

3. Community Goals

The Community Goals outlined in this section provide the following elements:

- General Vision Statement
- List of Community Goals
- Community Policies
- Character Areas and Defining Narrative

The Community Goals are the foundation of the Comprehensive Plan and a requirement of the state’s planning statutes. The Plan will build upon the Community Goals by establishing a list of needs and opportunities the community intends to address and including action items to address these needs and opportunities in the Community Work Program.

3.1. PUBLIC INVOLVEMENT SUMMARY

As a part of Comprehensive Plan 2034, community members were engaged in a variety of ways throughout the planning process and encouraged to actively voice their opinions about the future of Brookhaven. The input collected ultimately shaped the overall community goals identified in this chapter as well as the priority needs and opportunities outlined in Chapter 4. Below is a high level summary of public involvement activities carried out throughout the planning process, along with key highlights of input collected. A full summary and documentation of the public involvement process is provided in Appendix A.1.

INFORMING COMMUNITY MEMBERS

This process used a variety of tools and techniques to inform community members of the Comprehensive Plan 2034 process including establishment of a portal for plan documents and information regarding public meetings at the City’s website, 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.



Figure 3-1: Community Goals

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 and communicating details of the planning efforts to the public. The committee gave direction at four meetings, each of which furthered the plan process:

Meeting 1: Project kick off (March 27, 2014)

Brainstorming on community needs and opportunities identified the need to make Brookhaven more walkable, with active streets and a true town center.

Meeting 2: Visioning and goal setting (May 6, 2014)

Discussion on preliminary character areas identified a neighborhood center land use plan with key activity nodes. The long term vision is to be a model city.

Meeting 3: Needs, opportunities and strategies identification (May 29, 2014)

Needs and opportunities were prioritized, and the character area visions were clarified in preparation for the second public workshop.

Meeting 4: Community work program review (June 26, 2014)

A review of the draft work program resulted in refinement of five year action items for the City and clarification of the City's desired roles.

In addition to these four meetings, two joint steering committee meetings were held (April 24 and June 12 2014) to allow for coordination with the steering committees of parallel planning efforts.



Steering Committee members brainstorm on the City's long term vision at the May 6 meeting.

KEY STAKEHOLDER INTERVIEWS

At the onset of the comprehensive planning process, the consultant team conducted interviews with key community stakeholders. 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.

Common Themes

Key Strengths: location, access to MARTA, existing neighborhoods and variety of housing stock, abundance of parks

Major Drivers of Change for Future Development: becoming more urbanized, Buford Highway redevelopment, increasing access to other modes of travel, MARTA Transit Oriented Development, establishing an identity, creating a town center

Priority Needs + Opportunities: improve infrastructure to accommodate growth, community involvement, creating a town center, smart growth, enhancement of growth

Desirable Plan Outcomes: an implementable plan with realistic short term work program

COMMUNITY SURVEY

A community survey was administered to gather input regarding Brookhaven's vision. The survey included 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 total of 237 surveys were completed.

Key Takeaways: The majority of participants would like Brookhaven to be a residential community with neighborhood commercial hubs and higher density office/commercial on main roads.

Priorities for Next Five Years (based on ranking): (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; and (7) Maintaining status quo.

MEETINGS WITH THE GENERAL PUBLIC

Obtaining input from the general public was a key component of the planning process. Meetings took different formats depending on the information that needed to be shared and collected at a given stage in the process.

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.

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. Community members identified strengths, weaknesses, opportunities and threats of Brookhaven and shared what they want Brookhaven to be known for in 20 years. A question and answer session followed prior to moving on to small group character area discussions.

What We Heard

- Strengths include Brookhaven’s neighborhoods, location, MARTA station, and the its trees.
- Weaknesses include the lack of an arts and culture scene, parks in need of care, and a desire for more government transparency.
- Opportunities include the chance to provide more bike/pedestrian friendly areas, to promote local merchants and the Brookhaven MARTA station.
- Threats include over-building which results in excessive lot coverage, the need to protect natural resources and traffic.
- Buford Highway has the potential for redevelopment while maintaining its cultural diversity.
- The City can be better defined and identified through a series of strategically placed gateways.
- Neighborhood scaled, mixed use development is appropriate for many of the character areas.

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 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 open house was followed by a formal presentation and then by the needs and strategies workshop activities.

What We Heard

- Diversity must include not only ethnic and cultural diversity but also economic diversity.
- The majority of input indicated overall support for the character area visions and corresponding implementation strategies.
- Further Brookhaven as a walkable and bikeable community.
- Encourage redevelopment of underutilized parcels along Peachtree Road, Buford Highway, Clairmont Road, and Johnson Ferry Road.

Joint Open House (July 21, 2014)

The Open House afforded an opportunity for the public to review and provide feedback on highlights from the Comprehensive Plan 2034 document as well as recommendations from the Comprehensive Transportation Plan.

What We Heard

- Character areas are consistent with the community vision, although small adjustments could be made to some wording.
- Community Work Program actions are generally supported, although minor tweaks could be made.
- Transportation issues and opportunities continue to be a top concern.

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)

At each of the public hearings, a summary presentation of the Comprehensive Plan 2034 process and document was provided. The public was invited to provide comments.

3.2. OVERALL VISION STATEMENT

The City’s vision statement provides a general statement and picture of what Brookhaven desires to become in the future, including a complete description of desired development patterns in the city. The vision statement is a product of public input collected during the planning process.

VISION STATEMENT

Brookhaven will be a national model for a walkable, urban community that preserves its unique character and history of neighborhoods, parks, and natural assets while welcoming higher density activity nodes that support transit use, biking, community hubs, sense of place, and diversity of residents and businesses.



Higher density activity hubs



Neighborhoods



Walkable, urban community



Parks and natural assets

3.3. COMMUNITY GOALS

As a part of the overall community goals, the City identified specific goals it seeks to achieve in the future. The following are strategic goals identified for Brookhaven’s future based on stakeholder and public input. At a later time, the City may desire to assign a point system to each of these goals to help prioritize action items for City pursuit in the future. In Chapter 4, the each of the needs and opportunities are linked back to these goals. *See Chapter 4 for additional description of this linkage.*

	<p>LAND USE + TRANSPORTATION COORDINATION</p> <p>Achieve greater walkability, bikeability, and overall mobility for day-to-day activities through transportation and land use coordination.</p>		<p>TRANSIT ORIENTED DESIGN</p> <p>Pursue Transit Oriented Development (TOD) as a key strategy to shaping the city’s future.</p>
	<p>DIVERSITY</p> <p>Preserve the economic and cultural diversity of the Brookhaven community.</p>		<p>NEIGHBORHOODS</p> <p>Preserve the city’s unique neighborhoods and communities.</p>
	<p>UNIQUE BROOKHAVEN</p> <p>Establish an identity and brand for the City of Brookhaven.</p>		<p>SUSTAINABILITY</p> <p>Develop reputation as a forward thinking and sustainable city.</p>
	<p>A CITY OF PARKS</p> <p>Enhance the City’s parks and recreation system.</p>		<p>ECONOMIC PROSPERITY</p> <p>Ensure a balanced economic environment.</p>
	<p>BUFORD HIGHWAY GATEWAY</p> <p>Promote Buford Highway to enhance this strategic location in the city.</p>		

3.4. COMMUNITY POLICIES

Community policies are those that City staff and elected officials will use to guide day-to-day decisions that are consistent with achieving the overall Community Goals. These policies are general in nature and do not require a specific action or funding stream but should provide general guidance to help with local decisions. The City of Brookhaven may wish to add to these overarching policies as it continues to define itself as a model city.

LAND USE

- We will promote the development of small commercial nodes at appropriate locations in the city, as identified by the Character Area Map.
- Our community will work with regional partners to further multi-use trail development along creek corridors and other strategic routes within the city.
- We will encourage good health and an active community by promoting urban design that provides connectivity among uses.
- We will collaborate with adjacent Cities of Sandy Springs, Dunwoody, Chamblee and Atlanta as well as DeKalb County to ensure coordinated growth.
- We will ensure sidewalks are included as a part of public improvements associated with new development activity.
- We will further the development of small public spaces such as squares and passive parks throughout our community.
- We will preserve the look and feel of Brookhaven as a green community through zoning and development decisions.



The Virginia Highland neighborhood in Atlanta is a good model for neighborhood commercial (Photo credit: vahi.org)



A small pocket space can be included in private development to contribute to the City's public spaces

COMMUNITY FACILITIES AND RESOURCES

- We will support the City’s Police Department by ensuring it has the resources it needs to further the city a safe place to live, work, and play.
- We will work with DeKalb County Public Schools to ensure City’s planning efforts are being considered in programming and planning for schools.
- Our community will continue to promote community policing program to help maintain a safe Brookhaven.
- We will promote a united character among our City’s parks and facilities by using similar signage and other aesthetic treatments such as stone walls and similar vegetation.
- We will continue to provide a variety of methods for information sharing regarding city activities, including website, regular newsletters, and other mechanisms.
- We will preserve the tree cover of city as new development occurs.
- We will protect natural drainage ways in the city.
- We will support ecological/best management practices for landscaping and stormwater management.
- We will implement the goals and strategies of the Parks and Recreation Master Plan.



Unique signage can help distinguish Brookhaven’s parks and greenspaces (photo credit: historicinmanpark.blogspot.com)



Encouraging bioswales and other ecological design solutions can help promote positive stormwater management

ECONOMIC DEVELOPMENT

- Our community will work with economic development partners, including Brookhaven and DeKalb County Development Authorities, Perimeter Community Improvement District, and the Brookhaven and DeKalb County Chambers of Commerce to further city goals.
- We will continue to promote a business friendly environment through streamlined business licensing and development/zoning processes.
- We will work with economic development partners and City businesses to promote transit use of area workers.
- We will actively pursue establishment of destinations within Brookhaven through the Office of Tourism and Community Development arm of city.
- We will support the local business community in its regular activities.
- Our community will encourage the modernization and development of quality office space for incubator space and for small firms.



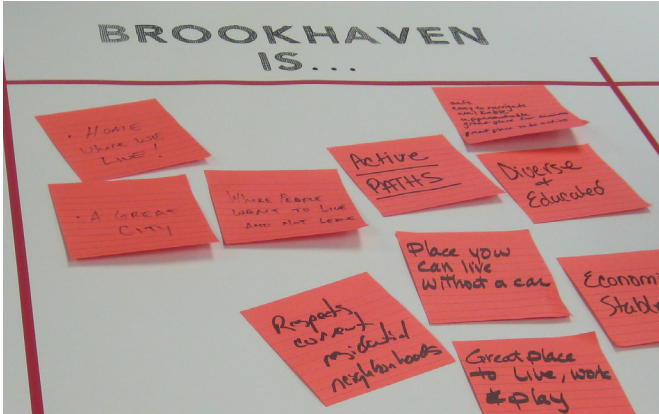
Transit access and amenities can help attract businesses and promote fewer cars on the road



Modern office options, as a part of mixed use development can be appealing to small firms

POPULATION

- We will promote policies and programs that maintain the diversity of ages and ethnicities in Brookhaven.
- We will provide a supportive environment for community events and activities.
- We will continue to provide translation services that ensure all community members are well connected in our city.
- We will provide opportunities for the public to regularly engage in our City’s planning and programs.



