles/>*

The City of Minneapolis Bicycle Program is joint-agency partnership that integrates the efforts of many divisions and departments throughout the City of Minneapolis to address issues related to bicycle transportation. Each division or department handles a specific task regarding bicycle planning and safety as well as shares responsibility for integrating their efforts with the other departments. Along with inter-agency coordination, the City of Minneapolis Bicycle Program collaborates with various bicycle-related organizations including the Minneapolis Bicycle Coalition, Bike Walk Twin Cities, Bicycle Alliance of Minnesota, Twin Cities Greenways and the Midtown Greenway Coalition.

**1.5. Need: Review tree ordinance (ensure appropriate protection).**

The City had already begun tackling this issue/ need at the end of the Comprehensive Plan 2034 planning process; a revised tree ordinance to address community concerns is anticipated for adoption by 2015.

**1.6. Need: Address visual clutter in the community.**

A combination of strategies can help address visual clutter in a community, including policies applied to both the public and private realm. The City can create streetscape standards for targeted streets that ensure consistent design treatments as improvements are made. These strategies require coordination with transportation partners such as the Georgia Department of Transportation and DeKalb County Department of Public Works. Signs are often the main culprit of visual clutter issues. As such, the City should complete a thorough review of its sign ordinance. The City may also consider partnering with civic organizations that can help maintain a quality look and feel to the Brookhaven community.

**Best Practices**

*Keep America Beautiful and Keep Indianapolis Beautiful*

There are more than 600 cities, towns, counties and states – even international communities – that are implementing the Keep America Beautiful System (KAB) as certified affiliates of KAB and more than 400 additional chapters pursuing certification. In its over 50-year existence, KAB has provided a proven framework for community education and hands-on stewardship that reduces litter and waste, promotes grassroots volunteerism, and makes sustainable improvement possible for communities of all sizes.

At the local level, KAB affiliates have built upon this framework to create innovative, locally-focused programs that address the specific needs of their diverse communities and populations. For example, Keep Indianapolis Beautiful (KIB), one of the national organization’s top affiliates, has a 30-year history of partnering with neighborhoods, the public sector, local philanthropists and corporate Indianapolis. Each year, KIB supports an average of 500 community improvement projects with 30,000 volunteers. Since 1995, KIB has helped plant more than 12,000 trees and coordinates the city-wide Great Indy Cleanup days every weekend from April - October.



**1.7. Need: Further health and exercise in the community through supportive infrastructure and design.**

The DeKalb County Board of Health Master Active Living Plans for the Ashford Dunwoody Study Area and the Buford Highway Corridor Study are good starting points for furthering an active community. Recommendations of these studies should be pursued by the community. Increasing access and connectivity to parks is equally important and the recommendations of the Parks and Recreation Master Plan should be implemented to further this.

**Best Practices**

*Case Study: Bike St. Louis (MO) <http://bikestlouis.org/>*

The Bike St. Louis Project originally grew out of a partnership between the City of St. Louis and the Great Rivers Greenway District. The initial organization sought to connect the parks in the City of St. Louis for cyclists while providing safe bicycle commuter routes. After an initial planning effort lead by community stakeholders, the first 20 miles of continuous on-street bicycle routes were unveiled in the spring of 2005. In addition to road signage, bike maps containing bike safety information and an educational program were presented to over 30 middle school students to promote bicycling as an alternative means of transportation within the City. In 2008, the City of St. Louis completed its first major expansion of its bike network since 2005. The expansion added nearly 50 miles of additional bicycle routes in St. Louis and provided expanded connections from downtown to neighborhoods, business districts, educational, cultural, and recreation amenities in North and South St. Louis. The new routes also connected the current bicycle network with a riverfront trail and bridge bikeway along the Mississippi River and local greenways. Along with the extension to the bike trails, the Bike St. Louis project engaged in a public awareness campaign promoting bicycle safety and the health and environmental benefits of bicycling.

**1.8. Need: Further a live-work-play community by allowing for mixed-use development in appropriate locations.**

No further information

**1.9. Need: Manage growth and higher density in city.**

No further information

**1.10. Need: Engage DeKalb County Schools in city development proposals.**

No further information

**1.11. Opportunity: Install a bicycle and pedestrian bridge connection through the Brookhaven MARTA station across Peachtree Road.**

No further information

**COMMUNITY FACILITIES AND RESOURCES**

**2.1. Need: Preserve the City’s tree canopy.**

At this point in time, the City does not have documentation of the full extent of the city’s tree coverage. This is something that the City could work to document through its Geographic Information System (GIS) and monitor through regular development processes. Identifying the tree coverage now would help monitor the City’s progress over time. Having a city arborist on staff is one viable option to help preserve and address and provided direction on tree preservation issues as they arise. The regulating framework for tree preservation should also be addressed within amendments to the City’s zoning and development regulations, as indicated in needs and opportunities under land use.

Implementation Strategies include:

- Train staff to achieve International Society of Arboriculture certification.
- Pursue Tree City U.S.A. designation by the Arbor Day Foundation. The Cities of Decatur, Dunwoody, Sandy Springs, Atlanta, and Norcross currently have this designation.

**2.2. Need: Stormwater management - evaluate existing program to ensure sufficient capacity to meet needs.**

As a part of the City’s long-term sustainability goal, it should also consider opportunities to implement innovative stormwater management facilities, promote site level management opportunities such as rain gardens, green roofs, and other eco-friendly tactics. ARC’s regional Plan2040 local implementation guidance recommends documenting impervious services, which is a recommended action item for the City as a part of this plan.

The Metropolitan North Georgia Water Planning District’s Watershed Management Plan identifies appropriate stormwater management mechanisms that should be adopted to help protect area waterways. The City can also look into converting Federal Emergency Management Agency sites in the southern portion of Brookhaven into dual purpose greenspace and natural stormwater systems.

**Best Practices**

*City of Atlanta Historic Fourth Ward Park*

The City of Atlanta was recently successful at implementing a combined stormwater overflow facility as a part of a community park in the City’s Old Fourth Ward neighborhood. The project has been very successful and added much needed park space to an underserved community.

**2.3. Identify infrastructure and utility capacity improvements (water and sanitary sewer) needed to support Future Land Use Plan.**

The City should pursue a follow-up study to identify if the current system capacity can accommodate the future land use vision laid out in the Comprehensive Plan and Character Area map. The City could carry out a simple or more detailed study; possible items to review in either version area identified below.

Description	Simple	Detailed
Review & Assessment of Current CIP	Yes	Yes
Review GIS, record drawings	Yes	Yes
Population Projections	N/A	Yes
Water Demand Projections		
Wastewater Flow Projections		
Develop ModelFlow/Demand Allocation	N/A	Yes
Flow/Demand Allocation		
System Operations		
Field Evaluations		
Model Verification	N/A	Yes
System Evaluation	Yes	Yes
Recommendations (TM/Report)	Yes	Yes

**2.4. Opportunity: Establish policies for burying utilities along strategic corridors.**

Specific roads that should be prioritized for burying utilities are: Buford Highway, Peachtree Road, Johnson Ferry Road, and Ashford Dunwoody Road.

**2.5. Need: Leverage city’s creek system for greater access by community, while protecting their long-term health and viability.**

This need/opportunity is largely handled by the City’s Parks and Recreation Master Plan but should also be considered in the City’s development regulations and other related practices that impact streams. The City has the opportunity to require or provide incentives as development or redevelopment occurs to provide connections to the creek network. There are a variety of greenways in the Atlanta area that can be learned from in terms of best practices.

**2.6. Need: Establish a Town Center.**

The City of Decatur and City of Suwanee are two examples of successful civic/government centers in Atlanta Region that have become a true focal and meeting ground in their communities. New cities that are currently undergoing new town center planning and implementation efforts include the City of Peachtree Corners and the City of Sandy Springs. These cities could be consulted to learn from their experiences, prior to Brookhaven setting out on its own Town Center development plan.

**2.7. Opportunity: Improve coordination with DeKalb County schools or consider development of a charter school system.**

No further information

**2.8. Need: Document and protect historic resources.**

No further information

**2.9. Need: Ensure access to emergency services.**

All cities in Georgia are required to maintain an Intergovernmental Agreement with adjoining and partner government entities identifying how base services are handled. Brookhaven has such agreement with the DeKalb County for a variety of services.

**ECONOMIC DEVELOPMENT**

**3.1. Opportunity: Continue to enhance, diversify, and attract business establishments and unique restaurants**

The City should complete a survey of local establishments to determine what city services they currently value and what additions they’d like to see. These could include potential incentives to be included in the Incentives Policy recommended in Opportunity 3.4, zoning issues they may be experiencing, and city governance matters such as alcohol licensing. A free service such as Survey Monkey can be utilized to reach restaurant owners whose email addresses the City has obtained. Depending on the level of response, the City should consider making the survey an annual or bi-annual occurrence. In future surveys, the audience could potentially be expanded to include other service providers throughout Brookhaven.

**3.2. Opportunity: Identify opportunities or community festivals and events.**

The City should convene a committee of local leaders representing diverse constituencies to gain insight on the types of community events they would support and potentially host or sponsor. Dependent on resources, the committee should begin by identifying and planning an initial annual event. The City’s Office of Tourism could work with the DeKalb Convention and Visitors Bureau and/or event promoters and festival planners, property owners, parks, young professionals, nonprofits, and business districts to identify the most feasible opportunities that fit with the Brookhaven brand and fill an unmet demand or niche. The event should be used as a platform to celebrate the various cultures represented within the city and can be an avenue to promote local businesses. For example, an event like “Taste of Brookhaven” could highlight the unique restaurants and catering services in town. Area businesses and organizations can be asked to host or support the event in exchange for high visibility during the promotion and execution of the event.

## Best Practices

### *Case Study: Louisville 101 (Louisville, KY)*

Among its many events, Greater Louisville Inc. along with partners, has coordinated a program called “Louisville 101” as a talent retention initiative, focusing on reconnecting ex-patriots returning to Louisville with the region and newcomers interested in building awareness of the area and meeting new people. Louisville 101 was an interactive half-day program that immerses participants in the life and culture of the region. The program included:

- A showcase of Louisville neighborhoods
- Arts and entertainment
- Current issues facing the region
- Information on the city-county merger of 2000
- Profiles of Louisville’s diversity and multicultural communities
- A “Taste of Louisville” - a sampling of signature Louisville favorites

During its annual run, Louisville 101 began with a personal welcome from the Metro mayor and other local leaders. Participating in the program offered attendees the opportunity to learn about the community from corporate and civic leaders and is designed to familiarize participants with the region and all it has to offer. Louisville 101 also offered a way to meet other new residents or returning ex-patriots through networking time with representatives from community organizations.

### *Cultural Affairs Committee (Joplin, MO)*

In 2009, the Joplin Area Chamber of Commerce partnered with the City of Joplin to create a joint committee focused on the arts. The Cultural Affairs Committee sought to improve the arts and cultural environment in the city and focused, in particular, on commissioning several murals in Joplin and smaller communities in the two-county region like Webb City and Carl Junction through its Art in Public Spaces Program. Many murals are positioned along the historic Route 66 to increase tourism volume. The Cultural Affairs Committee also promotes local artists through quarterly rotating exhibits at the Chamber office.

In 2010, the Chamber and the City spun off the group as Connect2Culture. This group developed a master plan as SPARK—Stimulating Progress through Arts, Recreation, and Knowledge of the Past. The plan, which was adopted by the City, focuses on placemaking through the arts, specifically in downtown Joplin. It includes bold visions such as the construction of a “town green” park and development of an arts and entertainment center with continued support from Connect2Culture. In 2011, Joplin City Council members voted to support SPARK to promote economic growth and tourism, and attract businesses and residential development downtown. The SPARK Plan has become a critical piece of the rebuilding and redevelopment planning efforts of Joplin following the catastrophic EF5 tornado on May 22, 2011. The community is now moving forward on the \$68 million cultural arts complex outlined in the SPARK plan.

As the SPARK plan was finalized, Connect2Culture formalized itself as a 501(c)(3) non-profit organization with a 14-member board and a 30-member task force.

In 2012, the Missouri Arts Council honored Joplin as the state’s Creative Community, an award recognizing the city’s strong arts environment. Much of the city’s work in the arts came as a response to the May 22 tornado. The Cultural Affairs Committee commissioned temporary or “pop-up” art such as murals, statues, mosaics, and photography in response to the storm, and the local Spiva Center for the Arts exhibited tornado-inspired works by area artists.

**3.3. Opportunity: Use the Buford Highway Economic Development Strategy to drive development of a citywide Economic Development Strategy.**

The City along with its potential economic development partners are all receptive to working together to make sure that Brookhaven is a business-friendly community and that all partners are on the same page about what the city’s economic goals should be. An economic development strategy process will reveal in detail the City’s strengths and assets, including those described in detail in the Buford Highway Economic Development Strategic Plan, as well as its challenges, develop an action plan that complements the consensus built among partners, and detail how those actions should be implemented in terms of roles, capacity, funding, and timing. The economic development strategic process should:

- Explicitly define the City’s vision and core economic development goals to ensure that businesses opening, relocating to, and expanding in Brookhaven create quality jobs and make investments that are in alignment with those goals.
- Identify the most appropriate business sectors to pursue within various areas within the Perimeter Center, Peachtree Corridor Overlay District, and Lenox Park character areas as well as within the City’s various redevelopment opportunities.

The resulting strategy and implementation plan should drive marketing efforts for business attraction; identify staff positions that need to be created, expanded, or realigned, such as a potential Director of Economic Development to oversee a new Department of Economic Development for the City who would work directly with businesses, prospects, and the City’s economic development partners; and address specific opportunities such as identifying niche areas for the City’s business incubator space and connecting it with priority sectors identified in the strategy and proposing various designations that may be of benefit to the City such as Georgia Work Ready Community and Georgia Camera Ready Community.

**Best Practices**

*Case Study: Greater Rome, GA*

Located in northwest Georgia in Floyd County, the City of Rome is in the middle of a dynamic three-state region anchored by three large metropolitan areas: Atlanta, Chattanooga, and Birmingham. Rather than resigning itself to be a small player in the midst of large metros, Greater Rome (the City of Rome and Floyd County) has undertaken an aggressive economic development agenda that has resulted in tangible successes.

Led by a homegrown effort of Greater Rome leaders, the first economic development plan for Greater Rome, Rome-Floyd 20/20, was unveiled in 1998. Comprised of five key themes and 20 goals, the plan sought to establish community support and momentum for taking deliberate actions to improve the economy, build a skilled workforce, improve quality of life assets, build quality physical infrastructure and make more efficient use of government resources.

In 2003, during the fifth year of implementation, Greater Rome updated the strategy and measured progress. By this time, implementation success was evident as progress had been made in all 20 goal areas. The update process identified additional opportunities and challenges, including ways to leverage the community’s changing demographics, strengthen ongoing programs, and cultivate a culture of cooperation.

The second iteration of Rome-Floyd 20/20 was crafted in 2007 and was a true partnership between the City of Rome, Floyd County, and the Greater Rome Chamber of Commerce, as the cost was shared equally. The 20/20 II plan leveraged broader public input and focused on the workforce (developing a seamless Pre-K to 16 education system), the economy (strengthening retention, attraction, and entrepreneurship), and the community (ensuring safety and strong leadership). Despite the impacts of the Great Recession, Greater Rome was able to continue its implementation successes. In 2007, Forbes profiled Rome as a top place to live; U.S. News and World Report ranked Rome High School as among the best in the nation in 2009.

**3.4. Opportunity: Establish additional incentives to encourage further desirable development in the city.**

The City should study best practice incentive policies of neighboring and peer cities within the state and in other parts of the country and evaluate a variety of incentives that are commonly offered at the local level. Eligibility requirements for incentives should be established to identify qualifying businesses (both new businesses and expanding, existing businesses). Such requirements are commonly based on job creation figures, investment levels, the type of business sector (defined by NAICS codes), and/or wage levels, among other criteria in line with the goals identified in the Economic Development Strategy recommended in Opportunity 3.3, as well as any community goals identified in this Comprehensive Plan. The City should attempt to align its incentives and eligibility requirements with its priority business sectors, as identified by the Economic Development Strategy, when relevant. Examples of potential incentives include but are not limited to an opportunity zone and tax allocation district along the Buford Highway corridor, retail rent subsidies and the recommended façade grants for qualifying retail establishments in neighborhood commercial nodes, site development assistance, infrastructure extension, and expedited permitting for high-value projects, and green building incentives and density bonuses to encourage green building standards if determined to be a priority.

**Best Practices**

*Case Study: San Marcos, Texas*

The City of San Marcos, Texas is located along Interstate 35 between the highly successful and competitive communities of San Antonio and Austin. In order to compete for the rapid influx of jobs to the state of Texas, the City of San Marcos has developed a comprehensive incentive policy to better position itself alongside the fast-growing and relatively development-friendly communities of Austin and San Antonio. The City’s incentive policy includes a wide variety of financial and non-financial incentives, including but not limited to:

- Permit and development impact fee waivers
- Fast-track permitting
- Freeport exemption
- Property tax abatements
- Tax-increment financing

- Sales tax rebates
- Revolving loan fund
- Reinvestment zones

A full list of incentives as well as detailed descriptions of each program and associated eligibility criteria can be found here: [http://www.ecodevsanmarcos.org/pdf/SM\\_Incentive\\_Policy\\_2008.pdf](http://www.ecodevsanmarcos.org/pdf/SM_Incentive_Policy_2008.pdf).

**3.5. Opportunity: Identify ways to regularly engage business community in feedback on city needs and concerns and vice versa.**

Business retention and expansion (BRE) serves to:

- Mitigate reductions in force or business closures before they happen
- Increase understanding of barriers to expansion facing existing businesses and adjust government policies and procedures as necessary
- Improve private sector trust in and communication with local government
- Facilitate “growth from within”

Many local governments simply do not have the financial resources to support such efforts while others find that chambers of commerce are more effective and efficient at BRE outreach given the inherent level of trust that the business community typically has in chambers of commerce. Still, some local governments are actively engaged in BRE outreach to better understand the needs, challenges, and risk factors facing employers in their community.

The City will need to work with its partners to determine the scale and scope of future outreach efforts, evaluate the criteria for on-site visits, and assign roles. This assessment should examine a number of items including:

- Specific businesses within the City that have been engaged in previous or ongoing outreach efforts
- The frequency of contact with existing businesses
- The type of outreach employed (phone, survey, on-site visits, etc.) by firm size or sector
- Status of pre-existing business contact databases
- Frequency and method of data sharing with various partners and frequency of partner meetings to review input gathered from local businesses via surveys and site visits, discuss their concerns, and identify any necessary policy responses

- Method of handling immediate concerns requiring expedient response from local government departments.

An example of a city-run business retention and expansion (BRE) plan is this BRE Strategic Plan by Shoreview, Minnesota: <http://www.shoreviewmn.gov/home/showdocument?id=1456>.

**3.6. Need: Leverage the Brookhaven MARTA station to encourage further desirable development along the Peachtree Corridor.**

One of the resounding vision components for Brookhaven is the ability to move around the city easily with or without a car. Collaborative planning between the City, Atlanta Regional Commission, and MARTA that engages residents and property owners in the area surrounding the Brookhaven MARTA station should be pursued, resulting in plans to catalyze appropriate development. Such plans should be leverage the findings of market analyses and any other existing or ongoing research related to viable transit oriented development of the area.

**Best Practices**

*Case Study: Lindbergh City Center (Atlanta, GA)*  
<http://www.carterusa.com/projects/lindbergh-city-center>

Located in the Buckhead area of the City of Atlanta, Lindbergh City Center is a successful transit oriented development surrounding the MARTA Lindbergh Station. The development is the result of a public-private partnership between MARTA and Carter, the master developer. Carter ground leased 47 acres of land from MARTA and created an urban mixed-use plan for Lindbergh City Center, which includes over 1.1 million square feet of office and retail space and 350 residential units, which have increased to 700 after Harold A. Dawson Company added 350 units.

One important feature built into the project several years ago was an incentive that resulted in AT&T (then BellSouth) choosing three sites for 10,000 employees, of which at least 30 percent would use MARTA to commute to work.

In 2014, Carter secured a \$24.5 million loan to fund the build-out and construction of two additional buildings, adding 187,751 square feet of office and retail space, for several tenants.

**3.7. Need. Streamline information accessibility between economic development partners and for site selectors and prospective companies.**

Professional, up-to-date, and content-driven websites regarding the City’s economic development programs, assets, community data, etc. with consistent and complementary information are an absolute necessity. It is the standard by which the City will be judged on many occasions. The City can work on the website in-house or secure a marketing and branding firm to ensure that the City’s website meets industry standards and is user-friendly and to create an economic development portal, which includes the following:

- Contact information for key City staff.
- A comprehensive, up-to-date database of the City’s available and developable real estate portfolio.
- Through GIS and real estate data sources, identify development opportunities (including current commercial sites and under-developed sites).
- Inventory property owners, property descriptions, maps, building specs, and potential uses for optimal utilization.
- Easily accessible links to economic development partners, including but not limited to the Brookhaven Development Authority, the Perimeter Community Improvement District (PCID), the Atlanta Regional Commission and its Regional Economic Competitiveness Strategy, the Georgia Department of Economic Development, and other county and regional efforts.
- Updated key demographic and economic data and information, including major employers, major institutions, transportation and connectivity, labor force profiles, commuting patterns, existing and planned sites and buildings for commercial and industrial development, Class A space, and business activity in Brookhaven (top sectors, median size and age, etc.).
- One-stop webpage that houses all information and documentation pertinent to starting a business in Brookhaven.
- All business and economic development-related forms.

To increase the site’s visibility and to ensure that other partners and professionals have the most current data and information the City has, provide marketing and development partners, including the

Georgia Department of Economic Development, commercial real estate developers, and location decision professionals, with Brookhaven’s most recent community and economic development information on a regular basis. Also, ensure that the data featured in the online portal is always current.

The City could consider reaching out to Oglethorpe University to gauge their interest in potentially creating a project for students within the Mathematics & Computer Science Division to geocode the database so that property- and site-specific information can be accessed via web-based GIS tools. The City may also want to consider reaching out to the Atlanta Regional Commission to potentially leverage its Geographic Information Systems Division.

### Best Practices

*Case Study: City of Arlington, Texas (Arlington, TX)*  
<http://www.arlingtontx.gov/business/>

The City of Arlington, Texas has developed a best practice economic development website that effectively communicates the City’s economic development objectives to prospective businesses as well as residents. The City’s economic development website provides an overview of the City’s economic development strategy, Champion Arlington. The website has specific pages dedicated to each of the City’s various incentive programs, as well as detailed demographic and economic information on the community presented in the form of downloadable “annual growth reports.” The City also maintains its own site search website - Arlington iSites - that is enabled with a geographic information system (GIS) to help prospects and site location consultants browse available sites and properties.

*CarpeDM (Des Moines, IA)* <http://www.seizedesmoines.com/>

Launched by the Greater Des Moines Partnership, CarpeDM is a website that acts as a one-stop shop for new and prospective residents of the Greater Des Moines Area. CarpeDM provides a wealth of information for relocating residents including a relocation guide, local school and higher education systems, detailed neighborhood information as well as links to neighborhood resource organizations, and bus and air service infrastructure in the Greater Des Moines Area. Perhaps CarpeDM’s strongest feature is its integration of the professional networking

site LinkedIn. While browsing the interactive website, prospective new residents can connect with community members who have volunteered to be ambassadors for certain topic areas and local programs. For instance, new residents desiring to learn more about the Young Nonprofit Professionals Network of Des Moines can easily select an ambassador and connect with them through LinkedIn.

*Case Study: KCSOURCELINK (Kansas City, Missouri)*  
<http://www.kcsourcelink.com/>

Launched in 2003 by the Kauffman Foundation, in collaboration with the Small Business Administration and the University of Missouri-Kansas City, KCSOURCELINK connects small business owners with critical resources. KCSOURCELINK connects a network of over one hundred business resource providers to help entrepreneurs in the Kansas City region grow and succeed.

The model, which is now being replicated in other parts of the United States focuses on helping individuals move through the maze of local entrepreneurship support services. The goal of the model is to save entrepreneurs time, provide more relevant information, and encourage collaboration among area service providers. The KCSOURCELINK site includes a list of resources: a resource navigator, a resource directory, a resource library, and a toll-free referral phone line staffed by knowledgeable personnel. KCSOURCELINK also tracks inquiries and the impact of its service provider partners’ work to determine how its system may be able to work even more effectively in the future.

With the formation of KCSOURCELINK, Kansas City became one of the first cities selected by the Small Business Administration. for its new National Entrepreneur Center Alliance, which sets Kansas City as a model environment for advancing entrepreneurship.

### 3.8. Need: Ensure a well-rounded view of the city through coordinated data analysis.

The City will need to maintain data profiles for the website, provide economic development data analytics for the City, and fulfill data requests from prospective businesses and site selectors. Key data indicators include measures the City will likely share externally: demographic characteristics, including population, racial and ethnic distribution, age distribution, and educational attainment,



and economic trends, such as total employment, unemployment rates, largest employers, tax information, commercial rents in the City’s main commercial districts, and average utility rates. Internal measures would include various performance measure to help the City measure its impact on economic development, and might include indicators such as program costs for various services, attendance at events hosted as a result of Opportunity 3.2, and survey results from BRE efforts, including Opportunities 3.1 and 3.5. The City could develop a set of metrics that it would commit to regularly updating and analyzing internally and choose which indicators from that list are distributed via the economic development portal or other marketing tools. The City also needs to keep an eye on what other cities are doing, continuously identify successful trends that could be tailored to Brookhaven’s needs, and recognize opportunities to be a trend-setter. Two useful organizations that highlight city best practices and provide resources are National League of Cities (<http://www.nlc.org/find-city-solutions/center-for-research-and-innovation/economic-development>) and U.S. Conference of Mayors (<http://www.usmayors.org/newamericacity/page.asp?id=19>).

**3.9. Need: Optimize efforts and resources at county and regional levels.**

Brookhaven has the opportunity to forge strong relationships with not only its local economic development partners but also its county and regional partners. It is through these strong relationships that Brookhaven can maximize partner resources and align where appropriate to avoid redundancy. Related actions include:

- Research and connect with representatives from the various DeKalb County and Atlanta Metro economic development organizations.
- Identify programs and funding mechanisms that the City and its economic development partners can leverage within economic development initiatives.

**POPULATION**

**4.1. Need: Complete a strategic wayfinding and branding study for the city that considers signage, lighting and landscaping unique to Brookhaven.**

Proposed gateway locations are provided on the Character Area Map. These areas symbolize areas of high travel and major gateways into the city. Community members strongly favor the idea of using special landscaping (including trees and shrubbery) to signal entry into the city of Brookhaven.

**4.2. Need: Promote Lifelong Communities.**

No further information

**4.3. Need: Promote opportunities for community members from all districts to serve on boards or committees.**

Because Brookhaven has such a young population, it is recommended that the City consider establishing a leadership program for young professionals or youth in the community. The program could be designed to tie directly into board opportunities available in the city. The City may also want to consider creative ways to engage the public in implementation measures.

**Best Practices**

*Case Study: 5x5 Program (Macon, Georgia)*

The City of Macon’s 5x5 program is an initiative whereby enhanced city services are targeted to a five block area for five weeks to beautify the community’s neighborhoods and support revitalization. Numerous departments are involved in the collaborative effort, including the Mayor’s Office, the Police Department, the Fire Department, Inspection and Fees, Engineering, Public Works, Parks & Recreation, Central Services, Economic and Community Development, and Emergency Management. The program engages residents in the targeted areas by soliciting their input on the specific areas that need services, and encouraging their involvement in clean-up efforts. In Ward I, the program helped remove 18,000 pounds of debris and solid waste, paint more than 8,000 feet of curbs and 200 feet of crosswalks, install 52 new signs, and fix potholes and sidewalks that required patching. The program has been a tremendous success and will be extended to many other parts of the community following the recent consolidation of city-county (Macon-Bibb) government in late 2013.

**4.4. Need: Enhance City’s communications with public.**

No further information

**4.5. Opportunity: Grow the City’s arts and cultural offerings.**

This should be coordinated with strategic wayfinding and branding programs as well as potential incentives for private development that could be included in the City’s zoning code.

**4.6. Opportunity: Provide translation services for all city services (hire Spanish speaking staff).**

The Brookhaven Police Department has indicated that it has several bilingual officers that match the city’s demographic balance. The need for bilingual staff in other departments should be monitored and reconsidered at a later time should it be identified as a true need.

**4.7. Opportunity: Lower Brookhaven’s percentage of adults without a high school diploma.**

No further information

**HOUSING**

**5.1. Opportunity: Provide for diverse housing types to support life-cycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units.**

The Cities of Decatur and Atlanta are two communities in metro Atlanta that allow for accessory dwelling units and a variety of other housing types. Brookhaven may wish to talk with these communities to help identify best practices for implementing innovative housing practices.

**5.2. Need: Preserve safe and affordable housing in the community.**

There are various initiatives in the Atlanta Region that have worked to preserve affordable housing as pressures for redevelopment occur. The Atlanta BeltLine affordable housing program and the MARTA TOD affordable housing program are two such examples. The City should look to these programs for successful techniques and strategies that may be transferable or offer potential insights for preserving affordable housing in Brookhaven.

**5.3. Need: Work with DeKalb County to target HUD funding for improvement and preservation of affordable housing in city.**

The U.S. Department of Housing and Urban Development provides a variety of funding sources to help communities preserve and improve affordable housing. Many of these resources are administered through the DeKalb County Consolidated Plan for both incorporated and unincorporated areas of the county, as identified in Appendix A.2.5.



## **A.4.2. RESPONSIBLE PARTY AND PARTNERS DETAILS**

The information below expands on the potential role of parties and partners, identified in Section 5.3 in the main document, in implementing Comprehensive Plan 2034.

### **BROOKHAVEN DEVELOPMENT AUTHORITY**

Redevelopment is a key action area for Brookhaven over the planning period. At the time of this plan’s development, the Brookhaven Development Authority had been formed but had not yet played an important role in the City’s activities. It is anticipated that they will play an increasingly important role in the City’s activities as more emphasis is placed on redevelopment initiatives to implement recommendations of the Comprehensive Plan 2034 and the Buford Highway Improvement Plan and Economic Development Strategy. The Development Authority is a nonprofit public entity that promotes trade, commerce, industry, and employment opportunities pursuant to the state constitution and Georgia Development Authorities Law. Such entities can help with low-cost bond financing, grant resources, identification of available buildings, and other economic development functions.

### **PERIMETER COMMUNITY IMPROVEMENT DISTRICT**

The Perimeter Community Improvement District (PCID) overlaps with the northwest corner of Brookhaven, in the Perimeter Center Character Area. The PCID plays an important role in furthering business location and desirable infrastructure development. As additional development is pursued in this character area, the PCID will be a vital partner. Additionally, the PCID Livable Centers Initiative 10-year update is an important implementation element of Comprehensive Plan 2034 and will require collaboration between the City of Brookhaven and the PCID.

### **DEKALB COUNTY PUBLIC SCHOOLS**

Public schools play an important role in the social aspects and livability of Brookhaven. New developments can pose new demands on public schools. School facilities, programming and expansion is managed by a DeKalb County run school board. Its important that DeKalb Public Schools play an active role in understanding and addressing potential changes in Brookhaven and plan schools appropriately to support the families with school age children in the city.

### **DEKALB COUNTY OFFICE OF SENIOR AFFAIRS**

Opened in 1999 to serve DeKalb County’s growing and diverse senior population, this organization manages the County’s Senior Centers, including the North DeKalb Senior Center on Peachtree Road just north of Brookhaven. This office can play an important role in helping support the needs of the aging population of Brookhaven, particularly since the human services of senior or aging services is outside the clear mandate of the Brookhaven government.



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# B Community Work Program

# B Community Work Program

# B.1 Community Work Program for Comprehensive Plan 2034 (2020- 2024)

ID	Description of Activity	Timeframe							Responsible Party	Estimated Cost	Potential Funding Source*
		2019	2019 Accomplishments	2020	2021	2022	2023	2024			
*Funding is subject to annual budget allocation by Mayor and Council, potential bond issuance, and the availability of funding from federal and state grants.											
<b>LAND USE</b>											
<b>1.1.</b>	<b>Further Brookhaven as a walkable and bikeable community.</b>										
1.1.1.	Implement recommendations for new parks, trail systems and improvements to existing parks identified in the Parks and Recreation Master Plan.	X	Underway	X	X	X			Parks and Recreation	See Parks and Rec. Master Plan	Gen Fund/ Grants/ User Fees/ Bonds
1.1.2.	Implement recommendations of the Comprehensive Transportation Plan that promotes walkability and bikeability.	X	Underway	X	X				Community Devt, Public Works, Parks and Rec.	See CTP	Gen Fund/ other sources identified
1.1.3.	Identify opportunities to promote neighborhood commercial centers in targeted areas through incentives or other mechanisms.	X	Ongoing	X					City Manager, Devt Authority	Staff	Gen Fund
1.1.4.	Achieve Bicycle-Friendly Community Status as recognized by the League of American Bicyclists within the next five years.		Not Started	X	X	X	X	X	Community Devt	Staff	Gen Fund
<b>1.2.</b>	<b>Review tree ordinance (ensure appropriate protection).</b>										
1.2.1.	Review the tree ordinance to ensure that it is working effectively and amend the ordinance, if necessary. Include alternative planting standards (e.g. large planters in public places and parking structures).		Not Started	X					Community Devt	\$15,000	Gen Fund
<b>1.3.</b>	<b>Address visual clutter in the community.</b>										
1.3.1.	Continue Code Enforcement efforts.	X	Ongoing	X	X	X	X	X	Community Devt	Staff	N/A
1.3.2.	Review and amend sign ordinance as needed.	X	Ongoing		X		X		Community Devt, Legal	\$25,000	Gen Fund
<b>1.4.</b>	<b>Further health and exercise in the community through supportive infrastructure and design.</b>										
1.4.1.	Consider the adoption of the Ashford Dunwoody Master Active Living Plan and amend the PC zoning district as appropriate.	X	Underway	X					Community Devt	Staff	Gen Fund
1.4.2.	Consider recommendations of the Master Active Living Plans for the Ashford Dunwoody Study Area and the Buford Highway Corridor Study Area.	X	Underway	X					Community Devt	\$50,000	Gen Fund
1.4.3.	Pursue Healthy Communities designation by CDC or other entity (Requires further research by planning team)	X	Not Started	X	X				Community Devt	Staff	Gen Fund
1.4.4.	Identify locations for community gardens.	X	Underway	X	X	X			Parks and Rec.	Staff	Gen Fund
1.4.5.	Implement a community garden program.	X	Underway	X	X				Parks and Rec.	\$15,000	Gen Fund
<b>1.5.</b>	<b>Continue planning efforts that refine and implement the vision and recommendations of the Comprehensive Plan 2034 document and the Character Area Study.</b>										
1.5.1.	Investigate possibility of establishing design guidelines for Blackburn Park Neighborhood Center.	X	Underway	X					Community Devt	\$25,000	Gen Fund
1.5.2.	Investigate possibility of establishing design guidelines for Clairmont Road.	X	Underway						Community Devt	\$24,500	Gen Fund
1.5.3.	Review sidewalk ordinance and ability to waive/vary standards in consideration of trees and other existing site features.	X	Underway						Community Devt	Staff	Gen Fund
1.5.4.	Develop Special Area Plans for targeted nodes and corridors of the city.		Not Started	X	X	X			Community Devt	\$100,000	Gen Fund



ID	Description of Activity	Timeframe							Responsible Party	Estimated Cost	Potential Funding Source*
		2019	2019 Accomplishments	2020	2021	2022	2023	2024			
1.5.5.	Review Zoning Ordinance to determine if infill housing requirements are needed.		Not Started	X					Community Devt	Staff	Gen Fund
1.5.6.	Review Zoning Ordinance to determine if additional pedestrian safety measures should be included in development regulations.		Not Started	X					Community Devt	Staff	Gen Fund
1.5.7.	Ensure pedestrian safety and multimodal options continue to be provided through implementation of the Comprehensive Transportation Plan and Bicycle, Pedestrian, and Trail Plan.	X	Ongoing	X	X	X	X	X	Public Works, Community Devt	Staff	Gen Fund
1.5.8.	Consider soundproofing standards for new developments near the Peachtree-DeKalb Airport and ensure compatible development in the area.		Not Started	X					Community Devt	Staff	Gen Fund
1.5.9.	Ensure pedestrian safety and multimodal options continue to be provided through implementation of the Comprehensive Transportation Plan and Bicycle, Pedestrian, and Trail Plan.	X	Ongoing	X	X	X	X	X	Public Works, Community Devt	Staff	Gen Fund
1.5.10	Develop separate character area for annexation area south of I-85.		Not Started	X					Community Devt	Staff	Gen Fund
1.5.11	Review land development and subdivisions code to ensure alignment with comprehensive plan policies and recommendations.	X	Underway						Community Devt	Staff	Gen Fund
1.6	<b>Install a bicycle and pedestrian bridge connection through the Brookhaven MARTA station across Peachtree Road.</b>										
1.6.1	Discuss as MARTA TOD project is considered.		Not Started						City Manager, Mayor and Council	TBD	Multiple sources
<b>COMMUNITY FACILITIES AND RESOURCES</b>											
2.1.	<b>Preserve the city's tree canopy.</b>										
2.1.1	See 1.2.1.		Not Started	X					Community Devt	Staff	Gen Fund
2.2.	<b>Stormwater management - evaluate existing program to ensure sufficient capacity to meet needs.</b>										
2.2.2.	Review City's adopted stormwater management ordinances and update to reflect recommendations of the Metropolitan North Georgia Water Planning District 2017 Water Resources Management Plan.	X	Ongoing	X					Community Devt, Public Works, Legal	Staff	Gen Fund
2.2.3.	Explore conversion of 100 year flood FEMA sites and other vacant lands to stormwater management facilities.	X	Ongoing						Public Works	Staff	General Fund/ GEFA/ Stormwater Utility fees
2.3.	<b>Identify infrastructure and utility capacity improvements (water and sanitary sewer) needed to support Future Land Use Plan.</b>										
2.3.1.	Collaborate with DeKalb County regarding water and sewer capacity needs to meet City's Future Land Use Plan, as laid out by the Character Area Map and defining narrative.	X	Ongoing	X					Community Devt, Public Works	Staff	Gen Fund
2.4.	<b>Leverage city's creek system for greater access by community, while protecting their long-term health and viability.</b>										
2.4.1.	Implement recommendations of City's Parks and Recreation Master Plan.	X	Underway	X	X	X	X		Parks and Rec.	See PRMP	Park Bond
2.4.2.	Evaluate stream bank restoration on park property.	X	Underway	X	X				Parks and Recreation	TBD	Gen Fund, Stormwater Utility Fees, Grants

ID	Description of Activity	Timeframe							Responsible Party	Estimated Cost	Potential Funding Source*
		2019	2019 Accomplishments	2020	2021	2022	2023	2024			
2.4.3.	Deploy stream bank restoration.	X	Underway	X	X				Parks and Recreation	TBD	Gen Fund/ Stormwater Utility fees/ Grants
2.5.	Establish a Town Center.										
2.5.1.	Determine components and needs of a Town Center.		Ongoing						City Manager, Mayor and Council	Staff	Gen Fund
2.5.2.	Undertake a Master Plan to explore strategic location and desirable attributes of Brookhaven's long-term City Hall and civic area needs.		Ongoing						City Manager, Mayor and Council	\$75,000	Gen Fund
2.5.3.	Explore/inventory available sites.		Ongoing						City Manager, Mayor and Council	TBD	Gen Fund
2.5.4.	Begin process to secure sites for Civic/City Center.		Ongoing						City Manager, Mayor and Council	TBD	Gen Fund
2.6.	Improve coordination with DeKalb County Schools or consider development of a charter school system.										
2.6.1	Develop a coordination program or memorandum of understanding (MOU) with school boards or system personnel to share information on school siting, forecasts, joint use of facilities, infrastructure plans, bus routes, and safe routes to school.	X	Underway	X	X	X	X	X	City Manager, Parks and Rec., Community Devt, Public Works, Mayor and Council, Legal	Staff	TBD
2.7.	Document historic resources.										
2.7.1.	Undertake a historic and archeological resource survey (including cemeteries)		Not Started	X					Community Devt	\$25,000	Gen Fund/ Grants
2.7.2.	Develop historic guidelines for identified resources.		Not Started	X					Community Devt	\$100,000	Gen Fund/ Grants
2.8.	Ensure access to emergency services.										
2.8.1	Evaluate ability to maintain emergency services.	X	Ongoing	X	X	X	X		City Manager, Police, DeKalb County	Staff	Gen Fund
2.8.2.	Implement related recommendations of Comprehensive Transportation Plan.	X	Ongoing	X	X	X	X	X	Public Works, Community Devt	See CTP	Gen Fund/ Grants and aid
2.8.3	Construct new public safety building.	X	Underway	X					City Manager, Police, Public Works	\$12 million	SPLOST
2.8.4	Implement security camera and license plate reader program as part of park plan development including the greenway.	X	Underway	X	X				Police, Parks and Rec.	TBD	Park Bond
<b>ECONOMIC DEVELOPMENT</b>											

ID	Description of Activity	Timeframe							Responsible Party	Estimated Cost	Potential Funding Source*	
		2019	2019 Accomplishments	2020	2021	2022	2023	2024				
3.1.	Continue to enhance, diversify, and attract business establishments and unique restaurants.											
3.1.1.	Inventory current local service establishments and determine if additional services are needed.	X	Ongoing	X						City Manager, Devt Authority	Staff	Gen Fund
3.1.1.a.	Create a citywide Economic Development Plan and Market Strategy.	X	Underway							City Manager, Devt Authority	\$50,000	Gen Fund/ Tourism
3.2.	Identify opportunities for community festivals and events.											
3.2.2.	Promote and advance these events as a platform to celebrate the various cultures represented within the city.	X	Ongoing	X	X	X	X	X		City Manager, Tourism Office	Convention & Visitors Bureau Budget	Gen Fund/ Tourism/ Grants
3.2.3.	Utilize these events to provide an avenue for local business promotion. An event like "Taste of Brookhaven" could highlight the unique restaurants and catering services in town.	X	Ongoing	X	X	X	X	X		City Manager, Tourism Office	Convention & Visitors Bureau Budget	Gen Fund/ Tourism/ Grants
3.3.	Use the Buford Highway Economic Development Strategy to drive development of a citywide Economic Development Strategy.											
3.3.3.	Evaluate economic opportunities in proximity to the DeKalb- Peachtree Airport (PDK).	X	Underway	X						City Manager, Devt Authority	City Manager/ Devt Authority	Gen Fund/ Devt Authority/ Tourism/ Grants
3.4.	Establish additional incentives to encourage sustainable development in the city.											
3.4.1.	Identify impactful incentives that align with economic development goals once they have been established in the citywide Economic Development strategy.	X	Ongoing	X	X	X	X	X		City Manager, Devt Authority	Included in cost of ED Strategy	Gen Fund/ Devt Authority/ Tourism/ Grants
3.5.	Identify ways to regularly engage business community in feedback on city needs and concerns and vice versa.											
3.5.1.	Develop a business retention and expansion program to gain feedback on needs and concerns.	X	Ongoing	X	X	X	X			City Manager	Staff	General Fund
3.5.2.	Develop and continually evaluate the criteria for business retention and expansion visits, in addition to size, and ensure the data that is collected is actionable.	X	Ongoing	X	X	X	X	X		City Manager, State Economic Devt Dept	Staff	Gen Fund/ Grants
3.5.4.	Maintain a relationship with Brookhaven businesses.	X	Ongoing	X	X	X	X			City Manager	Staff	Gen Fund
3.5.5.	Promote and operate the City's business incubation center.	X	Underway							City Manager	\$500,000	Gen Fund/ User fees/ Grants
3.6.	Leverage the Brookhaven MARTA station to encourage further desirable development along the Peachtree Corridor.											
3.6.1.	Incorporate relevant components of the Comprehensive Transportation Plan and planned transit-oriented development into Economic Development Strategy.	X	Underway	X	X					City Manager, Devt Authority	Included in cost of ED Strategy	Gen Fund/ Devt Authority
3.7.	Streamline information accessibility between economic development partners and for site selectors and prospective companies.											