Community engagement is an important tool for maintaining an open city and involved community

HOUSING

- We will continue code enforcement activities to ensure safe and healthy living environments.
- We will promote Lifelong Communities principles.
- We will support the development of a variety of housing types and price points in our community to support the diverse housing needs of current and future residents.
- We will work with DeKalb County to implement the Consolidated Plan in the city.



The mix of housing options at the Brookleigh development on Johnson Ferry Road is a good model for future housing in Brookhaven

3.5. CHARACTER AREAS AND DEFINING NARRATIVE

The Character Area Map, along with the character area narratives that follow, lay out a vision, specific goals, appropriate land uses, and implementation strategies for Brookhaven’s unique sub-areas, districts, and neighborhoods. The character areas are based on two primary sets of factors: 1) areas of similar character, development time period, development types, and/or unique traits, and 2) areas that the community envisions developing in a coordinated fashion. There are 13 character areas in total: 8 are primarily residential in nature, and 5 are community activity centers of varying intensities. Existing residential densities are provided for each of the eight residentially-focused areas. Recommended residential densities and building heights are provided for each of the five community activity centers. These parameters are intended to help support implementation of the community’s vision as further explained below.

RECOMMENDED RESIDENTIAL DENSITIES + BUILDING HEIGHTS

Five character areas have recommended residential densities and building heights designated within their character area narratives. These include Perimeter Center, Blackburn Park Neighborhood Center, Peachtree Center Overlay District, Lenox Park, and the Buford Highway Corridor. These areas are envisioned as appropriate for change and suitable for mixed-use development at varying degrees of intensity. The Buford Highway Corridor has three designated intensity areas, given the wide diversity in development types seen as appropriate within this area.

These recommendations have been developed to provide guidance in making development decisions within these areas and have been crafted through a combination of Steering Committee input and guidance from previous local and regional plans.

EXISTING RESIDENTIAL DENSITIES

Eight character areas include existing residential density calculations. These have been developed for 1) character areas which are predominantly comprised of single-family residential neighborhoods, including the Lakes District, Lynwood Park, Osborne, Historic Brookhaven, Ashford Park-Drew Valley, Brookhaven Fields-Brookhaven Heights, and Roxboro,

and 2) the Briarwood Park character area, largely comprised of townhomes and condominiums. The vision for these areas includes the preservation of the existing residential character, including maintaining the existing residential densities unique to each character area. This calculation could be used to provide guidance on future development decisions by helping identify if proposed residential developments maintain the existing residential densities of the surrounding character area.

Existing residential densities were developed using 2013 tax parcel data; this data set identifies the year built for all residential parcels including detached and attached single family homes and condominiums but excluding apartments. The total number of residential parcels for each Character Area was calculated by selecting and tallying all parcels with a “year built” attribute not equal to zero/null. The residential acreage total of each Character Area (excluding apartments) was calculated by 1) selecting and tallying all parcels with a “residential year built” attribute not equal to zero/null and 2) visually identifying and selecting all parcels that appear to be common areas surrounding townhome and/or condo parcels. These two numbers were combined to get total acreage, and then this total was divided into the total number of residential parcels to calculate the residential density of each of the eight character areas.



The overall Future Land Use Vision is supported by unique features and characteristics that should help further guide Brookhaven’s future land use decisions and public investment decisions. Each of these unique features and characteristics is highlighted on the following six pages, preceding the character area narratives. They include:

- Gateway Features
- Neighborhood Commercial Target Areas
- Areas Requiring Special Attention
- Healthy, Active Living Resources
- Priority Redevelopment Parcels

Increasing walkability, bikeability, and overall mobility in all of Brookhaven’s character areas is viewed as important. This should be considered an inherent component of the vision for each of the 13 character areas and the overall long-term vision of Brookhaven. The City’s Comprehensive Transportation Plan provides detailed implementation strategies for furthering walkability, bikeability, and overall mobility within the city.

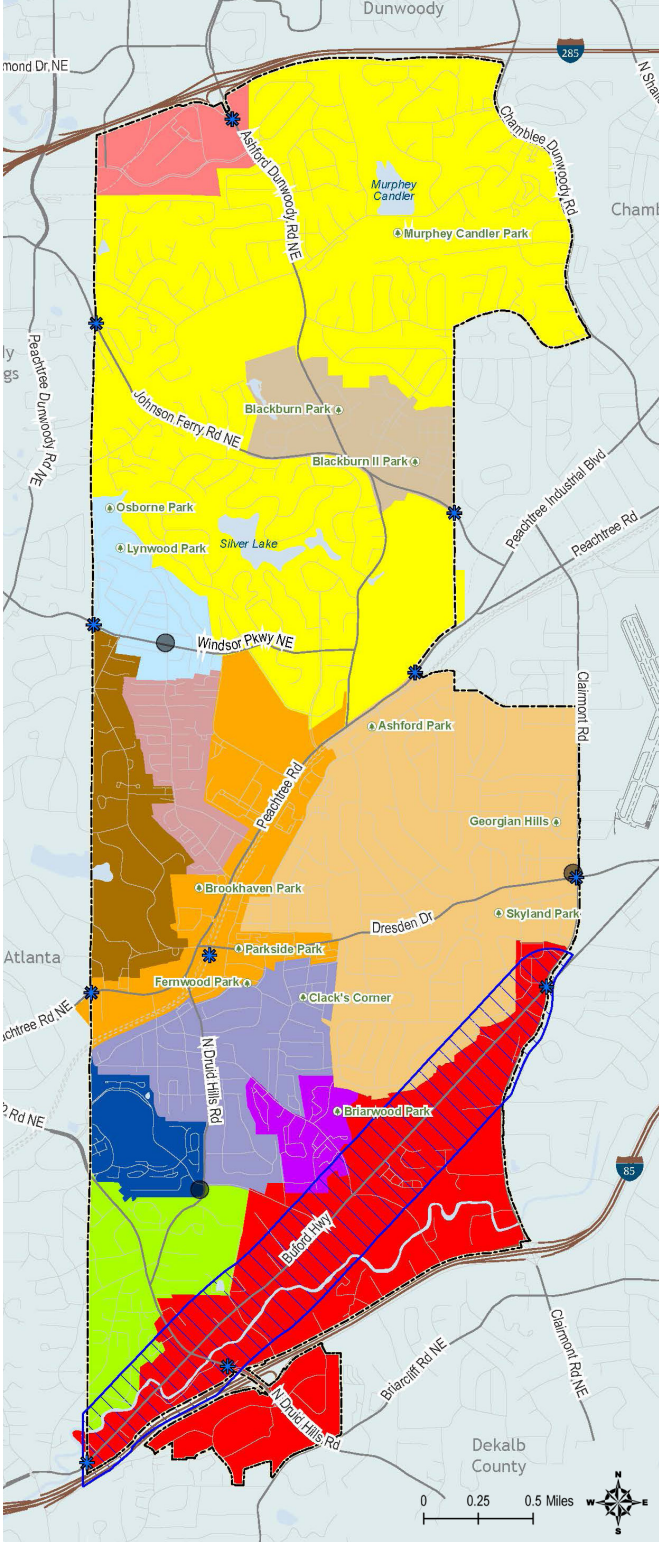
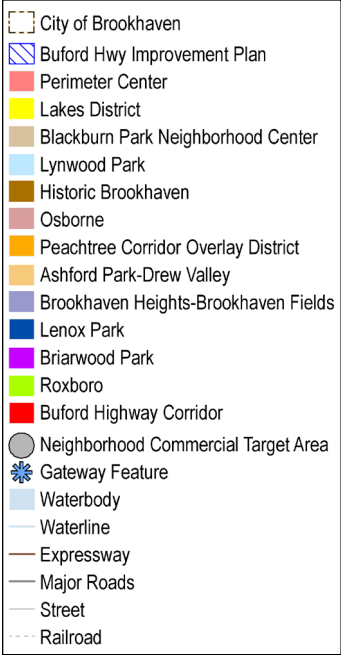


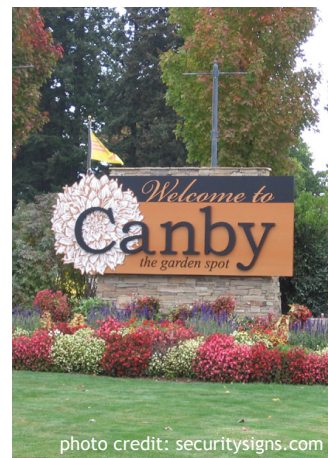
Figure 3-2: Character Area Map (See larger map in Appendix A.3)

GATEWAY FEATURES

In addition to the 13 character area designations, the Character Area Map also identifies areas appropriate for Gateway Features. A Gateway Feature designation has been applied to areas where entry markers are needed to signify entrance into the City of Brookhaven. These features may include signage, architecture, public art, fountains and landscaping. Gateway features provide the City with the opportunity to build a unique image and identity. These are distinctive areas that have the ability to shape the public’s perception of the city upon arrival.

The city currently lacks entry markers at its most prominent entryways, including Peachtree Road, Buford Highway, Ashford Dunwoody Road, Johnson Ferry Road, Druid Hills Road, and the Brookhaven MARTA station. These heavily traveled corridors represent the most logical location for public investment in gateway features, since the majority of visitors enter the city through these roadways. The Character Area Map identifies 11 areas where gateway features are needed. These locations were identified through public input gathered at the visioning workshop. They have been prioritized for public investment based upon the most heavily traveled roadways within the city.

To have the biggest impact on establishing a community identity, gateway features should be consistent in design. The scale of these gateways may vary based upon roadway size. Defining ‘major’ and ‘minor’ gateways may be necessary wayfinding initiatives are further pursued by the City. Peachtree Road has been identified as an appropriate location to feature grander gateways, given its perception as Brookhaven’s ‘Main Street.’



A limited number of standard signs mark entrance into Brookhaven (top). Additional gateway features can help build a unique image for Brookhaven as has been accomplished in other communities using a combination of murals (Austin, middle), landmark signs (City of Canby, bottom left), and pedestrian markers (Charlotte, bottom right).

NEIGHBORHOOD COMMERCIAL TARGET AREAS

The Character Area Map designates Neighborhood Commercial Target Areas. Neighborhood commercial is defined as small-scale retail development that serves the needs of the surrounding residential neighborhood. Typical uses include restaurants, pharmacies, convenience stores, dry cleaners, and salons. Target areas are a special policy overlay placed upon residential character areas to identify locations where neighborhood commercial is desirable.

These target areas are not identified in character areas that are planned to contain neighborhood commercial uses throughout. These character areas include the Buford Highway Corridor, Peachtree Corridor Overlay District, Blackburn Park Neighborhood Center, and Perimeter Center. Neighborhood Commercial Target areas are strategically located to provide convenient retail and services within walking distance of surrounding neighborhoods. They are identified for areas currently underserved with neighborhood commercial uses. They have been prioritized to fill in the ‘gaps’ of residential areas that do not have retail uses in comfortable walking distance (1/4-1/2 mile).

A series of sites appropriate for neighborhood commercial were initially identified through a public visioning exercise. These have been refined and prioritized to reflect sites that exhibit the potential to support successful neighborhood commercial uses. Factors used to identify target areas include current zoning designations, existing land uses, visibility and accessibility from major thoroughfares and centralized locations that serve multiple neighborhoods.



Neighborhood commercial can help further a walkable and bikeable environment while providing desired amenities for adjacent neighborhoods as well as an active streetlife.

AREAS REQUIRING SPECIAL ATTENTION

There are several areas of Brookhaven that require special attention due to the unique value they play in the ecosystem and heritage of both the city and greater Atlanta Region. Each of the following areas require unique attention as development occurs:

- **Wetlands** - These resources include forested wetlands, lakes, ponds, and emergent wetlands. They play an important role in holding water, preventing flooding, and serving as habitat for diverse animals. The bulk of Brookhaven’s wetlands lie north of Peachtree Road near notable water bodies.
- **Creeks** - The North Fork Peachtree Creek and Nancy Creek are widely recognized as important resources in the city. These, along with the City’s floodplains, should be given special attention within development proposals.
- **Historic Districts on the National Register** - Historic Brookhaven and Oglethorpe University help define the region’s heritage and should be preserved. Additional local protection is needed to help achieve this.
- **Multi-use Trails** - Brookhaven has the beginnings of what is anticipated to be a well-connected trail network linking the city internally and to points outside of the city. While this resource is not yet considered of regional importance, the City’s Parks and Recreation Master Plan lays out a detailed plan for enhancement. Further development of these trails should be prioritized.

Brookhaven’s development regulations include a series of provisions that maintain consistency with the Metropolitan North Georgia Water Planning district plans and the Part 5 Environmental Planning Criteria of the Georgia Planning Act, administered by the Environmental Protection Division of the Georgia Department of Natural Resources. Appendix A.2.2. (Natural Resources section) documents this analysis. Chapters 4 and 5 identify additional strategies to further protect the City’s watershed and natural resources.

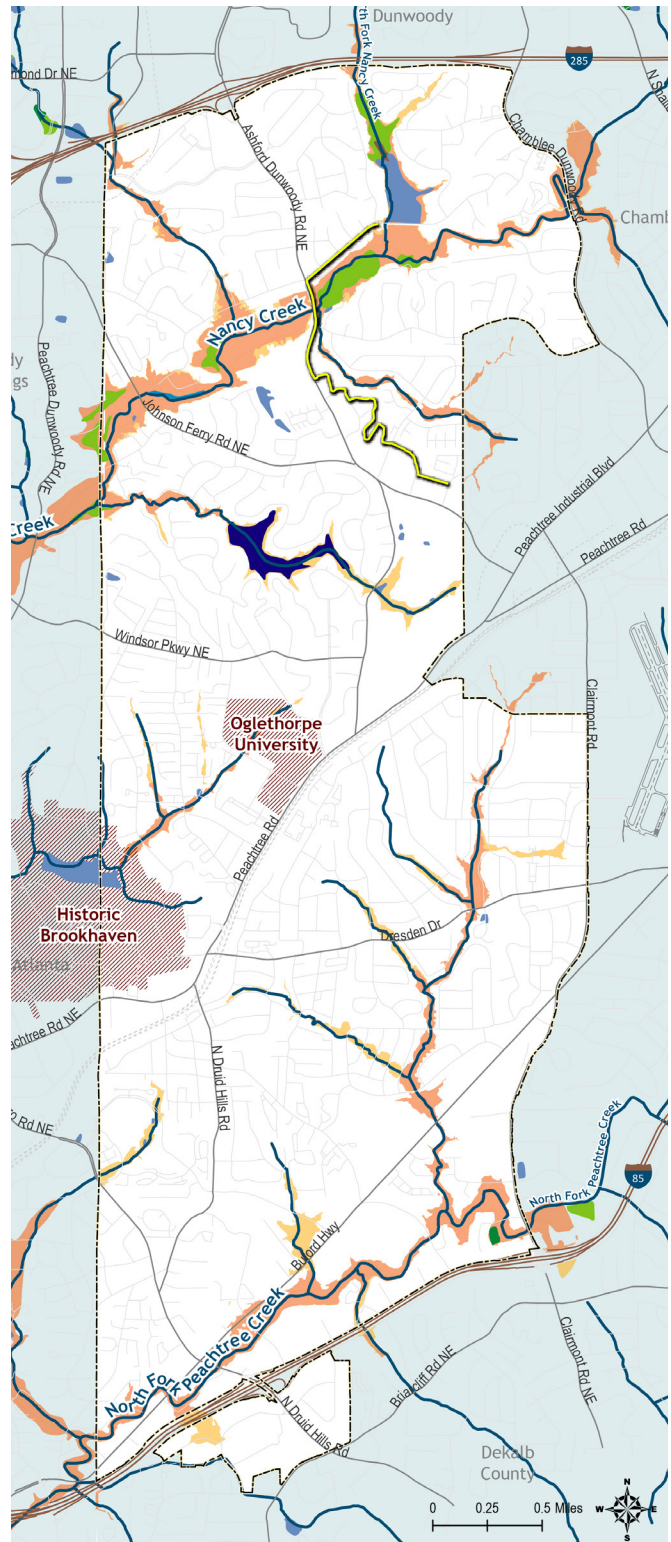
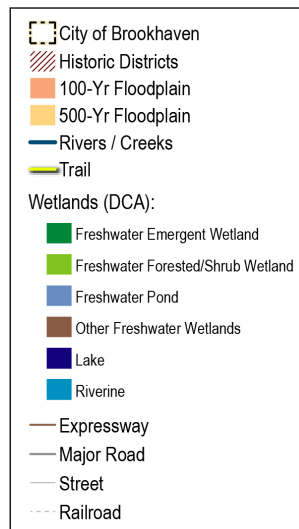


Figure 3-3: Areas Requiring Special Attention Map
(See larger map in Appendix A.3)

HEALTHY/ACTIVE LIVING RESOURCES

Healthy and active living infrastructure is an important priority for Brookhaven’s future. Through the visioning process, the desire to create a more active environment where individuals, families, and friends can walk and bike through the city while easily accessing transit, parks, and important community resources was identified. Figure 3-4 identifies the multitude of such resources in the city. Providing connections and furthering synergies among these resources will help further Brookhaven’s quality of life. Important resources to be leveraged include:

- **Wellness District at Medical Center** - There is a major wellness district within arms reach of Brookhaven - a major asset to the city’s residents to be leveraged.
- **Master Active Living Plans** - These plans lay out a good road map to further active living in two of the city’s most important activity areas: Buford Highway Corridor and Blackburn Park Neighborhood Center. A recommendation of this plan is to formally adopt these sub area plans.
- **Senior Housing and Resources** - A vision has been set for Brookhaven to continue as a lifelong community. While there are some senior resources currently in the city, there is room for improvement. The City should support opportunities for residents to age in place.

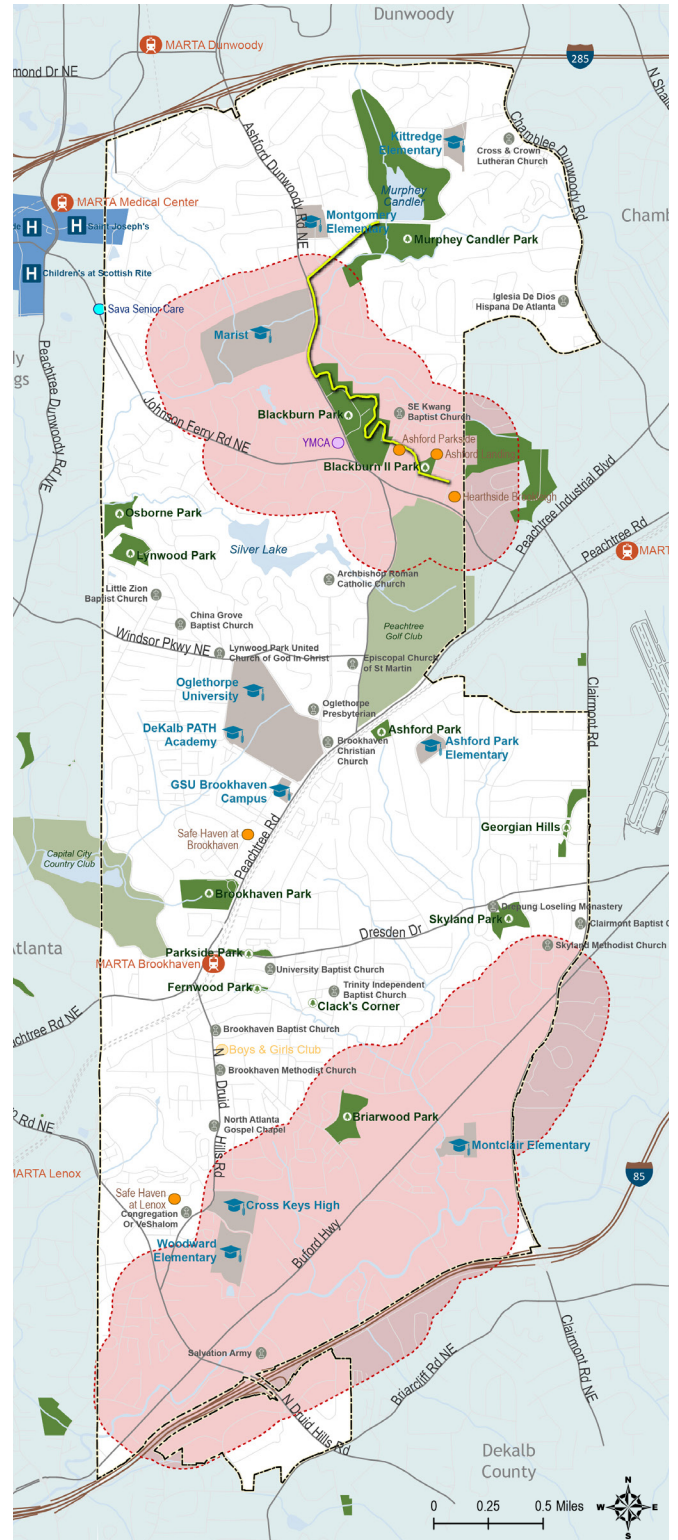
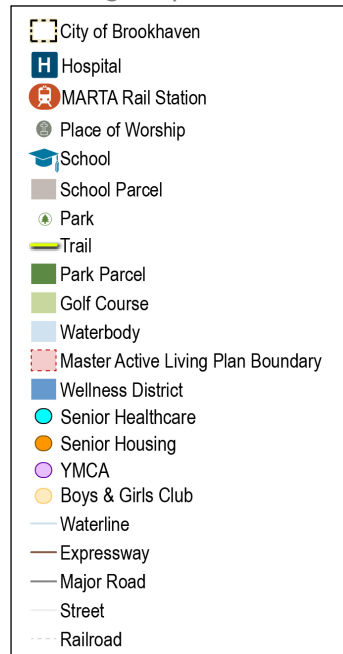


Figure 3-4: Healthy/Active Living Resources Map
(See larger map in Appendix A.3)