ID	Description of Activity	Timeframe							Responsible Party	Estimated Cost	Potential Funding Source*
		2019	2019 Accomplishments	2020	2021	2022	2023	2024			
3.7.1.	Maintain and leverage a comprehensive, up-to-date database of the City's available and developable real estate portfolio.	X	Ongoing	X	X	X	X	X	City Manager, Devt Authority, IT	\$35,000/ \$10,000 annually	Devt Authority/ State Econ Devt Dept
3.8.	Ensure a well-rounded view of the city through coordinated data analysis.										
3.8.1.	Maintain data profiles for the website, provide economic- development data analytics for the City, and fulfill data requests from prospective businesses and site selectors.	X	Ongoing	X	X	X	X	X	City Manager, Community Devt, GIS	\$15,000	Gen Fund/ Grants
3.8.2.	Incorporate examination of national and metrowide best practices and peer city benchmarking into periodic City data analysis.	X	Ongoing	X	X	X	X		City Manager	Staff	Gen Fund
3.8.3.	Partner with the Brookhaven Development Authority, local business leaders, and other potential partners to align economic development goals and metrics.	X	Ongoing	X	X	X	X	X	City Manager, Devt Authority	Staff	Gen Fund
3.8.4.	Develop work program as part of the citywide Economic Development Plan.	X	Underway	X	X				City Manager, Devt Authority	Staff	Gen Fund
3.9.	Optimize efforts and resources at county and regional levels										
3.9.1.	Identify programs and funding mechanisms that the City, local business leaders, and other economic development partners can leverage within economic development initiatives.	X	Ongoing	X	X	X	X	X	City Manager, Devt Authority	Staff	Gen Fund
<b>POPULATION</b>											
4.1.	Complete a strategic wayfinding and branding study for the city that considers signage, lighting and landscaping unique to Brookhaven.										
4.1.1.	Complete strategic lighting and landscaping study for City Rights of Way.	X	Underway	X					City Manager, Community Devt, Public Works	Staff	Gen Fund
4.2.	Promote lifelong communities.										
4.2.1.	Complete the Atlanta Regional Commission Local Government Lifelong Communities Assessment Survey.	X	Underway	X					Community Devt	Staff	N/A
4.2.2.	Identify appropriate facilities, programs, and policies to further Brookhaven as a Lifelong Community.	X	Underway	X					Community Devt	Staff	Gen Fund
4.2.3.	Evaluate codes, services and practices to identify regulatory barriers that obstruct the support of Lifelong Communities Principles.	X	Underway	X					Community Devt	See Land Use	Gen Fund
4.3.	Promote opportunities for community members from all districts to serve on boards or committees.										
4.3.1.	Create an application process for citizens interested in serving on appointed boards and commissions.	X	Not Started						City Manager	Staff	Gen Fund
4.4.	Enhance City's communications with public.										
4.4.1.	Hold public forums, offering community members an opportunity to learn about government services.	X	Ongoing	X	X	X	X	X	City Manager, All Departments	Staff	Gen Fund
4.4.2.	Continue to provide e-newsletter option to community members as well as quarterly print newsletters to all community members.	X	Ongoing	X	X	X	X	X	Communications Dept	\$40,000	Gen Fund
4.4.3.	Create a biannual City magazine.	X	Ongoing	X	X	X	X	X	City Manager, Public Relations	\$50,000	Gen Fund/ Ad sales
4.5.	Grow the City's arts and cultural offerings.										

ID	Description of Activity	Timeframe							Responsible Party	Estimated Cost	Potential Funding Source*
		2019	2019 Accomplishments	2020	2021	2022	2023	2024			
4.5.1.	Develop a public art program via ordinance.	X	Underway	X	X				City Manager, Community Devt, Parks and Rec.	Staff	Gen Fund
4.5.2.	Implement a public art program.	X	Underway	X	X				City Manager, Community Devt, Parks and Rec., Public Works	TBD	Gen Fund/ Grants
4.5.3.	Identify incentives for incorporation of public art in private development; coordinate with action 1.1.1.	X	Underway	X					City Manager, Community Devt	Staff	Gen Fund
4.5.4.	Continue to promote City led or partnered activities and events.	X	Ongoing	X	X	X	X		City Manager, Tourism Office, Communications Dept, Public Relations	Staff	Gen Fund/ Tourism
4.6.	Provide translation services for all city services (hire Spanish speaking staff).										
4.6.1.	Coordinate with translation service providers or hire staff directly to ensure communications targeted toward non-English speaking citizens.	X	Ongoing	X	X	X	X	X	City Manager, Communications	Staff	Gen Fund
4.7.	Promote workforce development programs for citizens as needed										
4.7.1.	Link community members with program offerings from various service providers.	X	Ongoing	X	X	X	X	X	City Manager, Economic Devt	Staff	Gen Fund
<b>HOUSING</b>											
5.1.	Preserve safe and affordable housing in the community.										
5.1.1.	As multi-family housing redevelops in community, provide incentives for providing affordable housing as a percentage of units.	X	Underway	X	X	X	X	X	City Manager, Community Devt, Authority	See Land Use	Gen Fund
5.1.2.	Continue code enforcement efforts related to housing.	X	Ongoing	X	X	X	X	X	Community Devt	Staff	Gen Fund
5.1.2.a.	Add additional code enforcement as necessary.		Not Started						Community Devt	\$100,000	Gen Fund
5.1.2.b.	Cross-train police officers for code enforcement needs (after hours).	X	Ongoing	X	X	X	X	X	Community Devt, Police	Staff	Gen Fund
5.1.3.	Continue Police Department's Crime Free Housing Program/Addition of Video Monitoring and License Plate Readers throughout City	X	Ongoing	X	X	X	X	X	Police	TBD	Gen Fund/ Grants
5.2.	Work with DeKalb County to target HUD funding for improvement and preservation of affordable housing in city.										
5.2.2.	Conduct interior apartment audit program per ordinance.	X	Ongoing	X	X	X	X	X	Community Devt	\$50,000 annually	Gen Fund/ CDBG

# B.2. Community Work Program for Comprehensive Transportation Plan

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## **Brookhaven Comprehensive Transportation Plan (CTP) Recommended Work Program and Project Listing Adopted by the City Council on September 9, 2014**

This Recommended Project Listing is a part of the City of Brookhaven’s Comprehensive Transportation Plan which was adopted by the City Council on September 9, 2014. The projects, programs, and policy initiatives listed here have been developed in conjunction with input from the City Council, City staff members, the CTP Steering Committee, community stakeholders, and the citizens of Brookhaven. This is intended to be a “living document” that is amended as needed as the City’s needs and priorities evolve. Given the nature of Brookhaven as a new municipality, many subsequent work phase descriptions and associated cost estimates will be determined as studies, traffic analysis, and concept reports are completed. The recommended CTP projects are categorized into the following groups:

- Part I – Corridor Scoping/Concept Projects – Priority Corridors and Community Connector Corridors
- Part II – Intersection Improvements
- Part III – Active Transportation Improvements (Bicycle, Pedestrian, and Trail Projects)
- Part IV – Public Transit Improvements
- Part V – Transportation System Operations and Management Projects
- Part VI – Other Citywide or Small Area Projects and Programs

***Estimated costs were developed using the Atlanta Regional Commission’s (ARC) Project Costing Tool and planning-level estimates of unit costs, where available. They do NOT include the cost of right-of-way, utility relocation, or contingencies. They are not intended for engineering design and/or implementation purposes.***

***Note: Costs shown as “TBD” will be determined based on more detailed analysis of project scope and other requirements.***





CTP Project Number	Corridor	From/To	Project Description	Priority	Suggested Budget Year	Potential Funding Partners	Estimated Cost
<b>PART I - CORRIDOR SCOPING/CONCEPT PROJECTS FOR PRIORITY CORRIDORS AND COMMUNITY CONNECTORS</b>							
C-1	Ashford Dunwoody Road	North City limits to Peachtree Road	Conduct two-phase process to create a corridor vision (Phase I) and follow-up analyses (Phase II) leading to Project Concept Report per GDOT, including public outreach, environmental screening, traffic analysis, complete streets, roadway concepts, and signal improvements.	High	Phase I FY 15  Phase II FY 16	GDOT, ARC, DeKalb County, Perimeter CIDs, and City	Phase I – \$ 125K  Phase II – \$ 325K
C-2	Clairmont Road Corridor	North city limits to south city limits	Development of a corridor vision, including public outreach, environmental screening, complete streets concepts, and context-sensitive solutions	Medium	FY 18	GDOT, ARC, and City	\$ 150K
C-3	Dresden Drive	Peachtree Road to Clairmont Road	Conduct two-phase process to create a corridor vision (Phase I) and follow-up analyses (Phase II) leading to Project Concept Report, including public outreach, environmental screening, traffic analysis, complete streets, roadway concepts, signal improvements, and possible realignment of Caldwell and Ellijay Roads.High	High	Phase 1 FY 17  Phase II FY 18	ARC, DeKalb County, and City	Phase I \$ 100K  Phase II \$ 375K
C-4	E. Roxboro Road	West City limit to North Druid Hills Road	Conduct two-phase process to create a corridor vision (Phase I) and follow-up analyses (Phase II) leading to Project Concept Report, including public outreach, environmental screening, traffic analysis, complete streets, roadway concepts, and signal improvements.	Medium	Phase I – FY 18  Phase II – FY 19	ARC, DeKalb County, and City	Phase I \$ 125K  Phase II \$ 325K
C-5	Old Johnson Ferry Road/W. Nancy Creek Drive	From West City limit to East city limit	Conduct traffic operations analysis, develop traffic calming concepts, assess need for turn lanes at Ashford Dunwoody Road, and public outreach	Medium	FY 16	City	\$ 150K

\*Funding is subject to annual budget allocation by Mayor and Council, potential bond issuance, and the availability of funding from federal and state grants.

CTP Project Number	Corridor	From/To	Project Description	Priority	Suggested Budget Year	Potential Funding Partners	Estimated Cost
<b>PART I - CORRIDOR SCOPING/CONCEPT PROJECTS FOR PRIORITY CORRIDORS AND COMMUNITY CONNECTORS (CONTINUED)</b>							
C-6	Osborne Road	Peachtree Street to Windsor Parkway	Conduct corridor vision process including complete streets and traffic calming concepts, traffic analysis, and public outreach	Medium	FY 16	City	\$ 150K
<b>PART II – INTERSECTION PROJECTS</b>							
I-1	Ashford Dunwoody Road	Peachtree Road	Lengthen turn lane, add sidewalks, drainage improvements, including realignment of ADR to improve turning traffic.	High	TBD	GDOT	TBD
I-2	N. Druid Hills Road	Peachtree Road	To be addressed in the Brookhaven-Oglethorpe MARTA Station Area Traffic Study	High	FY 15	GDOT, ARC, MARTA, and City	TBD
I-3	Dresden Drive	Peachtree Road	To be address in the Brookhaven-Oglethorpe MARTA Station Area Traffic Study	High	FY 15	GDOT, ARC, and City	TBD
I-4	Buford Highway	Briarwood Road	Turn lanes and realign side street approaches; rebuild sidewalk in the SW quadrant and install new sidewalk in the NW quadrant	High	FY 16	GDOT, ARC, and City	\$ 1.4 million
I-5	Buford Highway	N. Cliff Valley Way	Intersection traffic study	Medium	FY 17	City	\$ 25K
I-6	Buford Highway	Clairmont Road	Intersection traffic study	Medium	FY 18	City	\$ 25K
I-7	Ashford Dunwoody Road	Johnson Ferry Road	Develop GDOT concept study and improve entire intersection including northbound Ashford Dunwoody Road, including innovative intersection, complete streets, and turn lanes.	High	Concept Study FY 16  Environ/ Design, R/W, and CST - TBD	GDOT, ARC, PCIDs and City	\$ 2.1 million

\*Funding is subject to annual budget allocation by Mayor and Council, potential bond issuance, and the availability of funding from federal and state grants.



CTP Project Number	Corridor	From/To	Project Description	Priority	Suggested Budget Year	Potential Funding Partners	Estimated Cost
I-8	Ashford Dunwoody Road	Windsor Parkway	Traffic study to determine need for turn lanes and active transportation improvements, including concept	Medium	FY 19	City	\$ 100K
<b>PART III – ACTIVE TRANSPORTATION PROJECTS (BICYCLE, PEDESTRIAN AND TRAIL IMPROVEMENTS)</b>							
AT-1	Citywide	--	Development of an Active Transportation Master Plan addressing bicycle, pedestrian, and trail systems within the City and connections to regional systems. Plan should include policies, design concepts, alignments, cost estimates, phasing, potential funding sources, Safe Routes to Schools, and public outreach.	High	FY 16	DeKalb County, Perimeter CIDs, and City	\$ 150K
AT-2	N. Fork of Peachtree Creek Trail	West City limits near GDOT Creekside Trail to Clairmont Road	New multi-use trail and linear park (See 2014 City of Brookhaven’s <i>Buford Highway Improvement Program and Economic Development Strategy</i> )	Medium	TBD	TBD	TBD
AT – 3	Murphey Candler Trail Connector	To Perimeter Center via route under I-285	New multi-use trail connector to City of Dunwoody trail system	Medium	TBD	TBD	TBD
AT – 4	Town Brookhaven	To east of MARTA Rail Line	Feasibility study for pedestrian tunnel	Low	FY 19	City and MARTA	\$ 40K
AT – 5	Peachtree Road	N. Druid Hills Road to Ashford Dunwoody Road	Pedestrian improvements (Included in ARC’s PLAN 2040 RTP # 0010326)	High	FY 19	GDOT and City	\$ 4.5 million

\*Funding is subject to annual budget allocation by Mayor and Council, potential bond issuance, and the availability of funding from federal and state grants.

CTP Project Number	Corridor	From/To	Project Description	Priority	Suggested Budget Year	Potential Funding Partners	Estimated Cost
<b>PART III – ACTIVE TRANSPORTATION PROJECTS (BICYCLE, PEDESTRIAN, AND TRAIL IMPROVEMENTS) – CONTINUED</b>							
AT-6	Peachtree Road	West City limits to North Druid Hills Road	Pedestrian improvements	High	Beyond FY 19	GDOT and City	TBD
AT – 7	Nancy Creek Trail	--	Associated with linear park; trail concept needs additional analysis and public outreach	Medium	TBD	City	\$ 40K
AT- 8	Harts Mill Road	East City limits to Ashford Dunwoody Road	Sidewalks on both sides of the road	High	FY 17	City	TBD
CTP Project Number	Corridor	From/To	Project Description	Priority	Suggested Budget Year	Potential Funding Partners	Estimated Cost
<b>PART IV – PUBLIC TRANSIT PROJECTS</b>							
PT – 1	Neighborhood Bus Circulator Study	Citywide	Study to examine the feasibility (demand, location, service type, and costs) for a community bus transit circulator linking MARTA stations.	Low	FY 19	City and MARTA	\$ 125K
CTP Project Number	Corridor	From/To	Project Description	Priority	Suggested Budget Year	Potential Funding Partners	Estimated Cost
<b>PART V – TRANSPORTATION OPERATIONS AND MANAGEMENT PROJECTS</b>							
OP-1	Ashford Dunwoody Road	Dresden Drive Corridor	Intelligent Transportation System (ITS) expansion (included in ARC’s PLAN 2040 (PI # TBD)	High	FY 17	GDOT and City	\$ 1. 3 million
OP-2	Clairmont Road	40 locations	Located in DeKalb County (included in ARC’s PLAN 2040)	TBD	FY 17	GDOT and City	TBD

\*Funding is subject to annual budget allocation by Mayor and Council, potential bond issuance, and the availability of funding from federal and state grants.



CTP Project Number	Corridor	From/To	Project Description	Priority	Suggested Budget Year	Potential Funding Partners	Estimated Cost
<b>PART V – TRANSPORTATION OPERATIONS AND MANAGEMENT PROJECTS</b>							
OP-3	Ashford Dunwoody Road	North of entrance drive to West Nancy Creek Drive	Pedestrian crossing and signal improvements at Montgomery Elementary School entrance	High	FY 16	City	TBD
OP-4	Windsor Parkway	At Osborne Road, Mabry Road, Lanier Drive, and Ashford Dunwoody Road	Corridor traffic operations analysis	Medium	FY 18	City	TBD
CTP Project No.	Corridor	From/To	Project Description	Priority	Suggested Budget Year	Potential Funding Partners	Estimated Cost
<b>PART VI – SPECIAL PROJECTS AND PROGRAMS</b>							
SP – 1	Peachtree Road Corridor/ Brookhaven MARTA Station Area Plan	Including Peachtree Road, Dresden Drive, Apple Valley Way, and North Druid Hills	Traffic circulation analysis, public outreach, and initial concept development to address the impacts of the proposed new transit-oriented development, new City Hall, mixed use, and park uses planned at the station site. Includes auto and bus circulation concepts, complete streets concepts, truck, service, emergency vehicle access, and potential realignment of Apple Valley Road from Caldwell Road to Standard Drive. Also includes consideration of street alignments and improvements north and south of the station area (related to Peachtree Road LCI)	High	FY 15	GDOT, ARC, MARTA, and City	\$ 200K

*\*Funding is subject to annual budget allocation by Mayor and Council, potential bond issuance, and the availability of funding from federal and state grants.*

CTP Project No.	Corridor	From/To	Project Description	Priority	Suggested Budget Year	Potential Funding Partners	Estimated Cost
<b>PART VI – SPECIAL PROJECTS AND PROGRAMS (CONTINUED)</b>							
SP – 2	Citywide	--	Development of an Active Transportation Master Plan addressing bicycle, pedestrian, and trail systems within the City and connections to regional systems. Plan should include policies, design concepts, alignments, cost estimates, phasing, potential funding sources, Safe Routes to Schools, and public outreach.	High	FY 16	DeKalb County, Perimeter CIDs, and City	\$ 150K
SP – 3	Ultimate Buford Highway/ Parkway Concept Study	South City limits to north City limits	Update 2006 ARC Buford Highway Corridor Study to include updated demographic, economic, and transit system data, complete streets concepts, bus rapid transit and enhanced transit options, road diet considerations and public outreach. Associated with the <i>Buford Highway Economic Development Strategy (2014)</i>	High	Phase I – Corridor Vision and Traffic Modeling - FY 16	GDOT, ARC, DeKalb County, MARTA, and City	\$ 100K
SP – 4	Citywide	Traffic Calming Program	Traffic analysis, public outreach, and support services to address cut-through traffic and other related activities.	High	FY 15 and beyond	City	\$ 60K annually
SP – 5	Citywide	State of Good Repair Program	Road maintenance and resurfacing and Sidewalk/Path maintenance activities	High	FY 15 and beyond	City	\$ 3 million annually
SP – 6	Citywide	Citizens Transport Advisory Committee	Establish a citizen-based group to help advise City leaders on local and regional transportation issues affecting Brookhaven; assist in gathering information about transportation activities by adjacent cities; and developing educational materials for citizens on the importance of transportation and key concepts such as complete streets, access management, traffic safety, pedestrian and bicycle safety, etc.	High	FY 15	City	NA

\*Funding is subject to annual budget allocation by Mayor and Council, potential bond issuance, and the availability of funding from federal and state grants.



CTP Project No.	Corridor	From/To	Project Description	Priority	Suggested Budget Year	Potential Funding Partners	Estimated Cost
<b>PART VI – SPECIAL PROJECTS AND PROGRAMS (CONTINUED)</b>							
SP – 7	Citywide	--	Develop Transportation Standards and Criteria for (1) active transportation facilities; (2) complete streets concepts; (3) traffic calming concepts; (4) walkable urban thoroughfares and (5) context-sensitive design.	Medium	FY 18	City	\$ 50K

*\*Funding is subject to annual budget allocation by Mayor and Council, potential bond issuance, and the availability of funding from federal and state grants.*

**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019  
TRANSPORTATION**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
1.1	<b>Create overall philosophy and program structure for the City's balanced, multimodal transportation system addressing planning, design, maintenance and operations, including opportunities for citizen engagement.</b>								
1.1.1	Create Brookhaven Citizens Transportation Advisory Committee to provide input on transportation decisions and support public awareness and education programs for the community on transportation issues	X	X	X	X	X	Public Works Dept/Mayor/ City Council	TBD	Gen Fund
1.1.2	Develop Transportation Standards and Criteria for (1) active transportation facilities; (2) complete streets concepts; (3) traffic calming concepts; (4) walkable urban thoroughfares; and (5) context-sensitive design.	X					Public Works Dept/Mayor/ City Council	\$ 50K	Gen Fund
1.1.3	Establish transportation program framework for City investments in transportation including (1) Maintenance and Resurfacing; (2) Active Transportation Improvements; (3) Corridor Visioning and Design; (4) Neighborhood Traffic Calming, and (5) Safety and Operations.	X	X	X	X	X	Public Works Dept/Mayor/ City Council	TBD	Gen Fund
1.2	<b>Protect Priority Corridors to support the City's economy and Community Connector streets to protect mobility throughout the City.</b>								
1.2.1	Conduct two-part study to (1) establish a corridor vision for Ashford Dunwoody Road from the north City limits to Peachtree Road, including context-sensitive design concepts, traffic operations, active transportation, safety, and public outreach; and (2) if feasible, develop a GDOT-type concept report for the preferred alternative(s).	X	X	X			Public Works, DeKalb County, PCIDs, ARC, City	Phase 1 = \$ 125K; Phase 2 = \$ 375K	ARC, PCID, and Gen Fund

\*Funding is subject to annual budget allocation by Mayor and Council, potential bond issuance, and the availability of funding from federal and state grants.



**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019  
TRANSPORTATION**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
1.2.2	Conduct two-part study to (1) establish a corridor vision for Clairmont Road from north City limit to south City limit, including context-sensitive design concepts, traffic operations, active transportation, safety, and public outreach; and (2) if feasible, develop a GDOT-type concept report for the preferred alternative(s).		X	X	X		Public Works, DeKalb County, PCIDs, ARC, City	Phase 1 = \$ 125K; Phase 2 = \$ 375K	ARC, PCID, and Gen Fund
1.2.3	Conduct two-part study to (1) establish a corridor vision for Dresden Dr. from Peachtree Road to Buford Highway, including context-sensitive design concepts, traffic operations, active transportation, safety, and public outreach; and (2) if feasible, develop a GDOT-type concept report for the preferred alternative(s).				X	X	Public Works, DeKalb County, PCIDs, ARC, City	Phase 1 = \$ 125K; Phase 2 = \$ 375K	ARC, PCID, and Gen Fund
1.2.4	Conduct two-part study to (1) establish a corridor vision for E. Roxboro Road from west City limits to North Druid Hills Road, including context-sensitive design concepts, traffic operations, active transportation, safety, and public outreach; and (2) if feasible, develop a GDOT-type concept report for the preferred alternative(s).				X	X	Public Works, DeKalb County, PCIDs, ARC, City	Phase 1 = \$ 125K; Phase 2 = \$ 375K	ARC, PCID, and Gen Fund
1.2.5	Conduct traffic operations analysis, develop traffic calming concepts, assess need for turn lanes at Ashford Dunwoody Road, and public outreach			X			Public Works, DeKalb County, PCIDs, ARC, City	\$ 150K	ARC, PCID, and Gen Fund
1.2.6	Conduct two-part study to (1) establish a corridor vision for Osborne Road from Peachtree Road to Windsor Parkway, including context-sensitive design concepts, traffic operations, active transportation, safety, and public outreach; and (2) if feasible, develop a GDOT-type concept report for the preferred alternative(s).					X	Public Works, DeKalb County, PCIDs, ARC, City	Phase 1 = \$ 125K; Phase 2 = \$ 375K	ARC and Gen Fund

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**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019**  
**TRANSPORTATION**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
1.3	Pursue intersection improvements to improve transportation system operations and safety for motorists, pedestrians, bicyclists, and transit users.								
1.3.1	Ashford Dunwoody Road at Peachtree Road - lengthen turn lane, add sidewalks, drainage improvements, including realignment of ADR to improve turning traffic		X				GDOT and City	TBD	GDOT and Gen Fund
1.3.2	North Druid Hills Road at Peachtree Road - To be addressed in the Brookhaven-Oglethorpe MARTA Station Area Traffic Study	X					MARTA, GDOT, and City	TBD	GDOT and Gen Fund
1.3.3	Dresden Drive at Peachtree Road - to be addressed in the Brookhaven-Oglethorpe MARTA Station Area Traffic Study	X					MARTA, GDOT, and City	TBD	GDOT and Gen Fund
1.3.4	Buford Highway at Briarwood Road - add turn lanes and realign side street approaches; rebuild sidewalk in the SW quadrant and add new sidewalks in the NW quadrant.			X			Public Works/Mayor/City Council/GDOT	\$ 1.4 mil.	GDOT and Gen Fund
1.3.5	Buford Highway and N. Cliff Valley Way - conduct traffic study to determine needs for turn lanes		X				Public Works/Mayor/City Council/GDOT	\$ 25K	GDOT and Gen Fund
1.3.6	Buford Highway and Clairmont Road - conduct traffic study to determine need for innovative intersection.				X		Public Works/Mayor/City Council/GDOT	\$ 25K	GDOT and Gen Fund
1.3.7	Ashford Dunwoody Road and Windsor Parkway - conduct traffic analysis and concept report for turn lanes, active transportation features, and public outreach.					X	Public Works/Mayor/City Council/GDOT	\$ 100K	GDOT and Gen Fund

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**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019**  
**TRANSPORTATION**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
1.3.8	Ashford Dunwoody Road and Johnson Ferry Road Intersection - conduct traffic analysis, concept report and construction of ultimate intersection improvement, including innovative intersection, turn lanes, active transportation features, and public outreach.			X			Public Works/Mayor/City Council/GDOT	\$ 2.1 mil.	GDOT and Gen Fund
1.4	<b>Develop Active Transportation (bicycle, pedestrian, trail) opportunities for commuting, improving health, and recreational purposes for City residents.</b>								
1.4.1	Develop Citywide Active Transportation Plan to identify bicycle, pedestrian, and trail facilities, alignments, design concepts, estimated costs, potential funding sources, linkages to other local and regional systems, and public outreach. Potential corri		X				Public Works/Mayor/City Council	\$ 150K	DeKalb County and City
1.4.2	N. Fork of Peachtree Creek - new multi-use trail and linear park from west city limits near GDOT Creekside Trail along north bank of creek to Clairmont Road (see Buford Highway Improvement Plan and Economic Development Strategy - 2014)	X	X	X	X	X	Comm Dev/Public Works/Mayor/City Council/private sector	TBD	Gen Fund and other sources
1.4.3	Nancy Creek Trail (associated with linear park) - develop refined trail concept to determine project alignment and scope		X	X			Public Works/Mayor/City Council/private sector	\$ 40K	Gen Fund and other sources
1.4.4	Harts Mill Road - from east City Limits to Ashford Dunwoody Road - install sidewalks on both sides of road		X	X			Public Works/Mayor/City Council/private sector	TBD	Gen Fund
1.4.5	Murphey Candler Road Trail Connection to City of Dunwoody Trail System in Perimeter Center				X		Public Works/Mayor/City Council	TBD	Gen Fund and other sources

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**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019  
TRANSPORTATION**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
1.4.6	Pedestrian Connection from Town Brookhaven to neighborhoods east - assess the feasibility of a pedestrian tunnel under the rail line.					X	Public Works/Mayor/City Council	\$ 40K	ARC and Gen Fund
1.4.7	Pedestrian improvements along Peachtree Road from N. Druid Hills Road to Ashford Dunwoody Road - included in ARC's PLAN 2040 RTP # 0010326					X	Public Works/Mayor/City Council	TBD	GDOT and Gen Fund
1.4.8	Peachtree Road from west city limit to North Druid Hills Road - pedestrian improvements					X	Public Works/Mayor/City Council	TBD	GDOT and Gen Fund
1.4.9	Pedestrian improvements along Peachtree Road from south City limits to N. Druid Hills Road					X	Public Works/Mayor/City Council	\$ 4.5 mil.	GDOT, ARC, and City
1.5	<b>Encourage increased use of public transportation services by citizens, employees, and visitors and improve access to MARTA stations.</b>								
1.5.1	Conduct Neighborhood Bus Circulator Study to determine the feasibility and potential demand to connect City neighborhoods with MARTA rail stations.		X	X			Public Works/Mayor/City Council	\$ 125K	Gen Fund, ARC, and other sources
1.5.2	Conduct Brookhaven-Oglethorpe MARTA Station Area Traffic Study to determine the need for vehicle, pedestrian, bicycle, service vehicle, and emergency response vehicles and associated parking requirements in the area generally bounded by Peachtree Street, Dresden Drive, Apple Valley Way, and North Druid Hills Road. Needed to address transportation impacts from the proposed MARTA Transit-Oriented Development project and likely Development of Regional Impact at this location.	X					Public Works/Mayor/City Council	TBD	Gen Fund

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**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019  
TRANSPORTATION**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
<b>1.6</b>	<b>Pursue transportation system operational improvements where needed.</b>								
1.6.1	Ashford-Dunwoody Drive at Dresden Drive Corridor - Intelligent Transportation System (ITS) Expansions - included in ARC's PLAN 2040 RTP (PI # -- TBD)			X			GDOT/Mayor/City Council	\$ 1.3 mil.	Federal, state, and Gen Fund
1.6.2	Clairmont Road Signal Upgrades (40 locations to be determined) - included in ARC's PLAN 2040 RTP			X			GDOT/Public Works/Mayor/City Council	TBD	Federal, state, and Gen Fund
1.6.3	Windsor Parkway at Osborne Road, Mabry Road, Lanier Drive, and Ashford Dunwoody Road		X				Public Works/Mayor/City Council	TBD	Gen Fund
1.6.4	Ashford Dunwoody Road at Montgomery Elementary School - install pedestrian signal improvement		X				Public Works/Mayor/City Council	TBD	Gen Fund
<b>1.7</b>	<b>Address need for traffic calming in neighborhoods and other sensitive areas of the City</b>								
1.7.1	Conduct traffic calming analyses for various locations in the City to include, but not be limited to: Childers Road/Shady Valley Drive area; Johnson Ferry Road and Mill Creek Drive; and other locations.	X	X	X	X	X	Public Works/Mayor/City Council	\$ 60K annually	Gen Fund

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**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019  
TRANSPORTATION**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
1.8	Develop transportation facilities in the City to support economic development initiatives, especially in the Buford Highway (Boulevard) Corridor								
1.8.1	Peachtree Road Corridor/Brookhaven MARTA Station Area Plan including Peachtree Road, Dresden Drive, apply Valley Way, and North Druid Hills Road - traffic circulation analysis, public outreach, and initial concept development to address the impacts of the proposed new transit-oriented development, new City Hall, mixed use, and park uses planned at the station site. Includes auto and bus circulation concepts, complete streets concepts, truck, service, and emergency vehicle access and potential realignment of Apple Valley Road from Caldwell Road to Standard Drive. Also includes consideration of street alignments and improvements north and south of the station area (related to Peachtree Road LCI.								
1.8.2	Update ARC's 2006 Buford Highway Corridor Study to identify the ultimate preferred roadway and transit concept in two phases - the first being traffic microsimulation for a road diet; and Phase II to include the remaining activities - updated data and recommendations concerning demographics, economic changes, redevelopment options, complete street principles, potential streetcar, bus rapid transit or other technology, and public outreach.	X	X				Public Works/Mayor/City Council/GDOT	\$ 200K	MARTA and Gen Fund
1.9	Maintain the City's multimodal transportation facilities in a state of good repair.								
1.9.1	Maintain a Routine Maintenance and Resurfacing Program for City streets.	X	X	X	X	X	Public Works/Mayor/City Council	\$ 3 mil./yr	Gen Fund

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**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019  
TRANSPORTATION**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
1.10	Protect City neighborhoods from the negative impacts of vehicular traffic, including cut-through traffic, excessive speeds, noise, etc.								
1.10.1	Establish a citizen-based group to help advise City leaders on local and regional transportation issues affecting Brookhaven; assist in gathering information about transportation activities by adjacent cities; and developing educational materials for citizens on the importance of transportation and key concepts such as complete streets, access management, traffic safety, pedestrian and bicycle safety, etc.	X	X	X	X	X	Public Works/Mayor/City Council	TBD	Gen Fund

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# B.3. Community Work Program for Parks and Recreation Master Plan



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EXISTING PARK RENOVATIONS	TIER 1		TIER 2			TIER 3					TOTAL
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Clack's Corner		x			x						
Fernwood Park		x		x							
Parkside Park		x	x								
Ashford Park		x			x						
Blackburn II Park	x	x									
Briarwood Park	x	x									
Brookhaven Park	x			x							
Georgian Hills Park		x									
Lynwood Park	x	x			x						
Osborn Park	x										
Skyland Park		x			x						
Blackburn Park	x		x			x					
Murphey Candler Park South				x				x			
Murphey Candler Park North	x		x				x				
<b>RENOVATIONS TOTAL</b>											
<b>NEW PARK, FACILITY AND GREENWAY CAPITAL COSTS</b>											
District 4 Neighborhood Park	x		x								
General Maintenance & ADA Improvements	x										
Briarwood Park Expansion					x						
Aquatics Renovations	x										
Community Center Renovations	x										
New Parks Neighborhood						x		x		x	
<b>New Park, Facility and Greenway Total</b>											
<b>LAND ACQUISITION COSTS</b>											
Park Land Acquisition	x										
Greenway Acquisition	x		x		x		x		x		
<b>LAND ACQUISITION</b>											
<b>GENERAL DESIGN STANDARDS &amp; STUDIES</b>											
Sign Standards		x									
Design Standards		x									
Aquatics Facility Master Plan and Proforma	x										
Community Centers Master Plan and Proforma	x										
Caretaker House Redvelopment Study	x										
<b>GENERAL PARK DESIGN TOTAL</b>											
<b>YEARLY TOTAL</b>											

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## **B.4. Community Work Program for Buford Highway Improvement Plan & Economic Development Strategy**

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**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019**  
**BUFORD HIGHWAY - ECONOMIC STRATEGY**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
<b>1.1</b>	<b>Engage Redevelopment Property Owners</b>								
1.1.1	For Redevelopment Parcels #1, #3, #4, #5, and #6 with multiple owners of smaller parcels, this engagement should focus on achieving agreement to allow the Development Authority to jointly market these parcels to attract the desired redeveloper and use.	x	x				City Manager; Development Authority	\$20,000	General Fund/ Grants
1.1.2	For Corporate Square, encourage the ownership to undertake an update of their schematic master plan in light of the potential coming North Fork creek multi-purpose trail/park and to consider mixed use approaches.	x	x				City Manager; Development Authority	TBD	General Fund/ CDBG
1.1.3	For Northeast Plaza, encourage ownership to develop a specific plan for mixed use development to be undertaken by them or a co-developer they identify.	x	x				City Manager; Development Authority	TBD	General Fund/ CDBG
1.1.4	For other single-owner parcels (Red Roof Inn, Parcels #2 and #8), determine interest/capacity of owners to undertake redevelopment; encourage identification of partners with capacity if necessary and/or use Development Authority to market sites to developers.	x	x				City Manager; Development Authority	Incl. Above in 1.1.1	General Fund/ CDBG
<b>1.2</b>	<b>Create Policy Framework for Affordable Housing</b>								
1.2.1	Establish policy for Northeast Plaza. Apply policy and phasing approach to zoning overlay.	x	x				City Manager; Development Authority; Community Development	\$25,000	General Fund/ Grants