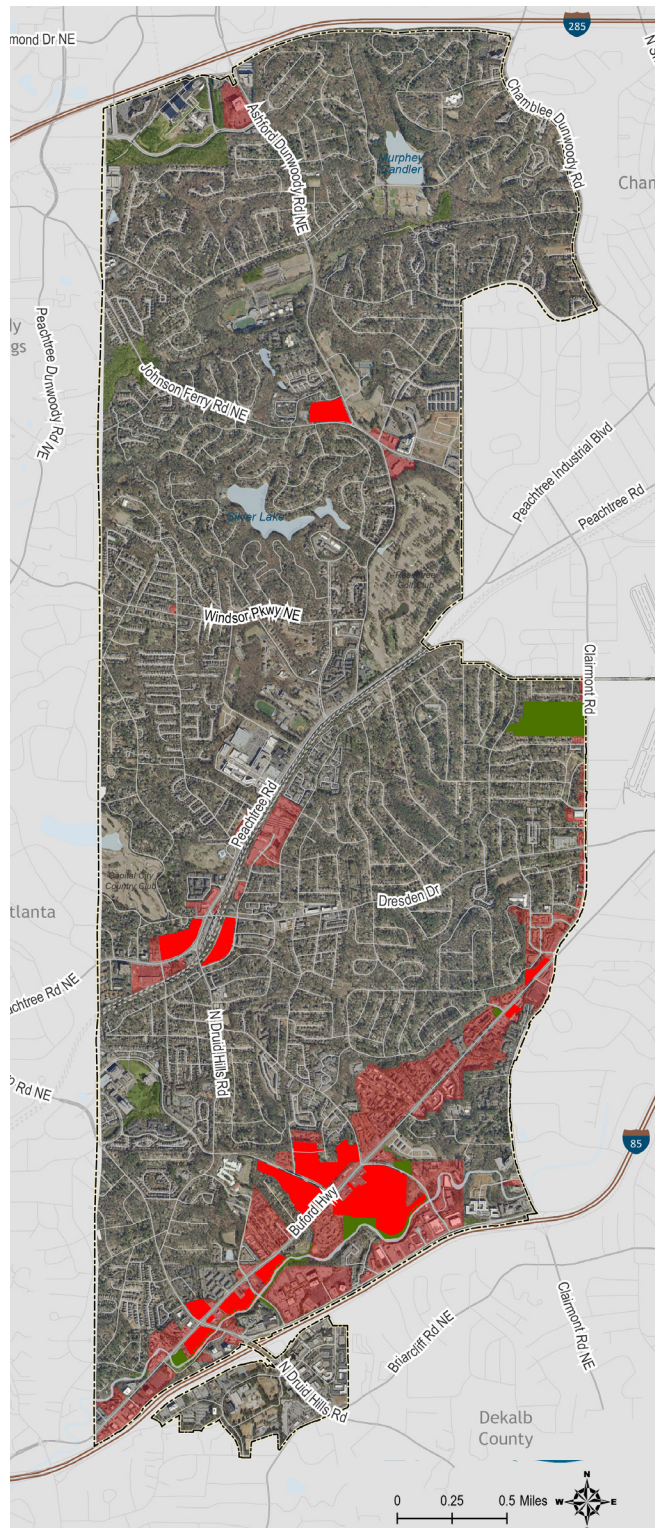
PRIORITY REDEVELOPMENT PARCELS

As a part of the baseline conditions analysis, a preliminary inventory of vacant and underdeveloped parcels was identified. Through the planning process and coordination with the Buford Highway Improvement Plan and Economic Development Strategy a series of priority redevelopment parcels were identified, as indicated in Figure 3-5 to the right.

Priority redevelopment sites are primarily located in the Buford Highway Corridor as it is seen as having the highest potential and need for redevelopment in upcoming years. Other parcels were identified in the public involvement process and further supported by their identification in other plans that these areas should serve a higher use in the community to better achieve the community vision.

Priority Redevelopment Parcels include:

- Parcels identified in the Buford Highway Plan, primarily focused around North Druid Hills and Briarwood Road as well as re-purposing tracts as pocket parks.
- The Brookhaven MARTA station parking lots, planned for redevelopment as a part of MARTA's Transit Oriented Development initiative.
- Former Harris Teeter along Peachtree Road and Hastings Nursery sites.
- Kroger Shopping Plaza at Johnson Ferry Road.



Brookhaven IT/GIS Department, April 15, 2014; Annex data added January 8, 2015

Figure 3-5: Priority Redevelopment Parcels Map (See larger map in Appendix A.3)



Priority redevelopment areas shown above: (top left) Druid Hills Road at Buford Highway; (top right) A greenway is planned for along North Fork Peachtree Creek, to be coordinated with redevelopment; (bottom left) MARTA station parking lots are targeted for redevelopment in the next five years; (bottom right) The Kroger Shopping Plaza could be better utilized by developing out parcels to help create a more dense and walkable environment. This opportunity was identified in the DeKalb Master Active Living Plan.



PERIMETER CENTER

CHARACTER AREA DESCRIPTION

The Perimeter Center character area is an area of high-intensity development in the northwest corner of the city. This area is a component of the Perimeter Center employment area focused around the I-285 and GA 400 interchange. Land uses in this area include high-rise office towers, multi-family residential, and a mid-rise hotel. The proposed boundaries for this area are not shown to expand into the surrounding single-family residential areas.

COMMUNITY VISION

The vision for this area is for it to remain an area of high-intensity land uses, providing employment opportunities and a diverse tax base to the city. This area is seen as appropriate for additional development, particularly in the form of mixed-use residential and neighborhood commercial development. This area is currently dominated by large-scale office uses. To better diversify the area, additional multi-family development and retail is seen as particularly appropriate for this character area.

A potential park designation is seen as appropriate for the forested area south of Lake Hearn Drive, adjacent to the western boundary of the city. Higher densities are more appropriate for areas adjacent to I-285 with a step down in intensity near surrounding residential areas. The character area will be appropriately designed to ensure sufficient buffers and transitions to adjacent areas.

RECOMMENDED RESIDENTIAL DENSITIES AND BUILDING HEIGHTS

- Dwelling Units Per Acre: 50-150+
- Building Heights: 5-20+

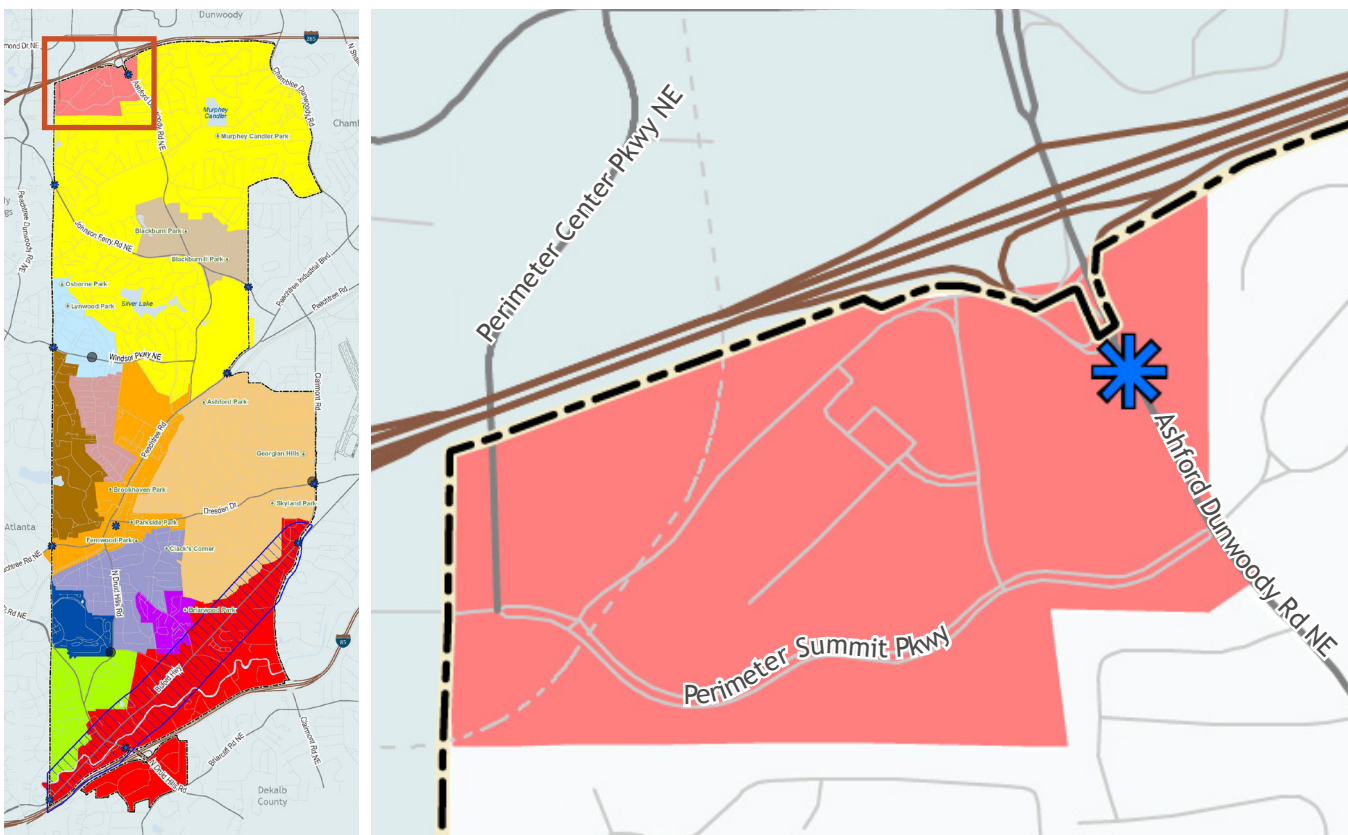


Figure 3-6: Perimeter Center Character Area



Large expanses of surface parking in this character area have the ability to accommodate additional development through the provision of structured parking decks.



Mixed-use development with ground floor retail and residential above, like that shown above in Town Brookhaven, is desired for this area to balance the land use mix, which is currently dominated by large-scale office development. Photo Credit: townbrookhaven.net

IMPLEMENTATION STRATEGIES

- Coordinate planning efforts with Sandy Springs and Dunwoody, particularly in regards to large development projects that may impact this area.
- Ensure that the appropriate zoning is in place to foster dense, mixed use development with high quality design.
- Investigate adding a nature trail through the wooded area south of Perimeter Summit Parkway.
- Ensure appropriate buffers and height transitions are provided for uses adjacent to single family neighborhoods.
- Ensure DeKalb County Schools are involved in new development proposals that include housing and will have potential impacts on schools.

APPROPRIATE LAND USES

- Office
- Multi-Family Residential
- Townhomes
- Hotel
- Mixed-Use
- Retail
- Neighborhood Commercial
- Parks and Recreation

- Incorporate appropriate end-of-trip facilities for bicycle commuters, such as bicycle racks, showers/locker rooms, etc., within new and existing office development.
- Work with the Perimeter Center Improvement District to jointly pursue relevant recommendations of the Perimeter Center LCI 10 year update.
- Given this area’s proximity to an ARC designated Wellness District (St. Joseph’s Hospital and Northside Hospital), senior housing and adherence to Lifelong Communities principles are seen as appropriate in this area. The following principles of Lifelong Communities should be followed:
 - Special accommodations should be made for vanpools, shuttle services and Human Services Transportation (HST).
 - Improve sidewalk connectivity, calm traffic and provide pedestrian refuge islands where necessary.
 - Pedestrian crossings should employ signal timing suitable for slower walking speeds.
 - Promote mixed-use development and proximity between single-use developments.
 - Follow design standards set forth for ADA compliance and AARP recommendations.

LAKES DISTRICT

CHARACTER AREA DESCRIPTION

This character area is comprised primarily of single-family residential subdivisions in the northern portion of the city. It contains a mixture of older subdivisions built in the 1950s and 1960s and newer subdivisions built in recent decades. This area is centered around community focal points which include Murphey Candler Park, Nancy Creek, and Silver Lake. While some residential infill has occurred within this area in the past decade it is not considered to be a significant issue as it has largely maintained the existing character.

COMMUNITY VISION

The vision for this area is for the single-family neighborhoods to be maintained and preserved. Residential infill development should be permitted only if it complements the character of the surrounding neighborhood. The Nancy Creek stream corridor has been identified as appropriate for a linear park and trail. An extension of the PATH trail through this area and another extension south along Ashford Dunwoody Road should be investigated.

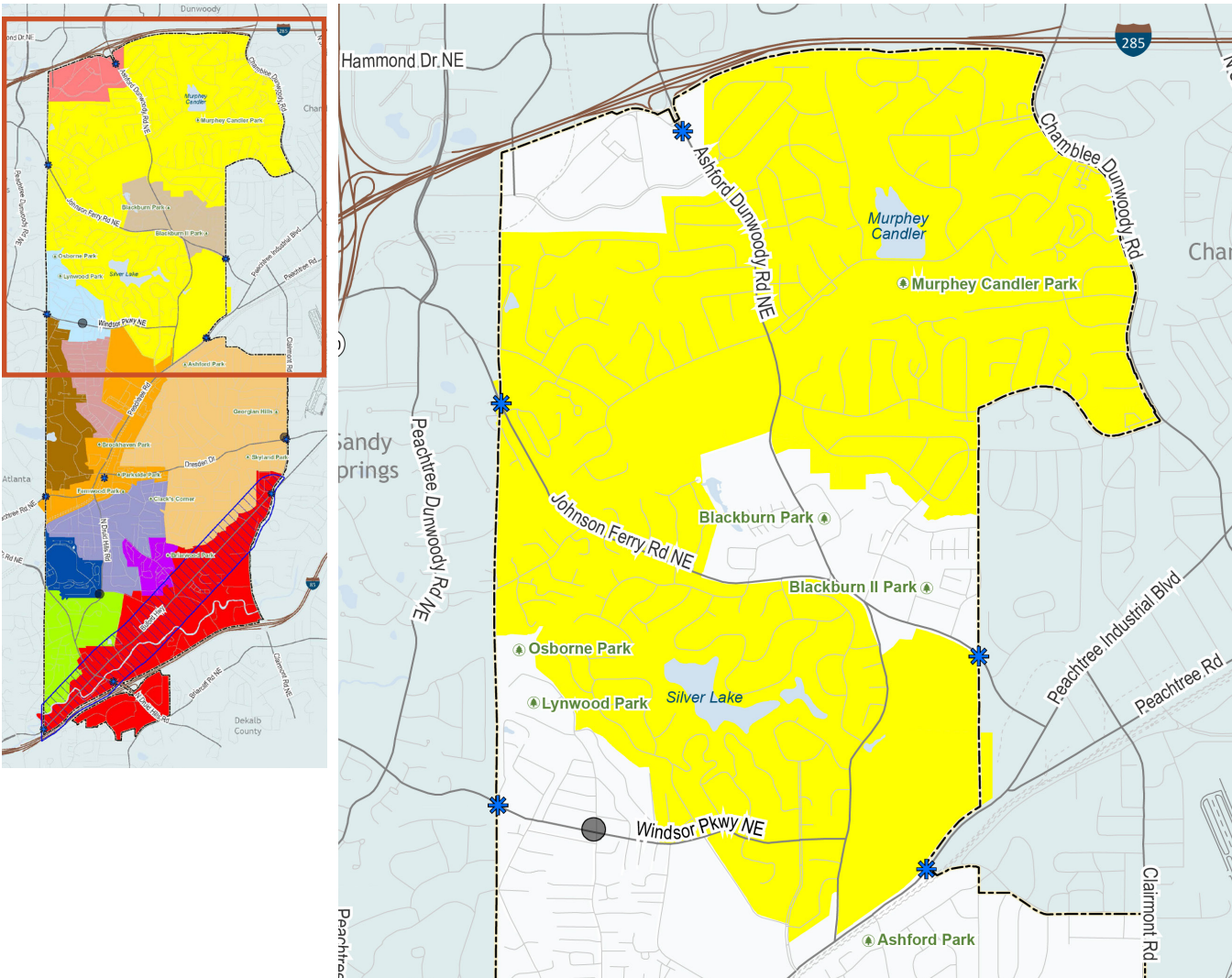


Figure 3-7: Lakes District Character Area





Murphey Candler Park is a major community asset in this area and should be protected and enhanced per the recommendations of the Parks and Recreation Master Plan.



This character area is comprised of a collection of stable single-family neighborhoods that should be preserved and protected from incompatible infill development.

IMPLEMENTATION STRATEGIES

- Ensure that the proper zoning is in place to maintain the character of the single family residential neighborhoods with infill development.
- Conduct neighborhood specific surveys regarding infill development for neighborhoods in this character area that have experienced significant infill.
- Follow recommendations for improvements to Murphey Candler Park per the recommendations of the Parks and Recreation Master Plan.
- Explore the possibility of developing a linear park and trail adjacent to Nancy Creek.
- Protect single-family neighborhoods from encroachment by higher-intensity land uses, particularly in the area adjacent to the Perimeter Center character area.



The Nancy Creek stream corridor has the potential to accommodate a linear park and trail with connections to the existing trails network in this area.

EXISTING RESIDENTIAL DENSITY

- Number of Residential Parcels: 3,511
- Residential Area (Acres): 1,732
- Density (#/AC): 2.0

APPROPRIATE LAND USES

- Single-Family Residential
- Townhomes
- Institutional
- Neighborhood Commercial
- Parks and Recreation

BLACKBURN PARK NEIGHBORHOOD CENTER

CHARACTER AREA DESCRIPTION

This character area is comprised of commercial and residential areas surrounding Blackburn Park. This includes a mixture of commercial, multi-family residential, townhomes, and single-family land uses. This area has recently experienced a number of residential developments built under the Pedestrian Community (PC) zoning designation, with a strong emphasis on walkability. This area has the potential to further develop into a pedestrian-friendly village center through redevelopment.

COMMUNITY VISION

The vision for this area is for it to continue to develop into a walkable neighborhood mixed use center, through the strategic redevelopment of existing uses. This area should exhibit characteristics in which the pedestrian has priority over the automobile. Redevelopment into pedestrian-friendly neighborhood commercial and mixed-use developments are seen as appropriate for this area.

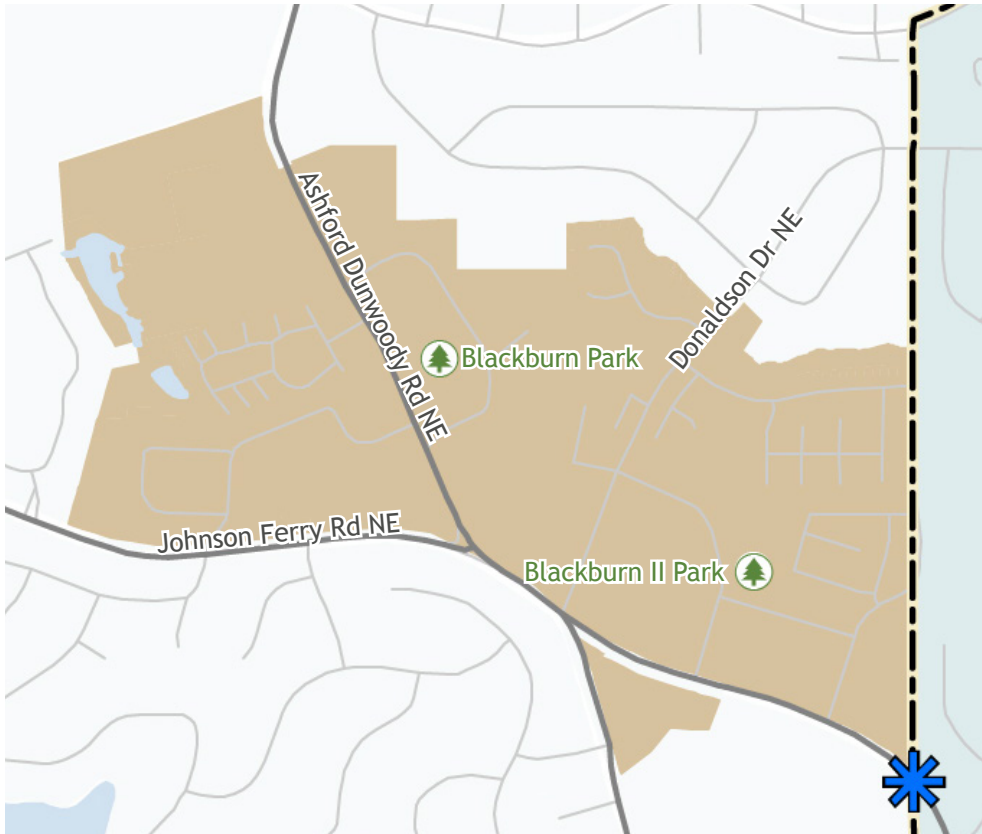
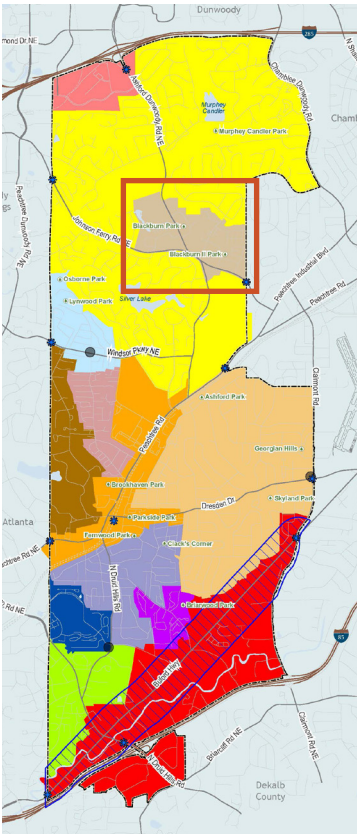


Figure 3-8: Blackburn Park Neighborhood Center Character Area



The PATH foundation’s Nancy Creek Trail provides a major bicycle and pedestrian amenity within this character area.



Inman Park Village (shown above) is an example of mixed-use village center development that is seen as appropriate for this area. Photo Credit: genekansas.wordpress.com

IMPLEMENTATION STRATEGIES

- Incorporate a series of safe pedestrian crossings along Johnson Ferry Road and Ashford Dunwoody Road to promote pedestrian connectivity.
- Identify and implement appropriate traffic calming techniques to reduce vehicular speeds and increase pedestrian safety.
- Develop a more user friendly mixed-use zoning district to be applied in this area.
- Pursue opportunities to connect existing path network with new pedestrian connections.
- Implement streetscaping standards that promote walkability along portions of Johnson Ferry Road and Ashford Dunwoody Road.
- Expand and amend the Pedestrian Community (PC) zoning district in this area per the recommendations of the Ashford Dunwoody Master Active Living Plan.
- Implement improvements to Blackburn Park per the recommendations of the Parks and Recreation Master Plan.