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**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019**  
**BUFORD HIGHWAY - ECONOMIC STRATEGY**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
<b>1.3</b>	<b>Adopt Redevelopment Consistent Zoning</b>								
1.3.1	Prepare and adopt necessary zoning modifications for all redevelopment parcels.	x	x				City Manager; Development Authority; Community Development	\$20,000	General Fund/ Grants
<b>1.4</b>	<b>Establish Tax Allocation District</b>								
1.4.1	Complete TAD-required Redevelopment Plan (if referendum approved); determine boundaries for district (identified redevelopment parcels and other compatible or impacted adjacent properties); coordinate with North Fork trail/park planning.	x					City Manager; Development Authority	\$35,000	General Fund
<b>1.5</b>	<b>Market Redevelopment Parcels</b>								
1.5.1	In collaboration with property owners and at varying times depending on the dynamics of each location, recruit developers for specific sites	x	x	x	x	x	City Manager; Development Authority	TBD	General Fund
1.5.2	Consider site acquisition where feasible.	x	x	x	x		City Manager; Development Authority	TBD	Development Authority
1.5.3	Determine and provide redevelopment incentives.	x	x	x	x	x	City Manager; Development Authority	TBD	Development Authority/ Tourism

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**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019**  
**BUFORD HIGHWAY - ECONOMIC STRATEGY**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
<b>1.6</b>	<b>Upgrade Existing Commercial Properties</b>								
1.6.1	Create Façade Enhancement Matching Grant Program		x	x	x	x	City Manager; Development Authority; Community Development	TBD	Grants
<b>1.7</b>	<b>Small Merchant Support Services</b>								
1.7.1	Relocation Technical Assistance for Displaced Redevelopment Parcel businesses		x	x	x	x	City Manager; Development Authority; Small Business Development Center; SBA	TBD	Grants
1.7.2	International Restaurant/Retail Recruitment	x	x	x	x	x	City Manager; Development Authority	TBD	General Fund
1.7.3	International Theme Events/Programming	x	x	x	x	x	City Manager; Tourism	TBD	Tourism

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**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019**  
**BUFORD HIGHWAY - IMPROVEMENT PLAN**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
<b>1.1</b>	<b>North Fork Peachtree Creek Greenway</b>								
1.1.1	Master Plan Report - Develop a framework for constructing an integrated system of multi-use and nature trails along the North Fork of Peachtree Creek. The future network will provide residents with close-to-home and close-to-work access to bicycle and pedestrian trails. The trails and greenways will serve transportation and recreation needs and help encourage quality, sustainable economic growth. Develop cost estimates for construction and strategy for property acquisition, as required.	x	x				Dev Authority, Parks & Rec Dept	\$60,000	General Fund, Grants
1.1.2	Complete real estate appraisals for candidate parcels for acquisition. Prioritize sites for acquisition based on importance to greenway concepts as identified in master plan (see 1.1.1)		x	x			Parks & Rec Dept,	TBD	General Fund, Grants
1.1.3	Initiate discussion with property owners of candidate parcels to determine parcels that could be part of a future greenway. Purchase parcels as available and funding allows.		x	x			Parks & Rec Dept, Dev Auth	TBD	General Fund, Grants
1.1.4	Construction Documents/Design - Develop construction documents and specifications for construction of the North Fork Greenway to include 75' setback and any parcels acquired by City.		x	x	x		Parks & Rec Dept, Dev Auth	15% of estimated construction budget (as determined in 1.1.1)	General Fund, CDBGs, STP, Federal Lands Transportation Enhancement (TE) Program
1.1.5	Construction/Implementation - Construct Greenway along North Fork Peachtree Creek including trailhead and connections to existing pedestrian network.				x	x	Parks & Rec Dept, Dev Auth	see 1.1.1	see 1.1.2

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**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019**

**BUFORD HIGHWAY - IMPROVEMENT PLAN**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
<b>1.2</b>	<b>Gateway Improvements</b>								
1.2.1	Gateway Master Plan - Identify sites at three locations for gateway features: south city limits on Buford Highway; north city limits on Buford Highway; city limits near intersection of North Druid Hills and Buford Highway. Estimate costs for obtaining right-of-way and coordinate with GDOT. Prepare application for GDOTs Gateway Program.	x	x				Community Devt Dept, Public Works,	\$30,000	GDOT Gateway Grant Program, Gen Fund
1.2.2	Gateway Design - Design gateway features construction documents at city limits at three locations (see 1.2.1): Develop cost estimates for construction.		x				Community Devt Dept, Public Works	\$30,000	Gen Fund, GDOT Gateway Grant, Grants
1.2.3	Gateway Construction - Construct gateway feature improvements at three locations (see 1.2.1)			x			Community Devt Dept, Mayor/ City Council	TBD from 1.2.2	GDOT Gateway Grant Program, Gen Fund
<b>1.3</b>	<b>Pedestrian Light Standards - Buford Highway</b>								
1.3.1	Swap light standards specified in GDOT project for more appropriate fixtures.	x					City Mgr, Public Works, Community Devt Dept	\$500 per fixture	Gen Fund, Grants
<b>1.4</b>	<b>Streetscape - Buford Highway</b>								
1.4.1	Feasibility & Transportation Engineering Study - Conduct a study to determine the feasibility for lane reduction within the city limits.		x	x			Community Devt Dept, Public Works	\$300,000	Gen Fund, Grant Funds
1.4.2	Streetscape Master Plan - Buford Highway - based on 1.4.1 recommend improvements for Buford Highways including pedestrian amenities, street trees, crosswalks, mass transit stop improvements, and medians.	x	x				Community Devt Dept, Public Works, Dev Auth	\$100,000	Gen Fund, Grants

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**CITY OF BROOKHAVEN - COMPREHENSIVE PLAN 2034 - CWP 2015-2019**  
**BUFORD HIGHWAY - IMPROVEMENT PLAN**

ID	Description of Activity	Timeframe (x)					Responsible Party	Estimated Cost	Potential Funding Source*
		2015	2016	2017	2018	2019			
<i>Projects Identified in Comprehensive Plan CWP Involving Buford Highway</i>									
1.3.1.	Develop and adopt an overlay district for the Buford Highway corridor to regulate the form and character of redevelopment in the corridor.	x					CM, Dev Auth, Comm Devt	\$50,000	Tourism, Gen Fund
1.7.2	Consider recommendations of the Master Active Living Plans for the Ashford Dunwoody Study Area and the Buford Highway Corridor Study Area.	x	x	x	x	x	Comm Devt	\$50,000	Gen Fund

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# C Comprehensive Transportation Plan\*

# D Parks and Recreation Master Plan\*

# E Buford Highway Improvement Plan\*

# **F 5-Year Comprehensive Plan Update (2019) Public Involvement Documentation**

Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
<b>LAND USE</b>					
Land Use		Figure 2-2 - update needed	Text	Staff	
Land Use	Development Trends	Update zoning district titles referenced and add new classifications as necessary	Text	Staff	
Land Use	Existing Land Use Analysis	Update statistics throughout	Text	Staff	
Land Use		Figure 2-2 - these % are now 9 years old. Anyway to update? In particular, what is % and acreage of multifamily?	Text	Planning Commission	Data will be updated.
Land Use		Preserve single family neighborhoods	Comment only	Public	
Land Use		Lenox Park has almost 1,600 apartments and only 192 homes. We do not need more apartments. Put more owner-occupied townhomes and condos to create balance.	Policy	Public	Will be reviewed for addition to Community Work Program.
<b>ISSUES &amp; OPPORTUNITIES</b>					
Issues & Opportunities	Introductory Section	Update to reflect that Community Work Program is adopted annually	Text	Staff	
Issues & Opportunities: 1. Land Use	1.1	Underway - zoning ordinance rewrite complete; other amendments pending	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.1	Delete and/or replace.	Policy	Planning Commission	Will be updated as amendments are completed and new amendments are considered by Council.
Issues & Opportunities: 1. Land Use	1.2	Completed - character area study and zoning ordinance rewrite	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.2	Review tree ordinance and stormwater ordinance as it relates to this item.	Policy	Planning Commission	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.2	"should consider" - I thought we were committed to establishing area-specific infill (beyond character)?	Policy	Planning Commission	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.2	Trees? Larger property built and more stormwater runoff.	Policy	Planning Commission	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.3	Completed - zoning ordinance rewrite	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.3	Currently address Peachtree only.	Policy	Planning Commission	Design standards were included as part of the Buford Highway Overlay; however, architectural standards were not determined to be appropriate.
Issues & Opportunities: 1. Land Use	1.3	Peachtree Road versus Buford Highway	Policy	Planning Commission	Design standards were included as part of the Buford Highway Overlay; however, architectural standards were not determined to be appropriate.
Issues & Opportunities: 1. Land Use	1.4	Ongoing - bike-ped plan, sidewalk ordinance, sidewalk fund	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.4	Add "such as," instead of naming specific nodes.	Text	Planning Commission	Text will be updated.
Issues & Opportunities: 1. Land Use	1.4	Change "...nodes of..." to "...nodes such as..." and add annexed properties to potential locations (e.g. Executive Park).	Text	Planning Commission	Text will be updated.
Issues & Opportunities: 1. Land Use	1.4	Scooters. Nodes not named.	Text	Planning Commission	Text will be updated.
Issues & Opportunities: 1. Land Use	1.4	If a sidewalk is installed on Lenox Park Boulevard (on the Arbors side of the street) it would be cutting down some 60+ trees. Instead of helping green up Brookhaven you are doing the opposite. You are not doing what 1.5 tree ordinances is supposed to do.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.4	Please make it safer to cross as crosswalks.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.4	Need stronger measures for pedestrian safety on streets with crosswalks.	Policy	Public	Will be reviewed for addition to Community Work Program.



Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
Issues & Opportunities: 1. Land Use	1.4	In building new sidewalks, do not eliminate mature trees. Some streets are fine with a sidewalk on one side only.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.4	Sidewalks not needed on both sides of street. Trees should not be cut down.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.4	Need to consider another option (mode of transport) for last mile - not scooters - for those who cannot walk greater than one mile or bike.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.5	Completed - amended 08/26/14, 02/10/15, 08/25/15, and 08/22/17	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.5	In addition to trees in the ground, expand use of large planters in public places.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.5	Do not eliminate trees for sidewalks.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.5	Current tree ordinance has not stopped the clear cutting of trees. Need to consider proposal in progress.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.6	Ongoing - sign ordinance amendments, sign registration program	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.7	Ongoing - community gardens, farmers markets, bike-ped plan	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.7	Add "trails" and reference "trips" rather than "short trips".	Text	Planning Commission	Text will be updated.
Issues & Opportunities: 1. Land Use	1.8	Completed - zoning ordinance rewrite	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.8	Many in the community feel we have gone too far in promoting mixed-use.	Policy	Planning Commission	
Issues & Opportunities: 1. Land Use	1.8	Other areas.	Policy	Planning Commission	
Issues & Opportunities: 1. Land Use	1.8	City should give incentives to draw mixed use to targeted neighborhoods like Lenox Park?	Comment only	Planning Commission	
Issues & Opportunities: 1. Land Use	1.9	Completed - zoning ordinance rewrite	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.9	Is there a real desire for increased density?	Policy	Planning Commission	
Issues & Opportunities: 1. Land Use	1.9	Soundproofing standards for new developments near PDK.	Policy	Agency	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.9	Ensure compatible land-use development near PDK.	Policy	Agency	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 1. Land Use	1.10	Completed - applications provided to school district for review monthly, annual development review meeting between departments	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.11	Ongoing - some initial contact with property owners	Comment only	Staff	
Issues & Opportunities: 1. Land Use	1.11	This probably should be part of the overall redevelopment of MARTA. May not be worthwhile to make that investment now.	Policy	Planning Commission	
Issues & Opportunities: 1. Land Use	1.11	Change to a mid-term item.	Policy	Planning Commission	
Issues & Opportunities: 1. Land Use	1.11	Consider integrating North Druid Hills Corridor with this item. Should we develop a strategy for improving Peachtree and intersections with North Druid Hills and Dresden that does not depend on MARTA for assistance?	Policy	Planning Commission	

Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
Issues & Opportunities: 1. Land Use	1.11	North Druid?	Comment only	Planning Commission	
Issues & Opportunities: 2. Community Facilities & Resources	2.1	Ongoing - tree canopy study 2014 and 2016	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.1	Language needs editing.	Policy	Planning Commission	Text will be updated.
Issues & Opportunities: 2. Community Facilities & Resources	2.1	All new parking structures and community areas should have large planters to augment the tree canopy.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 2. Community Facilities & Resources	2.1	In your intent is to preserve the tree canopy, why would you cut down 60+ trees on Lenox Park Boulevard (mature trees) to install a sidewalk.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 2. Community Facilities & Resources	2.1	In order to preserve trees do not put sidewalks on both sides of street.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 2. Community Facilities & Resources	2.1	Tree canopy can be preserved by no putting sidewalks on both sides of the street.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 2. Community Facilities & Resources	2.1	Installing additional sidewalk on Lenox Park Boulevard is against effort to conserve tree canopy. There is sidewalk on other side.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 2. Community Facilities & Resources	2.2	Ongoing - public works capital improvement program	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.2	Continue conversation with DeKalb to review capacity.	Comment only	Planning Commission	This item is related to stormwater capacity, which is not managed by the county. The city, through the development review process, communicates frequently with the county on capacity as it relates to the water/sewer system.
Issues & Opportunities: 2. Community Facilities & Resources	2.2	How do we identify needed improvements?	Comment only	Planning Commission	The city maintains a stormwater management plan in compliance with the state environmental protection division.
Issues & Opportunities: 2. Community Facilities & Resources	2.3	Completed - DeKalb consent order	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.3	Why would we do the job of Watershed? This should be done more from a basin (watershed) standpoint.	Comment only	Planning Commission	The county is responsible for capacity improvements; however, the city supports the county through the development review process to ensure capacity issues are addressed.
Issues & Opportunities: 2. Community Facilities & Resources	2.3	How do we identify needed improvements?	Comment only	Planning Commission	Through coordination with the county.
Issues & Opportunities: 2. Community Facilities & Resources	2.4	Completed - zoning ordinance rewrite, chapter 14 updates	Comment only	Staff	

Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
Issues & Opportunities: 2. Community Facilities & Resources	2.4	Strategic means defining how we get there.	Comment only	Planning Commission	
Issues & Opportunities: 2. Community Facilities & Resources	2.4	Burying utilities is such an important step. Have to be able to continue planting there.	Comment only	Public	
Issues & Opportunities: 2. Community Facilities & Resources	2.5	Ongoing - Peachtree creek greenway	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.5	Update to include North Fork Peachtree Creek	Comment only	Planning Commission	
Issues & Opportunities: 2. Community Facilities & Resources	2.6	Ongoing - city administration	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.6	This should be part of the MARTA redevelopment	Policy	Planning Commission	
Issues & Opportunities: 2. Community Facilities & Resources	2.6	Why not consider the park side campus at Lenox Park?	Comment only	Public	
Issues & Opportunities: 2. Community Facilities & Resources	2.7	Ongoing - see 1.10	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.7	Delete and/or replace.	Comment only	Planning Commission	
Issues & Opportunities: 2. Community Facilities & Resources	2.7	No charter schools	Policy	Planning Commission	
Issues & Opportunities: 2. Community Facilities & Resources	2.8	Not started - no department activity on this item	Comment only	Staff	
Issues & Opportunities: 2. Community Facilities & Resources	2.8	Do we really have any historic facilities?	Policy	Planning Commission	The city has not formally completed a historic resources survey. Task is included in Community Work Program.
Issues & Opportunities: 3. Economic Development	3.1	Ongoing - economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.1	People need affordable places to live including city employees.	Comment only	Public	
Issues & Opportunities: 3. Economic Development	3.1	Please preserve the wonderful cuisine along Buford Highway.	Comment only	Public	
Issues & Opportunities: 3. Economic Development	3.1	Krog Street Market, Ponce City Market are so successful. Why not consider Lenox Park for such a destination?	Comment only	Public	
Issues & Opportunities: 3. Economic Development	3.2	Completed - cherry blossom festival, arts commission, living walls	Comment only	Staff	

Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
Issues & Opportunities: 3. Economic Development	3.2	Can we add language that commits to reorganizing and promoting events that are already supported by the community - arts festival, We Love BuHi, etc. - on celebrating things organic to Brookhaven such as greenway?	Policy	Planning Commission	
Issues & Opportunities: 3. Economic Development	3.3	Ongoing - economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.4	Ongoing - economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.4	Be more specific here and define how sustainability can be defined as benefits from an economic, social, and environmental standpoint.	Policy	Planning Commission	
Issues & Opportunities: 3. Economic Development	3.4	Especially for sites such as the Brookhaven-Oglethorpe MARTA station.	Comment only	Planning Commission	
Issues & Opportunities: 3. Economic Development	3.5	Ongoing - economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.5	Add the chamber's intent to include how to recruit and retain businesses.	Policy	Planning Commission	
Issues & Opportunities: 3. Economic Development	3.6	Ongoing - city administration	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.6	City needs to understand how to incentivize development to spur other development.	Comment only	Planning Commission	
Issues & Opportunities: 3. Economic Development	3.6	Let's not overlook improvements to Peachtree intersections with Dresden and North Druid Hills intersections; don't wait for MARTA. Update no rezoning to PR to facilitate redevelopment. Consider how to develop area without MARTA. How to engage MARTA to build good will in community by helping with intersection improvements. Allowing public art on walls etc.	Policy	Planning Commission	
Issues & Opportunities: 3. Economic Development	3.7	Ongoing - economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.8	Completed - city administration and economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.9	Completed - city administration and economic development department	Comment only	Staff	
Issues & Opportunities: 3. Economic Development	3.9	Delete and/or replace.	Comment only	Planning Commission	Ongoing
Issues & Opportunities: 4. Population (Community Building)	4.1	Completed - gateway signs installed	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.2	Ongoing - community development department	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.2	How to incorporate local gathering places for engagement - coffee, tai chi. This is an important part of aging.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 4. Population (Community Building)	4.2	Need last mile transportation that doesn't involve walking, biking, or scooters.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 4. Population (Community Building)	4.2	Pedestrian safety is critical for aging. Traffic needs to be slowed at crosswalks enforced.	Policy	Public	Will be reviewed for addition to Community Work Program.

Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
Issues & Opportunities: 4. Population (Community Building)	4.2	More safety needed - crosswalks and slowing of traffic.	Policy	Public	Will be reviewed for addition to Community Work Program.
Issues & Opportunities: 4. Population (Community Building)	4.3	Ongoing - city administration	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.4	Ongoing - communications department	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.4	Not sure how festivals and parades communicate. The events build community, but the Brookhaven Blast, website, etc. are communications.	Text	Planning Commission	Text will be updated.
Issues & Opportunities: 4. Population (Community Building)	4.4	Language needs editing.	Text	Planning Commission	Text will be updated.
Issues & Opportunities: 4. Population (Community Building)	4.5	Ongoing - cherry blossom festival, partnerships with Latin American association, arts commission	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.5	Add historic African-American art, specifically around the Lynwood community.	Policy	Planning Commission	Art Advisory Committee has been established.
Issues & Opportunities: 4. Population (Community Building)	4.6	Completed - staff in-house, partnerships with Latin American association, consultant communications	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.6	Rapidly losing diversity due to economics. Most people can't afford to live here.	Comment only	Public	
Issues & Opportunities: 4. Population (Community Building)	4.7	Ongoing - partnerships with community-based organizations	Comment only	Staff	
Issues & Opportunities: 4. Population (Community Building)	4.7	Please re-word the title. The intent is good but the title says something different.	Policy	Planning Commission	Text will be updated.
Issues & Opportunities: 4. Population (Community Building)	4.7	Include for all ethnicities.	Policy	Planning Commission	Text will be updated.
Issues & Opportunities: 4. Population (Community Building)	4.7	Language needs editing.	Comment only	Planning Commission	Text will be updated.
Issues & Opportunities: 5. Housing	5.1	Completed - zoning ordinance rewrite	Comment only	Staff	
Issues & Opportunities: 5. Housing	5.2	Ongoing - apartment sweeps, apartment inspections, zoning ordinance rewrite, economic development department	Comment only	Staff	
Issues & Opportunities: 5. Housing	5.2	Need to plan without MARTA.	Policy	Planning Commission	
Issues & Opportunities: 5. Housing	5.2	Language needs editing.	Comment only	Planning Commission	

Section	Item #/Section	Comment	Edit Type	Comment by	Response from Staff
Issues & Opportunities: 5. Housing	5.3	Ongoing - fund development department	Comment only	Staff	
Issues & Opportunities: 5. Housing	5.3	Language needs editing.	Comment only	Planning Commission	
Issues & Opportunities: 5. Housing	5.3	Would very much like to see this happen.	Comment only	Public	
<b>COMMUNITY WORK PROGRAM</b>					
Community Work Program		Each item based on original issues and opportunities section and is updated annually	Comment only	Staff	
Community Work Program	1.3.1	Why on hold?	Comment only	Planning Commission	All "On hold**" notes were related to the Zoning Ordinance Rewrite which has now been adopted. When the Community Work Program is update for 2020-2024 as part of this project "On hold**" will be changed to "Complete."
Community Work Program	3.2.2	A great way to build community and help businesses.	Comment only	Planning Commission	
Community Work Program	3.2.3	Work with We Love BuHi as example.	Comment only	Planning Commission	
Community Work Program	3.5.1	Doesn't promote "feedback."	Comment only	Planning Commission	
Community Work Program	4.2.3	Has Planning Commission ever discussed Lifelong Communities Principles?	Comment only	Planning Commission	The Commission has not been presented or discussed Lifelong Communities outside of the initial comp plan adoption. The department is currently working on this Community Work Program activity and will bring more information to the Commission and City Council before the end of the year.
<b>OTHER UPDATES &amp; RECOMMENDATIONS</b>					
Previously Discussed Updates & Initial Recommendations		>Planning Commission Work Program – Special Area Plans -Nodes vs. corridors -Roxboro -North Druid -Ashford Dunwoody -Dresden -Windsor/Osborne -Clairmont >New/Separate Character Area for Annexation Area south of I-85 >Transitional Areas >Morrison Farms Property >Update Chapter 14, Land Development & Subdivisions, to reference Comp Plan recommendations >Broadband Services Element as required by State	Comment only	Staff	Will be reviewed for addition to Community Work Program.
Previously Discussed Updates & Initial Recommendations		Keep Dresden single family between Peachtree Road Overlay and Clairmont Road.	Policy	Public	

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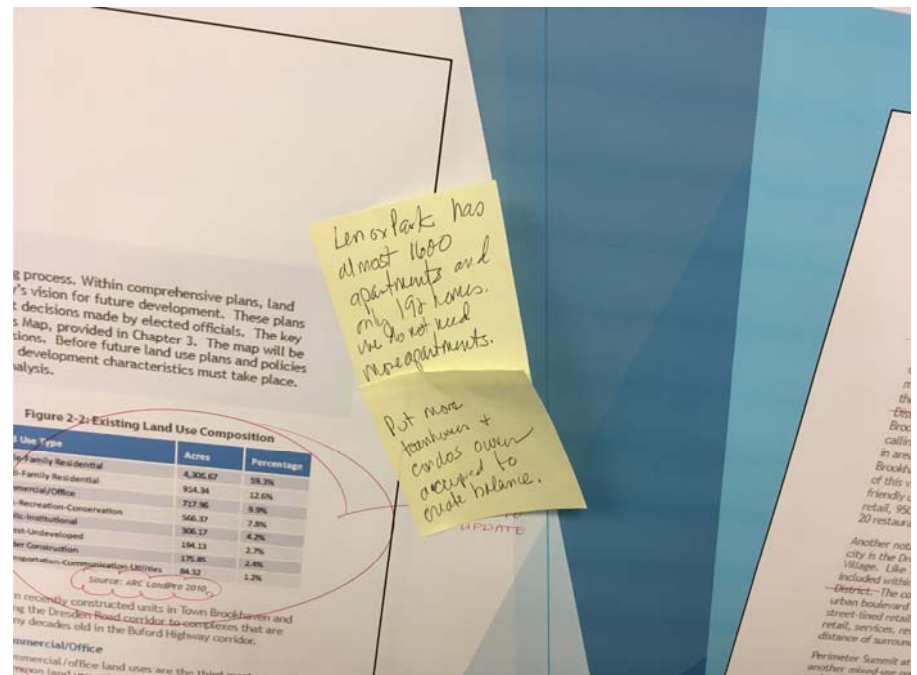
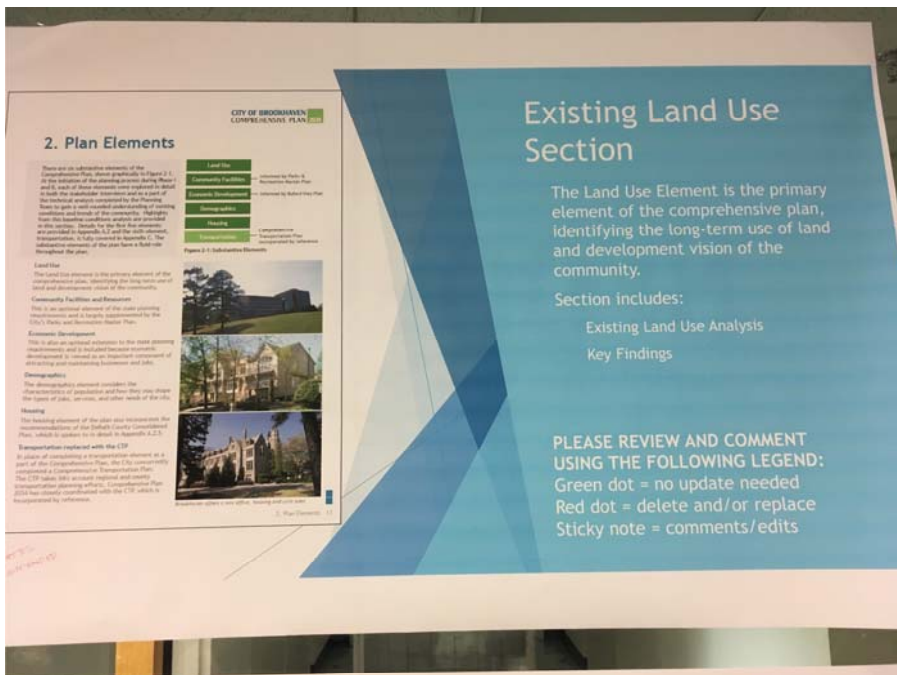
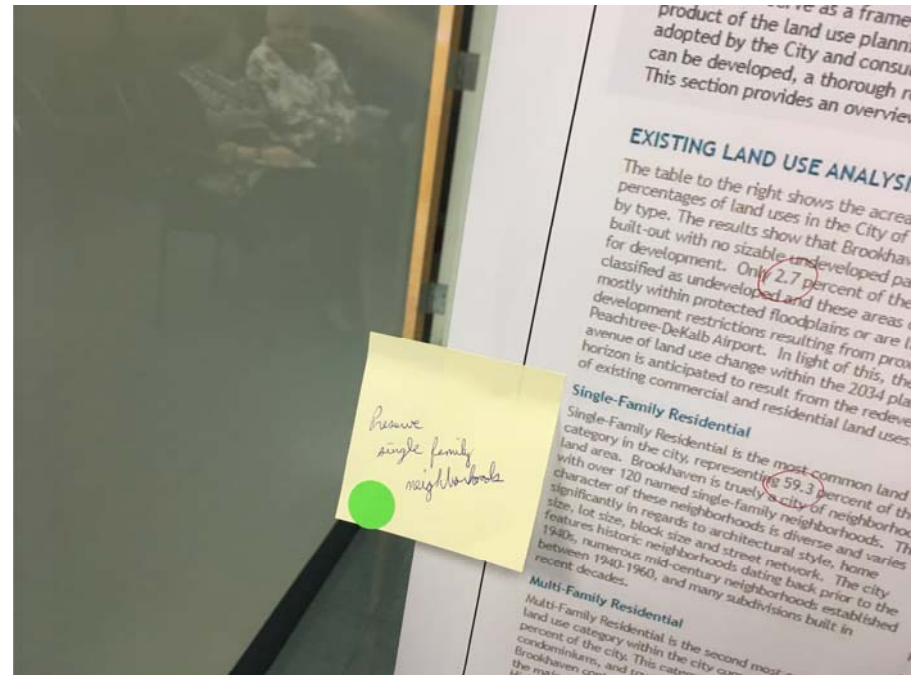
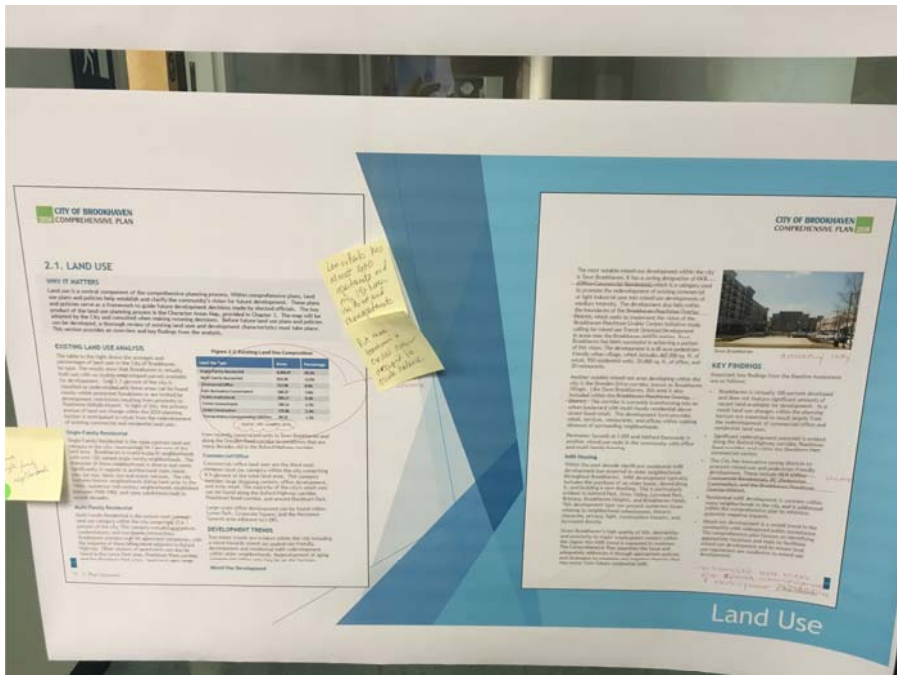


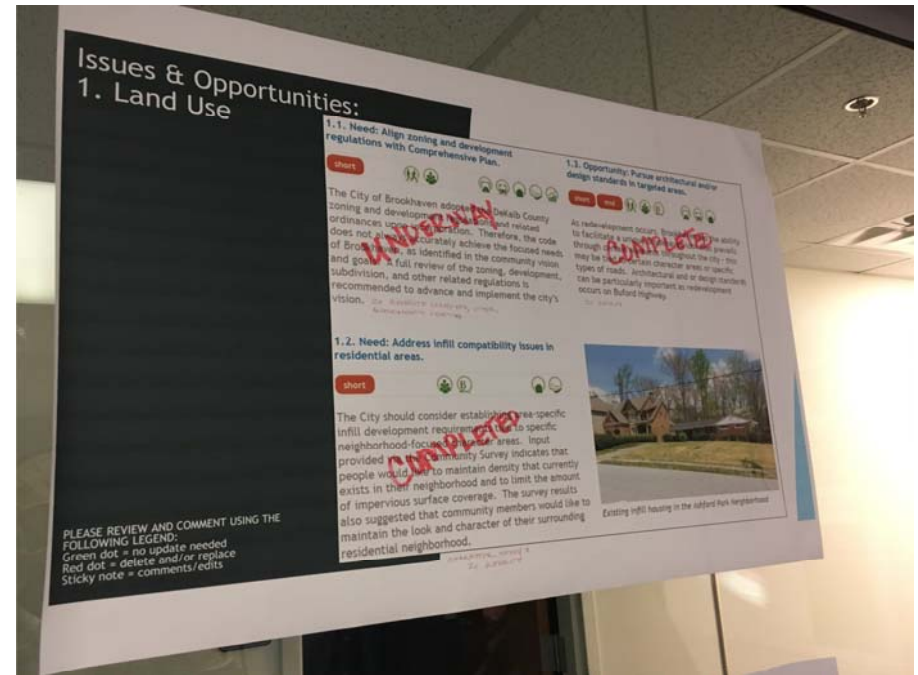
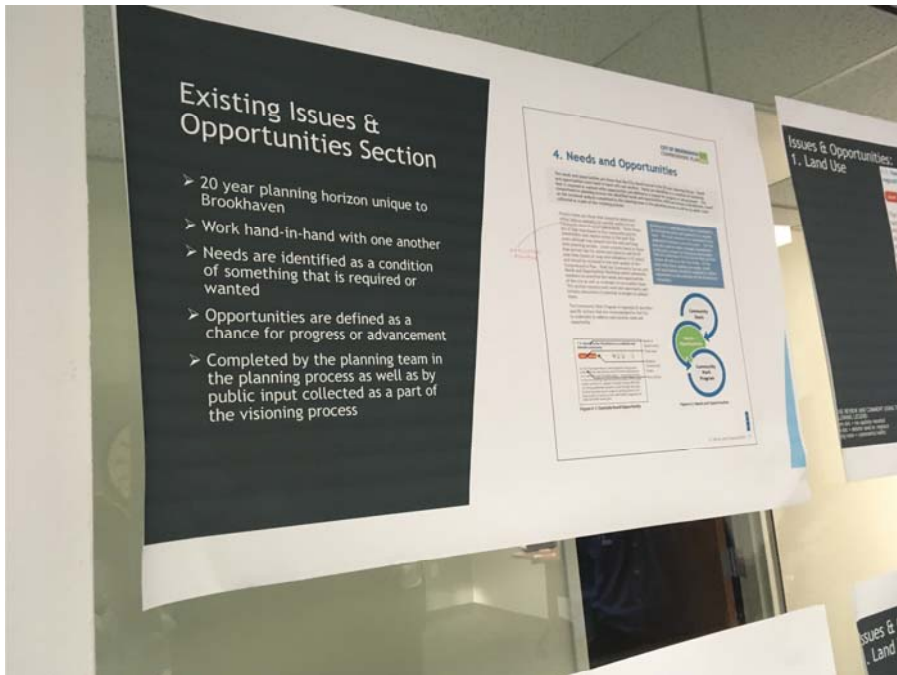
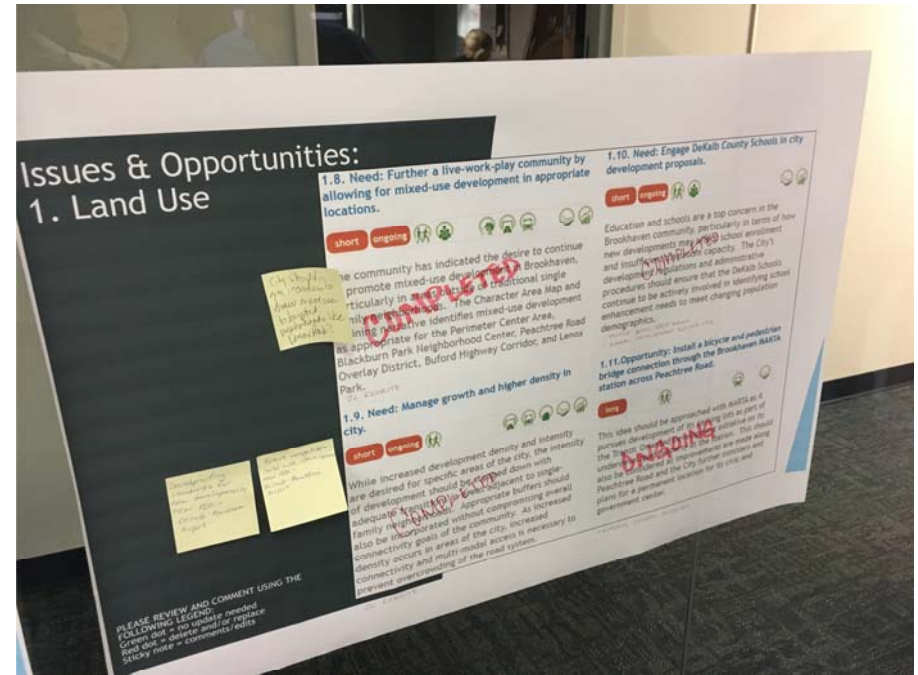
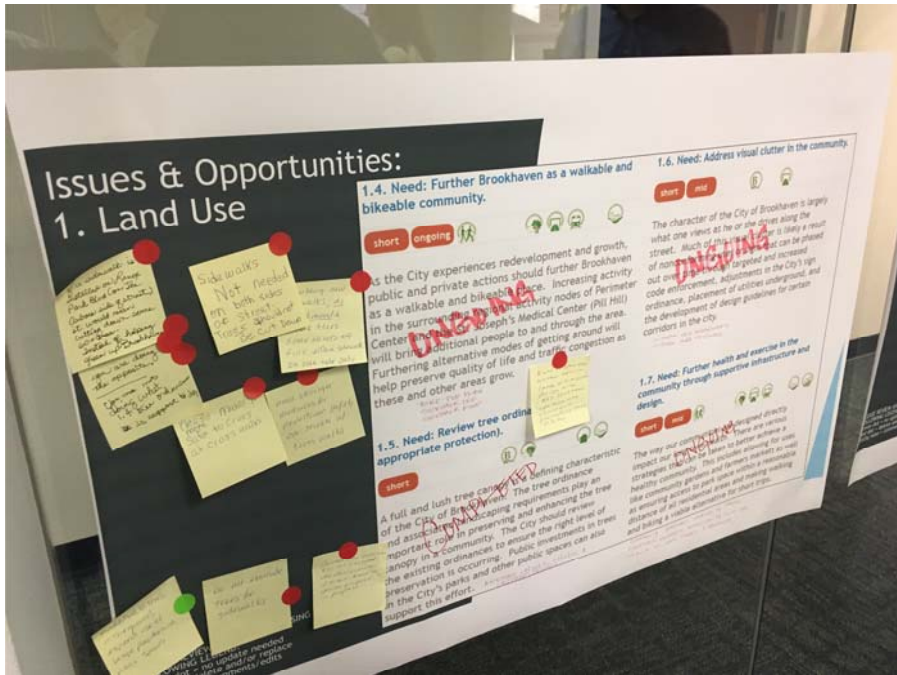




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# Issues & Opportunities: Community Facilities Resources

**2.5. Need: Leverage city's creek system for greater access by community, while protecting their long-term health and viability.**  
short ongoing

North Fork Peachtree Creek and Nancy Creek are two of Brookhaven's most cherished natural resources. The vision is to make these areas more accessible via development of trail networks and appropriate protections to ensure the creeks are healthy and sufficiently buffered from area development.

**2.6. Need: Establish a Town Center.**  
short mid

While establishing a Town Center will likely occur mid to long term period, it is essential that in the term the city identify a more detailed stakeholder process, including public spaces, civic space, and other community amenities that are desired by the community as well as how the center will interact with private development.

**2.7. Opportunity: Improve coordination with DeKalb County Schools or consider development of a charter school system.**  
long ongoing

Schools play a fundamental role in the success and health of a community. Quality schools provide a desirable place to live and raise a family and can also provide supplemental facilities for community events and activities. An ongoing concern in the Brookhaven community is the quality of the public schools in Brookhaven and the degree by which the DeKalb County Schools are adequately planning for the school needs of the population.

**2.8. Need: Document and protect historic resources.**  
short mid

Brookhaven is a well-established community with a variety of historic structures, landmarks, and sites which were developed during the planning process. Currently there is a local identification system in place to protect these resources, being reviewed in place to protect these resources, being reviewed or altered. The City should complete a historic resources survey and identify ways to protect and preserve these resources in the future.