APPROPRIATE LAND USES

- Mixed-Use
- Multi-Family Residential
- Townhomes
- Single-Family Residential
- Institutional
- Neighborhood Commercial
- Parks and Recreation

RECOMMENDED RESIDENTIAL DENSITIES AND BUILDING HEIGHTS

- Dwelling Units Per Acre: 12-60
- Building Heights: 3-8 stories

LYNWOOD PARK

CHARACTER AREA DESCRIPTION

Lynwood Park is a historic single-family residential community with a traditional development pattern, featuring narrow lots and streets. This area is a historically African-American neighborhood comprised of small wood and cinderblock homes. Within the last decade, this area has experienced widespread infill development in the form of larger craftsman-style homes. The community features a large park, Lynwood Park, which contains basketball courts, tennis courts, a swimming pool, recreation center, playground and picnic area.

COMMUNITY VISION

The vision for this area is for it to maintain the current character of a traditional neighborhood. This includes single-family homes on narrow lots with short setbacks and small block sizes. Infill residential development should only be permitted if it complements the character of the traditional neighborhood elements found in this character area. There is currently one small neighborhood commercial use found near the intersection of Windsor Parkway and Osborne Road. The development of additional neighborhood commercial uses is desired for this intersection.

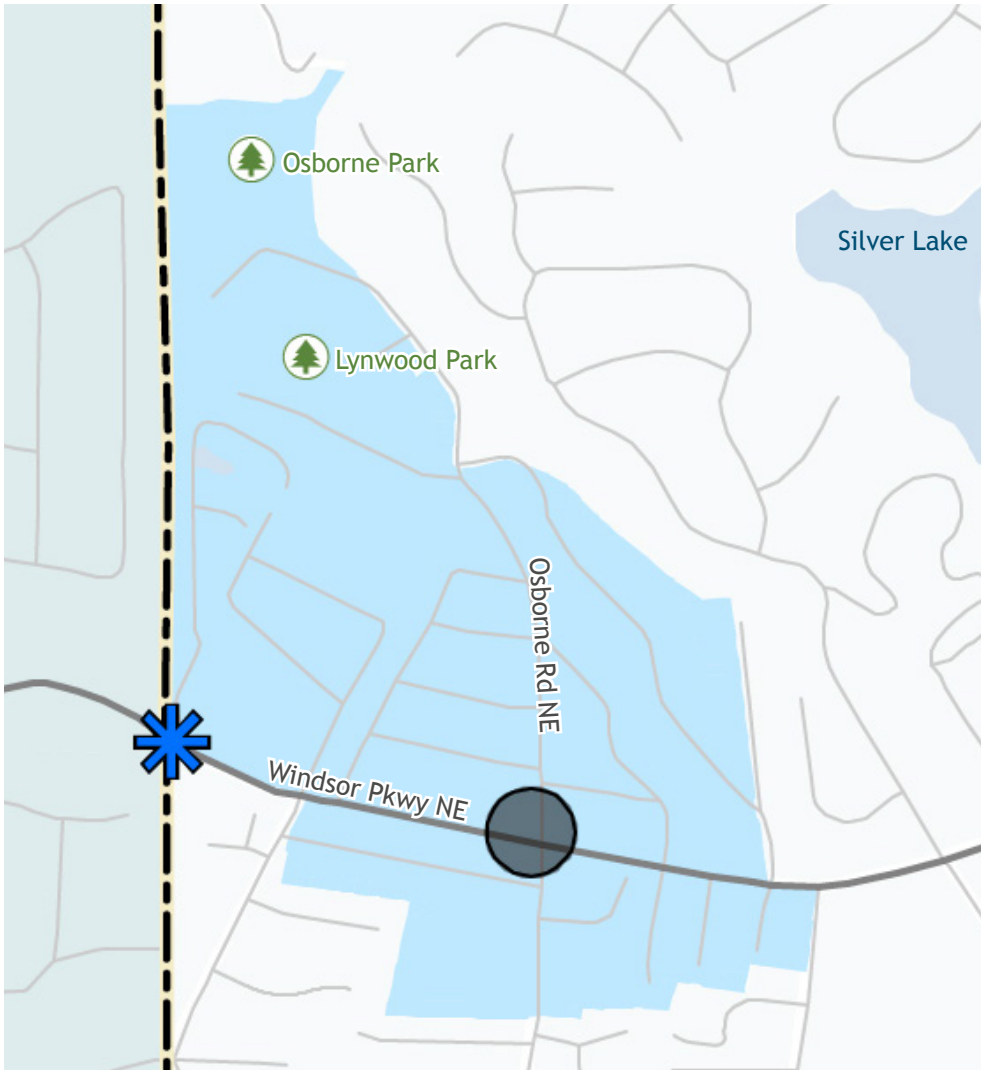
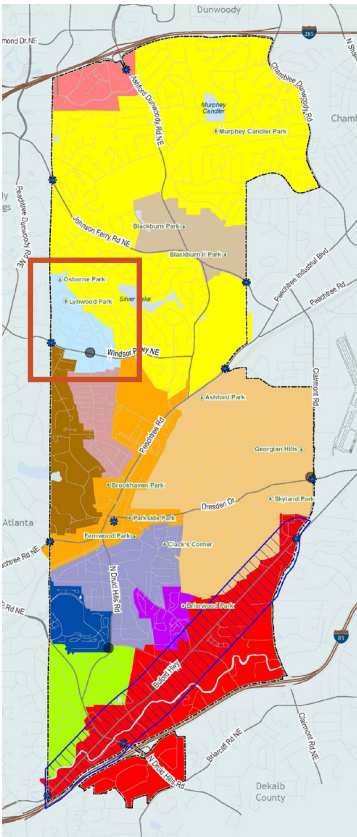


Figure 3-9: Lynwood Park Character Area



The Lynwood Park neighborhood has experienced significant infill residential development in recent years, an example of this is shown above. Photo Credit: gahomeguide.com



Neighborhood commercial, like the kind shown above in the Candler Park neighborhood of Atlanta, is seen as appropriate at the intersection of Windsor Parkway and Osborne Road. Photo Credit: goodlivingrealestate.com

IMPLEMENTATION STRATEGIES

- Provide incentives to promote the development of neighborhood commercial on the commercially zoned properties at Windsor Parkway and Osborne Road.
- Implement improvements to the Lynwood and Osborne Parks, per the recommendations of the Parks and Recreation Master Plan.
- Conduct a neighborhood specific survey regarding infill development in this area to assess the need for infill regulations in this neighborhood.
- Preserve the tree canopy through ensuring adequate protections within the tree ordinance.
- Update the zoning code to provide for infill compatibility.

APPROPRIATE LAND USES

- Single-Family Residential
- Townhomes
- Institutional
- Neighborhood Commercial
- Parks and Recreation

EXISTING RESIDENTIAL DENSITY

- Number of Residential Parcels: 501
- Residential Area (Acres): 107
- Density (#/AC): 4.7

HISTORIC BROOKHAVEN

CHARACTER AREA DESCRIPTION

This character area includes the historic residential core of Brookhaven centered around the Capital City Country Club. The golf course and surrounding homes have been designated on the National Register of Historic Places. Many, although not all, of these homes date back to the pre-war period, prior to 1940, and were designed by prominent Atlanta architects of this time.

The residential character in this area is defined by large estate homes on large lots with deep setbacks and large front lawns.

COMMUNITY VISION

The vision for this area calls for the preservation of the golf course and existing historic structures to maintain the neighborhood’s architectural heritage. It also calls for the preservation of the large-lot residential character in historic and more recently developed areas. Higher-density residential forms and non-residential land uses are not deemed to be appropriate within this character area, which extends from lots abutting Peachtree Road development in the south to Windsor Parkway in the north.

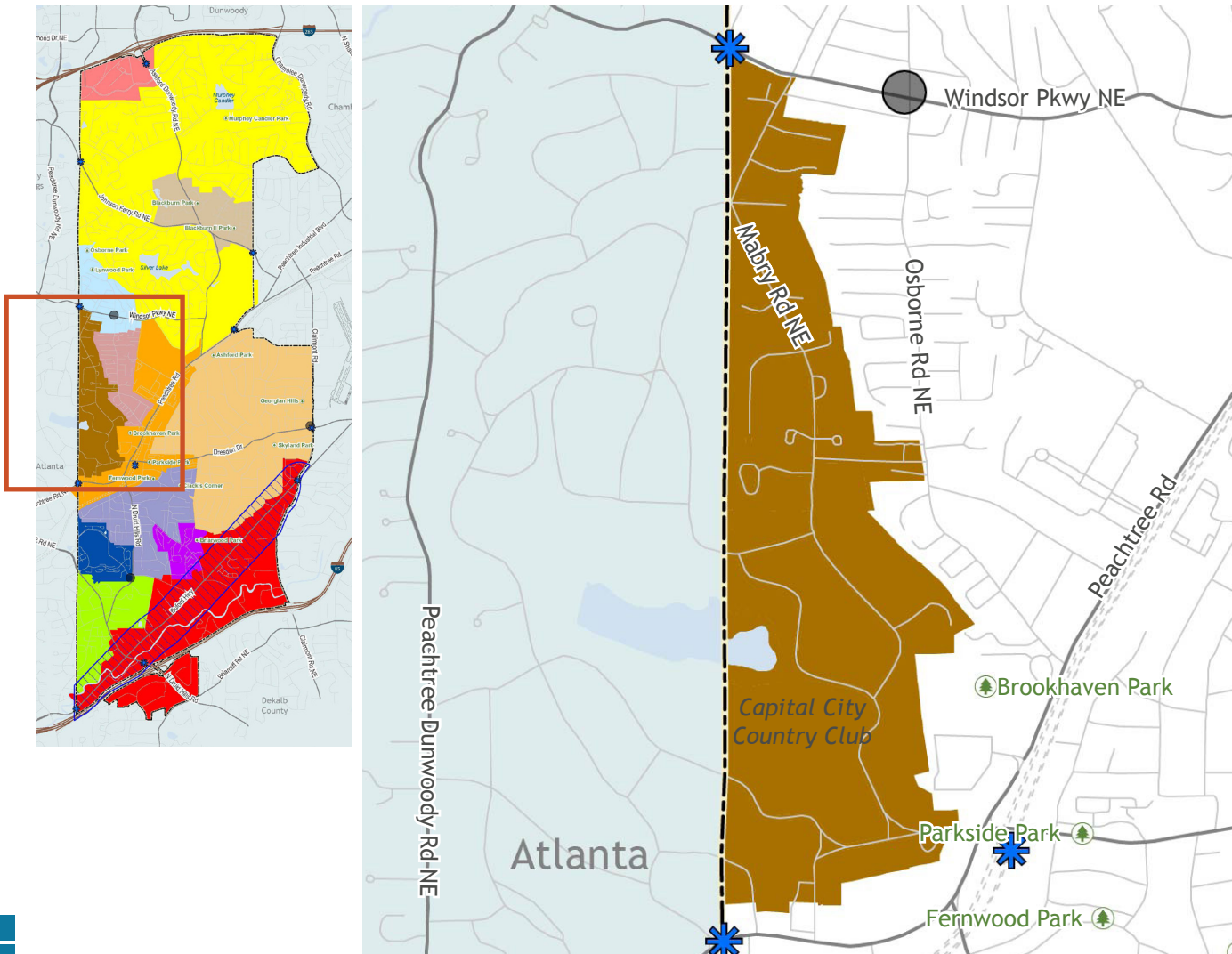


Figure 3-10: Historic Brookhaven Character Area

APPROPRIATE LAND USES

- Single-Family Residential
- Parks and Recreation

EXISTING RESIDENTIAL DENSITY

- Number of Residential Parcels: 317
- Residential Area (Acres): 184
- Density (#/AC): 1.7

IMPLEMENTATION STRATEGIES

- 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 in the character area described above.
- Conduct a neighborhood survey to assess the need for establishing a City-designated historic district designation for portions of this area to help protect the historic character of this neighborhood.
- As development occurs along Peachtree Road, ensure appropriate buffers and transitions from higher density uses to Historic Brookhaven.
- Work with the City of Atlanta, to preserve and promote the unique heritage and history that Historic Brookhaven brings to the area and region.
- The character of smaller lots should be limited from extending further into the historic, large lot character within the historic district



The Historic Brookhaven neighborhood features prominent gateway signage on Mabry Road and Brookhaven Drive.



The residential character of the Historic Brookhaven neighborhood is defined by large estate homes on large lots.

OSBORNE

CHARACTER AREA DESCRIPTION

The Osborne character area is comprised of single-family residential developments found along the Osborne Road corridor. This area contains numerous cul-de-sac subdivisions built in the 1980's and 1990's. The defining residential character is densely grouped homes on small lots with shallow front, rear and side yards.

COMMUNITY VISION

The vision for the Osborne character area is to preserve and maintain the existing residential neighborhoods, while promoting improved connectivity. The cul-de-sac development pattern limits pedestrian and vehicular connectivity by creating a series of dead-end streets. Opportunities to connect these streets through pedestrian or bicycle connections should be pursued as the area changes over time. Only single-family residential and parks and recreation land uses are seen as appropriate for this area.

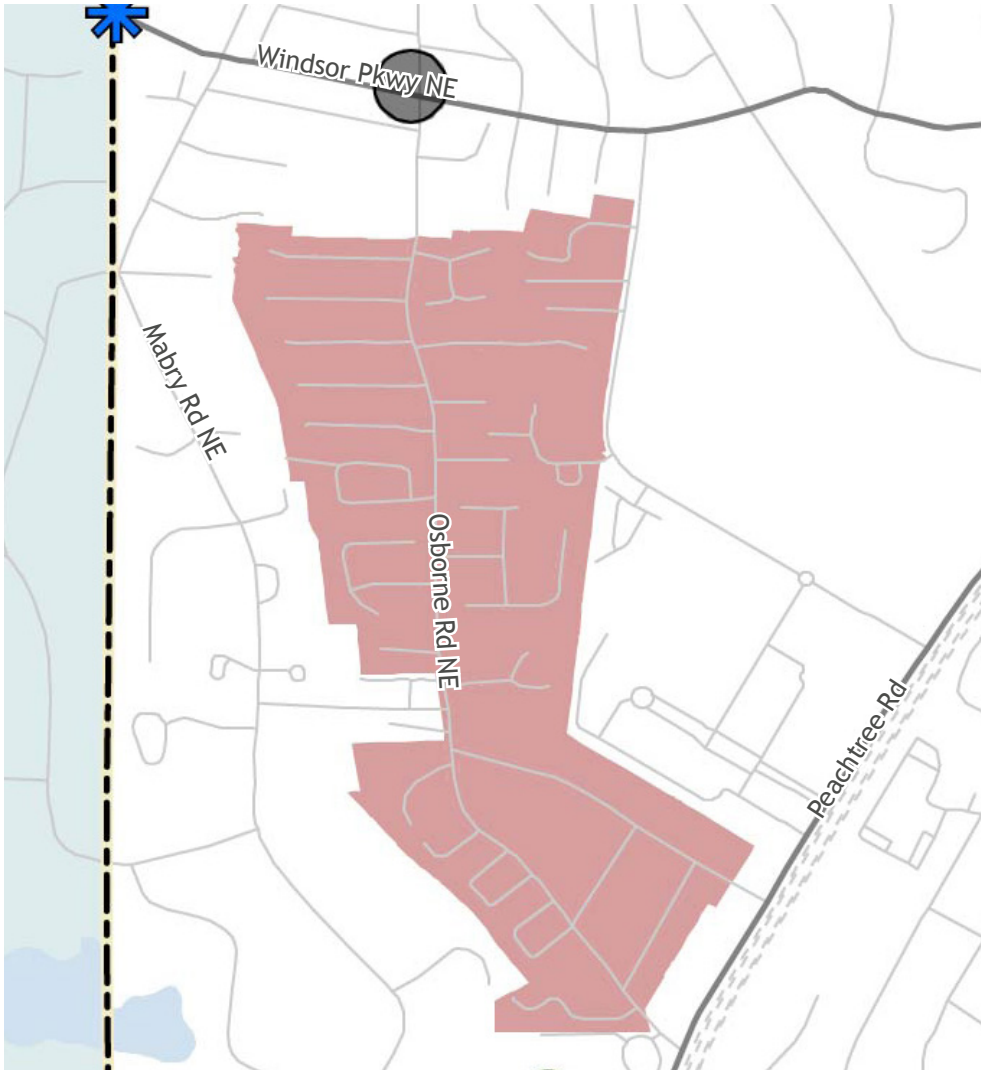
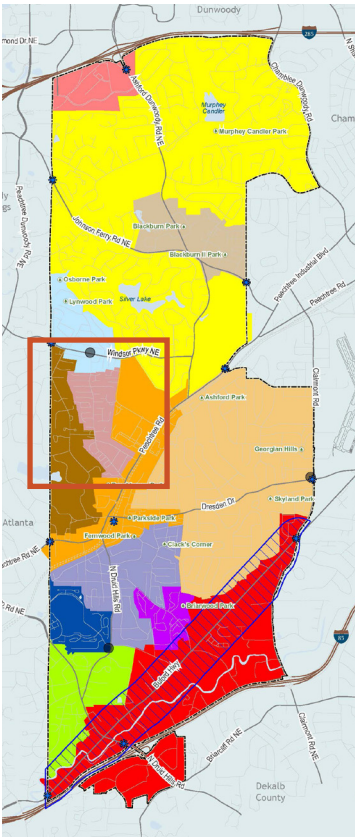


Figure 3-11: Osborne Character Area



Many neighborhoods in this character area built in the 1980's and 1990's lack sidewalks.



This character area is defined by cul-de-sac subdivisions, improved connectivity is desired to enhance walkability and bikeability.

IMPLEMENTATION STRATEGIES

- Ensure that the appropriate zoning is in place to maintain the character of the existing single family residential neighborhood.
- Promote strategies that encourage walking and biking to Peachtree Road activity center and neighborhood commercial in the Lynwood Park Area and Town Brookhaven.
- Preserve the tree canopy through ensuring adequate protections within the tree ordinance.

APPROPRIATE LAND USES

- Single-Family Residential
- Parks and Recreation
- Townhomes

EXISTING RESIDENTIAL DENSITY

- Number of Residential Parcels: 701
- Area (Acres): 139
- Density (#/AC): 5.1



PEACHTREE CORRIDOR OVERLAY DISTRICT

CHARACTER AREA DESCRIPTION

The boundaries for this character area have been defined by the boundaries of the Peachtree-Brookhaven Overlay District. This overlay district promotes mixed-use, pedestrian-friendly development centered around the Brookhaven MARTA station.

The Peachtree Road corridor is a diverse corridor featuring a mixture of multi-story, multi-family, commercial, hotel, public-institutional and industrial land uses. In recent years, this area has experienced large-scale redevelopment in the form of mixed-use development within Town Brookhaven and along the Dresden Drive corridor. This trend is expected to continue, particularly within sites along Peachtree Road where aging and vacant commercial uses exhibit a high potential for redevelopment.

COMMUNITY VISION

The vision for the Peachtree Road corridor is for the area to continue to transition into a pedestrian-friendly urban boulevard with medium-density, multi-story mixed-use development centered around the Brookhaven MARTA station. Low-rise commercial uses will be redeveloped into mixed-use developments that incorporate a mixture of office, civic, multi-family residential and retail uses. This character area is an appropriate location for a permanent City Hall/ Government Complex.

The vision also includes a redesigned and improved Brookhaven Park resulting in a more open, accessible, and inviting public space. Given the parks central location it has the ability to serve as Brookhaven’s ‘Central Park’ hosting city-wide events.

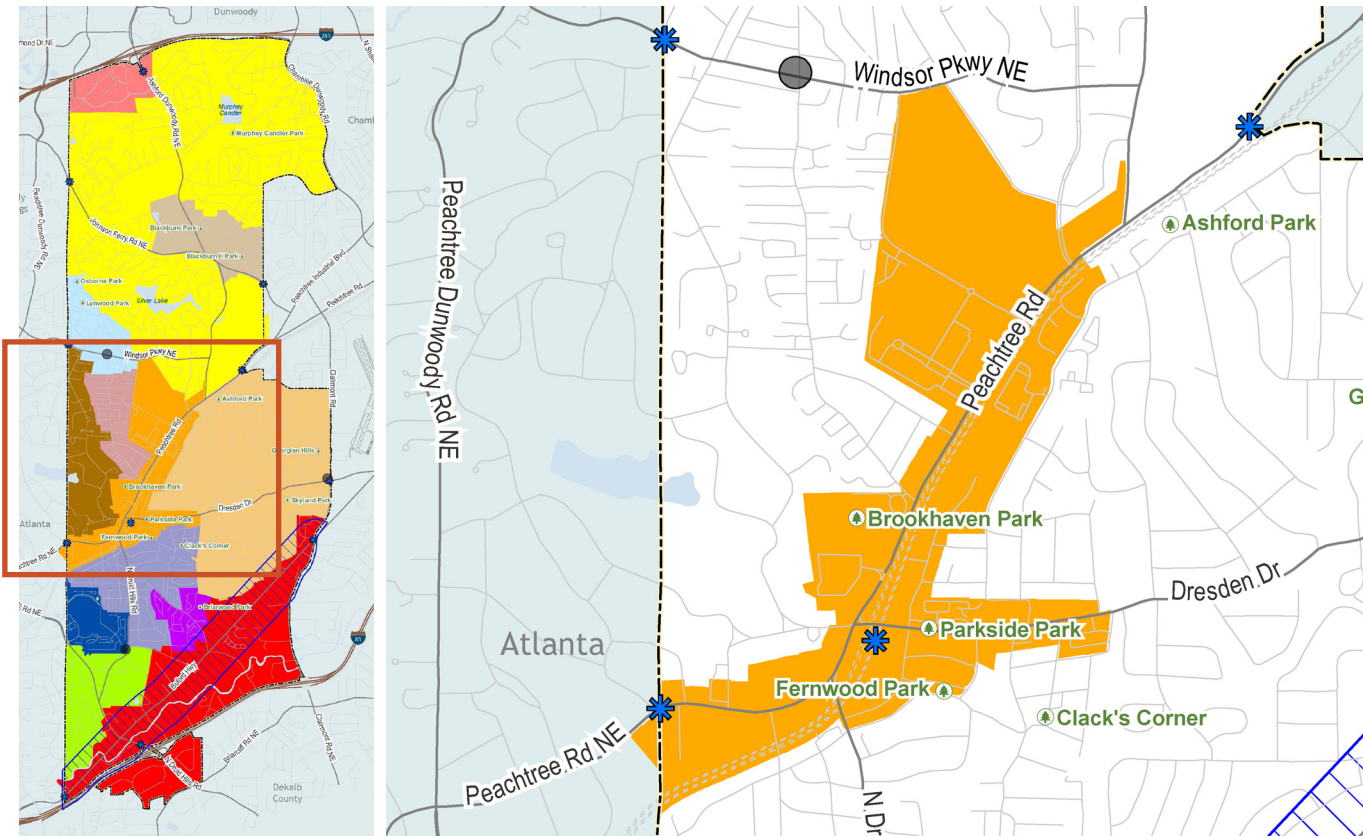


Figure 3-12: Peachtree Corridor Overlay District Character Area



Town Brookhaven is a large-scale mixed-use development along Peachtree Road.