PLEASE REVIEW AND COMMENT USING THE FOLLOWING LEGEND:  
 Green dot = no update needed  
 Red dot = delete and/or replace  
 Sticky note = comments/edits

# Issues & Opportunities: Economic Development

**3.5. Opportunity: Identify ways to regularly engage business community in feedback on city needs and concerns and vice versa.**  
short ongoing

Business retention and expansion (BRE) is a vital component of economic development. The degree to which local businesses are retained and expanded is directly related to the city's economic health. The City and partners to coordinate BRE efforts and establish clear roles across economic development initiatives, including BRE, understanding that effective economic development is achieved through public-private partnerships.

**3.6. Need: Leverage the Brookhaven MARTA station to encourage further desirable development along the Peachtree Corridor.**  
short mid

The Brookhaven MARTA station is a key asset for the community's growth, and it also has the potential to be a catalyst for development along the Peachtree Corridor. In coordination with MARTA and the AEC, the City should coordinate with business sectors to ensure that the area around and adjacent to the station is developed in a way that supports economic development goals.

**3.7. Need: Streamline information accessibility between economic development partners and for site selectors and prospective companies.**  
short

A City's website, along with webinars of other economic development partners, is often the first point of contact for prospective companies and site selectors. Prospective companies can also help build relationships with the City. The City should create an internal economic development component to its website that is navigable, visually appealing, and easily interconnected to other website pages.

**3.8. Need: Ensure a well-rounded view of the city through coordinated data analysis.**  
short ongoing

A vital piece to economic development analysis is understanding the city's demographics and economic data. The City should coordinate with economic development partners to ensure that data is shared and analyzed in a way that supports economic development goals.

**3.9. Opportunity: Coordinate efforts and resources at county and regional levels.**  
short

Organizations such as the DeKalb County Development Authority, DeKalb County Office of Economic and Workforce Development at the county level and the Peachtree Corridor Development Authority, including the Peachtree Corridor Business Association, Georgia Department of Economic Development, and Georgia Department of Community Affairs, should be able to help step, and programs and services to support business that the City can support.

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 Red dot = delete and/or replace  
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# Issues & Opportunities: 2. Community Facilities & Resources

**2.1. Need: Preserve the city's tree canopy.**  
short ongoing

The city's tree canopy is one of the aspects of Brookhaven that sets it apart as a neighborhood-centric area within a growing urban context. The opportunities for development and redevelopment bring with it the opportunity to preserve the existing tree canopy, while enhancing it with new plantings at previously developed sites. Tree protection should extend from residential to commercial areas and be addressed within both the public realm and private spaces of the city.

**2.2. Need: Stormwater management - evaluate existing program to ensure sufficient capacity to meet needs.**  
short ongoing

As redevelopment of neighborhood development occurs in the city, there will be an increase in impervious surfaces, which will call for additional stormwater management needs. Brookhaven took over management of the stormwater system when it became a city and therefore will be responsible for upgrades.

**2.3. Need: Identify infrastructure and utility capacity improvements (water and sanitary sewer) needed to support Future Land Use Plan.**  
short

Infrastructure and utility capacity is a vital need to facilitate desired development. The water and sewer systems in Brookhaven and improved by DeKalb County. A full inventory of the city's water and sewer capacity has not been completed since Brookhaven became a city.

**2.4. Opportunity: Establish policies for burying utilities along strategic corridors.**  
short

Multiple stakeholders including the Comprehensive Plan Steering Committee identified the burying of utilities as a strategic move for the City of Brookhaven. It would help improve the city's character and facilitate a more complete tree canopy. The challenge with burying utilities is the potential cost to both the city and private landowners and in certain cases could deter development from occurring.

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 Green dot = no update needed  
 Red dot = delete and/or replace  
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# Issues & Opportunities: 3. Economic Development

**3.1. Opportunity: Continue to enhance, diversify, and attract business establishments and unique restaurants.**  
short ongoing

According to public input collected, the diverse restaurant scene in Brookhaven, particularly those along the Buford Highway, is an important part of Brookhaven's identity. Continuing to enhance and diversify Brookhaven's business establishments and unique restaurants will further Brookhaven as a well-rounded community and welcoming business environment that better serves its residents and business community.

**3.2. Opportunity: Identify opportunities for community festivals and events.**  
short

Although Brookhaven is not as racially diverse as the Atlanta metro and the state, the city is significantly ethnically diverse, with Hispanics making up a quarter of its population. Brookhaven's cultural diversity is one of its prized assets and should be celebrated. Events that bring the community together to highlight various cultures, neighborhoods, businesses, and organizations are informative to citizens wanting to know more about their city, foster appreciation of distinctive groups represented in the city, and encourage community pride which supports talent retention, a key goal of economic development.

**3.3. Opportunity: Use the Buford Highway Economic Development Strategy to drive development of a citywide Economic Development Strategy.**  
short mid

As a new city, Brookhaven has the opportunity to establish a strong foundation that can support many years of solid economic development initiatives. A holistic economic development strategy addresses many of Brookhaven's economic development needs: bringing all partners to the table to build consensus; fleshing out the city's economic development goals; the business sectors the City and its partners want to grow; determining implementation steps.

**3.4. Opportunity: Establish additional incentives to encourage sustainable development in the city.**  
short

Competitive incentives are utilized in many cities, regions, and states to promote targeted growth and development. Once Brookhaven's economic development strategy is established, the City should then evaluate which incentives best support these goals and pursue steps to actualize them (opportunity zones, tax allocation districts, etc.).

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 Red dot = delete and/or replace  
 Sticky note = comments/edits

### Issues & Opportunities: 4. Population (Community Building)

**4.5. Opportunity: Grow the City's arts and cultural offerings.**  
short ongoing in progress completed

Some community members have identified the desire for additional arts and cultural offerings. The City should explore ways to encourage private arts and cultural offerings, business development and attraction incentives. The City should also develop and implement a public art program to further the city's sense of place and civic environment.

**4.6. Opportunity: Provide translation services for all city services (for Spanish speaking staff).**  
short ongoing

Through stakeholder engagement, it is identified that the Brookhaven community is welcoming to all. A reputation as an inclusive community if it provided translation services for non-English speaking persons. There were mixed opinions about the need for this when the idea was brought to the public during the public outreach process for the Comprehensive Plan.

**4.7. Opportunity: Lower Brookhaven's percentage of adults without a high school diploma.**  
short ongoing

The City can help link community members with GED classes and workforce development programs that up-skill adults to prepare them for jobs available in the city. The City should also well educated as this point, 43 percent of the population having at least some college education if not more a college degree; however, there is still an opportunity to lift up the approximately 12 percent of the population that does not have a high school diploma.

*Handwritten notes:* "DNDING", "COMPLETED", "COMPLETED"

See full copy of Work Program located at table display to make comments.

## Previously Discussed Updates & Initial Recommendations

- Planning Commission Work Program - Special Area Plans
  - Nodes vs. corridors
  - Roxboro
  - North Druid
  - Ashford Dunwoody
  - Dresden
  - Windsor /Osborne
  - Clairmont
- New/Separate Character Area for Annexation Area south of I-85
- Transitional Areas
- Morrison Farms Property
- Update Chapter 14, Land Development & Subdivisions, to reference Comp Plan recommendations
- Broadband Services Element as required by State

*Handwritten note:* "See full copy of Work Program located at table display to make comments."

### Issues & Opportunities: 4. Population (Community Building)

**4.1. Need: Complete a strategic wayfinding and branding study for the city that considers signage, lighting and landscaping unique to Brookhaven.**  
short ongoing in progress completed

The City should establish and implement a wayfinding and branding program that helps set a unique tone for the City of Brookhaven and creates a physical sense of community and distinction in the surrounding jurisdiction. The City has already placed several Brookhaven City limits signs at strategic entry points to the City; several community members have expressed the need to develop notable gateway features at key city entry points.

**4.2. Need: Promote lifelong communities.**  
short ongoing in progress completed

The City of Brookhaven has many older residents; it is a goal of the community to ensure that these individuals are able to continue to live and function within the Brookhaven community. The City needs of the aging Brookhaven community include accessible housing structures, wheelchair accessible housing structures, wheelchair chair entry and first level necessities, American Disabilities Act accessible community facilities including sidewalks and parks, and activities/locations for social interaction.

**4.3. Need: Promote opportunities for community members from all districts to serve on boards or committees.**  
short ongoing in progress completed

Ongoing public input is essential to providing city leaders with desired direction from its constituents. It also creates a further sense of ownership among citizens. The City should create more service opportunities through boards and commissions. As both public workshops and the community survey, the City should ensure that the different areas of the city have equal representation.

**4.4. Need: Enhance City's communications with public.**  
short ongoing in progress completed

Community is not something that forms overnight, but one that forms through regular communications, traditions, and interaction among community members. Creating a greater sense of community should be an ongoing goal of the city in its day-to-day operations. City-sponsored festivals, events, and parades (such as the food truck Wednesdays) or public education forums for community members to learn about city operations and departments.

*Handwritten notes:* "WAYFINDING", "ONGOING", "COMPLETED", "COMPLETED"

**LEGEND:**  
 Green dot: no update needed  
 Red dot: update needed  
 Sticky note: comment

### Issues & Opportunities: Housing

**5.1. Opportunity: Allow for diverse housing types to support life-cycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units.**  
short ongoing in progress completed

As a part of the City's review of its zoning and development regulations, the types of housing uses permitted and in what districts should be reviewed in detail to ensure that a full mix of housing types is allowed. Additionally, tools and resources to facilitate assisted living, aging in place, and mixed-use housing environments should be considered for inclusion in the zoning code.

**5.2. Need: Preserve safe and affordable housing in the community.**  
short ongoing in progress completed

There is great concern that as Brookhaven flourishes as a city it will gentrify and become unaffordable to some of the diverse families and individuals that make Brookhaven a unique place. Preserving safe and affordable housing is a top priority for the community. The diverse array of Brookhaven community members can continue to live here. MARTA also has a requirement for affordable housing as a part of its Transit Oriented Development initiative, which can help ensure that there is affordable housing in the Peachtree Road Corridor.

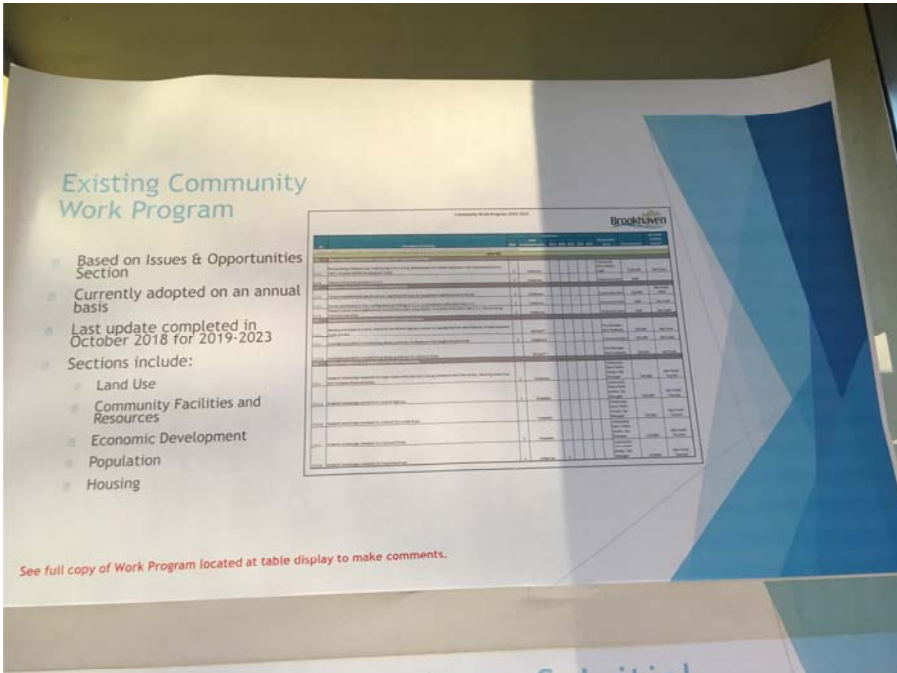
**5.3. Need: Work with DeKalb County to target HUD funding for improvement and preservation of affordable housing in city.**  
short ongoing in progress completed

The City has participated in an ongoing audit of community wide apartment complexes that some of its housing stock is in bad condition. The City should continue to work with DeKalb County to identify funding to improve and preserve affordable housing in the city.

*Handwritten notes:* "WAYFINDING", "COMPLETED", "COMPLETED"

**LEGEND:**  
 Green dot: no update needed  
 Red dot: update needed  
 Sticky note: comment

*Image:* Housing development along Buford Highway





5-Year Comprehensive Plan Update  
 Community Involvement Meeting #2  
 04/25/19 6:00 p.m.

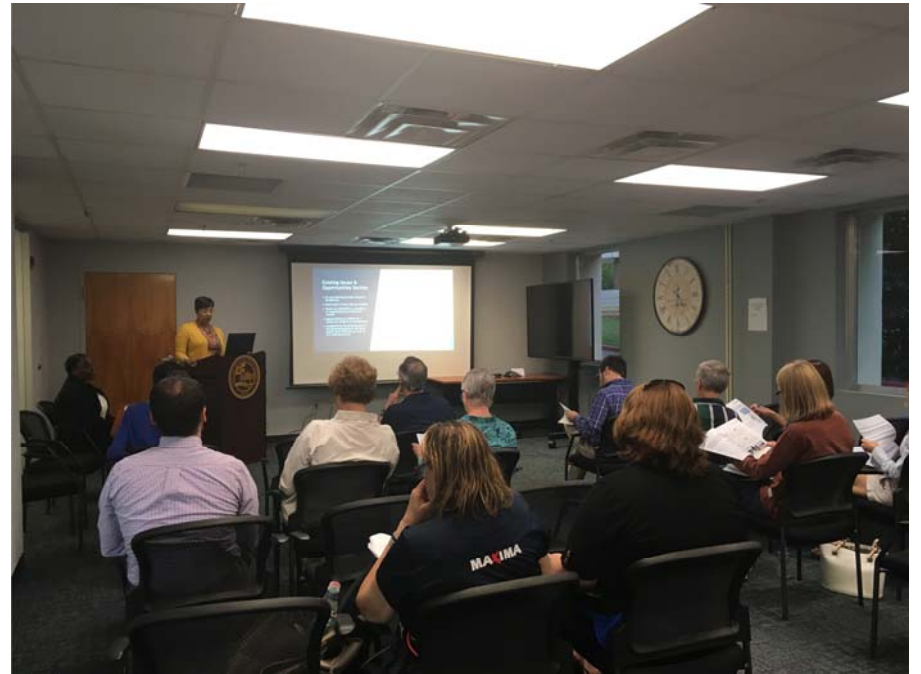
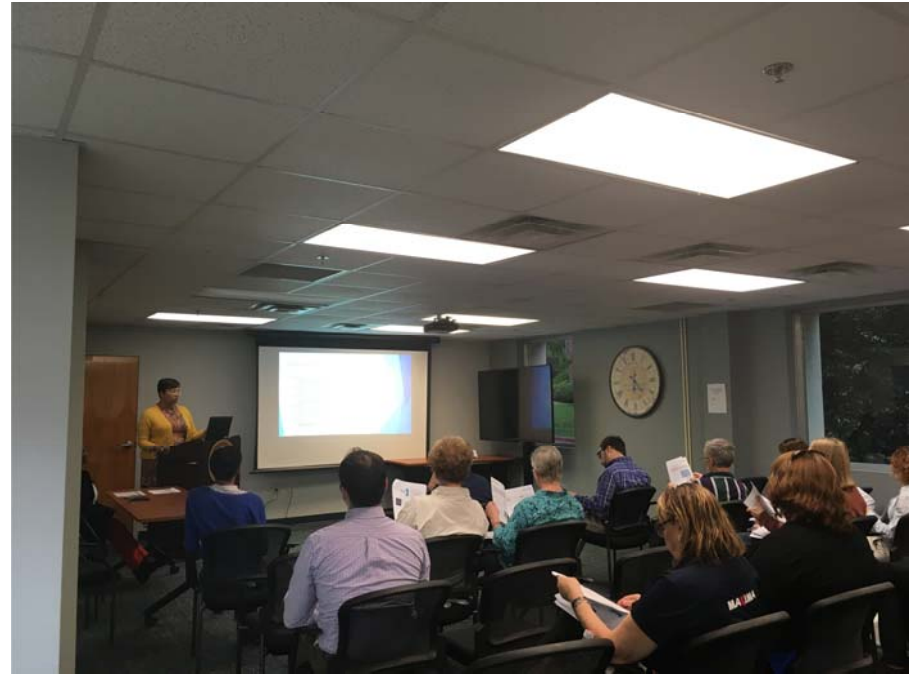
Name	Company/Organization	Address	Phone Number	E-mail
Nate Schattner	PDK Airport	2000 Airport Rd Ste 212, Atlanta 30341	770-936-5420	neschattner@ dcaulbrant.ga.gov
SANDY MURPHY		3212 SAYBROOK DR NE 30319	404 293 0906	SANDY MURPHY @ COMCAST.NET
Sheryl Sloane		1267 Village Run NE Brookhaven, GA 30319-5324	404-245-0449	shsloane@comcast.net
Rosalee Clough	Lenox Park	1197 Village Run Brookhaven		rcclough@gmail.com
Barbara Varga		1856 Chapin Lane ATL, 30345	404-502-4174	bgvarga5@gmail.com
LORI GRAY		2395 THOMPSON	804 339 5800	LORIGRAY.VA @ GMAIL.COM
Terrell Carsters		2444 Oostanaula		tc:owa@bellsouth.net
Betsy Eggers	Peachtree Creek Greenway	1408 Tugaloo	4-831- 88526	betsy@peachtreecreek, org
Andy Dogenski	Lenox Park	1124 Village Run Brookhaven		andy@dogenski.com
Blair Belton		2503 ALTA VISTA	404-315-0284	





5-Year Comprehensive Plan Update  
 Community Involvement Meeting #2  
 04/25/19 6:00 p.m.


Name	Company/Organization	Address	Phone Number	E-mail
RICARDO KAMENEZKY		1466 CANOCHEE DR NE		
Michael Clifford		3212 Saegbrock Dr	4-273-8445	mjclifford@hotmail.com
Rima Vydmantas		3297 Briardiff rd ne	4-229-3407	rimaraguna@gmail.com
Michael Reustal		2430 Field Way NE	8151742-4934	Michael.reustal@gmail.com
Jack Honderd		1408 Tugaloo Dr	4-4566323	jkhonderd@gmail.com





# 5-Year Comprehensive Update

Community Involvement Meeting #2  
Thursday, April 25, 2019




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## Comprehensive Plan History

Date	Tasks Completed
09/17/13	Comprehensive Plan RFP Issued
11/15/13	Comprehensive Plan Contract Awarded
03/27/14	Comprehensive Plan Project Commenced
05/06/14	Steering Committee Meeting #1
05/19/14	Public Meeting #1
05/29/14	Steering Committee Meeting #2
06/09/14	Public Meeting #2
06/26/14	Steering Committee Meeting #3
07/21/14	Public Meeting #3
11/18/14	<b>2034 Comprehensive Plan adopted</b>
01/21/15	Comprehensive Plan Amendment (Executive Park/CHOA Annexation; Clairmont Greenspace)
05/21/16	Comprehensive Plan Amendment (Peachtree Corridor Overlay District Character Area)
12/13/16	Comprehensive Plan Amendment (Hoodliff Annexation)
12/12/17	Comprehensive Plan Amendment (CHOA Annexation)
05/23/15	Zoning Ordinance Rewrite Awarded
01/22/16	Zoning Ordinance Rewrite Placed on Hold to Initiate Character Area Study

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## Comprehensive Plan History (cont.)

Date	Tasks Completed
05/23/15	Zoning Ordinance Rewrite Awarded
01/22/16	Zoning Ordinance Rewrite Placed on Hold to Initiate Character Area Study
03/28/16	<b>Character Area Study RFP Issued</b>
05/13/16	Character Area Study Contract Awarded
07/06/16	Food Truck Outreach #1
07/13/16	Food Truck Outreach #2
07/14/16	Public Kick-Off Meeting #1
07/19/16	Public Kick-Off Meeting #2
07/20/16	Food Truck Outreach #3
08/15/16	Charrette (Initial)
09/28/16	Charrette (final - 16 in total held)
01/24/17	Character Area Study Adopted

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### 5-Year Update - Limited Project Scope

- ▶ In March of 2014, the DCA Local Planning Rules were changed and now require a 5-year cycle of updating the issues and opportunities, community work program, and land use sections of the comprehensive plan
- ▶ Historically, updates had not been required until the 10-year mark and would be a full update of the plan document
- ▶ ARC has advised the department that the City is able to readopt the current plan with the addition of a new community work program because of the recent updates completed as part of the Character Area Study in 2017
- ▶ Required update due on or before October 31, 2019

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### Project Schedule

- ▶ October 9, 2018 - First Required Public Hearing (City Council)
- ▶ October 24, 2018 - Steering Committee Meeting (Planning Commission, Retreat)
- ▶ February 6, 2019 - Steering Committee Meeting (Planning Commission)
- ▶ March 28, 2019 - Community Involvement Meeting #1
- ▶ April 25, 2019 - Community Involvement Meeting #2
- ▶ May 1, 2019 - Planning Commission Meeting
- ▶ May 28, 2019 - Second Public Hearing (City Council)
- ▶ June 2019 - Submittal for Review
- ▶ July/August 2019 - Report of Findings and Recommendations
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- ▶ October 2019 - Final Due Date

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### Existing Land Use Section

The Land Use Element is the primary element of the comprehensive plan, identifying the long-term use of land and development vision of the community.

- Section includes:
- Existing Land Use Analysis
  - Key Findings




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### What we heard: Land Use

- ▶ Updates to Figure 2-2: Existing Land Use Composition needed
- ▶ Preserve single family neighborhoods

**Figure 2-2: Existing Land Use Composition**

Land Use Type	Acres	Percentage
Single-Family Residential	4,306.67	59.3%
Multi-Family Residential	914.34	12.6%
Commercial/Office	717.96	9.9%
Park/Recreation/Conservation	566.17	7.8%
Public/Institutional	306.17	4.2%
Forest/Undeveloped	194.13	2.7%
Under Construction	175.85	2.4%
Transportation/Communication/Utilities	84.32	1.2%

Source: ARC LandPro 2010

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### Existing Issues & Opportunities Section

- ▶ 20 year planning horizon unique to Brookhaven
- ▶ Work hand-in-hand with one another
- ▶ Needs are identified as a condition of something that is required or wanted
- ▶ Opportunities are defined as a chance for progress or advancement
- ▶ Completed by the planning team in the planning process as well as by public input collected as a part of the visioning process




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### What we heard: Issues & Opportunities

- ▶ Land Use
  - ▶ Text and policy edits primarily focused on mixed-use development, pedestrian access and safety, and overall traffic patterns
- ▶ Community Facilities & Resources
  - ▶ Tree preservation should be prioritized over facilities and resources (e.g. trees before sidewalks)
- ▶ Economic Development
  - ▶ Focus on incentivizing development to encourage creation of new business opportunities while preserving diversity and affordable housing in areas like Buford Highway and at MARTA
- ▶ Population
  - ▶ Incorporate planning for local gathering places in Lifelong Communities analysis
  - ▶ Pedestrian safety and last mile connectivity is a priority
  - ▶ Diversity in events and art should be promoted in areas throughout the city
- ▶ Housing
  - ▶ Affordable housing is a priority but should be planned for without reliance on a future MARTA TOD development

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### Existing Community Work Program

- ▶ Based on Issues & Opportunities Section
- ▶ Currently adopted on an annual basis
- ▶ Last update completed in October 2018 for 2019-2023
- ▶ Sections include:
  - ▶ Land Use
  - ▶ Community Facilities and Resources
  - ▶ Economic Development
  - ▶ Population
  - ▶ Housing




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### What we heard: Community Work Program

- ▶ No public comments received
- ▶ Questions from Planning Commission about notes and tasks outlined within the document

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### Previously Discussed Updates & Initial Recommendations

- ▶ Planning Commission Work Program - Special Area Plans
  - ▶ Nodes vs. corridors
  - ▶ Roxboro
  - ▶ North Druid
  - ▶ Ashford Dunwoody
  - ▶ Dresden
  - ▶ Windsor/Osborne
  - ▶ Clairmont
- ▶ New/Separate Character Area for Annexation Area south of I-85
- ▶ Transitional Areas
- ▶ Morrison Farms Property
- ▶ Update Chapter 14, Land Development & Subdivisions, to reference Comp Plan recommendations
- ▶ Broadband Services Element as required by State

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### What we heard: Initial Recommendations

- ▶ Keep Dresden single family between Peachtree Road Overlay and Clairmont Road

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### Project Schedule

- ▶ October 9, 2018 - First Required Public Hearing (City Council)
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### Questions

City of Brookhaven  
 Department of Community Development  
 Planning & Zoning Division  
[planning@brookhavenga.gov](mailto:planning@brookhavenga.gov)  
 404-637-0500

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## Patrice Ruffin

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**From:** Karstin Bodell <karstinbodell@gmail.com>  
**Sent:** Tuesday, May 28, 2019 2:03 PM  
**To:** Patrice Ruffin; COB-Planning  
**Subject:** Fwd: Brookhaven 5-Year Comprehensive Plan Update - Community Involvement Meetings Follow-Up  
**Attachments:** Community Work Program 2019-2023.pdf; Brookhaven Comp Plan 2034 AMENDED062116 Land Use Section.pdf; Brookhaven Comp Plan 2034 AMENDED062116 Needs & Opportunities Section.pdf; 5-Year Comprehensive Plan Update Public Comments 032819.pdf; ATT00001.htm; 5-Year Comprehensive Plan Update Presentation PC050119.pdf

Thank you for the opportunity to comment on the Comprehensive Plan update.

### Land Use Section:

#### 1.5 Review tree ordinance

Ensure this is done, and make sure it is incorporated into other workstreams that directly affect our canopy, such as 1.4 Walkable and Bikeable Community, 1.2 Infill capability, and 1.7 health and exercise.

### Community Facilities + Resources Section:

2.1 Preserve the city's tree canopy. This is greatly needed, and the word preserve is the important one. Too many old growth trees are coming down and saplings as replacements will not make a difference today. Also this should be a consideration for all the sidewalk initiatives - do not remove trees to put in more concrete.

2.2 Stormwater management - this should very tightly align with tree canopy. Studies show that trees can make a huge difference. "For example, a mature oak tree can intercept more than 5,000 gallons of stormwater that would otherwise run off into sewers, according to an unofficial tree benefits calculator used by the DNR. The same tree also can remove more than 1,500 pounds of carbon from the air — about the amount of carbon generated by driving a typical car 1,600 miles." This is from an article about the tree preservation initiatives in Minnesota.

### Economic Development:

Ensure materials include reference to managing green space and tree canopy. Work to gather awards and certifications for the city, which should include green and sustainable initiatives. This should be a part of the 'Ensure a well rounded view of the city through coordinated data analysis'. 3.8.1 and 3.8.2. These metrics should be available to the citizens.

Thanks!

Thank you,

Karstin Bodell  
770.330.2042  
[www.linkedin.com/in/karstinb](http://www.linkedin.com/in/karstinb)

----- Forwarded message -----

From: **Patrice Ruffin** <[patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)>

Date: Mon, Apr 29, 2019 at 10:37 AM

Subject: Brookhaven 5-Year Comprehensive Plan Update - Community Involvement Meetings Follow-Up

To: Patrice Ruffin <[patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)>

Cc: Aronda Smith <[aronda.smith@brookhavenga.gov](mailto:aronda.smith@brookhavenga.gov)>, Dominique Lockhart <[dominique.lockhart@brookhavenga.gov](mailto:dominique.lockhart@brookhavenga.gov)>,  
Drew Murray <[drew.murray@brookhavenga.gov](mailto:drew.murray@brookhavenga.gov)>, Linda Abaray <[linda.abaray@brookhavenga.gov](mailto:linda.abaray@brookhavenga.gov)>

Good morning, everyone:

Thank you for attending the Brookhaven 5-Year Comprehensive Plan Update community involvement meetings on March 28<sup>th</sup> and April 25<sup>th</sup>.

As discussed, in March of 2014, the Georgia Department of Community Affairs (DCA) Local Planning Rules were changed and now require a 5-year cycle of updating the issues and opportunities, community work program, and land use sections of the comprehensive plan. Historically, updates had not been required until the 10-year mark and would be a full update of the plan document. The Atlanta Regional Commission (ARC) has advised the department that the city is able to readopt its current plan with the addition of a new community work program since the city adopted the Character Area Study Supplement in January 2017 following adoption of the original 2034 Comprehensive Plan in November 2014. As part of this required update, which is due on or before October 31, 2019, we have incorporated a public process regarding the adoption of the update (i.e. community meeting and a steering committee).

The department has conferred with ARC, determined that Planning Commission can serve as the Steering Committee for the project, and developed the following schedule for this required update:

- Project Scope: readopt existing Issues & Opportunities and Land Use sections (because the City updated it's 2014 Comp Plan in January 2017 with the Character Area Study); update Community Work Program (already done administratively on an annual basis)
- ~~October 9, 2018 — First Required Public Hearing (City Council)~~

- ~~October 24, 2018 – Steering Committee Meeting (Planning Commission, Retreat)~~
- ~~February 6, 2019 – Steering Committee Meeting (Planning Commission, Regular)~~
- ~~March 28, 2019 and April 25, 2019 – Community Involvement Meeting(s)~~
- May 1, 2019 – Planning Commission Regular Meeting (public hearing)
- May 28, 2019 – Second Public Hearing (City Council)
- June 2019 – Submittal for Review
- July/August 2019 – Report of Findings and Recommendations
- September 24, 2019 – Adoption & notification (legal) by City
- October 31, 2019 – Final Due Date

**Public comments on the following documents will be accepted through May 31, 2019 at [planning@brookhavenga.gov](mailto:planning@brookhavenga.gov).** The documents have been attached for your reference.

- 5-Year Comprehensive Plan Update Presentation PC050119
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Land Use Section
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Needs & Opportunities Section
- Existing Community Work Program 2019-2023
- 5-Year Comprehensive Plan Update Public Comments Received List 032819

Please share with this e-mail with those that you feel may be interested. Should you have any questions or concerns, please do not hesitate to contact the department.

Patrice



**Patrice S. Ruffin, AICP**

Director of Community Development

City of Brookhaven

☎ 404-670-9830 | 📠 404-637-0532

[patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)

[www.BrookhavenGa.gov](http://www.BrookhavenGa.gov)

4362 Peachtree Rd. | Brookhaven, GA | 30319

# Brookhaven Alert

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Get Connected with Brookhaven with **Brookhaven Connect**, a free app that allows users to communicate non-emergency issues, like potholes, code enforcement or other issues. **Brookhaven Connect** is available for iPhone, Android, and Windows phones or at CitySourced on other devices. More info at: <http://ow.ly/tkaE30kb9zv> Get it now!

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Project Portal for Development Services: <https://cityworks.brookhavenga.gov/ProjectPortal>

\*\*\*New permitting counter hours: 7:30 a.m. to 4:30 p.m.\*\*\*

## Patrice Ruffin

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**From:** Bates Mattison  
**Sent:** Tuesday, May 28, 2019 12:18 PM  
**To:** Michael Runestad  
**Cc:** Patrice Ruffin  
**Subject:** Re: slide 7 about the comprehensive plan presentation

Very good points. Thank you for taking the time to review. I've copied our community dev director to respond to the specifics of your email.

Sent from my iPhone

D. Bates Mattison  
City Council- District 3  
City of Brookhaven  
4362 Peachtree Road  
Brookhaven, GA 30319  
Main: 404-637-0500  
Direct: 678-390-3424  
Cell: 404-786-6482  
[bates.mattison@brookhavenga.gov](mailto:bates.mattison@brookhavenga.gov)  
[www.brookhavenga.gov](http://www.brookhavenga.gov)

On May 26, 2019, at 3:27 PM, Michael Runestad <[michael.runestad@gmail.com](mailto:michael.runestad@gmail.com)> wrote:

Dear Mayor and City Council Members:

At your meeting on Tuesday, there is a fascinating juxtaposition of information in slide 7 about the comprehensive plan, and I hope you will pay attention to it. Specifically, it presents two concepts:

- Many vocal residents have wanted the city to preserve single family neighborhoods;
- Yet, about 60% of the city is single family homes.

In many parts of the comprehensive plan's character areas, it stresses the need to preserve single family homes, which is also a building type allowed in every character area. City staff have told me that they view this language as being about transitions and buffers between higher and lower density uses, and I do not doubt that is the perspective of city staff; however, since I started paying attention to local issues, I have also read and heard others commenting about preventing the construction of apartments and townhouses specifically because of the types of people who will live in them.

So, I ask you: What does "preserving single family neighborhoods" mean to you? Is maintaining a specific type of building the pinnacle of Brookhaven's policy?

Factoring the history of exclusionary zoning into the city's recent discrimination lawsuit, please consider how that type of language could be perceived as a "dogwhistle" and the message it might unintentionally be sending.

More practically, please also consider how “preserving single family neighborhoods” creates possible contradictions of other goals within the plan (page 33), especially diversity and sustainability. We have already seen the comprehensive plan’s overarching goals undermined for the sake of preserving single family homes, and we have seen middle housing approved over local perspectives that it would hurt their neighborhood’s character.

These situations will continue to come up in the future. Here are some examples:

- If someone needed a zoning change in a residential neighborhood to build a duplex or triplex instead of a multi-million dollar home, would they think it would be seriously considered?
- If a builder wants to replace a tear-down home with a tall-but-skinny building of 5 or 6 condos to preserve trees on the lot while maintaining the same profitability of a new single family home, is that something they should even consider?
- If someone wants to build about a dozen middle housing units in a “single family neighborhood,” how would you react to that request? Which housing types would you support?

To avoid public misconceptions leading to negative impacts on the city’s brand and to better allow builders to plan and propose projects, I think it is vital for the city to better articulate its intentions with preserving single family homes and what it means by single family neighborhoods. I encourage you to use this update as an opportunity to better explain what these philosophies aim to accomplish in practice. Lastly, please also use the update to analyze if city policy may prevent the creation of what the market supports and, if so, what the justifications for this intervention and regulation may be.

Thank you for considering my feedback, and please let me know if you have any questions.

Sincerely,  
Michael Runestad  
2430 Field Way NE  
Brookhaven, GA 30319  
815-742-4930

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## Patrice Ruffin

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**From:** Ricardo Kamenetzky <ricardo.kamenetzky@gmail.com>  
**Sent:** Wednesday, May 22, 2019 6:01 PM  
**To:** Patrice Ruffin; COB-Planning; COB-Mayor and Council  
**Cc:** 'Brett Horsley'; 'Real Estate'; 'Ashley DelFavero'; 'Jared Seff'; Terrell Carstens; 'Mike Hibbard'  
**Subject:** Brookhaven 5-Year Comprehensive Plan Update - input from Brookhaven Fields  
**Attachments:** BF Survey q1-q11.pdf; BFCA survey results 2019 v02.docx; ATT00001.htm; BFCA survey method 2019 v02.docx

Mayor, City Council, Patrice Ruffin and Brookhaven Planning Team:

This communication conveys input from the Brookhaven Fields neighborhood for the update to the City's Comprehensive Plan. The Brookhaven Fields Civic Association (BFCA) decided to survey the neighborhood in order to provide quantified and aggregated input.

The survey was sent through NextDoor and to the BFCA yahoo group mailing list. For clarity, the survey was sent to all Brookhaven Fields neighbors that we could reach via e-mail and social media, not just the dues-paying members of the BFCA. We received 72 answers.

You will find three documents attached to this e-mail message:

First, the document "BF Survey q1-q11.pdf" provides the full detail of the answers, including charts, extracted directly from Survey Monkey. We provide this document for reference, completeness and transparency only. We understand that city staff need "stand alone" comments for inclusion in the plan update and that a 12 page pdf document is not a comment. To facilitate the work of the City staff we prepared the second attachment.

Second, the document "BFCA survey results 2019 v02.docx" includes the complete answers, with a brief introduction for each question, so that each question may be included as a stand-alone comment. This version does include every free text comment we received and we hope you find a way to include these free text comments as well. Our neighbors invested time and thought in writing these valuable comments.

Third, for completeness and context, the document "BFCA survey method v02.docx" provides additional details on the survey population, survey method and survey communications.

Patrice: We hope the second attachment works for you as input to the plan. If not, please let me know. I am willing to work with you and the planning team to reformat the answers or extract the information from Survey Monkey in a different way.

Thank you for the opportunity to provide input.

Ricardo Kamenetzky, for the Brookhaven Fields Civic Association

---

**From:** Patrice Ruffin [<mailto:patrice.ruffin@brookhavenga.gov>]  
**Sent:** Monday, April 29, 2019 10:37 AM  
**To:** Patrice Ruffin <[patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)>  
**Cc:** Aronda Smith <[aronda.smith@brookhavenga.gov](mailto:aronda.smith@brookhavenga.gov)>; Dominique Lockhart <[dominique.lockhart@brookhavenga.gov](mailto:dominique.lockhart@brookhavenga.gov)>; Drew Murray <[drew.murray@brookhavenga.gov](mailto:drew.murray@brookhavenga.gov)>; Linda Abaray <[linda.abaray@brookhavenga.gov](mailto:linda.abaray@brookhavenga.gov)>  
**Subject:** Brookhaven 5-Year Comprehensive Plan Update - Community Involvement Meetings Follow-Up

Good morning, everyone:

Thank you for attending the Brookhaven 5-Year Comprehensive Plan Update community involvement meetings on March 28<sup>th</sup> and April 25<sup>th</sup>.

As discussed, in March of 2014, the Georgia Department of Community Affairs (DCA) Local Planning Rules were changed and now require a 5-year cycle of updating the issues and opportunities, community work program, and land use sections of the comprehensive plan. Historically, updates had not been required until the 10-year mark and would be a full update of the plan document. The Atlanta Regional Commission (ARC) has advised the department that the city is able to readopt its current plan with the addition of a new community work program since the city adopted the Character Area Study Supplement in January 2017 following adoption of the original 2034 Comprehensive Plan in November 2014. As part of this required update, which is due on or before October 31, 2019, we have incorporated a public process regarding the adoption of the update (i.e. community meeting and a steering committee).

The department has conferred with ARC, determined that Planning Commission can serve as the Steering Committee for the project, and developed the following schedule for this required update:

- Project Scope: readopt existing Issues & Opportunities and Land Use sections (because the City updated it's 2014 Comp Plan in January 2017 with the Character Area Study); update Community Work Program (already done administratively on an annual basis)
- ~~October 9, 2018 – First Required Public Hearing (City Council)~~
- ~~October 24, 2018 – Steering Committee Meeting (Planning Commission, Retreat)~~
- ~~February 6, 2019 – Steering Committee Meeting (Planning Commission, Regular)~~
- ~~March 28, 2019 and April 25, 2019 – Community Involvement Meeting(s)~~
- May 1, 2019 – Planning Commission Regular Meeting (public hearing)
- May 28, 2019 – Second Public Hearing (City Council)
- June 2019 – Submittal for Review
- July/August 2019 – Report of Findings and Recommendations
- September 24, 2019 – Adoption & notification (legal) by City
- October 31, 2019 – Final Due Date

**Public comments on the following documents will be accepted through May 31, 2019 at [planning@brookhavenga.gov](mailto:planning@brookhavenga.gov).** The documents have been attached for your reference.

- 5-Year Comprehensive Plan Update Presentation PC050119
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Land Use Section
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Needs & Opportunities Section
- Existing Community Work Program 2019-2023
- 5-Year Comprehensive Plan Update Public Comments Received List 032819

Please share with this e-mail with those that you feel may be interested. Should you have any questions or concerns, please do not hesitate to contact the department.

Patrice



**Patrice S. Ruffin, AICP**

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Get Connected with Brookhaven with **Brookhaven Connect**, a free app that allows users to communicate non-emergency issues, like potholes, code enforcement or other issues. **Brookhaven Connect** is available for [iPhone](#), [Android](#), and [Windows](#) phones or at [CitySourced](#) on other devices. More info at: <http://ow.ly/tkaE30kb9zv> Get it now!

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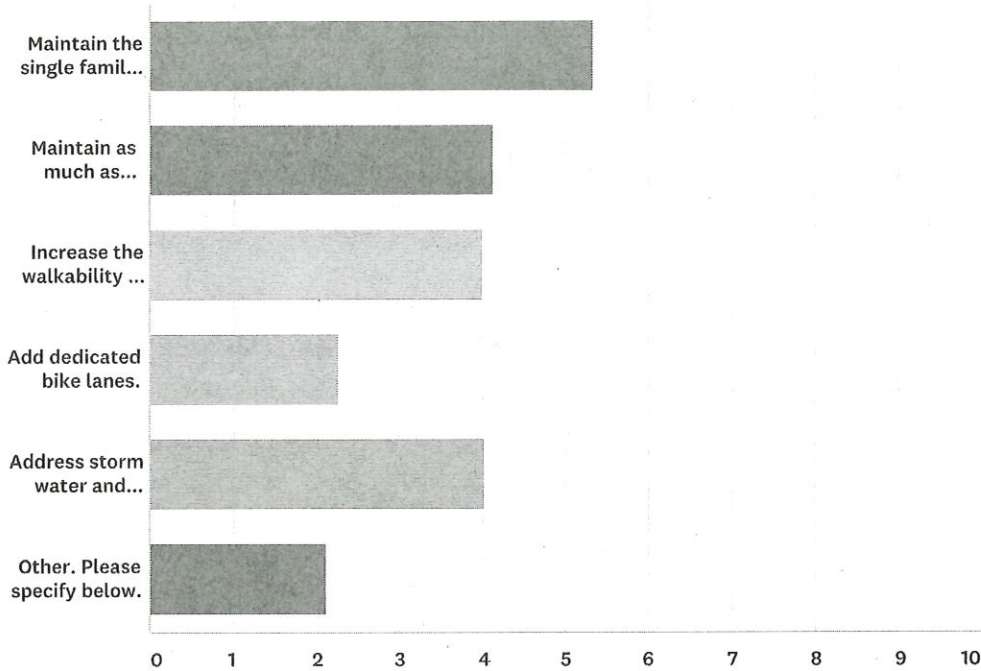


Project Portal for Development Services: <https://cityworks.brookhavenga.gov/ProjectPortal>

\*\*\*New permitting counter hours: 7:30 a.m. to 4:30 p.m.\*\*\*

### Q1 Brookhaven Fields Character – What are your top priorities for the Brookhaven Fields area? Using the drop down lists, please designate your top priority as number 1, your second priority as number 2, and so on...

Answered: 72 Skipped: 0



	1	2	3	4	5	6	TOTAL	SCORE
Maintain the single family character of the neighborhood.	66.18% 45	14.71% 10	8.82% 6	8.82% 6	0.00% 0	1.47% 1	68	5.34
Maintain as much as possible of the stream buffers and tree canopy.	5.80% 4	34.78% 24	31.88% 22	21.74% 15	5.80% 4	0.00% 0	69	4.13
Increase the walkability of the neighborhood.	14.93% 10	23.88% 16	23.88% 16	25.37% 17	7.46% 5	4.48% 3	67	4.00
Add dedicated bike lanes.	3.08% 2	0.00% 0	9.23% 6	12.31% 8	58.46% 38	16.92% 11	65	2.26
Address storm water and sewage issues	11.59% 8	27.54% 19	24.64% 17	23.19% 16	13.04% 9	0.00% 0	69	4.01
Other. Please specify below.	5.26% 2	5.26% 2	7.89% 3	13.16% 5	13.16% 5	55.26% 21	38	2.11

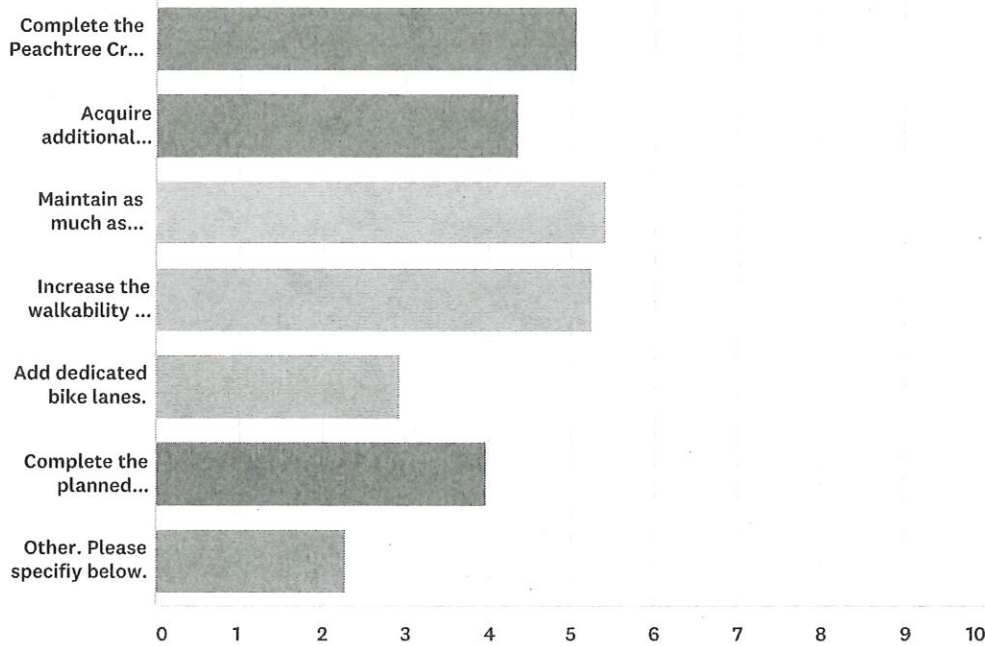
### Q2 If you prioritized "Other" please explain in the text box. If not, just scroll to the next question:

Answered: 15 Skipped: 57

#	RESPONSES	DATE
1	Keep taxes low. Maximize personal freedom and free market solutions to problems.	5/16/2019 10:28 AM
2	Maintain single family detached	5/15/2019 9:29 PM
3	Forget sidewalks everywhere one side of a street is adequate too much concrete	5/15/2019 7:12 PM
4	Na	5/14/2019 12:02 PM
5	Stop the escalation of lot footprints and increase in impervious surface by over-ambitious sidewalk and multi-use/bike-ped plans	5/13/2019 10:59 PM
6	Give citizens more input and control over decisions regarding character. Make some meetings in daytime or on weekends so those of us who work evenings can attend, or have online access to input, surveys, etc.	5/13/2019 1:39 PM
7	Prohibit noise from restaurant entertainment, special events. etc. from disturbing residents.	5/13/2019 1:19 PM
8	3. Add more public spaces for neighbors to meet.	5/10/2019 11:06 AM
9	Improved traffic flow. Less neighborhood traffic. More parks/park space.	5/9/2019 11:17 PM
10	Keep existing businesses/restaurants like Savi, Rita's, Dixie q don't drive them	5/9/2019 7:14 PM
11	Address speeding through the neighborhood	5/9/2019 7:12 PM
12	Variance awards need to be minimal. Work within our code.	5/8/2019 5:12 PM
13	Clean up vacant parcels to improve Dresden and Brookhaven	5/8/2019 12:06 PM
14	Minimize traffic cut through	5/8/2019 12:01 PM
15	Address intersections of Peachtree at NDH and Dresden.	5/8/2019 9:37 AM

**Q3 What are your top priorities for the City of Brookhaven, related to land use and allocation of resources? Using the drop down lists, please designate your top priority as number 1, your second priority as number 2, and so on...**

Answered: 71 Skipped: 1



	1	2	3	4	5	6	7	TOTAL	SCORE
Complete the Peachtree Creek Greenway.	26.23% 16	19.67% 12	11.48% 7	26.23% 16	9.84% 6	6.56% 4	0.00% 0	61	5.07
Acquire additional spaces (like the Ashford Forest, already acquired on Clairmont Rd.) for nature preserves and parks.	6.25% 4	23.44% 15	18.75% 12	17.19% 11	21.88% 14	10.94% 7	1.56% 1	64	4.36
Maintain as much as possible of the stream buffers and tree canopy.	31.88% 22	23.19% 16	15.94% 11	15.94% 11	8.70% 6	4.35% 3	0.00% 0	69	5.41
Increase the walkability of the neighborhoods.	30.30% 20	18.18% 12	21.21% 14	15.15% 10	10.61% 7	1.52% 1	3.03% 2	66	5.26
Add dedicated bike lanes.	0.00% 0	8.33% 5	10.00% 6	5.00% 3	23.33% 14	50.00% 30	3.33% 2	60	2.93
Complete the planned upgrades to the park system.	7.81% 5	10.94% 7	21.88% 14	15.63% 10	21.88% 14	18.75% 12	3.13% 2	64	3.98
Other. Please specify below.	10.53% 4	5.26% 2	5.26% 2	5.26% 2	0.00% 0	2.63% 1	71.05% 27	38	2.29

**Q4 If you prioritized "Other" please explain in the text box. If not, just scroll to the next question.**

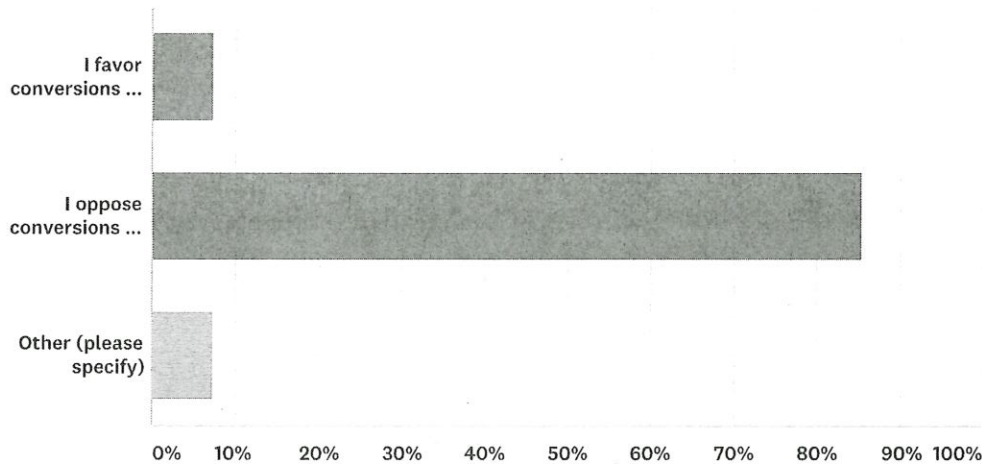
Answered: 11 Skipped: 61

#	RESPONSES	DATE
1	Keep taxes low. Maximize governmental efficiency. Privatize as much as possible.	5/16/2019 10:28 AM
2	Please spend taxpayers money as it is your own. Too much irresponsible spending	5/15/2019 7:12 PM
3	No need to build monuments in every park. We will never be world class so some things are best left alone instead of idealistically shooting for the moon, as Rebecca the ex-mayor encouraged.	5/15/2019 7:05 PM

4	Stop overdeveloping arteries already clogged with traffic	5/13/2019 10:59 PM
5	Have some meetings during the day or on weekends to accommodate citizens who work in the evenings.	5/13/2019 1:39 PM
6	Expediting traffic flow is very much needed.	5/13/2019 1:19 PM
7	Stop granting variance requests.	5/10/2019 8:10 PM
8	6. add more pockets of local, commercial, mixed-use districts throughout the city (like on Dresden Drive)	5/10/2019 11:06 AM
9	More parks/park space in the Dresden Drive, Druid Hills, Peachtree Rd Triangle.	5/9/2019 11:17 PM
10	Protect & PRESERVE current neighborhoods.	5/8/2019 5:12 PM
11	Mitigate crime	5/8/2019 12:01 PM

**Q5 Dresden Corridor - The current overlay allows for high density, multi-use from Peachtree Rd. to Camille Dr. Now, beyond the overlay boundary, from Camille Dr., to Clairmont Rd, we expect substantial pressure in the near future to convert properties from detached single family homes to higher density, such as townhomes or apartments. What is your preference with respect to these potential future conversions?**

Answered: 68 Skipped: 4



ANSWER CHOICES		RESPONSES	
I favor conversions of existing single family homes to higher density housing.		7.35%	5
I oppose conversions of existing single family homes to higher density housing.		85.29%	58
Other (please specify)		7.35%	5
<b>TOTAL</b>			<b>68</b>

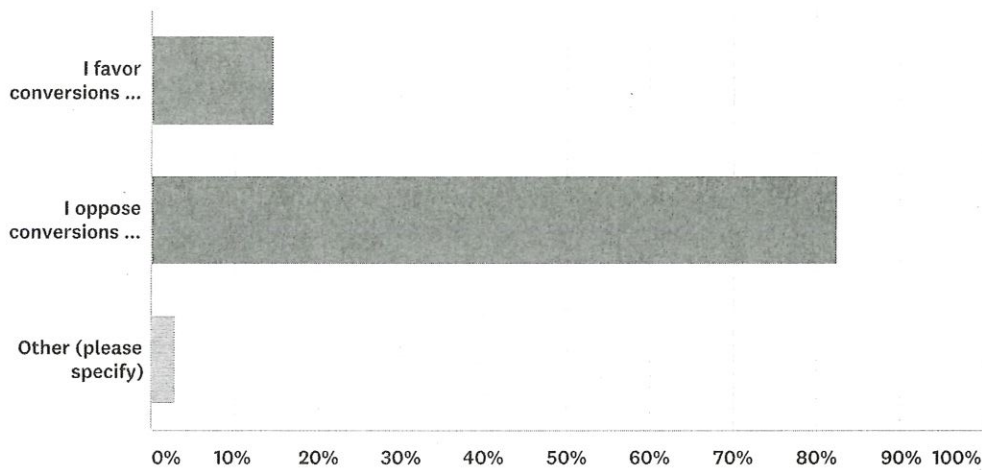
  

#	OTHER (PLEASE SPECIFY)	DATE
1	no opinion	5/17/2019 5:04 PM
2	Only mixed use with retail and restaurant	5/14/2019 12:02 PM

3	mixed use, but with combined curb-cuts only; don't allow commercial use of existing residential units, or it will look like Clairmont Rd. (many driveways make it unsafe for pedestrians and cyclists)	5/10/2019 11:06 AM
4	I am in favor of responsible development along Dresden	5/10/2019 9:57 AM
5	Strongly oppose- we were promised that we would not have to fight this battle again!!!	5/8/2019 12:01 PM

**Q6 North Druid Hills Corridor – Along North Druid Hills, from Peachtree Rd to Buford Highway, we expect substantial pressure in the near future to convert properties from detached single family homes to higher density, such as townhomes or apartments. What is your preference with respect to these potential future conversions?**

Answered: 68 Skipped: 4

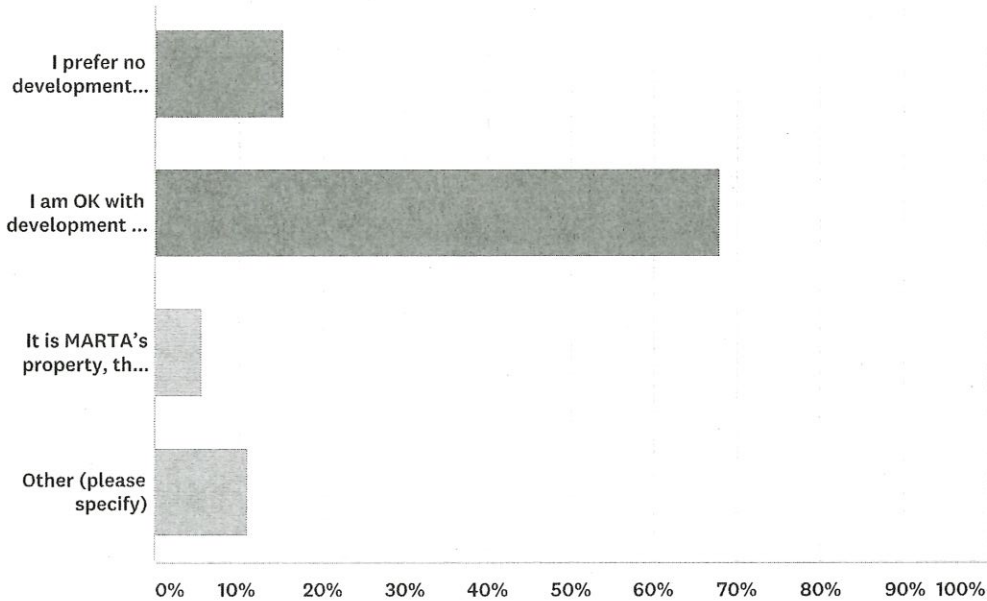


ANSWER CHOICES	RESPONSES
I favor conversions of existing single family homes to higher density housing.	14.71% 10
I oppose conversions of existing single family homes to higher density housing.	82.35% 56
Other (please specify)	2.94% 2
<b>TOTAL</b>	<b>68</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Mixed use, but only with bike & pedestrian lanes being prioritized. Decrease curb-cuts with any change of zoning or use.	5/10/2019 11:06 AM
2	I am in favor of responsible development along Druid Hills	5/10/2019 9:57 AM

**Q7 MARTA Development - Which one of the following statements most closely describes your feelings about development at the Brookhaven Marta station?**

Answered: 72 Skipped: 0



ANSWER CHOICES	RESPONSES
I prefer no development whatsoever.	15.28% 11
I am OK with development as long as there is committed, definite, funded plan to manage the expected traffic congestion issues on Peachtree Rd, Apple Valley Rd., Dresden Dr., and North Druid Hills Rd.	68.06% 49
It is MARTA's property, they should be allowed to do whatever makes sense financially for MARTA, as long as it complies with the criteria in the Peachtree Road Overlay as defined in the Brookhaven Zoning Ordinance, effective Nov 27, 2018	5.56% 4
Other (please specify)	11.11% 8
<b>TOTAL</b>	<b>72</b>

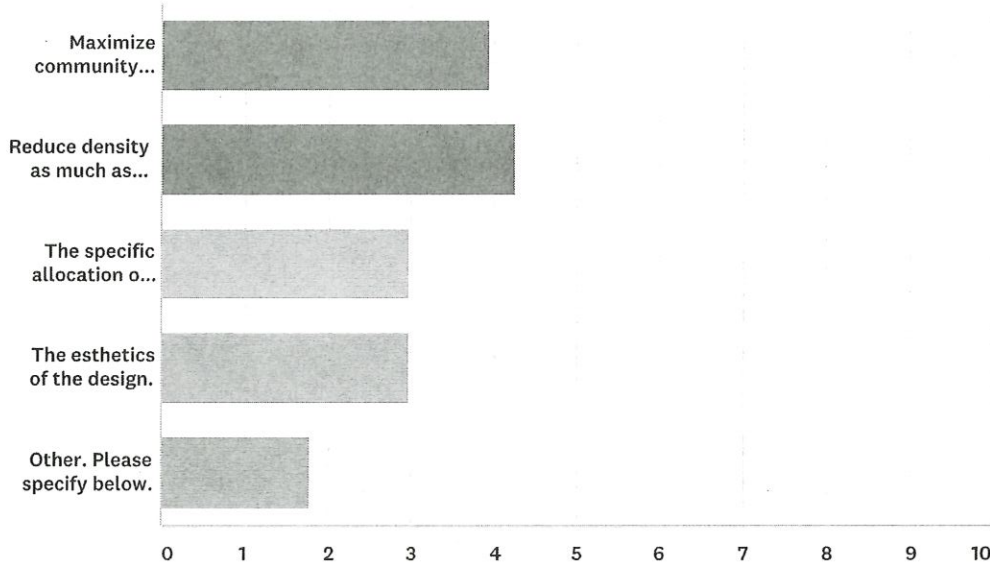
#	OTHER (PLEASE SPECIFY)	DATE
1	With the overriding proviso that no tax abatement should be granted - It is MARTA's property, they should be allowed to do whatever makes sense financially for MARTA, as long as it complies with the criteria in the Peachtree Road Overlay as defined in the Brookhaven Zoning Ordinance, effective Nov 27, 2018	5/16/2019 10:28 AM
2	There will never be a serious, realistic plan to deal with traffic there because the bridges do not allow the passage of traffic, and those viaducts are not going to change. You cannot fit additional density here. Why does everyone think this can work? Do NOT allow ingress and egress with one direction only. It will send cars circling the block. Marta development will likely spoil the walkability as the increased traffic through Brookhaven Fields will be stupid, along with the increased petty crime, homeless campers and hood rats.	5/15/2019 7:05 PM
3	I've not seen the latest update to the overlay, but density and traffic are the major concerns, including building height.	5/13/2019 10:59 PM
4	I would like more information about Brookhaven's plan for a city hall at the location, plans for sewer, and if the city plans to offer tax abatements to the developer. I'm also concerned about traffic and density.	5/10/2019 8:10 PM
5	Thank you for including "other" because the 3 options show limitations, developed by well-intentioned people without any apparent training or education in urban design or survey-balance. Like a restaurant offering only peanut butter sandwiches when we KNOW there's more food choices out there! The MARTA site is a great opportunity for plans that have vision & creativity. The choices are not reasonable approaches. How about one like this: Redevelopment of the Brookhaven MARTA station is inevitable. We should allow for higher residential and office density (including a City Government Center) in exchange for public green/pedestrian space, such as a location for the Brookhaven Arts Festival and the weekly Brookhaven Farmers Market.	5/10/2019 11:06 AM

6	<p>I prefer no development but realize that Marta retains ownership and development rights. I believe it will be developed in the future and it is up to the City of Brookhaven to help direct its development in a way that will not destroy our community. Why not think outside the box with its development. Look to other counties, states and around the world to see how this piece of land could be utilized. Think of what needs our city and community are deficient. Think of what future residents will require and want to have a safe and healthy life. Don't let this piece of land go to the developers that don't live here and have no interest in the residents quality of life. Let it be developed with community at the center of its development. I could envision it being the center of our government with city hall, police, fire, library, parks and rec., and rentable meeting space. I envision a park included with the plan. Maybe it's across the street where Marta's retention "pond" is located. It would be amazing to have a space created for community, not a space that supports a transient population that does not invest in our community. So my recommendation is to research and find other communities where something similar has been done. Then think outside the box as to how we could create something new and unique for this space that could be funded and supported by our community and private non-profits...not developers who only have their interests at heart. Ask the community to volunteer to be a part of its development by donating their time, expertise and input into a final plan that meets the needs of our community, not the needs of a city who wants more of a tax base. Look at all of the families moving here for the schools. Think about what they would want. Look at the elderly who have no supports and are feeling squeezed out. Look at our international population that are kept on the fringe, feeling unwelcome unless they are working in our yards or cleaning our homes. Only when you create a place that is welcoming and inclusive will you find true success in anything you do. Building high density homes, taking away public gathering spaces and green spaces. As we look to future where the climate is becoming warmer and many species are endangered, maybe we should think more about protecting our wildlife and trees. Our trees help protect our homes, cool and clean the air, aesthetically pleasing and wildlife need places of refuge. As Atlanta continues to grow and spread outward we should be liking to maintain a community where we still have green space for private and public use. We are too far removed from nature and it's hurting us all. Stop over building, stop clogging our streets with high density buildings, stop destroying the small pockets of green space and find new and creative ways to meet the needs of our community by creating a community where people know each other, where people are invested and where people want to give back because they love where they live. People will respond if you remind them of all of the great things that make Brookhaven a wonderful place to live. You just have to show them that you are going to support slow growth, protect natural spaces and stop creating more traffic headaches by building more dense housing.</p>	5/10/2019 7:11 AM
7	<p>I am in favor of development as long as it creates a strong city center with walkable, mixed-use character.</p>	5/8/2019 2:31 PM
8	<p># 2 with the caveat that it be inscale with the neighborhood and no cut through traffic is allowed in to the neighborhood</p>	5/8/2019 12:01 PM

**Q8 MARTA Development – Priorities - If you could provide input into the design of the development, what would be your top design priority? Using the drop down lists, please designate your top priority as number 1, your second priority as number 2, and so on...**

Answered: 72 Skipped: 0





	1	2	3	4	5	TOTAL	SCORE
Maximize community areas: plazas and green spaces.	28.36% 19	46.27% 31	16.42% 11	7.46% 5	1.49% 1	67	3.93
Reduce density as much as possible to minimize traffic congestion issues.	63.24% 43	11.76% 8	10.29% 7	14.71% 10	0.00% 0	68	4.24
The specific allocation of space to different uses: housing, commercial, office space.	6.56% 4	24.59% 15	32.79% 20	31.15% 19	4.92% 3	61	2.97
The esthetics of the design.	6.15% 4	21.54% 14	40.00% 26	29.23% 19	3.08% 2	65	2.98
Other. Please specify below.	5.71% 2	8.57% 3	8.57% 3	11.43% 4	65.71% 23	35	1.77

**Q9 If you prioritized "Other" please explain in the text box. If not, just scroll to the next question.**

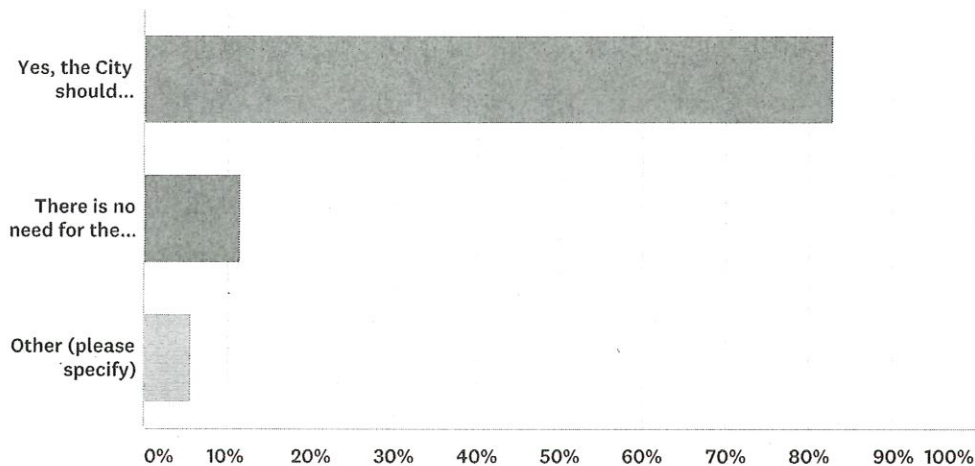
Answered: 12 Skipped: 60

#	RESPONSES	DATE
1	There should be no tax abatement for MARTA and no subsidy of any sort from the city.	5/16/2019 10:28 AM
2	Again, how can density not increase traffic in this two lanes in and out as far as the eye can see, except for Peachtree Road. Find some other use please. Marta ridership is not increasing, with all of these best laid plans. Mega stations shall be a thing of the past, soon. Mark my words.	5/15/2019 7:05 PM
3	Put in place plans FIRST to address traffic congestion and storm water issues before development is planned	5/13/2019 1:39 PM
4	Plan to prohibit noise from entertainment, special events, etc.	5/13/2019 1:19 PM
5	Area for nice dining establishments instead of a food hall. Also, no Taj MaHall City Hall.	5/10/2019 8:10 PM
6	2. Again, these "choices" are limited and parochial in scope. A priority should be connectivity for pedestrians and bicycles to plan for future transportation options. Utilize the Fernwood drainage ditch as a natural buffer and amenity; balance uses so that traffic issues are minimal. (Offices cause much more intensive traffic problems than residential; commercial/restaurants should balance the others based on traffic needs and foot-traffic options.)	5/10/2019 11:06 AM

7	Something similar to Village place on Dresden ok but only in south end of lot. Leave north end for parking. NO hotels, NO big office projects. NO restaurants with outdoor live music	5/9/2019 7:14 PM
8	Marta is heavily used by commuters. Parking for residents and current users should not be overlooked	5/8/2019 5:50 PM
9	Pretty up that Marta area it's an eyesore	5/8/2019 12:06 PM
10	Ingress and egress is NOT they the neighborhood	5/8/2019 12:01 PM
11	Marta is heavily used by commuters. Parking for residents and current users should not be overlooked	5/8/2019 11:45 AM
12	Address sewage and intersections of Peachtree at NDH and Dresden.	5/8/2019 9:37 AM

**Q10 MARTA – Traffic Analysis –** The City recently adopted the conclusions of a traffic study covering the North Druid Hills corridor. However, the scope of the study does not include analysis of the two most critical Peachtree Rd. intersections: Peachtree and North Druid Hills, and, Peachtree and Dresden. Should the city commission an expanded traffic analysis that covers the area around MARTA station and quantifies the potential impact of development of the MARTA station area? Please choose the option that most closely describes your position:

Answered: 70 Skipped: 2



ANSWER CHOICES		RESPONSES
Yes, the City should commission the analysis now, so that we are ready to discuss the traffic improvements needed to enable development of the MARTA station, and seek funding for these improvements.	82.86%	58
There is no need for the traffic study now. This can wait and the developer should take care of it.	11.43%	8
Other (please specify)	5.71%	4
<b>TOTAL</b>		<b>70</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Continued studies are an exercise in futility. Study after study is completed and no action takes place - why bother.	5/16/2019 10:28 AM

2	How many studies does it take to figure out it does not work? Stop with the dollar infusion idea and take care of the citizens who live here. The other day it took me 25 minutes, at four miles per hour, to travel from the Brookhaven MARTA station by car, and cross Buford Highway. Enough already, ok?	5/15/2019 7:05 PM
3	The study should be done closer to the time of proposed development, and it should be independently done.	5/13/2019 10:59 PM
4	Again, with limited options in the survey choices, I appreciate the "other". Why didn't the City study those? Isn't it because those are GDOT roads? The city can study whatever they'd like. However, with GDOT roads, it will not have much of an impact. So perhaps we want shade trees planted along streets to make them cooler in the summer for pedestrians and cyclists? GDOT says, "No".	5/10/2019 11:06 AM

### Q11 General Comments for the City - Please use the space below to convey any other comments or input to the city for inclusion in the update to the Comprehensive Plan.

Answered: 34 Skipped: 38

#	RESPONSES	DATE
1	With Dresden and N Druid Hills has major thoroughfares from outside our community, we need to minimize the traffic congestion in our community. The railroad bridge at Peachtree minimizes traffic flow. Recognize that there is minimal ability to reduce thus unless we reduct the congention and amount of traffic through the area. Lower density housing is one answer that will also help preserve our community.	5/17/2019 10:52 PM
2	Let it be dense on Peachtree, but keep the neighborhoods single family and tree-covered.	5/16/2019 2:24 PM
3	it is shocking to me that the City can even consider further development along Peachtree without consideration for the the major roads that feed to it from every other part of the metro area. N Druid, Briarwood, and Dresden are becoming increasingly dense with traffic, and I resent that the failure to consider these routes has led to inevitable and undesirable additional cut-through traffic in both Brookhaven Fields and Brookhaven Heights.	5/16/2019 10:54 AM
4	The main reason most of us voted for the city was to reduce the tax burden from Dekalb County and to free ourselves as much as possible from the dysfunction that is Dekalb. Please keep this in mind as the main objective for Brookhaven. Reduced taxes, less government, freedom!	5/16/2019 10:28 AM
5	Complete infill regulations now. Stop waiting for MARTA and push DOT to fix intersections	5/15/2019 9:29 PM
6	We are too overdeveloped as is. The streets are not safe for our children because too many cars are zooming down at too fast a pace. It takes 15 minutes to get 1/4 mile during rush hour. If the city continues to allow the overdevelopment, it will be clear that the Councilpeople are receiving illegal kickbacks from the developers and we will have no choice but to investigate and prosecute.	5/15/2019 8:12 PM
7	Control spending listen to property owners not developers	5/15/2019 7:12 PM
8	Take care of the citizens of Brookhaven, not the developers. Adding to the city coffers does not need to be city officials primary concern, or am I missing something?	5/15/2019 7:05 PM
9	Construct two two-lane highway tunnels under Peachtree from the western City Limits to Osborne Road, with junction tunnels for N. Druid Hills Road. Driverless vehicles between MARTA station and Town Brookhaven.	5/15/2019 5:40 PM
10	Please continue to pay attention to pedestrian safety and walkability of Brookhaven. Tree cover along sidewalks can be improved in many areas to make them usable in the hot summer months.	5/15/2019 5:11 PM
11	The sidewalk "plan" has no clear timeline on what streets get sidewalks when. It is incredibly slow moving and seemingly vague.	5/15/2019 4:49 PM
12	I am not interested in our city trying to encourage tourism. I don't think I am alone in this. We understand the need for tax revenue but I do not relish the concept of living in an area that encourages tourism.	5/15/2019 3:45 PM

13	Stop rushing all of the development. The sidewalk law to no where on new homes is silly. And for goodness sake stop letting all of the developers clear cut all of the lots.	5/13/2019 8:18 PM
14	Make sure the existing residents are the top priority, and not the desires of the developers.	5/13/2019 5:13 PM
15	I realize money is a priority for the city, and so they tend to side with developers, but I think more effort should be made to find a compromise of some kind that allows development of already-dense areas while preserving (really) the single family neighborhoods and also preserving our precious tree canopy and our creeks.	5/13/2019 1:39 PM
16	Sidewalks should replace green space only when they are NEEDED. Sufficient parking and service (delivery, loading.etc.) areas must be required at commercial areas. Parking should not be allowed right at intersections, so motorists can see clearly to turn right. Utilities and semi-utilities should be regulated when they dig up people's yards.	5/13/2019 1:19 PM
17	The City and it's leaders have strayed too far from the original intent of why the City of Brookhaven was formed.....the power has gone to everyone's head and we want our City back !	5/12/2019 4:19 PM
18	If the MARTA development comes to fruition, Brookhaven Fields does not need anymore major development. I can barely leave my little bubble due to traffic. Storm water runoff is getting worse in my neighborhood as well. Promises for sidewalks still haven't been fulfilled six and a half years after the city was officially created. Get back to the basics and respect the single home neighborhood I once loved to live in.	5/10/2019 8:10 PM
19	The priority for the City Comp Plan should be aggressive reassessment for safe inclusion of people who are walking or using bicycles. Adopt a "Complete Streets" policy and begin road diets throughout the city. Continue your support and prioritize the completion of the Peachtree Creek Greenway and the bike- and walk-ways that will complete its connectivity. Move toward making the MARTA location into the City Hub of government including the Library, Greenspace for the Farmers Market, etc. Make car-use concerns secondary. Increase the width of sidewalks ASAP, especially in the Emory Healthcare area and other highly-commercial districts and major corridors. Add tree buffers now so the canopy along streets will be replenished in a few years.	5/10/2019 11:06 AM
20	Those who have seen City decision-making in process know that council reps who don't reside in an affected district give zero weight to the Comp Plan or Supplements when they are contrary to what a rep wants. Which makes these updates a total dog and pony show designed to make citizens feel like they have meaningful input when they don't.	5/10/2019 10:05 AM
21	Infrastructure needs to be addressed also as a major concern if we are going to keep having growth in BH like we have seen in the past 10 years.	5/10/2019 7:15 AM
22	Stop helping developers who are lining their pockets as they destroy our community by tearing out our trees thus adding to our water runoff problems and increasing our heat index and reducing our air quality, creating more traffic issues with high density and less community by allowing a more transient population to move in and out frequently. Our government must put in place restrictions and codes that are enforceable and detrimental financially if a builder doesn't follow the rules. If they "accidentally" cut down a healthy tree which they view is in their way then they must pay a fine that will affect their bottom line, not \$500, not \$1,000, not \$5,000 but \$20,000 per tree. This will get their attention and the government must have the staff in place to make this a reality. Then and only then will you have a community with character and value. Stop being short sighted and look long term. Look at where the decisions made today will impact all that will follow.	5/10/2019 7:11 AM
23	The Peachtree Road, N. Druid Hills and Dresden Triangle should not be treated as the high density development center of Brookhaven. This is a single family home community that is being transitioned by the city into a high density apartment/townhome transitional community.	5/9/2019 11:17 PM
24	No more apartments. Protect our single family homes and tree canopy. Don't make living here a traffic nightmare...that will only decrease the value of Brookhaven Fields over time.	5/9/2019 9:36 PM
25	Traffic lights at Ndruid and Dresden from Peachtree must be addressed. Also we need more dog stations throughout our neighborhood	5/9/2019 9:11 PM
26	Have to address the traffic and storm water/sewage issues comprehensively	5/9/2019 8:41 PM
27	Please do not make the traffic denser in this area. It is almost impossible to get out onto NDH in the morning and the afternoon during rush hours.	5/9/2019 7:19 PM
28	The sewer capacity and traffic redesign at Peachtree/Dresden/Druid Hills is #1 priority!!	5/9/2019 7:14 PM

29	The primary reason I purchased a home in Brookhaven Fields is its single family, neighborhood style. The second reason I like the area is for its proximity to Buckhead. It's close, but not TOO close. I'm very much against multi family and office development along Dresden and North Druid. I chose to live here (one year ago) for the neighborhood atmosphere, not commercial or multi-family development.	5/8/2019 10:56 PM
30	Limit high density. Sewer upgrade. Walk and bike trails	5/8/2019 7:17 PM
31	Overall, the City is doing a commendable job. I look forward to the City's leadership in creating a city center at the MARTA site.	5/8/2019 2:31 PM
32	All of the "old" "I've been here forever" Brookhaven people seem to forget how run down and bad the Ashford Park area was...improving, updating, and growing with the times is important.	5/8/2019 12:06 PM
33	We have spoken many times in many ways....PLEASE listen!	5/8/2019 12:01 PM
34	Address the major issues so we hear less NIMBY complaints. Many of us bought in this area and paid a premium BECAUSE we can walk to things. More walkability is ideal.	5/8/2019 9:37 AM

## BROOKHAVEN FIELDS SURVEY – MAY 2019 – RESULTS

### Introduction

The Brookhaven Fields Civic Association (BFCA) conducted a neighborhood survey to provide quantified and aggregated input for the City of Brookhaven, GA Comprehensive Plan update. This document provides the respondents' complete answers, with a brief introduction for each question, so that each question may be included as a stand-alone comment. This document is being provided to the city staff that is responsible for managing the Comprehensive Plan update.

Two additional related documents are also being provided to the City with the same transmission e-mail:

1. The full detail of the answers, as extracted from the Survey Monkey survey tool, for completeness and transparency.
2. Additional details on the survey population, survey method and survey communications.

### Priorities for the Brookhaven Fields neighborhood

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. The responses with respect to priorities for the Brookhaven Fields neighborhood are (the higher the score, the higher the priority):

Answer Choices	Scores
Maintain the single family character of the neighborhood.	5.34
Maintain as much as possible of the stream buffers and tree canopy.	4.13
Increase the walkability of the neighborhood.	4.00
Add dedicated bike lanes.	2.26
Address storm water and sewage issues	4.01
Other. Please specify below.	2.11
<b>Answered</b>	<b>72</b>
<b>Skipped</b>	<b>0</b>

For more information on how the scores were calculated, please refer to the technical note at the end of this document. The comments provided for the "Other" option follow:

1. Keep taxes low. Maximize personal freedom and free market solutions to problems.
2. Maintain single family detached
3. Forget sidewalks everywhere one side of a street is adequate too much concrete
4. Na
5. Stop the escalation of lot footprints and increase in impervious surface by over-ambitious sidewalk and multi-use/bike-ped plans
6. Give citizens more input and control over decisions regarding character. Make some meetings in daytime or on weekends so those of us who work evenings can attend, or have online access to input, surveys, etc.
7. Prohibit noise from restaurant entertainment, special events. etc. from disturbing residents.
  1. Add more public spaces for neighbors to meet.
8. Improved traffic flow. Less neighborhood traffic. More parks/park space.
9. Keep existing businesses/restaurants like Savi, Rita's, Dixie q don't drive them
10. Address speeding through the neighborhood
11. Variance awards need to be minimal. Work within our code.

12. Clean up vacant parcels to improve Dresden and Brookhaven
13. Minimize traffic cut through
14. Address intersections of Peachtree at NDH and Dresden.

**Priorities for the City of Brookhaven**

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. The responses with respect to priorities for the City of Brookhaven are, (the higher the score, the higher the priority):

Answer Choices	Scores
Complete the Peachtree Creek Greenway.	5.07
Acquire additional spaces (like the Ashford Forest, already acquired on Clairmont Rd.) for nature preserves and parks.	4.36
Maintain as much as possible of the stream buffers and tree canopy.	5.41
Increase the walkability of the neighborhoods.	5.26
Add dedicated bike lanes.	2.93
Complete the planned upgrades to the park system.	3.98
Other. Please specify below.	2.29
<b>Answered</b>	<b>71</b>
<b>Skipped</b>	<b>1</b>

The comments provided for the “Other” option follow:

1. Keep taxes low. Maximize governmental efficiency. Privatize as much as possible.
2. Please spend taxpayers money as it is your own. Too much irresponsible spending
3. No need to build monuments in every park. We will never be world class so some things are best left alone instead of idealistically shooting for the moon, as Rebecca the ex-mayor encouraged.
4. Stop overdeveloping arteries already clogged with traffic
5. Have some meetings during the day or on weekends to accommodate citizens who work in the evenings.
6. Expediting traffic flow is very much needed.
7. Stop granting variance requests.
8. 6. add more pockets of local, commercial, mixed-use districts throughout the city (like on Dresden Drive)
9. More parks/park space in the Dresden Drive, Druid Hills, Peachtree Rd Triangle.
10. Protect & PRESERVE current neighborhoods.
11. Mitigate crime

**Dresden Corridor Development**

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. The responses with respect to development along Dresden Drive beyond the overlay boundary, from Camille Dr., to Clairmont Rd, are:

Answer Choices	Responses	
I favor conversions of existing single family homes to higher density housing.	7.35%	5
I oppose conversions of existing single family homes to higher density housing.	85.29%	58
Other (please specify)	7.35%	5
	<b>Answered</b>	<b>68</b>

	<b>Skipped</b>	<b>4</b>
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The comments provided for the "Other" option follow:

1. no opinion
2. Only mixed use with retail and restaurant
3. mixed use, but with combined curb-cuts only; don't allow commercial use of existing residential units, or it will look like Clairmont Rd. (many driveways make it unsafe for pedestrians and cyclists)
4. I am in favor of responsible development along Dresden
5. Strongly oppose- we were promised that we would not have to fight this battle again!!!

**North Druid Hills Corridor Development**

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. The responses with respect to development along North Druid Hills, from Peachtree Rd to Buford Highway, are:

Answer Choices	Responses	
I favor conversions of existing single family homes to higher density housing.	14.71%	10
I oppose conversions of existing single family homes to higher density housing.	82.35%	56
Other (please specify)	2.94%	2
	<b>Answered</b>	<b>68</b>
	<b>Skipped</b>	<b>4</b>

The comments provided for the "Other" option follow:

1. Mixed use, but only with bike & pedestrian lanes being prioritized. Decrease curb-cuts with any change of zoning or use.
2. I am in favor of responsible development along Druid Hills

**Brookhaven MARTA Station Development**

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. The responses with respect to feelings/opinion about development at the MARTA station are:

Answer Choices	Responses	
I prefer no development whatsoever.	15.28%	11
I am OK with development as long as there is committed, definite, funded plan to manage the expected traffic congestion issues on Peachtree Rd, Apple Valley Rd., Dresden Dr., and North Druid Hills Rd.	68.06%	49
It is MARTA's property, they should be allowed to do whatever makes sense financially for MARTA, as long as it complies with the criteria in the Peachtree Road Overlay as defined in the Brookhaven Zoning Ordinance, effective Nov 27, 2018	5.56%	4
Other (please specify)	11.11%	8
	<b>Answered</b>	<b>72</b>
	<b>Skipped</b>	<b>0</b>

The comments provided for the "Other" option follow:



1. With the overriding proviso that no tax abatement should be granted - It is MARTA's property, they should be allowed to do whatever makes sense financially for MARTA, as long as it complies with the criteria in the Peachtree Road Overlay as defined in the Brookhaven Zoning Ordinance, effective Nov 27, 2018
2. There will never be a serious, realistic plan to deal with traffic there because the bridges do not allow the passage of traffic, and those viaducts are not going to change. You cannot fit additional density here. Why does everyone think this can work? Do NOT allow ingress and egress with one direction only. It will send cars circling the block. Marta development will likely spoil the walkability as the increased traffic through Brookhaven Fields will be stupid, along with the increased petty crime, homeless campers and hood rats.
3. I've not seen the latest update to the overlay, but density and traffic are the major concerns, including building height.
4. I would like more information about Brookhaven's plan for a city hall at the location, plans for sewer, and if the city plans to offer tax abatements to the developer. I'm also concerned about traffic and density.
5. Thank you for including "other" because the 3 options show limitations, developed by well-intentioned people without any apparent training or education in urban design or survey-balance. Like a restaurant offering only peanut butter sandwiches when we KNOW there's more food choices out there! The MARTA site is a great opportunity for plans that have vision & creativity. The choices are not reasonable approaches. How about one like this: Redevelopment of the Brookhaven MARTA station is inevitable. We should allow for higher residential and office density (including a City Government Center) in exchange for public green/pedestrian space, such as a location for the Brookhaven Arts Festival and the weekly Brookhaven Farmers Market.
6. I prefer no development but realize that Marta retains ownership and development rights. I believe it will be developed in the future and it is up to the City of Brookhaven to help direct its development in a way that will not destroy our community. Why not think outside the box with its development. Look to other counties, states and around the world to see how this piece of land could be utilized. Think of what needs our city and community are deficient. Think of what future residents will require and want to have a safe and healthy life. Don't let this piece of land go to the developers that don't live here and have no interest in the residents quality of life. Let it be developed with community at the center of its development. I could envision it being the center of our government with city hall, police, fire, library, parks and rec., and rentable meeting space. I envision a park included with the plan. Maybe it's across the street where Marta's retention "pond" is located. It would be amazing to have a space created for community, not a space that supports a transient population that does not invest in our community. So my recommendation is to research and find other communities where something similar has been done. Then think outside the box as to how we could create something new and unique for this space that could be funded and supported by our community and private non-profits...not developers who only have their interests at heart. Ask the community to volunteer to be a part of its development by donating their time, expertise and input into a final plan that meets the needs of our community, not the needs of a city who wants more of a tax base. Look at all of the families moving here for the schools. Think about what they would want. Look at the elderly who have no supports and are feeling squeezed out. Look at our international population that are kept on the fringe, feeling unwelcome unless they are working in our yards or cleaning our homes. Only when you create a place that is welcoming and inclusive will you find true success in anything you do. Building high density homes, taking away public gathering spaces and green spaces. As we look to future where the climate is becoming warmer and many species are endangered, maybe we should think more about protecting our wildlife and trees. Our trees help protect our homes, cool and clean the air, aesthetically pleasing and wildlife need places of refuge. As Atlanta continues to grow and spread outward we should be liking to maintain a community where we still have green space for private and public use. We are too far

removed from nature and it's hurting us all. Stop over building, stop clogging our streets with high density buildings, stop destroying the small pockets of green space and find new and creative ways to meet the needs of our community by creating a community where people know each other, where people are invested and where people want to give back because they love where they live. People will respond if you remind them of all of the great things that make Brookhaven a wonderful place to live. You just have to show them that you are going to support slow growth, protect natural spaces and stop creating more traffic headaches by building more dense housing.

7. I am in favor of development as long as it creates a strong city center with walkable, mixed-use character.
8. # 2 with the caveat that it be inscale with the neighborhood and no cut through traffic is allowed in to the neighborhood

### Priorities for Marta Station Development

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. With respect to priorities for the development at the MARTA station, if it were to happen, the responses are (the higher the score, the higher the priority):

Answer Choices	Scores
Maximize community areas: plazas and green spaces.	3.93
Reduce density as much as possible to minimize traffic congestion issues.	4.24
The specific allocation of space to different uses: housing, commercial, office space.	2.97
The esthetics of the design.	2.98
Other. Please specify below.	1.77
<b>Answered</b>	<b>72</b>
<b>Skipped</b>	<b>0</b>

The comments provided for the "Other" option follow:

1. There should be no tax abatement for MARTA and no subsidy of any sort from the city.
2. Again, how can density not increase traffic in this two lanes in and out as far as the eye can see, except for Peachtree Road. Find some other use please. Marta ridership is not increasing, with all of these best laid plans. Mega stations shall be a thing of the past, soon. Mark my words.
3. Put in place plans FIRST to address traffic congestion and storm water issues before development is planned
4. Plan to prohibit noise from entertainment, special events, etc.
5. Area for nice dining establishments instead of a food hall. Also, no Taj MaHall City Hall.
3. Again, these "choices" are limited and parochial in scope. A priority should be connectivity for pedestrians and bicycles to plan for future transportation options. Utilize the Fernwood drainage ditch as a natural buffer and amenity; balance uses so that traffic issues are minimal. (Offices cause much more intensive traffic problems than residential; commercial/restaurants should balance the others based on traffic needs and foot-traffic options.)
6. Something similar to Village place on Dresden ok but only in south end of lot. Leave north end for parking. NO hotels, NO big office projects. NO restaurants with outdoor live music
7. Marta is heavily used by commuters. Parking for residents and current users should not be overlooked
8. Pretty up that Marta area it's an eyesore
9. Ingress and egress is NOT they the neighborhood
10. Marta is heavily used by commuters. Parking for residents and current users should not be overlooked

11. Address sewage and intersections of Peachtree at NDH and Dresden.

**North Druid Hills Traffic Study**

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors. Seventy-two (72) responded. Neighbors were asked whether the scope of the study should be extended include the critical intersections near the MARTA station: Peachtree and North Druid Hills, and, Peachtree and Dresden. The responses are:

Answer Choices	Responses	
Yes, the City should commission the analysis now, so that we are ready to discuss the traffic improvements needed to enable development of the MARTA station, and seek funding for these improvements.	82.86%	58
There is no need for the traffic study now. This can wait and the developer should take care of it.	11.43%	8
Other (please specify)	5.71%	4
	<b>Answered</b>	<b>70</b>
	<b>Skipped</b>	<b>2</b>

The comments provided for the "Other" option follow:

1. Continued studies are an exercise in futility. Study after study is completed and no action takes place - why bother.
2. How many studies does it take to figure out it does not work? Stop with the dollar infusion idea and take care of the citizens who live here. The other day it took me 25 minutes, at four miles per hour, to travel from the Brookhaven MARTA station by car, and cross Buford Highway. Enough already, ok?
3. The study should be done closer to the time of proposed development, and it should be independently done.
4. Again, with limited options in the survey choices, I appreciate the "other". Why didn't the City study those? Isn't it because those are GDOT roads? The city can study whatever they'd like. However, with GDOT roads, it will not have much of an impact. So perhaps we want shade trees planted along streets to make them cooler in the summer for pedestrians and cyclists? GDOT says, "No".

**General Comments for the City, related to the Comprehensive Plan**

The Brookhaven Fields Civic Association sent a survey to Brookhaven Fields neighbors to collect input for the update to the Comprehensive Plan. Seventy-two (72) responded. The survey included structured questions and also included space for open-ended comments. Thirty-eight (38) neighbors provided comments. The comments follow:

1. With Dresden and N Druid Hills has major thoroughfares from outside our community, we need to minimize the traffic congestion in our community. The railroad bridge at Peachtree minimizes traffic flow. Recognize that there is minimal ability to reduce thus unless we reduct the congention and amount of traffic through the area. Lower density housing is one answer that will also help preserve our community.
2. Let it be dense on Peachtree, but keep the neighborhoods single family and tree-covered.
3. it is shocking to me that the City can even consider further development along Peachtree without consideration for the the major roads that feed to it from every other part of the metro area. N Druid, Briarwood, and Dresden are becoming increasingly dense with traffic, and I resent that the failure to consider these routes has led to inevitable and undesirable additional cut-through traffic in both Brookhaven Fields and Brookhaven Heights.

4. The main reason most of us voted for the city was to reduce the tax burden from Dekalb County and to free ourselves as much as possible from the dysfunction that is Dekalb. Please keep this in mind as the main objective for Brookhaven. Reduced taxes, less government, freedom!
5. Complete infill regulations now. Stop waiting for MARTA and push DOT to fix intersections
6. We are too overdeveloped as is. The streets are not safe for our children because too many cars are zooming down at too fast a pace. It takes 15 minutes to get 1/4 mile during rush hour. If the city continues to allow the overdevelopment, it will be clear that the Councilpeople are receiving illegal kickbacks from the developers and we will have no choice but to investigate and prosecute.
7. Control spending listen to property owners not developers
8. Take care of the citizens of Brookhaven, not the developers. Adding to the city coffers does not need to be city officials primary concern, or am I missing something?
9. Construct two two-lane highway tunnels under Peachtree from the western City Limits to Osborne Road, with junction tunnels for N. Druid Hills Road. Driverless vehicles between MARTA station and Town Brookhaven.
10. Please continue to pay attention to pedestrian safety and walkability of Brookhaven. Tree cover along sidewalks can be improved in many areas to make them usable in the hot summer months.
11. The sidewalk "plan" has no clear timeline on what streets get sidewalks when. It is incredibly slow moving and seemingly vague.
12. I am not interested in our city trying to encourage tourism. I don't think I am alone in this. We understand the need for tax revenue but I do not relish the concept of living in an area that encourages tourism.
13. Stop rushing all of the development. The sidewalk law to no where on new homes is silly. And for goodness sake stop letting all of the developers clear cut all of the lots.
14. Make sure the existing residents are the top priority, and not the desires of the developers.
15. I realize money is a priority for the city, and so they tend to side with developers, but I think more effort should be made to find a compromise of some kind that allows development of already-dense areas while preserving (really) the single family neighborhoods and also preserving our precious tree canopy and our creeks.
16. "Sidewalks should replace green space only when they are NEEDED.
17. Sufficient parking and service (delivery, loading.etc.) areas must be required at commercial areas.
18. Parking should not be allowed right at intersections, so motorists can see clearly to turn right.
19. Utilities and semi-utilities should be regulated when they dig up people's yards."
20. The City and it's leaders have strayed too far from the original intent of why the City of Brookhaven was formed.....the power has gone to everyone's head and we want our City back !
21. "If the MARTA development comes to fruition, Brookhaven Fields does not need anymore major development. I can barely leave my little bubble due to traffic. Storm water runoff is getting worse in my neighborhood as well. Promises for sidewalks still haven't been fulfilled six and a half years after the city
22. was officially created. Get back to the basics and respect the single home neighborhood I once loved to live in. "
23. The priority for the City Comp Plan should be aggressive reassessment for safe inclusion of people who are walking or using bicycles. Adopt a "Complete Streets"policy and begin road diets throughout the city. Continue your support and prioritize the completion of the Peachtree Creek Greenway and the bike- and walk-ways that will complete its connectivity. Move toward making the MARTA location into the City Hub of government including the Library, Greenspace for the Farmers Market,etc. Make car-use concerns secondary. Increase the width of sidewalks ASAP, especially in the Emory Healthcare area and other

- highly-commercial districts and major corridors. Add tree buffers now so the canopy along streets will be replenished in a few years.
24. Those who have seen City decision-making in process know that council reps who don't reside in an affected district give zero weight to the Comp Plan or Supplements when they are contrary to what a rep wants. Which makes these updates a total dog and pony show designed to make citizens feel like they have meaningful input when they don't.
  25. Infrastructure needs to be addressed also as a major concern if we are going to keep having growth in BH like we have seen in the past 10 years.
  26. Stop helping developers who are lining their pockets as they destroy our community by tearing out our trees thus adding to our water runoff problems and increasing our heat index and reducing our air quality, creating more traffic issues with high density and less community by allowing a more transient population to move in and out frequently. Our government must put in place restrictions and codes that are enforceable and detrimental financially if a builder doesn't follow the rules. If they "accidentally" cut down a healthy tree which they view is in their way then they must pay a fine that will affect their bottom line, not \$500, not \$1,000, not \$5,000 but \$20,000 per tree. This will get their attention and the government must have the staff in place to make this a reality. Then and only then will you have a community with character and value. Stop being short sighted and look long term. Look at where the decisions made today will impact all that will follow.
  27. The Peachtree Road, N. Druid Hills and Dresden Triangle should not be treated as the high density development center of Brookhaven. This is a single family home community that is being transitioned by the city into a high density apartment/townhome transitional community.
  28. No more apartments. Protect our single family homes and tree canopy. Don't make living here a traffic nightmare...that will only decrease the value of Brookhaven Fields over time.
  29. Traffic lights at Ndruid and Dresden from Peachtree must be addressed. Also we need more dog stations throughout our neighborhood
  30. Have to address the traffic and storm water/sewage issues comprehensively
  31. Please do not make the traffic denser in this area. It is almost impossible to get out onto NDH in the morning and the afternoon during rush hours.
  32. The sewer capacity and traffic redesign at Peachtree/Dresden/Druid Hills is #1 priority!!
  33. The primary reason I purchased a home in Brookhaven Fields is its single family, neighborhood style. The second reason I like the area is for its proximity to Buckhead. It's close, but not TOO close. I'm very much against multi family and office development along Dresden and North Druid. I chose to live here (one year ago) for the neighborhood atmosphere, not commercial or multi-family development.
  34. Limit high density. Sewer upgrade. Walk and bike trails
  35. Overall, the City is doing a commendable job. I look forward to the City's leadership in creating a city center at the MARTA site.
  36. All of the "old" "I've been here forever" Brookhaven people seem to forget how run down and bad the Ashford Park area was...improving, updating, and growing with the times is important.
  37. We have spoken many times in many ways....PLEASE listen!
  38. Address the major issues so we hear less NIMBY complaints. Many of us bought in this area and paid a premium BECAUSE we can walk to things. More walkability is ideal.

#### **APPENDIX - Technical Note on Scores for Ranking Questions**

Survey Monkey automatically calculates a "score" for ranking questions, and that is the score that we reported. For example, if there are six (6) answer choices to be ranked and all respondents ranked the same answer as their #1 priority (i.e. their highest/top priority), then that answer choice would have a score of 6, the highest score possible. Survey Monkey explains that the rationale for

calculating the scores in this manner as: "We apply weights in this way to ensure that when the data is presented on a chart, it's clear which answer choice is most preferred."

For those who may be interested, a more detailed explanation, copied directly from the Survey Monkey help text, follows:

*Ranking questions calculate the average ranking for each answer choice so you can determine which answer choice was most preferred overall. The answer choice with the largest average ranking is the most preferred choice.*

*The average ranking is calculated as follows, where:*

*w = weight of ranked position*

*x = response count for answer choice*

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$$x_1w_1 + x_2w_2 + x_3w_3 \dots x_nw_n$$

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*Total response count*

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*Weights are applied in reverse. In other words, the respondent's most preferred choice (which they rank as #1) has the largest weight, and their least preferred choice (which they rank in the last position) has a weight of 1. You can't change the default weights.*

*For example, if a Ranking question has 5 answer choices, weights are assigned as follows:*

- *The #1 choice has a weight of 5*
- *The #2 choice has a weight of 4*
- *The #3 choice has a weight of 3*
- *The #4 choice has a weight of 2*
- *The #5 choice has a weight of 1*

*We apply weights in this way to ensure that when the data is presented on a chart, it's clear which answer choice is most preferred.*

## BROOKHAVEN FIELDS SURVEY – MAY 2019 – SURVEY METHOD

### INTRODUCTION

The Brookhaven Fields Civic Association (BFCA) decided to survey the neighborhood in order to provide quantified and aggregated input for the update of the City of Brookhaven, GA Comprehensive Plan. This document concerns only the survey method. Two other documents are also being provided to the City with the e-mail transmission.

1. The full detail of the answers, extracted directly from the Survey Monkey software, for completeness, reference and transparency.
2. The answers, with an introductory comment added to each one, so that they may be included in the Comprehensive Plan as stand-alone documents.

### METHOD

The survey was administered using the Survey Monkey software.

Population surveyed: The survey was sent to:

1. All NextDoor accounts identified as belonging to the Brookhaven Fields neighborhood. That is 1,171 accounts as of May 17, 2019.
2. All e-mail accounts belonging to the BFCA's yahoo mail list. That is 322 recipients. However, these are not additional to the names in NextDoor since there is substantial overlap between the two lists.

For clarity then, the survey was sent to all neighbors that we could reach, not just the dues-paying members of the BFCA.

We received 72 answers by the deadline of May 17. The survey is now closed.

### SURVEY COMMUNICATIONS

**Survey invitation. Sent through NextDoor on May 8 and later relayed to the BFCA yahoo e-mail list.**



Ricardo Kamenetzky, Brookhaven Fields

### Brookhaven Comprehensive Plan Update - Brookhaven Fields Survey

Brookhaven Fields Neighbor: The Brookhaven Comprehensive Plan is due for its first 5 year update. The city is accepting input through the end of May. This survey is organized by the Zoning Committee of the Brookhaven Fields Civic Association (BFCA). The survey is being sent via NextDoor to participants in the Brookhaven Fields area. The intent is to clarify residents' positions regarding key land use issues facing Brookhaven Fields. The results of the survey will be presented to the City as Brookhaven Fields's contribution to the plan. We have worked hard to minimize the number of questions and "what-ifs" so that you can answer the survey in less than 10 minutes.

We encourage you to complete the survey and also to convey your input directly by writing to [planning@brookhaven.gov](mailto:planning@brookhaven.gov). The survey will be open through May 17. The link to the survey follows: <https://www.surveymonkey.com/r/SHZMH87>

Thank you in advance for your reply. We appreciate your involvement in the future of our neighborhood and our city.

Terrell Carstens, Mike Hibbard, and Ricardo Kamenetzky for the BFCA Zoning Committee.

Technical notes:

1. The survey is anonymous. You will not be identified.
2. Please do not forward the survey link outside of Brookhaven Fields. We are trying to survey only Brookhaven Fields.
3. You can change your answers until you complete the survey. The survey is completed when you press the "DONE" button at the bottom of the survey.
4. To move to the next question press the "OK" button below the question. Some questions do not have an "OK" button: simply scroll down to the next question.
5. The survey can be taken only once from the same device.
6. PM me via NextDoor, Ricardo Kamenetzky, if you have technical difficulties.

**Reminder sent May 13 2019.**

Brookhaven Fields Neighbor: This is a reminder about the survey on land use issues. We have received many replies already, but we want to make sure everybody's voice is heard, both by the City of Brookhaven and by the Brookhaven Fields Civic Association (BFCA). As previously communicated the survey will be open through May 17. Only four days left. If you have replied already, we thank you for your participation. If you have not yet, we encourage you to reply. You can find the link in the original posting. The average time to respond is only 7 minutes.

Terrell Carstens, Mike Hibbard, and Ricardo Kamenetzky for the BFCA Zoning Committee.

**Reminder sent May 16 2019.**

Brookhaven Fields Neighbor: This is the last reminder about the survey on land use issues. We have received many replies already, but we want to make sure everybody's voice is heard, both by the City of Brookhaven and by the Brookhaven Fields Civic Association (BFCA). As previously communicated the survey will be open through May 17, tomorrow. Only one day left. If you have replied already, we thank you for your participation. If you have not yet, we encourage you to reply. You can find the link in the original posting. The average time to respond is only 7 minutes.

Terrell Carstens, Mike Hibbard, and Ricardo Kamenetzky for the BFCA Zoning Committee.



## Patrice Ruffin

---

**From:** Ricardo Kamenetzky <ricardo.kamenetzky@gmail.com>  
**Sent:** Thursday, May 16, 2019 7:46 PM  
**To:** COB-Planning  
**Cc:** Aronda Smith; Dominique Lockhart; Drew Murray; Linda Abaray; Patrice Ruffin  
**Subject:** RE: Brookhaven 5-Year Comprehensive Plan Update - input

Patrice Ruffin and Brookhaven Planning Team: Thanks very much for the follow up e-mail after the Brookhaven 5-Year Comprehensive Plan Update Community Involvement Meetings on March 28<sup>th</sup> and April 25<sup>th</sup>. I attended the April 25<sup>th</sup> meeting. I was impressed by your preparation for and the follow-up to the meeting I attended. Thank you for all the work that is going into the plan update.

Until recently, I had not seen the Comprehensive Plan. I was impressed by the thoroughness of the process and the quality of the document. Well done!

Now with respect to the update to the plan, I have these specific comments to offer:

I want to second this comment: *"Keep Dresden single family between Peachtree Road Overlay and Clairmont Road."* It is on the last page of the document "5-Year Comprehensive Plan Update Public Comments Received List 032819"

You already captured the comment I made verbally during the April 25<sup>th</sup> meeting: *"Plan for traffic around the MARTA station without waiting on a potential redevelopment plan."* Expanding on that comment: It is unrealistic to expect that MARTA or the developer will be able to solve this problem. It is also unrealistic to expect that the City of Brookhaven alone can solve the problem. It will take cooperation, resources and funding from multiple agencies and stakeholders. However, our City owns the problem, and it has to take a leadership role now in starting and coordinating this effort. There needs to be a sense of urgency around this. It is not too early or premature.

Regarding waste water infrastructure. I understand that DeKalb County manages waste water and I understand there is working relationship between DeKalb and Brookhaven. That is all good. However, a solid capital plan for the waste water infrastructure should be part of a "Comprehensive Plan" for the city, for completeness. If for nothing else, to show this was looked at. The plan should address current issues as well as expected growth. So I suggest adding as an appendix the latest capital plan for waste water treatment, agreed between Brookhaven and DeKalb County.

Finally, I want to second two public comments from the "Character Area Supplement" of the Comprehensive Plan, on page 40, under the heading "Zoning and Development." These comments were made in July of 2016. Unfortunately, they still ring true today:

- *"We need to get to the point as a city where we know that the zoning will stand and will 'be okay' when we walk away. We need to uphold the zoning in the neighborhoods."*
- *I feel the City of Brookhaven is passing everything through. The wording is there but they're ignoring it. We should not have to watch everything that the City does."*

Thank you for considering my input.

Ricardo Kamenetzky  
1466 Canoochee Dr. NE

**From:** Patrice Ruffin [mailto:patrice.ruffin@brookhavenga.gov]

**Sent:** Monday, April 29, 2019 10:37 AM

**To:** Patrice Ruffin <patrice.ruffin@brookhavenga.gov>

**Cc:** Aronda Smith <aronda.smith@brookhavenga.gov>; Dominique Lockhart <dominique.lockhart@brookhavenga.gov>; Drew Murray <drew.murray@brookhavenga.gov>; Linda Abaray <linda.abaray@brookhavenga.gov>

**Subject:** Brookhaven 5-Year Comprehensive Plan Update - Community Involvement Meetings Follow-Up

Good morning, everyone:

Thank you for attending the Brookhaven 5-Year Comprehensive Plan Update community involvement meetings on March 28<sup>th</sup> and April 25<sup>th</sup>.

As discussed, in March of 2014, the Georgia Department of Community Affairs (DCA) Local Planning Rules were changed and now require a 5-year cycle of updating the issues and opportunities, community work program, and land use sections of the comprehensive plan. Historically, updates had not been required until the 10-year mark and would be a full update of the plan document. The Atlanta Regional Commission (ARC) has advised the department that the city is able to readopt its current plan with the addition of a new community work program since the city adopted the Character Area Study Supplement in January 2017 following adoption of the original 2034 Comprehensive Plan in November 2014. As part of this required update, which is due on or before October 31, 2019, we have incorporated a public process regarding the adoption of the update (i.e. community meeting and a steering committee).

The department has conferred with ARC, determined that Planning Commission can serve as the Steering Committee for the project, and developed the following schedule for this required update:

- Project Scope: readopt existing Issues & Opportunities and Land Use sections (because the City updated it's 2014 Comp Plan in January 2017 with the Character Area Study); update Community Work Program (already done administratively on an annual basis)
- ~~October 9, 2018 – First Required Public Hearing (City Council)~~
- ~~October 24, 2018 – Steering Committee Meeting (Planning Commission, Retreat)~~
- ~~February 6, 2019 – Steering Committee Meeting (Planning Commission, Regular)~~
- ~~March 28, 2019 and April 25, 2019 – Community Involvement Meeting(s)~~
- May 1, 2019 – Planning Commission Regular Meeting (public hearing)
- May 28, 2019 – Second Public Hearing (City Council)
- June 2019 – Submittal for Review
- July/August 2019 – Report of Findings and Recommendations
- September 24, 2019 – Adoption & notification (legal) by City
- October 31, 2019 – Final Due Date

**Public comments on the following documents will be accepted through May 31, 2019 at [planning@brookhavenga.gov](mailto:planning@brookhavenga.gov).** The documents have been attached for your reference.

- 5-Year Comprehensive Plan Update Presentation PC050119
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Land Use Section
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Needs & Opportunities Section
- Existing Community Work Program 2019-2023
- 5-Year Comprehensive Plan Update Public Comments Received List 032819

Please share with this e-mail with those that you feel may be interested. Should you have any questions or concerns, please do not hesitate to contact the department.

Patrice



**Patrice S. Ruffin, AICP**  
Director of Community Development  
City of Brookhaven  
404-670-9830 | 404-637-0532  
[patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)  
[www.BrookhavenGa.gov](http://www.BrookhavenGa.gov)  
4362 Peachtree Rd. | Brookhaven, GA | 30319

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\*\*\*New permitting counter hours: 7:30 a.m. to 4:30 p.m.\*\*\*

## Patrice Ruffin

---

**From:** Drew Murray  
**Sent:** Thursday, May 16, 2019 7:27 PM  
**To:** Patrice Ruffin  
**Subject:** FW: Comp Plan Feedback

So you can see the below comments.

Best Regards,



---

**Drew Murray, AICP**  
Planner II  
City of Brookhaven  
404-637-0546  
[Drew.Murray@BrookhavenGA.gov](mailto:Drew.Murray@BrookhavenGA.gov)  
[www.BrookhavenGA.gov](http://www.BrookhavenGA.gov)  
[www.linkedin.com/in/DrewMurray](http://www.linkedin.com/in/DrewMurray)  
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**From:** Michael Runestad <michael.runestad@gmail.com>  
**Sent:** Thursday, May 16, 2019 7:15 PM  
**To:** COB-Planning <planning@brookhavenga.gov>  
**Subject:** Comp Plan Feedback

Dear Planning Department:

Thank you for offering to let residents submit written feedback on the comprehensive plan.

I have feedback on four areas:

- What does the city mean by "preserve single family homes"?
- When will the city invest in evidence-based biking infrastructure?
- How are you going to simultaneously preserve trees at the expense of sidewalks and also build sidewalks to improve pedestrian safety?
- Can we just pay builders to create more complete sidewalks and paths?

### Preservation of single-family homes

In many parts of the comprehensive plan's character areas, it stresses the need to preserve single family homes. However, considering the history of exclusionary zoning and the city's discrimination lawsuit, that language could be considered a "dogwhistle." Certainly, it does create possible contradictions of other goals within the plan (page 33), especially diversity and sustainability.

At the most recent meeting, it was stated that this language is about transitions and buffers between higher and lower density uses, and I do not doubt that is the perspective of city staff; however, I have also read several residents openly commenting online about needing to prevent the construction of apartments and townhouses specifically because of the types of people who will live in them. Furthermore, per the April 25 presentation, Brookhaven is approximately 60% single family homes, and that building type is allowed in every character area.

Therefore, to avoid public misconceptions leading to negative impacts on the city's brand, I think it is vital for the city to better articulate its intentions for why it feels preserving single family homes is explicitly needed and what, in practice, this approach aims to accomplish. The comprehensive plan also needs to explain how the city will achieve the plan's other goals when they are undermined for the sake of preserving single family homes.

One option might be creating something like Figure 2-2 (from the April 25 presentation) for each character area and include the ranges of each land use that the city hopes to see by the end of the plan's time period. Another might be a table that articulates how each of the comprehensive plan's goals are supported and undermined by the preservation of single family homes. At the very least, the city needs to articulate the criteria it uses for reconciling the contradictions between the comprehensive plan's overall goals and the specific intentions within the character areas.

### **Biking Infrastructure**

I do not own a bike, and I live within two miles of where I work. I am a prime candidate for someone who should bike to work; however, I do not for a simple reason: It is not safe. I am also not alone.

Studies tell us that people respond to the infrastructure that is provided: Build roads and require parking, and they drive; build protected bike lanes, and they will use bikes, which will also reduce traffic for those who do drive.

However, not all bike lanes are the same. The ones the city currently creates—inconsistently painted lines in sporadic locations—are not safe. Therefore, the city should including adopting a complete streets policy in its work program to ensure our TSPLOT dollars are spent effectively. In addition, the community works list should also include identifying when and where road diets ought to take place.

The city should also require that public works provide updates on GDOT's progress on improvements for Buford Highway and Peachtree Road as often as the city receives updates on the Peachtree Creek Greenway and the parks bond (even if the report is as simple as GDOT not providing information). This type of insight on forthcoming transportation improvements affects appropriate future land uses, which is why it should be reflected in planning documents.

### **Trees and sidewalks**

In the April 25 presentation, there were two bullets on trees and sidewalks. It appears city staff's understanding is that residents want trees preserved at all costs (including sidewalks) while also building more sidewalks to improve pedestrian safety.

In case it helps, I would like to offer the following idea for reconciling the issue of preserving trees and building sidewalks:

1. Identify lots with specimen trees in danger of being removed in the future for sidewalks,
2. Further refine the list of lots to those that do not appear to be in danger of near-term redevelopment,
3. Emulate Trees Atlanta front yard tree program and fund it using the tree fund,
4. Begin planting replacement trees in these lots in hopes of mitigating the future impact on the canopy when the other trees need to be cut down for sidewalks and paths,

5. For large-scale projects that remove lots of trees (like a future Druid Hills path or the Peachtree Creek Greenway), consider creating an arboretum as part of the paths similar to what is being done with the Atlanta BeltLine, and
6. Continue to build sidewalks and multi-use paths with an annual budget at least on par with a recent land acquisition for future car infrastructure.

The above is just an idea. Trees can be replaced but lives cannot, so I would continue to encourage prioritization of pedestrian safety via sidewalk/path construction over tree preservation.

### **Avoiding sidewalks and paths to nowhere**

Residents have criticized sidewalks created during redevelopments as seeming disjointed and those built by the city as needlessly expensive. Public works has explained how developers can build sidewalks cheaper than the city because builders are largely just paying the marginal costs (rather than the full costs) of new sidewalks and paths. The city has also instituted a fee that builders must pay when they are doing redevelopment of areas where the city plans do not call for sidewalks and paths.

In order to accelerate the building of new sidewalks and paths and ensure more complete networks, I would like to see the city adopt a new procurement policy for sidewalks: no-bid contracts for builders to continue construction of sidewalks and paths on additional lots, and paying them at a rate similar to the fee (~\$50 per linear foot). Please add the exploration of this new type of policy to the community works list.

Allowing builders to continue sidewalks and paths past a single lot will let them recoup some of their costs for the required sidewalk. It will also give taxpayers a more complete network in less time, and it will better maximize tax dollars by building below the rate that the city has established it usually gets from open competition.

As always, thank you for taking the time to consider my feedback, and please let me know if you have any questions about my comments.

Sincerely,  
Michael Runestad  
2430 Field Way NE  
Brookhaven, GA 30319

## Patrice Ruffin

---

**From:** Linda Abaray  
**Sent:** Thursday, May 16, 2019 7:51 AM  
**To:** Donna Hall; COB-Planning  
**Cc:** Patrice Ruffin  
**Subject:** RE: Bikes and the comp plan

Good Morning Emma,

Thank you for your comments. The City confirms receipt of this email and your comments.



---

### Linda Abaray

Deputy Director of Community  
Development  
City of Brookhaven

678-274-2574 | 404-637-0536

[linda.abaray@brookhavenga.gov](mailto:linda.abaray@brookhavenga.gov)

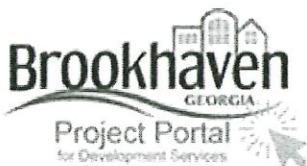
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**\*\*\*New permitting counter hours: 7:30 a.m. to 4:30 p.m.\*\*\***

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**From:** Donna Hall <halldj@me.com>  
**Sent:** Wednesday, May 15, 2019 6:29 PM  
**To:** COB-Planning <planning@brookhavenga.gov>  
**Subject:** Bikes and the comp plan

I have been biking in Brookhaven since 1984. The improvements made for bikers now allows for kids to consider biking, as the boundaries are becoming clearer.

Please address the three points below as a part of your Comp Plan, so that we can get around better, and more people can enjoy the outdoors.

1. PASS A COMPLETE STREETS POLICY IN 2019.
2. ACHIEVE "BICYCLE-FRIENDLY COMMUNITY" STATUS IN THE NEXT 5 YEARS.
3. PRIORITIZE NETWORKS OVER CONVENIENT (BUT DISCONNECTED) SEGMENTS SO WE CAN SAFELY GET TO COMMON DESTINATIONS BY BIKE OR FOOT (MARTA, Oglethorpe, PCG, City Hall, Brookhaven Village, city parks, Ashford-Dunwoody Village, etc)

Thank you for your strong consideration.

Donna Hall

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## Patrice Ruffin

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**From:** Linda Abaray  
**Sent:** Tuesday, May 14, 2019 2:02 PM  
**To:** Patrice Ruffin  
**Subject:** FW: Brookhaven bike friendly

FYI

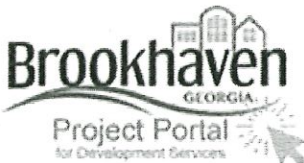


**Linda Abaray**  
Deputy Director of Community  
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678-274-2574 | 404-637-0536  
[linda.abaray@brookhavenga.gov](mailto:linda.abaray@brookhavenga.gov)  
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\*\*\*New permitting counter hours: 7:30 a.m. to 4:30 p.m.\*\*\*

**From:** Chris Kaiser <[chris.a.kaiser@gmail.com](mailto:chris.a.kaiser@gmail.com)>  
**Sent:** Tuesday, May 14, 2019 11:30 AM  
**To:** COB-Planning <[planning@brookhavenga.gov](mailto:planning@brookhavenga.gov)>  
**Subject:** Brookhaven bike friendly

I just wanted to let the planning committee know how important it is for my family and my neighbors to incorporate bike friendly policies into the city's planning. As an avid cyclist I ride Brookhaven streets a few times a week. The safer they are the lower the probability I get hit by a car.

Regards,

--

Chris Kaiser  
404-270-0441

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## Patrice Ruffin

---

**From:** Linda Abaray  
**Sent:** Monday, May 13, 2019 9:13 AM  
**To:** Patrice Ruffin  
**Subject:** FW: 5 year comp plan update

Linda Abaray  
Deputy Director of Community Development City of Brookhaven  
☎ 678-274-2574 | 📠 404-637-0536  
linda.abaray@brookhavenga.gov  
www.BrookhavenGa.gov  
4362 Peachtree Rd. | Brookhaven, GA | 30319

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-----Original Message-----

From: Zac Stewart <hi@zacstewart.com>  
Sent: Saturday, May 11, 2019 2:59 PM  
To: COB-Planning <planning@brookhavenga.gov>  
Subject: 5 year comp plan update

Please include in the 5 year Comp Plan the following:

1. PASS A COMPLETE STREETS POLICY IN 2019.
2. ACHIEVE "BICYCLE-FRIENDLY COMMUNITY" STATUS IN THE NEXT 5 YEARS.
3. PRIORITIZE NETWORKS OVER CONVENIENT (BUT DISCONNECTED) SEGMENTS SO WE CAN SAFELY GET TO COMMON DESTINATIONS BY BIKE OR FOOT (MARTA, Oglethorpe, PCG, City Hall, Brookhaven Village, city parks, Ashford-Dunwoody Village, etc)

Best regards,

Zac Stewart

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## Patrice Ruffin

---

**From:** Linda Abaray  
**Sent:** Friday, May 10, 2019 2:01 PM  
**To:** Patrice Ruffin  
**Subject:** FW: 5 year comp plan update request for inclusion

FYI



---

**Linda Abaray**

Deputy Director of Community  
Development  
City of Brookhaven

678-274-2574 | 404-637-0536

[linda.abaray@brookhavenga.gov](mailto:linda.abaray@brookhavenga.gov)

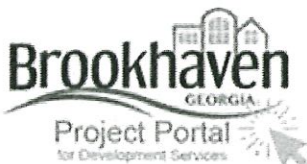
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**From:** Michele Sheriff Allum <micheleallum@gmail.com>  
**Sent:** Thursday, May 09, 2019 6:52 PM  
**To:** COB-Planning <planning@brookhavenga.gov>  
**Cc:** John Park <john.park@brookhavenga.gov>  
**Subject:** 5 year comp plan update request for inclusion

Hello Patrice,

How are you? I think the last time we connected was about Liam attending Sydney's bday party. What a small world!

I'm sure you're being inundated with emails about the 5 year comp plan. I hope my own personal few words will help illuminate the three points in red at the bottom of this email.

I am a firm believer that the environment we develop can have a profound effect on how we live our lives. Not only did I study this during my Masters in Public Health days but I live it with my family everyday.

My boys (9 and 10) love riding their bikes to their friend's house down the street and on Saturday's to the Farmer's Market. We also walk the boys to and from APS everyday. However, I would never let them ride their bikes alone. It's still not safe enough. On Caldwell, there has been a huge improvement with the new bike/walk path (which I love!) but there are sections where the bike path is almost non-existent (which is scary!).

We are also limited to Ashford Park(where we live) residential streets, basically creating an island that we can't leave because there are no safe/easy connections to other parts of Brookhaven. We tried once to bike to Oglethorpe where the boys play for Brookhaven FC but the car dominated roads made it a perilous trek. I think I have a few new grey hairs from that day!

Anyway, these are just a few personal stories. However, I think that becoming more bike friendly can have a huge impact on our city from so many perspectives. It's a differentiator. It's a stepping stone to a healthier population. It will just make us a happier community where people want to live!

Thanks for hearing me out and please...

Please include in the 5 year Comp Plan the following:

1. PASS A COMPLETE STREETS POLICY IN 2019.
2. ACHIEVE "BICYCLE-FRIENDLY COMMUNITY" STATUS IN THE NEXT 5 YEARS.
3. PRIORITIZE NETWORKS OVER CONVENIENT (BUT DISCONNECTED) SEGMENTS SO WE CAN SAFELY GET TO COMMON DESTINATIONS BY BIKE OR FOOT (MARTA, Oglethorpe, PCG, City Hall, Brookhaven Village, city parks, Ashford-Dunwoody Village, etc)

Kindest Regards,  
Michele

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## Patrice Ruffin

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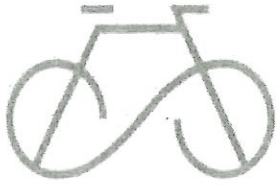
**From:** Jack Honderd <jkhonderd@gmail.com>  
**Sent:** Wednesday, May 08, 2019 1:57 PM  
**To:** Patrice Ruffin  
**Cc:** John Ernst; Joe Gebbia; Bates Mattison; John Park; Linley Jones; Christian Sigman  
**Subject:** Comp Plan Update changes  
**Attachments:** BBA.CompPlanUpdateLetter.pdf

Hi Patrice,

Please find attached a letter from the Brookhaven Bike Alliance with requested changes for the 5 Year Comp Plan Update. We will post this on our Facebook page so you may hear from more citizens in support of these changes. Please let us know if you have any questions or comments. We look forward to working with you on this.

Thanks,

Jack (for the Brookhaven Bicycle Coalition)



**BROOKHAVEN  
BIKE ALLIANCE**

May 8, 2019

Ms. Patrice Ruffin  
Director, Community Development  
City of Brookhaven  
Brookhaven, GA 30319

RE. Comp Plan update recommendations

Dear Ms. Ruffin:

We have reviewed the current Comp Plan and discussed the 5 year update in detail at our recent Brookhaven Bike Alliance meeting, and we would like to offer the following for inclusion.

1. Pass a Complete Streets policy in 2019. It is listed in the "Top Needs/Actions" section of the Comp Plan but hasn't been completed yet after 5 years.

"Complete Streets Policy" can mean somewhat different things depending on the text used, but what's common to all versions is that "all modes of mobility are considered" during road projects. Specifically, this includes "active transportation" modes such as walking and biking. This has not always been the case in Brookhaven recently (eg. the first Buford Highway/Briarwood intersection design). Moreover, the policy should include all repaving and road-marking projects as well. Brookhaven has done a remarkable job repaving its roads, but Public Works doesn't always take advantage of the opportunities to mark 10' wide travel lanes that would leave wide shoulders for safer bike travel. A Complete Streets Policy could make sure these no cost/low cost opportunities aren't missed.

Through our supporting organizations Georgia Bikes and the League of American Bicyclists, the Brookhaven Bike Alliance can provide the City with examples of other cities' Complete Streets Policies as models for Brookhaven's.

2. Achieve "Bicycle-Friendly Community" status as recognized by the League of American Bicyclists within the next 5 years. Produce a "road map" for reaching this status in the 2019 Community Work Plan. Then fund bikeway construction and supporting initiatives to accomplish this by 2023.



This is a recommendation of the Bike Ped Plan, incorporated into the Comp Plan by reference via its inclusion in the Comprehensive Transportation Plan. However, we believe this needs to be made an explicit, high-level goal of the City and should have its own listing in the Community Work Program. Georgia currently has 12 designated Bicycle-Friendly Communities, including Roswell, Alpharetta, Carrollton, Decatur, Atlanta, Columbus and Peachtree City. The League of American Bicyclists has a clear menu and checklist on how to achieve this. Surely Brookhaven can do this, too!

3. When allocating "Active Transportation" (bike and pedestrian) funds 2019-2023, prioritize NETWORKS over convenient (but disconnected) segments so pedestrians and bicyclists can use the bikeway/sidewalks/path facilities to get to common destinations (MARTA, Oglethorpe, PCG, City Hall, Brookhaven Village, city parks, Ashford-Dunwoody Village, etc)

We agree that all "Active Transportation" improvements will be useful in the big picture, and we agree with the City's approach to take advantage of ongoing re-development opportunities. Many of these opportunities may not connect us to useful destinations in the short term, though. We ask that the City of Brookhaven make an explicit goal of the Comp Plan that NETWORKS of active transportation facilities (sidewalks and bikeways) that connect us to important city nodes receive priority in engineering and funding. The reason is obvious: we have wheels/feet on the ground that need to get somewhere TODAY. A beautiful multi-use path that will be funded in 10 years doesn't help us. Moreover, disconnected segments are often lightly used, and leave the City open to skeptics who then question additional investment.

Please let us know what we can do have these points included in the 5 Year Comp Plan Update. We will post this on our Facebook page and ask our members to voice their support as well.

Thanks,



Brookhaven Bike Alliance Leadership Committee

Jack Honderd  
Marjon Manitius  
Bill Cox  
Michael Clifford  
Tom Embry  
Rob Klein  
Sandra Murray  
Caryn Klein  
Christian Cherniak

**Patrice Ruffin**

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**From:** Linda Abaray  
**Sent:** Tuesday, May 07, 2019 11:07 AM  
**To:** Patrice Ruffin  
**Subject:** FW: Comments for 5 Year Comprehensive Plan Update

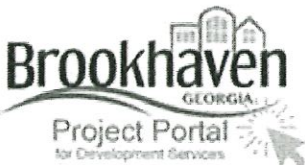


**Linda Abaray**  
Deputy Director of Community  
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**From:** Terrell Carstens <[tciowa@bellsouth.net](mailto:tciowa@bellsouth.net)>  
**Sent:** Tuesday, May 07, 2019 10:56 AM  
**To:** COB-Planning <[planning@brookhavenga.gov](mailto:planning@brookhavenga.gov)>  
**Cc:** Terrell Carstens <[tciowa@bellsouth.net](mailto:tciowa@bellsouth.net)>  
**Subject:** Comments for 5 Year Comprehensive Plan Update

- \* Please think smart growth "first" within our planning. Right now it appears that increased density is the accepted plan. Higher density is appropriate in some of our planning but should not be the main focus.
- \* Save trees before installing sidewalks and get more creative in the sidewalk designs.
- \* Strengthen the tree ordinance ASAP. Citizens truly believe that if a tree is removed and a new tree is planted this evens the initial loss. It doesn't. Environmental conditions are not the same now and the new planting has no chance of ever being what the grand larger diameter tree had become. Sad but true.
- \* Many residential areas do not want sidewalks on both sides of the street.
- \* Allow variances for multi-use path widths. Many times a 6' or 8' path will more than suffice, function and save trees.
- \* Keep Dresden resident from Camille to Clairmont.
- \* Preserve single family neighborhoods. Esp. along the NDH Corridor.
- \* Some of the apartment complexes along Buford Hwy offer much larger units than what are typically being built today. These apartment complexes need to be protected and given greater consideration as new development plans may arise. This will help to provide "homes" for "families" that are more suitable in size, cost and their needs.
- \* Continue to pursue the "boulevard" planning for Clairmont Road.
- \* Implement a city policy that will not allow stream buffer variances past or into the 50' buffer. Period! Many citizens and builders believe that to be the case now. As we continue to approve variances all the way to the State 25' more and more asks keep coming. This implementation could also "naturally" provide Workforce Housing within the single family residential category.
- \* Storm water - Review and evaluate raised homes along stream buffers. Do not allow slab or basements. This would allow the larger homes to still be constructed without causing storm water flow issues.
- \* Storm water - Review and evaluate the installation of pools. The ground water is currently being directed around the underground concrete of the pool and causing water/flooding issues onto neighboring property owners where they never had water issues in their yards prior.
- \* Minimize the creation of new retention ponds unless they are designed as a public asset. Underground facilities should be encouraged in an effort to maximize a dual use of the land area above them.
- \* Housing is now at 50/50 for owner occupied vs. rental. This is a dangerous tipping point. Even the SFR properties are more and more becoming rentals and are not owner occupied. This trend can destroy neighborhoods and communities. Primary residential owners are more invested in their property and their neighborhoods.
- \* Make invasive plant removal of the entire parcel(s) a requirement for ALL construction applications. On the deeper lots the problem is never addressed and the invasive material remains to continue to kill trees and invade neighboring properties.
- \* 1.2 Need - I can't emphasize this enough. Year over year it still holds true.  
**Input provided via the Community Survey indicates that people would like to maintain density that currently exists in their neighborhoods and to limit the amount of impervious surface coverage. The survey results also suggest that community members would like to maintain the look and character of their surrounding residential neighborhoods.**
- \* 1.6 Need – No huge obnoxious BROOKHAVEN lettering painted on walls as murals. We know, and visitors know where they are. Instead, manage graffiti and utilize plantings at the tops of the walls or paint murals that look like plants growing and cascading down the wall. Utilize them as a natural feature.
- \* 1.7 Need – The city needs to work with GDOT to expedite and achieve sidewalks along Buford Hwy. One can see the worn foot paths that are used daily by hundreds of people including children getting on & off the school buses. It's dangerous.

\* 1.9 Need – Manage growth while minimizing or balancing increases in density.

\* 1.11 Need – I know Peachtree is a GDOT road and the likelihood of a bridge being built over Peachtree probably isn't in the near future. Bikers currently are impatient and do not follow the rules of the road when crossing at NDH or Dresden. These intersections are looked at as the only option for bikers, pedestrians and automobiles all at the same time and none take heed nor consider the other. What about installing light activated bike crossings at Bellaire OR Brookhaven Dr and at Redding for now. Riders coming south or going north would know to go to those locations for a safer crossing. Esp. families. Small directional signs could direct them to those locations. It is not that much further when on a bike and many on a bike aren't going to MARTA anyway compared to pedestrians. The light wouldn't be activated all that frequently and the timing to cross could be adjusted to the use. Just a thought, but worth consideration when it comes to connectivity and safety concerning crossing Peachtree Rd.

\* 2.2 Need – Flo-wells aren't doing the job. Need to create a property maintenance program for regular inspection and clean out by the property owners that requires them to report the findings to the city and makes them aware of their responsibility to maintain them. Maybe every 2-3 years.

\* Embrace, protect and preserve the diversity, culture, businesses, and citizens that comprise a large part of the southern part of town. Is there a way to stop referring to the area as just Buford Hwy. It's Brookhaven but the area still seems to be referenced in an odd way that isn't as inclusive as many of us would like to hear. This includes the neighborhoods that have been annexed. Too many people still don't even know that some of these areas are within Brookhaven.

\* Our traffic capabilities should mandate how dense MARTA can be. There is no room for error about this.

\* Incentives for development should be far and few in the current economic conditions. Don't rob Peter, aka citizens, to pay Paul, aka deep pocket developers. Incentives are intended for areas of need not needs of developers.

\* 3.9 Need – Needs to be reworded and a reference to working with adjacent and surrounding municipalities added.

\* Promote sculptural art in our parks, outside of our public facilities buildings and create a dual use with art on our FEMA lots and some of our retention pond properties.

\* 4.7 – Title reads oddly.

\* Where the term affordable housing is used consider replacing or including the term workforce housing. Affordable housing seems outdated and doesn't incorporate the full range of possibilities, needs and intent.

\* In the Buford Hwy Overlay please do not require buildings to be positioned so close to the road. It looks awful, is uninviting and no one wants to be that close to the traffic and the exhaust fumes.

\* 1.7.6 - ?????? We already have a FEMA lot / Community Garden program that has been implemented and in use.

\* Provide citizen participation and advantages to many of the HR programs offered to staff.

\* 1.8.1 - ?????????????????? Other than Overlays? Additional locations in mind?

\* 1.4.4 - ?????????????????? - I don't see the need for incentives. Location & opportunity are enough at this early stage.

\* 2.2.1 – Excellent – Where can this be found? It shows as Complete.

Thank you,  
Terrell Carstens  
2444 Oostanaula Dr.

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## Patrice Ruffin

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**From:** Sandra Murray <sandymurray@comcast.net>  
**Sent:** Tuesday, April 30, 2019 3:55 PM  
**To:** Patrice Ruffin  
**Cc:** Aronda Smith; Dominique Lockhart; Drew Murray; Linda Abaray  
**Subject:** RE: Brookhaven 5-Year Comprehensive Plan Update - Community Involvement Meetings Follow-Up  
**Attachments:** Review of Community Development Plan 2034 Revisions.docx

Thank for presenting this material for comment. I have attached a Word document with comments about several items from your presentation that have to do with Land Development, Trees and Stormwater Runoff Management.

Sandy Murray  
404-273-0906  
Face Book @BrookhavenTreeConservancy

---

**From:** Patrice Ruffin [mailto:patrice.ruffin@brookhavenga.gov]  
**Sent:** Monday, April 29, 2019 10:37 AM  
**To:** Patrice Ruffin  
**Cc:** Aronda Smith; Dominique Lockhart; Drew Murray; Linda Abaray  
**Subject:** Brookhaven 5-Year Comprehensive Plan Update - Community Involvement Meetings Follow-Up

Good morning, everyone:

Thank you for attending the Brookhaven 5-Year Comprehensive Plan Update community involvement meetings on March 28<sup>th</sup> and April 25<sup>th</sup>.

As discussed, in March of 2014, the Georgia Department of Community Affairs (DCA) Local Planning Rules were changed and now require a 5-year cycle of updating the issues and opportunities, community work program, and land use sections of the comprehensive plan. Historically, updates had not been required until the 10-year mark and would be a full update of the plan document. The Atlanta Regional Commission (ARC) has advised the department that the city is able to readopt its current plan with the addition of a new community work program since the city adopted the Character Area Study Supplement in January 2017 following adoption of the original 2034 Comprehensive Plan in November 2014. As part of this required update, which is due on or before October 31, 2019, we have incorporated a public process regarding the adoption of the update (i.e. community meeting and a steering committee).

The department has conferred with ARC, determined that Planning Commission can serve as the Steering Committee for the project, and developed the following schedule for this required update:

- Project Scope: readopt existing Issues & Opportunities and Land Use sections (because the City updated it's 2014 Comp Plan in January 2017 with the Character Area Study); update Community Work Program (already done administratively on an annual basis)
- ~~October 9, 2018 — First Required Public Hearing (City Council)~~
- ~~October 24, 2018 — Steering Committee Meeting (Planning Commission, Retreat)~~
- ~~February 6, 2019 — Steering Committee Meeting (Planning Commission, Regular)~~
- ~~March 28, 2019 and April 25, 2019 — Community Involvement Meeting(s)~~
- May 1, 2019 – Planning Commission Regular Meeting (public hearing)
- May 28, 2019 – Second Public Hearing (City Council)

- June 2019 – Submittal for Review
- July/August 2019 – Report of Findings and Recommendations
- September 24, 2019 – Adoption & notification (legal) by City
- October 31, 2019 – Final Due Date

**Public comments on the following documents will be accepted through May 31, 2019 at [planning@brookhavenga.gov](mailto:planning@brookhavenga.gov).** The documents have been attached for your reference.

- 5-Year Comprehensive Plan Update Presentation PC050119
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Land Use Section
- Existing Brookhaven Comp Plan 2034 AMENDED062116 Needs & Opportunities Section
- Existing Community Work Program 2019-2023
- 5-Year Comprehensive Plan Update Public Comments Received List 032819

Please share with this e-mail with those that you feel may be interested. Should you have any questions or concerns, please do not hesitate to contact the department.

Patrice



**Patrice S. Ruffin, AICP**  
 Director of Community Development  
 City of Brookhaven  
 ☎ 404-670-9830 | 📠 404-637-0532  
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## **Review of Land Use 4.1 and Land Development 2.1 Needs & Opportunities With Regard to Trees and Neighborhood Development**

**1.2 Need: Address infill compatibility issues in residential areas.** Not only should we deal with infill character, but also look at the trees in the Brookhaven Urban Forest (BUF) and protect them in our neighborhoods, so we don't deforest our neighborhoods while we permit tearing down older homes and building new much larger homes in their places. The BUF is as much a part of the character of our neighborhoods as are the homes. Make trees a priority in CP2034, new trees don't have high-value, like our existing high-value trees. Preserve BUF as much as possible. Replanting trees is not as beneficial as preservation. Building bigger homes creates false density, because often an older home houses 2-4 people and the new, bigger home built in its place still only houses 2-4 people. Creating a unique look for Brookhaven has not so far been done. The styles of new houses built look much the same as we seen anywhere in the metro area. Need to further limit how much of a lot can be covered.

**1.5 Need: Review tree ordinance (ensure appropriate protection).** Currently the tree protection ordinance is only being enforced using the Alternative Compliance section, which permits cutting 99% of the trees on a property when a new house is being built and property-owners are allowed to remove 3 trees per year. This practice results in the loss of many of our high-value trees. We also only measure trees by their diameter at breast height, which means that many high-value trees are cut down because they don't reach that diameter in their lifetimes. Brookhaven Tree Conservancy has re-written the Tree Preservation Ordinance and is working on presenting it to city staff, city council and planning commission. The character of the City is negatively impacted when driving along city streets and the canopy is largely removed. Let's preserve our best trees and urban forest areas by using a Tree Value Matrix to assess trees; plan for trees at the beginning of the development process rather than after demolition and clearing has taken place; reduce grading and impervious surface building; and educate and enforce the tree preservation ordinance effectively.

**1.7 Need: Further health and exercise in the community through supportive infrastructure and design.** Trees are an important part of good health for the citizens of Brookhaven. We must do more to protect them.

**2.1 Need: Preserve the city's tree canopy.** We are cutting trees at a faster rate than the City has experienced in the past. We need a revised tree preservation ordinance to protect the high-value trees we have. I don't feel that we are doing a good job with this need, especially, since the current tree ordinance is only being enforced with alternative compliance. We need to improve our tree ordinance to preserve more trees.

**2.2 Need: Stormwater management.** Include trees as part of stormwater management program. Trees absorb a lot of stormwater and by cutting them down to put in flow wells we are depriving our community of one of its best resources for stormwater management as well as the other benefits of trees.

**2.4 Opportunity: Establish policies for burying utilities along strategic corridors.** This policy should not impact high-value trees in a way that requires them to be cut down. We should use bridging to go over tree roots or lay our multiuse paths around the tree so the critical root zone is not impacted.



## Patrice Ruffin

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**From:** Linda Abaray  
**Sent:** Tuesday, April 30, 2019 2:11 PM  
**To:** Patrice Ruffin  
**Cc:** Drew Murray; Aronda Smith; Dominique Lockhart  
**Subject:** FW:  
**Attachments:** Comprehensive Plan Proposal by MJC-043019.pdf

See below

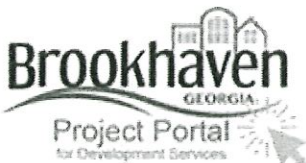


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---

**From:** Michael Clifford <mjclifford@hotmail.com>  
**Sent:** Tuesday, April 30, 2019 11:04 AM  
**To:** COB-Planning <planning@brookhavenga.gov>  
**Subject:**

I attended the Comprehensive Plan review last Thursday night and would like my comments to be enclosed for the review of the Planning Commission meeting tomorrow.

Thank you.

Regards,

Michael Clifford

Phone: (c) 404-273-9445.

---

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I recommend the following for a new insertion into the Comprehensive Plan, probably under the 1.4 section (*Further Brookhaven as a walkable and bikeable community*).

### **Recommendation One**

*Every year the City of Brookhaven will deliver a written report on the State of Biking in the City of Brookhaven. This report must detail key indicators (including money spent) of the efforts that the city has used to promote biking activities in the Bike Ped Plan, as well as other similar efforts.*

One of the key indicators will be the bike related portion of the projects addressed in the Bike Ped Plan, by project name or ID. To reiterate, the bike activities and expenses must be broken out from projects that combine sidewalks and bike transportation.

Furthermore, also reported will be the percent of the transportation budget spent in the year on bike related activities versus all other modalities.

The City of Brookhaven shall also discuss in this Annual Report:

- Progress to connect bikers to Parks within the City and our city to other cities
- Efforts to obtain the status as a Bike Friendly City, as established by the League of American Bicyclists.
- The use of City land (Parks, flood plains) to connect neighborhoods
- Efforts to train and certify our Police for patrolling by bike and the number of hours per year that patrols have been conduct on bikes.
- If the Complete Streets policy has been concretely adopted.
- Efforts to adopt such established programs as Safe Routes to Parks or Safe Routes to Schools
- Efforts to train existing and/or hire part time or full time staff trained in the design of bicycling infrastructure
- Measure the miles of special land features such as flood plains, FEMA properties, easements, and COB parkland that are used to improve connectivity to little trafficked roads and neighborhoods.

### **Rationale:**

There have been several press statements released by the City of Brookhaven on the total dollars spent on sidewalks and roads. Nothing has been printed to document any activity for installation of bike infrastructure for a variety of reasons. Furthermore, The Bike Ped Plan has combined sidewalk and bike project expenditures in the Plan. Assessing progress for biking is difficult due to the commingling of funds. While subsections of 1.4 call for streetscape standards to be developed for the major “spines” of Brookhaven streets, bicyclist can employ little used streets – if these are connected now, rather than years in the future.

A yearly report of the progress of becoming a bike friendly city, measured with concrete indicators helps everybody.

**Recommendation Two:**

Insert under Opportunities (around 1.11) the following:

*Opportunity: Pursue sources of funding to speed the adoption of bicycle trails.*

- Actively apply for additional funding such as the Department of Natural Resources' Recreational Trails Program.
- Choose to use SPLOST funding for bicycle related transportation.

**Rationale:**

The Bike Ped Plan states that funding is a key restriction on the rate in which projects will be adopted. Only over late Middle Term to Long Term are resource intensive projects scheduled to be adopted – and that is years or decades away. Currently, cities around Brookhaven are aggressively building trails and bridges using sources that we do not or have not chosen to approach.

Submitted by: Michael Clifford / 3212 Saybrook Drive / Brookhaven, GA 30319 4/30/2019

## Patrice Ruffin

---

**From:** Drew Murray  
**Sent:** Monday, April 29, 2019 2:14 PM  
**To:** Patrice Ruffin  
**Cc:** COB-Planning  
**Subject:** RE: Brookhaven 5-year Comp Plan update

Forwarding the below sent to the Planning email.

Best Regards,



---

**Drew Murray, AICP**  
Planner II  
City of Brookhaven  
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[Drew.Murray@BrookhavenGA.gov](mailto:Drew.Murray@BrookhavenGA.gov)  
[www.BrookhavenGA.gov](http://www.BrookhavenGA.gov)  
[www.linkedin.com/in/DrewMurray](http://www.linkedin.com/in/DrewMurray)  
4362 Peachtree Rd. | Brookhaven, GA | 30319

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**From:** Betsy Eggers <betsyeggers@gmail.com>  
**Sent:** Monday, April 29, 2019 1:28 PM  
**To:** COB-Planning <planning@brookhavenga.gov>  
**Subject:** Brookhaven 5-year Comp Plan update

Dear Patrice,

First of all, thank you for all you do to make our city a better place to live and to wisely accommodate the growing "pains" that happen in a suburb as it grows into a city!

I am not speaking for the Peachtree Creek Greenway Inc. but as a citizen.

Tree Ordinance:

The priority in our city should be walk-ability and bike-ability. People in wheelchairs, moms/dads with strollers, kids on bikes... they need wide, safe sidewalks protected from street traffic by a tree-lined street. Trees are a renewable resource, and new trees should be replanted to re-secure a strong tree canopy. However, trees should not be spared over peoples' needs for safety. Old trees are often the next trees that die naturally. In just a few years, newly planted trees will replenish the canopy.

Naming the Peachtree Creek Greenway:

When this plan was developed, the PCG had not yet been named and within the Comp Plan it is referred to vaguely, e.g. "It is also targeted for a major trail network along the North Fork Peachtree Creek and location for a community park as well as pocket park space along the corridor to better serve the multi-family residential users in the corridor. " (5.2 Buford Highway Corridor)

Perhaps naming the Greenway in the text adds clarity.

Speedbumps:

Speedbumps on streets may slow down cars, but are a safety hazard for bike riders. Consider placement relative to a bike rider: have a wide enough gap in the center (2 feet) for riders to pass through. The speedbumps installed on Skyland Drive are mighty steep as cyclists descend down a hill!

Complete Streets:

Adopt the complete streets policy. A painted stripe along the edge of any street helps for cyclists to have more elbow room, even if it's less than the ideal width.

Thanks so much,  
Betsy Eggers

**From:** City of Brookhaven <news@brookhavenga.gov>  
**Sent:** Friday, February 08, 2019 6:01 PM  
**To:** Patrice Ruffin  
**Subject:** The Brookhaven Blast



## The Brookhaven Blast

*Your weekly roundup of news, events, and meetings from the City of Brookhaven.*

### City announces 2019 Brookhaven Cherry Blossom Festival

The City of Brookhaven announces the return of the Brookhaven Cherry Blossom Festival. The music and arts extravaganza takes place at Blackburn Park, 3493 Ashford Dunwoody Road, on Saturday and Sunday, March 30-31, 10 a.m. to 6 p.m. Admission is free.

In addition to an all-star music lineup, the festival will also bring back perennial favorites such as the Arts & Crafts Market, Classic Car Show, Pet World, Kidz Zone and food trucks.

For more information about the 2019 Brookhaven Cherry Blossom Festival, visit [www.BrookCherryFest.org](http://www.BrookCherryFest.org), Facebook at [@BrookhavenBlossomFest](https://www.facebook.com/BrookhavenBlossomFest) and Twitter at [@BrookCherryFest](https://twitter.com/BrookCherryFest).



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### Wallflowers, Smash Mouth to headline Brookhaven Cherry Blossom Festival



The City of Brookhaven announces an all-star music lineup for the 2019 Brookhaven Cherry Blossom Festival on Saturday and Sunday, March 30-31, at Blackburn Park, 3493 Ashford Dunwoody Road in Brookhaven. Admission is free.

Performing Saturday, March 30, is headliner Smash Mouth along with the Spin Doctors and the Romantics. The Wallflowers will headline the music lineup on Sunday, with supporting acts to be announced.

Read more [here](#).



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## Registration open for Brookhaven Cherry Blossom Festival 5K

Registration is now open for the 2019 Brookhaven Cherry Blossom Festival 5K/1K, taking place Saturday, March 23, at 7:30 a.m. at Blackburn Park, 3493 Ashford Dunwoody Road. This year's 5K, which is both USATF-certified for 2019 Peachtree Road Race qualifying and a fundraiser for Children's Healthcare of Atlanta, will take runners through Brookhaven's Blackburn Park. Oglethorpe University is the presenting sponsor for this race. Read more [here](#).







**CITIZENS  
POLICE  
ACADEMY**  
Enrolling  
Now



## Get to know the Brookhaven Police Department

Registration is now open for the Brookhaven Citizens Police Academy, taking place Thursday nights, March 7-May 9. Learn more and register by Feb. 22 [here](#).

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## City to host public meetings for Comprehensive Plan 5-year update

The City of Brookhaven's Community Development Department will host a series of public meetings for five-year Comprehensive Plan update, required by the Georgia Department of Community Affairs.

The following meetings will take place at **Brookhaven City Hall, 4362 Peachtree Road**:

- **Thursday, March 28, 6 p.m.:** Community Involvement Meeting #1
- **Thursday, April 25, 6 p.m.:** Community Involvement Meeting #2

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## Next City Council Meeting: Tuesday, Feb. 12

City Council Work Session:  
3:30 p.m.

City Council Regular Meeting:  
7 p.m.

Click [here](#) for additional meeting dates and agendas.



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**Parks & Rec Spring 2019 Activity Guide available now**

**Patrice Ruffin**

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**From:** Susan Hiott  
**Sent:** Tuesday, April 02, 2019 2:43 PM  
**To:** Patrice Ruffin; Linda Abaray  
**Subject:** FW: Comp Plan Steering Committee Meetings  
**Attachments:** City to host public meetings for Comprehensive Plan 5.docx

---

**From:** Susan Hiott  
**Sent:** Tuesday, February 05, 2019 12:05 PM  
**To:** 'John Hewitt' <JohnH@dekalbchamp.com>; Carla Parker <carla@dekalbchamp.com>; 'Dyana Bagby' <DyanaBagby@reporternewspapers.net>  
**Cc:** Dianne Govekar <dianne.govekar@brookhavenga.gov>; Receptionist <receptionist@brookhavenga.gov>  
**Subject:** Comp Plan Steering Committee Meetings

Champion, please note under Open Meetings Act. These times have been sent to you through our Communications Department, also.

Staff, please post these meetings outside City Hall. Thank you.

**City to host public meetings for Comprehensive Plan 5-year update**

The City of Brookhaven's Community Development Department will host a series of public meetings for five-year Comprehensive Plan update, required by the Georgia Department of Community Affairs.

The following meetings will take place at **Brookhaven City Hall, 4362 Peachtree Road:**

- **Wednesday, Feb. 6, 5 p.m.:** Steering Committee Meeting (Planning Commission) – 5 p.m.
- **Thursday, March 28, 6 p.m.:** Community Involvement Meeting #1 – 6 p.m.
- **Thursday, April 25, 6 p.m.:** Community Involvement Meeting #2 – 6 p.m.



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**Susan D. Hiott, MMC**  
City Clerk  
City of Brookhaven  
770-359-9779 | 404-637-0464  
[susan.hiott@brookhavenga.gov](mailto:susan.hiott@brookhavenga.gov)  
[www.BrookhavenGa.gov](http://www.BrookhavenGa.gov)  
4362 Peachtree Rd. | Brookhaven, GA | 30319

**Brookhaven  Alert**

Stay in the know! Sign up for **BROOKHAVEN ALERT**, a free service to get notifications from state and local authorities like weather, traffic and other emergencies. Sign up now at [www.BrookhavenGA.gov/BrookhavenAlert](http://www.BrookhavenGA.gov/BrookhavenAlert) or download the Smart911 app.

Get Connected with Brookhaven with **Brookhaven Connect**, a free app that allows users to communicate non-emergency issues, like potholes, code enforcement or other issues. **Brookhaven Connect** is available for iPhone, Android, and Windows phones or at CitySourced on other devices. More info at: <http://ow.ly/tkaE30kb9zy> Get it now!

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No promise or warranty is made by the City of Brookhaven with respect to any information provided by these services. They are for informational purposes only and no service, response, or other performance by the City of Brookhaven is made or implied.

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## **City to host public meetings for Comprehensive Plan 5-year update**

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- **Thursday, April 25, 6 p.m.:** Community Involvement Meeting #2 – 6 p.m.

**Patrice Ruffin**

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**From:** Susan Hiott  
**Sent:** Tuesday, April 02, 2019 3:01 PM  
**To:** Patrice Ruffin; Linda Abaray  
**Subject:** FW: Posting for Planning Commission Retreat  
**Attachments:** PlanningCommissionRETREAT10242018.docx

---

**From:** Susan Hiott  
**Sent:** Thursday, October 11, 2018 9:32 AM  
**To:** 'John Hewitt' <JohnH@dekalbchamp.com>; Carla Parker <carla@dekalbchamp.com>  
**Cc:** Dianne Govekar <dianne.govekar@brookhavenga.gov>; Receptionist <receptionist@brookhavenga.gov>; Burke Brennan <burke.brennan@brookhavenga.gov>; Ann Marie Quill (annmarie.quill@brookhavenga.gov) <annmarie.quill@brookhavenga.gov>; Kelly Reynolds <Kelly.Reynolds@brookhavenga.gov>  
**Subject:** Posting for Planning Commission Retreat

Champion, please note meeting under Open Meetings Act.  
Staff, please post meeting notice outside City Hall.

Thank you.

CITY OF BROOKHAVEN  
4362 PEACHTREE ROAD  
BROOKHAVEN, GA 30319

THE PLANNING COMMISSION ANNUAL RETREAT WILL BE  
HELD WEDNESDAY, OCTOBER 24, 2018

9:00 A.M. – 4:00 P.M.  
PERIMETER SUMMIT  
4004 SUMMIT BOULEVARD  
16<sup>TH</sup> FLOOR



**Susan D. Hiott, MMC**

City Clerk

City of Brookhaven

☎ 770-359-9779 | ☎ 404-637-0464

[susan.hiott@brookhavenga.gov](mailto:susan.hiott@brookhavenga.gov)

[www.BrookhavenGa.gov](http://www.BrookhavenGa.gov)

4362 Peachtree Rd. | Brookhaven, GA | 30319

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CITY OF BROOKHAVEN  
4362 PEACHTREE ROAD  
BROOKHAVEN, GA 30319

THE PLANNING COMMISSION ANNUAL RETREAT  
WILL BE HELD WEDNESDAY, OCTOBER 24, 2018

9:00 A.M. – 4:00 P.M.  
PERIMETER SUMMIT  
4004 SUMMIT BOULEVARD  
16<sup>TH</sup> FLOOR

## Patrice Ruffin

---

**From:** Susan Hiott  
**Sent:** Tuesday, April 02, 2019 3:06 PM  
**To:** Patrice Ruffin; Linda Abaray  
**Subject:** FW: Message from "RNP002673AEC7F9"  
**Attachments:** 20190402145307621.pdf

Council's agenda was sent to Champion and Dyana Bagby and posted outside.

-----Original Message-----

**From:** no-reply  
**Sent:** Tuesday, April 02, 2019 2:53 PM  
**To:** Susan Hiott <susan.hiott@brookhavenga.gov>  
**Subject:** Message from "RNP002673AEC7F9"

This E-mail was sent from "RNP002673AEC7F9" (MP C6502).

Scan Date: 04.02.2019 14:53:07 (-0400)  
Queries to: no-reply@brookhavenga.gov

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- 5. **Resolution RES-2018-10-01:** Consideration and Approval of Resolution Authorizing the Abandonment of All Remaining Right of Way Adjacent to and Abutting Tullie Road and Tullie Circle Authorizing the Sale of the Such Abandoned Right of Way to Children's Healthcare of Atlanta, Inc., as the Adjacent Property Owner of Such Right of Way, to Authorize the Mayor or City Manager to Execute Necessary Documents, to Authorize the Receipt of Funds from the Sale of Abandoned Right of Way, and for Other Purposes

**K) ANNOUNCEMENTS**

**L) REPORTS AND PRESENTATIONS**

- 1. Presentation of Proposed FY2019 Budget to Council - City Manager Christian Sigman

**M) OLD BUSINESS**

**N) NEW BUSINESS**

- 1. **Ordinance ORD-2018-10-01:** TA18-10 an Ordinance to Amend Chapter 15, Licenses, Permits, and Business Regulations, of the Code of the City of Brookhaven to Establish Permit Requirements for Special Events - *Public Comment for Ordinance - Action Item*
- 2. **Ordinance ORD-2018-10-02:** TA18-09 an Ordinance to Amend Chapter 15, Licenses, Permits, and Business Regulations, of the Code of the City of Brookhaven to Establish Permit Requirements for Film Production - *Public Comment for Ordinance - Action Item*
- \*3. 5-Year Comprehensive Plan Update - First Public Hearing - *Public Hearing*
- 4. Consideration and Approval for Acceptance of GDOT Agreement for Peachtree Creek Greenway - Phase II - and TIP Federal Funding - *Action Item*
- 5. **Resolution RES-2018-10-02:** Consideration and Approval of a Resolution to Authorize the City Attorney to Bring Such Action as May be Necessary to Secure, in Fee Simple, Real Property Located Within the City of Brookhaven for Public Purposes And/Or Roadways as Authorized Under Georgia Law - *Action Item*
- 6. Consideration and Approval of Submittal of Application for FY 2019 EPA 319 (H) Funding North Fork Peachtree Creek Streambank Restoration - *Action Item*

Sent  
Agenda to  
Christian  
Sigman  
outside  
ok

**O) OTHER BUSINESS**

**P) PUBLIC COMMENTS**

**Q) MAYOR'S AND COUNCIL'S COMMENTS**

**R) EXECUTIVE SESSION (IF NEEDED) TO DISCUSS PERSONNEL, REAL ESTATE, AND/OR PENDING/POTENTIAL LITIGATION**

**S) ADJOURNMENT**

280-422255 4/4,4/11,4/18,4/25sk
NOTICE ++2018-2246 ++
PROBATE COURT OF DEKALB COUNTY
RE: PETITION OF ERROL NORMAN FOR LEAVE TO SELL PROPERTY OF ESTATE OF ROSA N. HILL, DECEASED.
TO: Mimi Norman and Tammi White
All interested parties and to whom it may concern: This is to notify you to file objection, if there is any, to the above reference petition, in this Court on or before APRIL 29, 2019.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Morgan Johnson, Clerk of the Probate Court
556 North McDonough Street
Decatur Georgia 30030
404-371-2601

hearing.
Bedelia C Hargrove
Judge of the Probate Court
Morgan Johnson, Clerk of the Probate Court
556 North McDonough Street
Decatur Georgia 30030
404-371-2601
290-423121 4/11 4/18,4/25,5/2jb
RE: ANTHONY JEROME HAND, Deceased
Estate Nos.
++2018-1763 & 2018-1893++
NOTICE
GEORGIA, DEKALB COUNTY PROBATE COURT
To: Elizabeth Hand, Mirabia Hand, and Any Unknown Heirs
LUANNE M. BONNIE has petitioned for a Determination of Heirs regarding the Estate of Anthony Jerome Hand. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before May 6, 2019.
BE NOTIFIED FURTHER: All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees.

Bedelia C Hargrove
Judge of the Probate Court
J. Enrique Morales, Clerk of the Probate Court
556 North McDonough Street
Decatur Georgia 30030
404-371-2601

Will

300-421902 3/21,3/28,4/4,4/11sk
NOTICE ++2019-0171++
RE: PETITION OF JUDY RILEY TO PROBATE IN SOLEMN FORM THE WILL OF TYRONE JAMES SINGLETON, DECEASED, UPON WHICH AN ORDER OR SERVICE WAS GRANTED BY THIS COURT.
TO: Unknown Heirs
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before APRIL 15, 2019.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Morgan Johnson, Clerk of the Probate Court
556 North McDonough Street
Decatur Georgia 30030
404-371-2601

300-421903 3/21,3/28,4/4,4/11sk
NOTICE ++2019-0432++
RE: PETITION OF KATHY DIANE CRADIC TO PROBATE IN SOLEMN FORM THE WILL OF MARY SAMS MARSHALL, DECEASED, UPON WHICH AN ORDER OR SERVICE WAS GRANTED BY THIS COURT.
TO: BARBARA SAMS SALYERS; JOHNNY LEE SAMS; PENNY SAMS BYINGTON; RICKY ALAN SAMS; ROSEMARY SAMS WALTERS; GREGORY ALAN SAMS; LARRY GENTRY; TIMOTHY GENTRY; VERNON GENTRY; JASON GENTRY
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before 04/15/2019.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

300-421905 3/21,3/28,4/4,4/11sk
NOTICE ++2019-0449++
TO: All Interested Parties
The Petition of JULIA BEHNKEN a/k/a JULIA DOLLY ROVOLIS BEHNKEN, for a year's support from the estate of JOHN OWEN BEHNKEN. Deceased, for Decedent's Surviving Spouse and minor child, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before APRIL 15, 2019, why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

300-422159 3/28,4/4,4/11,4/28sk
NOTICE ++2018-1615++
RE: PETITION OF LETRICIA JONES TO PROBATE IN SOLEMN FORM THE WILL OF MYRTICE MCDANIEL, DECEASED, UPON WHICH AN ORDER OR SERVICE WAS GRANTED BY THIS COURT.
TO: Juanita McDaniel
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before 04/22/2019.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
Donna Whitehead, Clerk of the Probate Court
556 North McDonough Street
Decatur Georgia 30030
404-371-2601

310-421906 3/21,3/28,4/4,4/11sk
NOTICE ++2019-0428++
TO: All Interested Parties
The Petition of ORA NELLE SHOCKLEY FIELDS, for a year's support from the estate of GEORGE WILLIAM FIELDS, JR., Deceased, for Decedent's Surviving Spouse and minor child, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before APRIL 15, 2019, why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Morgan Johnson, Clerk of the Probate Court
556 North McDonough Street
Decatur Georgia 30030
404-371-2601

Year's Support

320-423107 4/11,4/18,4/25jb
CITY OF BROOKHAVEN
NOTICE OF PUBLIC HEARING
Topic: ++CITY OF BROOKHAVEN COMPREHENSIVE PLAN 2034++
Purpose: PUBLIC HEARINGS RELATING TO REVIEW OF THE FIVE-YEAR UPDATE OF THE CITY OF BROOKHAVEN 2034 COMPREHENSIVE PLAN.
Date: PLANNING COMMISSION PUBLIC HEARING: MAY 1, 2019
MAYOR AND CITY COUNCIL HEARING: MAY 28, 2019
Time: 7:00 P.M.
Location: CITY HALL COUNCIL CHAMBERS, 4362 PEACHTREE ROAD, BROOKHAVEN GA 30319

320-423120 4/11,4/18jb
NOTICE TO THE PUBLIC
YOU ARE HEREBY NOTIFIED that on the 22nd day of April, 2019, at 9:00 a.m., at the DeKalb County Courthouse in the City of Decatur, Georgia, Judge Adams of the Superior Court of DeKalb County will hear the case of the STATE OF GEORGIA, Plaintiff, v. HOUSING AUTHORITY OF THE COUNTY OF DEKALB, GEORGIA AND INDIAN CREEK FAMILY DEVELOPMENT, LP, Defendants, Civil Action File No. 19CV4074-5, in the Superior Court of DeKalb County, the same being a proceeding to confirm and validate the issuance of the Housing Authority of the County of DeKalb, Georgia Multifamily Housing Revenue Bonds (Sunrise View Apartments Project), Series 2019A (Tax-Exempt) (the "Series 2019A Bonds") and the Housing Authority of the County of DeKalb, Georgia Multifamily Housing Revenue Bonds (Sunrise View Apartments Project), Series 2019B (Taxable) (the "Series 2019B Bonds"), and together with the Series 2019A Bonds, the "Bonds", in the combined aggregate principal amount of not to exceed \$36,000,000. The Bonds are to be issued by the Housing Authority of the County of DeKalb, Georgia (the "Authority"), for the purpose of financing a portion of the costs of the acquisition, construction and equipping of a multifamily housing apartment facility, consisting of approximately 240 units

320-423146 4/11jb
PUBLIC NOTIFICATION:
Ivy Preparatory Academy at Kirkwood will be holding its first public hearing for their ++FY20 Proposed Budget++ on Thursday, April 18, 2019 at 5:30pm at 1807 Memorial Drive Atlanta, GA 30317. The second public hearing meeting for the FY20 Proposed Budget will be held on Thursday, May 2, 2019 at 5:30pm at the same location.

ing.
Bedelia C Hargrove
Judge of the Probate Court
By: Morgan Johnson, Clerk of the Probate Court
556 North McDonough Street
Decatur Georgia 30030
404-371-2601

310-421906 3/21,3/28,4/4,4/11sk
NOTICE ++2019-0428++
TO: All Interested Parties
The Petition of ORA NELLE SHOCKLEY FIELDS, for a year's support from the estate of GEORGE WILLIAM FIELDS, JR., Deceased, for Decedent's Surviving Spouse and minor child, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before APRIL 15, 2019, why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Morgan Johnson, Clerk of the Probate Court
556 North McDonough Street
Decatur Georgia 30030
404-371-2601

Public Hearing

320-423107 4/11,4/18,4/25jb
CITY OF BROOKHAVEN
NOTICE OF PUBLIC HEARING
Topic: ++CITY OF BROOKHAVEN COMPREHENSIVE PLAN 2034++
Purpose: PUBLIC HEARINGS RELATING TO REVIEW OF THE FIVE-YEAR UPDATE OF THE CITY OF BROOKHAVEN 2034 COMPREHENSIVE PLAN.
Date: PLANNING COMMISSION PUBLIC HEARING: MAY 1, 2019
MAYOR AND CITY COUNCIL HEARING: MAY 28, 2019
Time: 7:00 P.M.
Location: CITY HALL COUNCIL CHAMBERS, 4362 PEACHTREE ROAD, BROOKHAVEN GA 30319

320-423146 4/11jb
PUBLIC NOTIFICATION:
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320-423120 4/11,4/18jb
NOTICE TO THE PUBLIC
YOU ARE HEREBY NOTIFIED that on the 22nd day of April, 2019, at 9:00 a.m., at the DeKalb County Courthouse in the City of Decatur, Georgia, Judge Adams of the Superior Court of DeKalb County will hear the case of the STATE OF GEORGIA, Plaintiff, v. HOUSING AUTHORITY OF THE COUNTY OF DEKALB, GEORGIA AND INDIAN CREEK FAMILY DEVELOPMENT, LP, Defendants, Civil Action File No. 19CV4074-5, in the Superior Court of DeKalb County, the same being a proceeding to confirm and validate the issuance of the Housing Authority of the County of DeKalb, Georgia Multifamily Housing Revenue Bonds (Sunrise View Apartments Project), Series 2019A (Tax-Exempt) (the "Series 2019A Bonds") and the Housing Authority of the County of DeKalb, Georgia Multifamily Housing Revenue Bonds (Sunrise View Apartments Project), Series 2019B (Taxable) (the "Series 2019B Bonds"), and together with the Series 2019A Bonds, the "Bonds", in the combined aggregate principal amount of not to exceed \$36,000,000. The Bonds are to be issued by the Housing Authority of the County of DeKalb, Georgia (the "Authority"), for the purpose of financing a portion of the costs of the acquisition, construction and equipping of a multifamily housing apartment facility, consisting of approximately 240 units

320-423146 4/11jb
PUBLIC NOTIFICATION:
Ivy Preparatory Academy at Kirkwood will be holding its first public hearing for their ++FY20 Proposed Budget++ on Thursday, April 18, 2019 at 5:30pm at 1807 Memorial Drive Atlanta, GA 30317. The second public hearing meeting for the FY20 Proposed Budget will be held on Thursday, May 2, 2019 at 5:30pm at the same location.

and related personal property and equipment, located in unincorporated DeKalb County, Georgia and known as "Sunrise View Apartments" (collectively, the "Project"), and to pass upon the validity of the Housing Authorities Law (O.C.G.A. § 8-3-1, et seq.), as amended. A portion of the costs of the acquisition, construction and equipping of said Project will be financed by the Authority for the benefit of Indian Creek Family Development, LP, a Georgia limited partnership, pursuant to a Loan Agreement, to be dated as of the first day of the calendar month in which the Bonds are issued. In said proceeding, the Court will also pass upon the validity of said Loan Agreement; a Bond Resolution; an Indenture of Trust; a Promissory Note; a Deed to Secure Debt and Security Agreement; an Assignment of Deed to Secure Debt Documents; and a Land Use Restriction Agreement in connection therewith. Said Bonds will mature in the amounts, on the dates and bear interest at the rates set forth in the Indenture.
THE AUTHORITY HAS WAIVED THE PERFORMANCE AUDIT AND PERFORMANCE REVIEW REQUIREMENTS PROVIDED IN O.C.G.A. §36-82-100 AND WILL NOT CONDUCT ANY "PERFORMANCE AUDIT" OR "PERFORMANCE REVIEW" WITH RESPECT TO THE BONDS, AS SUCH TERMS ARE DESCRIBED IN O.C.G.A. §36-82-100.
Any citizen of the State of Georgia residing in DeKalb County, Georgia, or any other person wherever residing who has a right to object, may intervene and become a party to this proceeding.
This 22nd day of April, 2019, CLERK, SUPERIOR COURT, DEKALB COUNTY, GEORGIA
++Civil Action File No. 19CV4074-5/Sunrise View Apartments++

Public Notice

330-421592 3/7,3/21,4/4,4/11sk
PUBLIC NOTICE OF CAUCUS OF ELECTORS CENTRAL PERIMETER COMMUNITY IMPROVEMENT DISTRICT
Notice is hereby given to all owners of real property within the Central Perimeter Community Improvement District whose property is subject to taxes, fees, and assessments levied by the District's board ("Electors") that a caucus of Electors has been called for April 24, 2019. The purpose of the caucus of Electors will be to elect four members to fill four seats on the Central Perimeter Community Improvement District Board pursuant to 1998 Ga. L. 4228. The caucus of Electors will be held at Two Ravinia Drive, Atlanta, Georgia 30346. Registration will begin at 7:00 a.m., with the election to be held at 8:00 a.m. A quorum shall consist of those Electors present. No proxy votes may be cast. Electors has been called for ++April 24, 2019 Electors will elect four members to fill four seats on the Central Perimeter Community Improvement District Board++

330-421867 3/21,3/28,4/4,4/11sk
Georgia Department of Transportation
To Hold A Location and Design Public Information Open House For ++P.I. No. 0013991++
DeKalb County

On Thursday, April 18, 2019 at Peachtree Baptist Church, 2108 Briarcliff Rd, Atlanta, GA 30329, the Georgia Department of Transportation will hold a Public Information Open House concerning the project listed above.
This project proposes to replace the bridge on State Route (SR) 42/Briarcliff Road over South Fork Peachtree Creek. The proposed project would have two 12-foot travel lanes and 6-foot shoulders on both sides of the bridge. Total length of the project is approximately 1750 feet. The proposed bridge would utilize staged construction, allowing an onsite detour.
The purpose of this Location and Design Public Information Open House is to provide the public with an opportunity to view the project, ask questions, and comment on the project.
The Open House will be held from 5:00 p.m. to 7:00 p.m. It will be informal, and the public is invited to attend anytime during these hours. There will be no formal presentation. A court reporter will be available to allow the public an opportunity to make verbal comments about the project.

Americans with Disabilities Act (ADA) Information:
The meeting site is accessible to persons with disabilities. Accommodations for people with disabilities can be arranged with advance notice by calling Joshua Higgins at 770-216-3896.
Written statements will be accepted concerning this project until Thursday, May 02, 2019. Written statements may be submitted to:
Mr. Eric Duff
State Environmental Administrator
Georgia Department of Transportation
600 West Peachtree Street, NW
- 16th Floor
Atlanta, Georgia 30308

LEGAL NOTICE

TO: UNITED STATES; STATE OF WISCONSIN; Registrar; Department of Health - Vital Records; Transportation; Motor Vehicles; Revenue; All States, Subdivisions, Counties, Municipalities, Local/Federal, inter/multinational governments, any construed attorneys (at law and/or in fact), corporations, companies, partnerships, persons, vessels, military; DISTRICT OF COLUMBIA, and all political subdivisions thereof: IRS; Department of The Treasury/de jure 1789; Commerce; Homeland Security; Agriculture; Transportation; Territories and Possessions; UNITED NATIONS and organs; Vatican; United Kingdom; Crown City of London; IMF; affiliates and subsidiaries: courts, tribunals, jurisdictions, districts, venues, un/recognized Indian/Native tribes, bands and clans, and any agents, employees, officers, directors, successors, assigns and all others existing, TAKE NOTICE! The undersigned is Attorney-in-Fact, "AIF," to the mark: John Larry Payne™. All prior authority, even irrevocable, on behalf of John Larry Payne™, herein means and includes derivatives, forms and copy, is hereby REVOKED, CANCELLED, RESCINDED and TERMINATED, nunc pro tunc, to the 15th day of February, 1951, "DOB," for eternity. The NAME John Larry Payne™, is for my benefit. I make claim as beneficiary, beneficial owner/interest holder of the State of Wisconsin Certificate of Live Birth / Birth Certificate (Classified), with John Larry Payne™. I further DISSOLVE, nunc pro tunc, ab initio, to DOB, for eternity, all undisclosed and unauthorized PARTNERSHIPS, with John Larry Payne™. NOTICE: All use of John Larry Payne™ MUST BE AUTHORIZED BY AIF, under use terms in the Notices of Common-Law: Trademark and Copyright, of record in the California Secretary of State Office, Filing Numbers: 17-7623122738; 17-7618130963 and 17-7618131095. Rural Development Deposit and Loan Security Agreements, GSA SF28, OF90, OF91, and attendant forms, are the basis of commercial contracts by John Larry Payne™, signed only per 3-402(b)(1), whose: Permanent location is at the Office of Certificate custodian, State Registrar; whose mail location is permanently outside of the federal district. Mail will be accepted only when addressed in compliance with postal law, and without a ZIP Code; and refused, otherwise, without liability. THIS IS NOTICE to the WORLD that John Larry Payne™: 1) is the subject of Common-Law Trademark/Copyright Protection; with a record Attorney-in-Fact. The mail location for Occupant to Executor Office is: in care of Bearer and Attorney-in-Fact, near. 345 West Saint Paul, 1695, Milwaukee, Wisconsin U.S.A. ZIP Code Exempt Postal Code DMM 602 1.3(e)(2). 2) Any use of my protected Property, without specified express written permission is UNAUTHORIZED USE. 3) ANY UNAUTHORIZED USER MUST IMMEDIATELY CEASE AND DESIST. 4) Unauthorized use immediately and automatically invokes the SELF-EXECUTING CONTRACT/SECURITY AGREEMENT. UNAUTHORIZED USE IS IDENTITY THEFT, IMPERSONATION, COUNTERFEITING, THEFT, TRESPASS, PIRACY, MISUSE, CONVERSION, FORGERY AND FRAUD, WITH \$15,000,000 (Fifteen Million) DOLLARS PER INSTANCE OF UNAUTHORIZED USE. Govern yourself accordingly.

Public Notice

330-421592 3/7,3/21,4/4,4/11sk
PUBLIC NOTICE OF CAUCUS OF ELECTORS CENTRAL PERIMETER COMMUNITY IMPROVEMENT DISTRICT
Notice is hereby given to all owners of real property within the Central Perimeter Community Improvement District whose property is subject to taxes, fees, and assessments levied by the District's board ("Electors") that a caucus of Electors has been called for April 24, 2019. The purpose of the caucus of Electors will be to elect four members to fill four seats on the Central Perimeter Community Improvement District Board pursuant to 1998 Ga. L. 4228. The caucus of Electors will be held at Two Ravinia Drive, Atlanta, Georgia 30346. Registration will begin at 7:00 a.m., with the election to be held at 8:00 a.m. A quorum shall consist of those Electors present. No proxy votes may be cast. Electors has been called for ++April 24, 2019 Electors will elect four members to fill four seats on the Central Perimeter Community Improvement District Board++

++John Larry Payne™++

330-422179 4/4,4/11jb
NOTICE TO THE PUBLIC
YOU ARE HEREBY NOTIFIED that on the 15th day of April, 2019, at 9:00 a.m., at the DeKalb County Courthouse, 556 North McDonough Street, Decatur, Georgia 30030, the Presiding Judge of the Superior Court of DeKalb County will hear the case of the State of Georgia v. Housing Authority of the County of DeKalb, Georgia, and BJS Starnes Elderly, LP, Civil Action File No. 19CV3737-5 before Judge Adams in the Superior Court of DeKalb County, the same being a proceeding to confirm and validate an issue of the Housing Authority of the County of DeKalb, Georgia Multifamily Note (the "Governmental Note"). The Governmental Note is to be issued by the Housing Authority of the County of DeKalb, Georgia (the "Issuer") for the purpose of financing the acquisition, construction and equipping of an approximately 128 apartment units to be known as Starnes Senior Living Apartments located in the County of DeKalb, Georgia (the "Project"). The Project is to be owned and operated by BJS Starnes Elderly, LP, a Georgia limited partnership (the "Borrower"). The financing of the Project will be by the Issuer for the benefit of the Borrower pursuant to a Funding Loan Agreement (the "Funding Loan Agreement") among Bank OZK in its capacity as initial funding lender (the "Initial Funding Lender"), the Issuer and U.S. Bank National Association, as fiscal agent (the "Fiscal Agent") and a Project Loan Agreement (the "Project Loan Agreement") among the Issuer, the Fiscal Agent and the Borrower. In said proceeding, the Court will also pass upon the validity of said (i) Funding Loan Agreement, (ii) Project Loan Agreement, (iii) Project Note, (iv) Deed to Secure Debt, Assignment, Security Agreement and Fixture Filing and Joinder of the Issuer, as fee owner and ground lessor, by the Borrower and Issuer in favor of Fiscal Agent with respect to the Project, (v) Collateral Assignment of Architect's Contract, Plans, Construction Contract and Permits by the Borrower in favor of the Initial Funding Lender, (vi) Collateral Assignment and Subordination of Development Fee among the Issuer, the Housing Development Corporation of DeKalb, a Georgia non-profit corporation ("HDC"), the Borrower and the Initial Funding Lender, (vii) the Environmental Indemnity Agreement among the Borrower, the Issuer, HDC, the Beverly J. Searles Foundation Inc., a non-profit corporation organized and existing under the laws of the State of Delaware (the "Foundation") and the Initial Funding Lender, (viii) Payment and Performance Guaranty by the Issuer guaranteeing principal and interest due under the Project Loan and Project Note in favor of the Initial Funding Lender, (ix) Payment and Performance Guaranty by HDC guaranteeing principal and interest due under the Project Loan and Project Note in favor of the Initial Funding Lender, (x) Payment and Performance Guaranty by the Foundation guaranteeing principal and interest due under the Project Loan and Project Note in favor of the Initial Funding Lender, (xi) Completion Guaranty by the Issuer, HDC and Foundation in favor of the Initial Funding Lender, (xii) Construction Disbursement Agreement between the Borrower and the Initial Funding Lender and (xiii) Land Use Restriction Agreement in connection therewith relating to the Governmental Note, as well as upon the validity of the Housing Authorities Law, Official Code of Georgia Annotated, Section 8-3-1, et seq., as amended. Said Governmental Note will mature in the amounts, on the date and bear interest at the rate set forth in the Governmental Note and the Funding Loan Agreement.
NO PERFORMANCE AUDIT OR PERFORMANCE REVIEW OF THE NATURE DESCRIBED IN OFFICIAL CODE OF GEORGIA ANNOTATED SECTION 36-82-100 SHALL BE CONDUCTED WITH RESPECT TO THE GOVERNMENTAL NOTE OR THE PROJECT. Any citizen of the State of Georgia residing in DeKalb County or any other person wherever residing who has a right to object, may intervene and become a party to this proceeding.
This 4TH day of APRIL, 2019, CLERK, SUPERIOR COURT, DEKALB COUNTY, GEORGIA.
++19CV3737-5 /Starnes Senior Living Apartments++

**CITY OF BROOKHAVEN  
NOTICE OF PUBLIC HEARING**

Topic: CITY OF BROOKHAVEN COMPREHENSIVE PLAN 2034

Purpose: PUBLIC HEARINGS RELATING TO REVIEW OF THE FIVE-YEAR UPDATE OF THE CITY OF BROOKHAVEN 2034 COMPREHENSIVE PLAN.

Date: PLANNING COMMISSION PUBLIC HEARING: MAY 1, 2019  
MAYOR AND CITY COUNCIL HEARING: MAY 28, 2019

Time: 7:00 P.M.

Location: CITY HALL COUNCIL CHAMBERS, 4362 PEACHTREE ROAD, BROOKHAVEN GA 30319

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Date Notice Sent to Newspaper: 04/04/19  
For Newspaper: Run Legal Ad on 04/11/19, 04/18/19, 04/25/19

# G Report of Accomplishments (2014-2019)

ID	Description of Activity	Status	Accomplishment
<b>LAND USE</b>			
1.1.	Align zoning and development regulations with Comprehensive Plan.		
1.1.1.	Revise Zoning Ordinance and Code to align City's zoning, development and related regulations with Comprehensive Plan 2034. (consider Unified Development Code)	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.1.a.	Amend zoning map pursuant to 1.1.1.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.2.	Address infill compatibility issues in residential areas.		
1.2.1.	Conduct neighborhood specific surveys regarding infill uses for designated neighborhoods in the city.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.2.2.	Pursue adjustments to City's zoning based on findings of 1.2.1, in coordination with action item 1.1.1.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.2.3.	Prepare a small scale neighborhood commercial (node) zoning district. <i>Coordinate with action item 1.1.1., Revise Zoning Ordinance and Code.</i>	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.3.	Pursue architectural and/or design standards in targeted areas.		
1.3.1.	Develop and adopt an overlay district for the Buford Highway corridor to regulate the form and character of redevelopment in the corridor.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.3.2.	Investigate possibility of establishing design guidelines for Blackburn Park Neighborhood Center.	Not Started	Special Area Plan to be considered in 2020.
1.3.2.a.	Investigate possibility of establishing design guidelines for Clairmont Road.	Underway	Special Area Plan currently underway in conjunction with the City of Chamblee and will be adopted before the end of 2019
1.4.	Further Brookhaven as a walkable and bikeable community.		
1.4.1.	Establish streetscape standards for major roads within the City's Zoning Ordinance and Code review, requiring street trees and Complete Street principles.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.4.1.a.	Establish streetscape standards for Buford Highway.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.4.1.b.	Establish streetscape standards for Ashford Dunwoody Road.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.4.1.c.	Establish streetscape standards for Clairmont Road.	Underway	Special Area Plan currently underway in conjunction with the City of Chamblee and will be adopted before the end of 2019
1.4.1.d.	Establish streetscape standards for Peachtree Road.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.4.2.	Implement recommendations for new parks, trail systems and improvements to existing parks identified in the Parks and Recreation Master Plan.	Underway	Park bond approved, project manager identified, and park plan implementation underway. <a href="https://www.brookhavenga.gov/parks-bond-ref">https://www.brookhavenga.gov/parks-bond-ref</a>
1.4.3.	Implement recommendations of the Comprehensive Transportation Plan that promotes walkability and bikeability.	Underway	Sidewalk program and other recommendations being implemented. <a href="https://www.brookhavenga.gov/publicworks/page/capital-program">https://www.brookhavenga.gov/publicworks/page/capital-program</a>
1.4.4.	Identify opportunities to promote neighborhood commercial centers in targeted areas through incentives or other mechanisms.	Underway	Economic Development Department and Development Authority initiatives. <a href="https://www.brookhavenga.gov/econdev">https://www.brookhavenga.gov/econdev</a>
1.5.	Review tree ordinance (ensure appropriate protection).		
1.5.1.	Review the tree ordinance to ensure that it is working effectively and amend the ordinance if necessary, as a part of task 1.1.1.	Complete	Tree Ordinance amendments Complete 08/26/14, 08/10/15, 08/25/15, and 08/22/17. Task Complete. Due to significant public input task being added for future consideration.
1.6.	Address visual clutter in the community.		
1.6.1.	Continue Code Enforcement efforts.	Ongoing	
1.6.2.	Review and amend sign ordinance as needed.	Complete	Sign Ordinance amendments Complete 01/15/13, 09/23/14, 06/09/15, 03/27/18, 02/12/19, and 05/28/19.
1.7.	Further health and exercise in the community through supportive infrastructure and design.		
1.7.1.	Consider the adoption of the Ashford Dunwoody Master Active Living Plan and amend the PC zoning district as appropriate.	Underway	To be considered in 2020.
1.7.2.	Consider recommendations of the Master Active Living Plans for the Ashford Dunwoody Study Area and the Buford Highway Corridor Study Area.	Underway	To be considered in 2020.
1.7.3.	Ensure that community gardens and other healthy, local foods initiatives are permitted in City's ordinances.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.

ID	Description of Activity	Status	Accomplishment
1.7.4.	Pursue Healthy Communities designation by CDC or other entity (Requires further research by planning team)	Not Started	To be considered in 2020.
1.7.5.	Identify locations for community gardens.	Underway	Park bond approved, project manager identified, and park plan implementation underway. <a href="https://www.brookhavenga.gov/parks-bond-ref">https://www.brookhavenga.gov/parks-bond-ref</a>
1.7.6.	Implement a community garden program.	Underway	Park bond approved, project manager identified, and park plan implementation underway. <a href="https://www.brookhavenga.gov/parks-bond-ref">https://www.brookhavenga.gov/parks-bond-ref</a>
1.8.	Further a live-work-play community by allowing for mixed-use development in appropriate locations.		
1.8.1.	Develop and adopt a new mixed-use zoning district.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.8.2.	Identify appropriate locations for community events and gatherings; ensure appropriate activities are permitted, such as temporary sale of alcohol.	Ongoing	Initiatives through Tourism/Convention & Visitors Bureau.
1.9.	Manage growth and higher density in city.		
1.9.1.	As a part of action item 1.1.1, review and update City's buffer, transitional height plane, and connectivity requirements for buildings taller than 2 stories.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
1.9.2.	Conduct an update for the Peachtree Brookhaven LCI study, which would include a review of the existing overlay district regulations and recommend necessary changes to be in concert with amended zoning ordinance.	Complete	The LCI update was completed in December 2016 and an update of the Overlay District was adopted in January 2018.
<b>COMMUNITY FACILITIES AND RESOURCES</b>			
2.1.	Preserve the city's tree canopy.		
2.1.1.	Document and complete analysis of City's tree canopy through GIS mapping program.	Complete	Tree Canopy Studies completed in 2015 and 2017. <a href="https://www.brookhavenga.gov/sites/default/files/fileattachments/community_development/page/17055/2016_brookhaven_treestudyresults_final021317.pdf">https://www.brookhavenga.gov/sites/default/files/fileattachments/community_development/page/17055/2016_brookhaven_treestudyresults_final021317.pdf</a>
2.1.2.	Hire a Land Development Inspector/Tree Arborist to review trees on public/private property or pursue International Society of Arboriculture certification for a member of staff to serve as a City Arborist	Complete	
2.1.3.	Pursue Tree City USA designation with the Arbor Day Foundation.	Complete	
2.1.4.	Establish a tree bank planting program.	Complete	
2.2.	Stormwater management - evaluate existing program to ensure sufficient capacity to meet needs.		
2.2.1.	Inventory all impervious surfaces within Brookhaven using GIS or similar method.	Complete	
2.2.2.	Review City's adopted stormwater management ordinances and update to reflect recommendations of the Metropolitan North Georgia Water Planning District 2009 Watershed Management Plan. Consider incorporation of rain gardens and bio-detention ponds as a stormwater management component and other BMPs.	Ongoing	
2.2.3.	Explore conversion of 100 year flood FEMA sites and other vacant lands to stormwater management facilities.	Ongoing	
2.3.	Identify infrastructure and utility capacity improvements (water and sanitary sewer) needed to support Future Land Use Plan.		
2.3.1.	Collaborate with DeKalb County regarding water and sewer capacity needs to meet City's Future Land Use Plan, as laid out by the Character Area Map and defining narrative.	Ongoing	
2.4.	Establish policies for burying utilities along strategic corridors.		
2.4.1.	Enter into discussions with the local electric and communications provider to discuss costs and options for burying utilities.	Complete	In Late 2016, the City did get an estimate from GA Power of \$800,000 to \$900,000 per mile for just GA Power service. Other utilities on GA poles would be an additional cost. Additionally, this figure did not cover the connect from the service line to each structure, which was \$20,000-\$40,000 per structure. The Peachtree Overlay district includes requirements for undergrounding utilities.

ID	Description of Activity	Status	Accomplishment
2.4.1.	As a part of Zoning Ordinance and Code review (see Land Use), provide policies for burying utilities along specific corridors.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
<b>2.5. Leverage city's creek system for greater access by community, while protecting their long-term health and viability.</b>			
2.5.1.	Implement recommendations of City's Parks and Recreation Master Plan.	Underway	Park bond approved, project manager identified, and park plan implementation underway. <a href="https://www.brookhavenga.gov/parks-bond-ref">https://www.brookhavenga.gov/parks-bond-ref</a>
2.5.2.	Evaluate stream bank restoration on park property. <i>Coordinate with Parks and Recreation Master Plan.</i>	Underway	
2.5.3.	Deploy stream bank restoration.	Underway	
<b>2.6. Establish a Town Center.</b>			
2.6.1.	Determine components and needs of a Town Center.	Ongoing	
2.6.2.	Undertake a Master Plan to explore strategic location and desirable attributes of Brookhaven's long-term City Hall and civic area needs.	Ongoing	
2.6.3.	Explore/inventory available sites.	Ongoing	
2.6.4.	Begin process to secure sites for Civic/City Center.	Ongoing	
<b>2.7. Improve coordination with DeKalb County Schools or consider development of a charter school system.</b>			
2.7.1	Develop a coordination program or memorandum of understanding (MOU) with school boards or system personnel to share information on school siting, forecasts, joint use of facilities, infrastructure plans, bus routes, and safe routes to school.	Underway	The City and the DeKalb County Board of Education have a joint use of facilities related to the new turf field that was built at Ashford Park Elementary School. The City can use the new turf field during non-school hours for recreational activities and the school can use the field during school hours and school sanctioned special events.
<b>2.8. Document historic resources.</b>			
2.8.1.	Undertake a historic and archeological resource survey (including cemeteries)	Not Started	
2.8.2.	Develop historic guidelines for identified resources.	Not Started	
<b>2.9. Ensure access to emergency services.</b>			
2.9.1	Evaluate ability to maintain emergency services.	Ongoing	
2.9.2.	Implement related recommendations of Comprehensive Transportation Plan.	Ongoing	
<b>ECONOMIC DEVELOPMENT</b>			
<b>3.1. Continue to enhance, diversify, and attract business establishments and unique restaurants.</b>			
3.1.1.	Inventory current local service establishments and determine if additional services are needed.	Ongoing	
3.1.1.a.	Create a citywide Economic Development Plan and Market Strategy.	Underway	Awaiting adoption by Development Authority.
<b>3.2. Identify opportunities for community festivals and events.</b>			
3.2.1.	Convene a committee of local leaders representing diverse constituencies to gain insight on the types of community events they would support and potentially host or sponsor.	Complete	
3.2.2.	Promote and advance these events as a platform to celebrate the various cultures represented within the city.	Ongoing	
3.2.3.	Utilize these events to provide an avenue for local business promotion. An event like "Taste of Brookhaven" could highlight the unique restaurants and catering services in town.	Ongoing	The inaugural Taste Brookhaven event will be held 08/10/19.
<b>3.3. Use the Buford Highway Economic Development Strategy to drive development of a citywide Economic Development Strategy.</b>			
3.3.1.	Explicitly define the City's vision and core economic development goals to ensure that businesses opening, relocating to, and expanding in Brookhaven create jobs and make investments that are in alignment with those goals.	Complete	Economic Development Department and Development Authority initiatives. <a href="https://www.brookhavenga.gov/econdev">https://www.brookhavenga.gov/econdev</a>
3.3.2.	Identify the most appropriate business sectors to pursue within various areas within the city.	Complete	Economic Development Department and Development Authority initiatives. <a href="https://www.brookhavenga.gov/econdev">https://www.brookhavenga.gov/econdev</a>
3.3.3.	Evaluate economic opportunities in proximity to the DeKalb- Peachtree Airport (PDK).	Underway	



ID	Description of Activity	Status	Accomplishment
3.4.	Establish additional incentives to encourage sustainable development in the city.		
3.4.1.	Identify impactful incentives that align with economic development goals once they have been established in the citywide Economic Development strategy.	Underway	Awaiting adoption by Development Authority.
3.4.2.	Consider adopting and implementing an Opportunity Zone.	Complete	
3.4.3.	Consider adopting and implementing a Tax Allocation District (TAD).	Complete	
3.5.	Identify ways to regularly engage business community in feedback on city needs and concerns and vice versa.		
3.5.1.	Develop a business retention and expansion program to gain feedback on needs and concerns.	Ongoing	The City established "welcome baskets" for the Brookhaven Chamber to hand out at ribbon cuttings and other welcome events held by all new Brookhaven businesses.
3.5.2.	Develop and continually evaluate the criteria for business retention and expansion visits, in addition to size, and ensure the data that is collected is actionable.	Ongoing	
3.5.3.	Invest in customer relationship management (CRM) software.	Not Started	
3.5.4.	Maintain a relationship with Brookhaven businesses.	Ongoing	The economic development department continues to promote the City by spearheading marketing efforts in strategic publications alongside the Brookhaven Convention and Visitors Bureau, touting the city's assets to large-scale developers, site selectors, brokers, and regional partners, and establishing an economic development toolkit to attract employers.
3.5.5.	Promote and operate the City's business incubation center.	Underway	This item has been funded in the budget.
3.6.	Leverage the Brookhaven MARTA station to encourage further desirable development along the Peachtree Corridor.		
3.6.1.	Incorporate relevant components of the Comprehensive Transportation Plan and planned transit-oriented development into Economic Development Strategy.	Underway	
3.7.	Streamline information accessibility between economic development partners and for site selectors and prospective companies.		
3.7.1.	Maintain and leverage a comprehensive, up-to-date database of the City's available and developable real estate portfolio.	Ongoing	
3.8.	Ensure a well-rounded view of the city through coordinated data analysis.		
3.8.1.	Maintain data profiles for the website, provide economic- development data analytics for the City, and fulfill data requests from prospective businesses and site selectors.	Ongoing	
3.8.2.	Incorporate examination of national and metrowide best practices and peer city benchmarking into periodic City data analysis.	Ongoing	This occurs during the budget process and during specific policy analysis. For example, the budget document includes response times for police. During policy analysis, comparison to neighboring cities and peer cities is the norm, including false alarm and alcohol ordinance revisions, police officer salaries, rights-of-way maintenance, side walk installation, etc.
3.8.3.	Partner with the Brookhaven Development Authority, local business leaders, and other potential partners to align economic development goals and metrics.	Ongoing	
3.8.4.	Develop work program as part of the citywide Economic Development Plan.	Underway	
3.9.	Optimize efforts and resources at county and regional levels		
3.9.1.	Identify programs and funding mechanisms that the City, local business leaders, and other economic development partners can leverage within economic development initiatives.	Ongoing	
<b>POPULATION</b>			
4.1.	Complete a strategic wayfinding and branding study for the city that considers signage, lighting and landscaping unique to Brookhaven.		
4.1.1.	Complete strategic wayfinding study for signage.	Complete	Gateway monument design adopted and signs installed.
4.1.2.	Complete strategic lighting and landscaping study for City Rights of Way.	Complete	Streetscape Design standards were completed in 2018.
4.1.3.	Establish a "Gateway" monument program.	Complete	Gateway monument design adopted and signs installed.
4.1.4.	Implement Phase 1 of 4.1.1, 4.1.2, and 4.1.3.	Ongoing	
4.2.	Promote the aging population.		



ID	Description of Activity	Status	Accomplishment
4.2.1.	Complete the Atlanta Regional Commission Local Government Lifelong Communities Assessment Survey.	Underway	
4.2.2.	Identify appropriate facilities, programs, and policies to further Brookhaven as a Lifelong Community.	Underway	
4.2.3.	Evaluate codes, services and practices to identify regulatory barriers that obstruct the support of Lifelong Communities Principles.	Underway	
4.3.	Promote opportunities for community members from all districts to serve on boards or committees.		
4.3.1.	Create an application process for citizens interested in serving on appointed boards and commissions.	Underway	This was implemented with the reappointment of Boards and Commission members in January 2019.
4.4.	Enhance City's communications with public.		
4.4.1.	Hold public forums, offering community members an opportunity to learn about government services.	Ongoing	
4.4.2.	Establish and regularly update a Residents Page on the City's website that shares information on community events and resident accomplishments.	Complete	The city's website has a city calendar, a community calendar, and a section with resources for residents with links to services outside of the City's jurisdiction, such as drivers license, schools, county sanitation, etc. The website also includes a tourism information page that links to the convention and visitors bureau website.
4.4.3.	Continue to provide e-newsletter option to community members as well as quarterly print newsletters to all community members.	Ongoing	The city provides a weekly e-blast and a quarterly printed newsletter.
4.4.4.	Create a biannual City magazine.	Ongoing	The city's quarterly newsletters are in magazine format and the city has just completed its second annual report.
4.5.	Grow the City's arts and cultural offerings.		
4.5.1.	Develop a public art program via ordinance.	Underway	The City has established an Arts Advisory Committee to begin the process of establishing a public arts program in the City as well as the parks.
4.5.2.	Implement a public art program.	Underway	The City has established an Arts Advisory Committee to begin the process of establishing a public arts program in the City as well as the parks.
4.5.3.	Identify incentives for incorporation of public art in private development; coordinate with action 1.1.1.	Underway	
4.5.4.	Continue to promote City led or partnered activities and events.	Ongoing	
<b>HOUSING</b>			
5.1.	Allow for diverse housing types to support life-cycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units.		
5.1.1.	In alignment with Comprehensive Plan, as a part of the City's Zoning Ordinance and 'Development Regulations, ensure that a variety of housing types and densities are available to ensure a full mix of housing is allowed.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
5.1.2.	Complete an analysis to explore application of accessory housing units in different areas of Brookhaven.	Complete	Zoning Ordinance Rewrite adopted November 28, 2018.
5.2.	Preserve safe and affordable housing in the community.		
5.2.1.	As multi-family housing redevelops in community, provide incentives for providing affordable housing as a percentage of units.	Underway	
5.2.2.	Continue code enforcement efforts related to housing.	Ongoing	
5.2.2.a.	Add additional code enforcement as necessary.	Not Started	
5.2.2.b.	Cross-train police officers for code enforcement needs (after hours).	Ongoing	
5.2.3.	Continue Police Department's Crime Free Housing Program.	Underway	
5.3.	Work with DeKalb County to target HUD funding for improvement and preservation of affordable housing in city.		
5.3.1.	Complete communitywide audit of city's apartment complexes.	Complete	



ID	Description of Activity	Status	Accomplishment
5.3.2.	Conduct interior apartment audit program per ordinance.	Ongoing	
5.3.3.	Participate in updates to the DeKalb County Consolidated Plan to identify opportunities to meet Brookhaven affordable housing needs.	Ongoing	