Recent mixed-use development along Dresden Drive is viewed an example of quality development to be emulated in other locations within this character area.

IMPLEMENTATION STRATEGIES

- Complete a strategic plan to identify the location of Brookhaven’s permanent City Hall and civic land uses.
- Pursue recommendations of the Parks and Recreation Master Plan to make improvements at Brookhaven Park.
- Update the Peachtree-Brookhaven Overlay District to clarify ambiguous language.
- Establish gateways at entrance and exit points of City along Peachtree Road.
- Develop a more user-friendly mixed-use zoning district to be applied in this area.
- Encourage the redevelopment of key vacant or underutilized parcels to further the vision of the Peachtree Brookhaven LCI study.
- Coordinate with and leverage MARTA Transit Oriented Development initiative at Brookhaven MARTA station to further community’s vision for the area.

APPROPRIATE LAND USES

- Office
- Multi-family Residential
- Townhomes
- Hotel
- Mixed-Use
- Retail
- Neighborhood Commercial
- Parks and Recreation

RECOMMENDED RESIDENTIAL DENSITIES AND BUILDING HEIGHTS

- Dwelling Units Per Acre: 12-120
- Building Heights: 3-8 stories

ASHFORD PARK-DREW VALLEY

CHARACTER AREA DESCRIPTION

The Ashford Park-Drew Valley character area is comprised of the Ashford Park, Drew Valley and Skyland 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.

COMMUNITY VISION

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 structures including height, setback and architectural compatibility.

Neighborhood commercial development is seen as appropriate for the intersection of Clairmont 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.

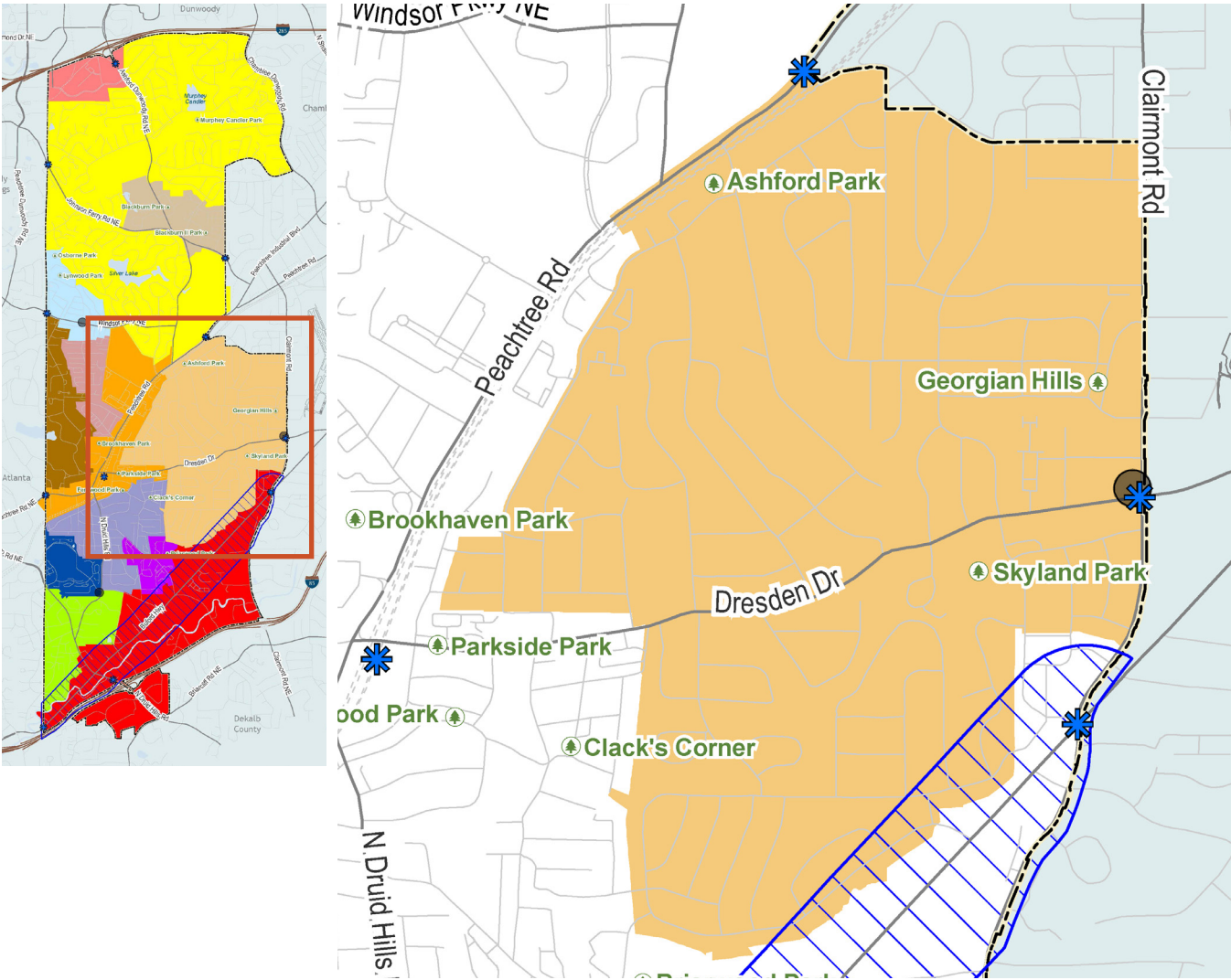


Figure 3-13: Ashford Park-Drew Valley Character Area

The future vision for Ashford Park-Drew Valley also includes potential park expansions in areas removed from existing parks. These include vacant lots in Drew Valley within the FEMA designated floodplain, currently owned by DeKalb County.

IMPLEMENTATION STRATEGIES

- Identify and implement appropriate traffic calming techniques to reduce vehicular speeds and increase pedestrian safety.
- Pursue pocket green space interventions on former FEMA lots that can double as stormwater management facilities and small parks, per the recommendations of the Parks and Recreation Master Plan.
- Conduct neighborhood specific surveys regarding infill development for neighborhoods in this character area that have experienced significant infill.
- Provide incentives to promote the development of neighborhood commercial at the intersection of Dresden Road and Clairmont Road.
- Encourage parcel consolidation along Clairmont Road to provide for fewer curb cuts and larger development.
- Update the zoning code to provide for infill compatibility.



Ashford Park was established in 1944 and has historically been comprised of ranch homes on large lots. In recent years this neighborhood has seen significant infill residential development.



Ashford Park Elementary School is a community focal point and is centrally located within neighborhood.

EXISTING RESIDENTIAL DENSITY

- Number of Residential Parcels: 2,696
- Area (Acres): 867
- Density (#/AC): 3.1

APPROPRIATE LAND USES

- Single-Family Residential
- Neighborhood Commercial
- Institutional
- Parks and Recreation

CLAIRMONT ROAD TODAY + TOMORROW

Current Conditions

Clairmont Road plays a unique role in the Brookhaven community, serving as the boundary between the Cities of Brookhaven and Chamblee, a minor arterial in the city’s roadway network, and as a border to older, largely historic neighborhoods of Ashford Park and Drew Valley. While the portion south and adjacent to Buford Highway is well-defined as a part of the Buford Highway Corridor vision, the portion that sits on the eastern boundary of the Ashford Park/Drew Valley character area is not well defined. The area is comprised of a mix of uses, many of which are single family homes converted to small scale businesses, while others remain as older single family homes, newer multi-family development, or commercial uses less suited to neighboring residential.

Clairmont Road Constraints

1. Adjacency to single family neighborhoods, including need to ensure appropriate buffer.
2. Depth of parcels for potential commercial is restrictive.
3. Development restrictions (flight patterns, building heights, etc.) due to proximity to the DeKalb Peachtree Airport.
4. Time + logistics of acquiring parcels to create a cohesive commercial corridor.

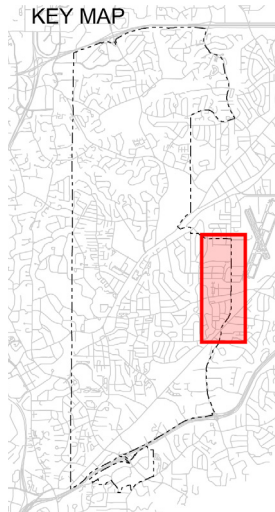


Figure 3-14: Clairmont Road Constraints Map



Figure 3-15: Clairmont Road Opportunities Map

Vision for Tomorrow

In the long-term, this area has the potential to support a wider variety of community level residential/mixed use that better serves the adjacent neighborhoods and visitors to the DeKalb Peachtree Airport. Many of the parcels abutting Clairmont could be repositioned in such a way that would provide additional amenities to adjacent neighborhoods, including local eateries, boutique shops and small businesses. Coordinated connectivity improvements could result in a more walkable environment and better access management, increasing safety along the corridor.

Clairmont Road Opportunities

1. Leverage existing economic catalysts + civic assets.
2. Establish a cohesive neighborhood commercial corridor through land use and streetscape.
3. Facilitate connectivity to the 57th Fighter Group restaurant, Dresden Park, and Plaza Fiesta.
4. Consider establishing guidelines to control for consistent design along the corridor.

The City should consider doing a more targeted study of this area to further define the vision for the area and consistent design standards.



DeKalb Avenue in Atlanta is a good comparison of potential redevelopment opportunities. It has successfully redeveloped over recent years to better support the adjacent historic neighborhoods of Inman Park, Candler Park, and Lake Claire.

BROOKHAVEN HEIGHTS-BROOKHAVEN FIELDS

CHARACTER AREA DESCRIPTION

The name of the Brookhaven Heights-Brookhaven Fields character area is derived from the names of the two historic neighborhoods that comprise it. Both of these neighborhoods were developed prior to 1940 and exhibit a similar traditional neighborhood character, with narrow lots and short setbacks. Within the last decade residential infill development has been widespread throughout both neighborhoods.

This character area is primarily comprised of single-family residential land uses with some institutional uses including the Brookhaven Public Library, Boys and Girls Club, and Brookhaven United Methodist Church.

COMMUNITY VISION

The vision for the Brookhaven Heights-Brookhaven Fields character area is to maintain, preserve, and enhance the existing single-family residential neighborhoods. Residential infill development should only be permitted if it is appropriate within the context of the surrounding neighborhood including heights, setbacks and architectural compatibility.

Neighborhood commercial was not identified as a need within this character area given the area’s proximity to commercial developments along the Dresden Drive and Peachtree Road corridors. The area is also well-served by three parks in the vicinity (Fernwood Park, Clack’s Corner and Briarwood Park) and as a result has not been identified as in need of additional park space.

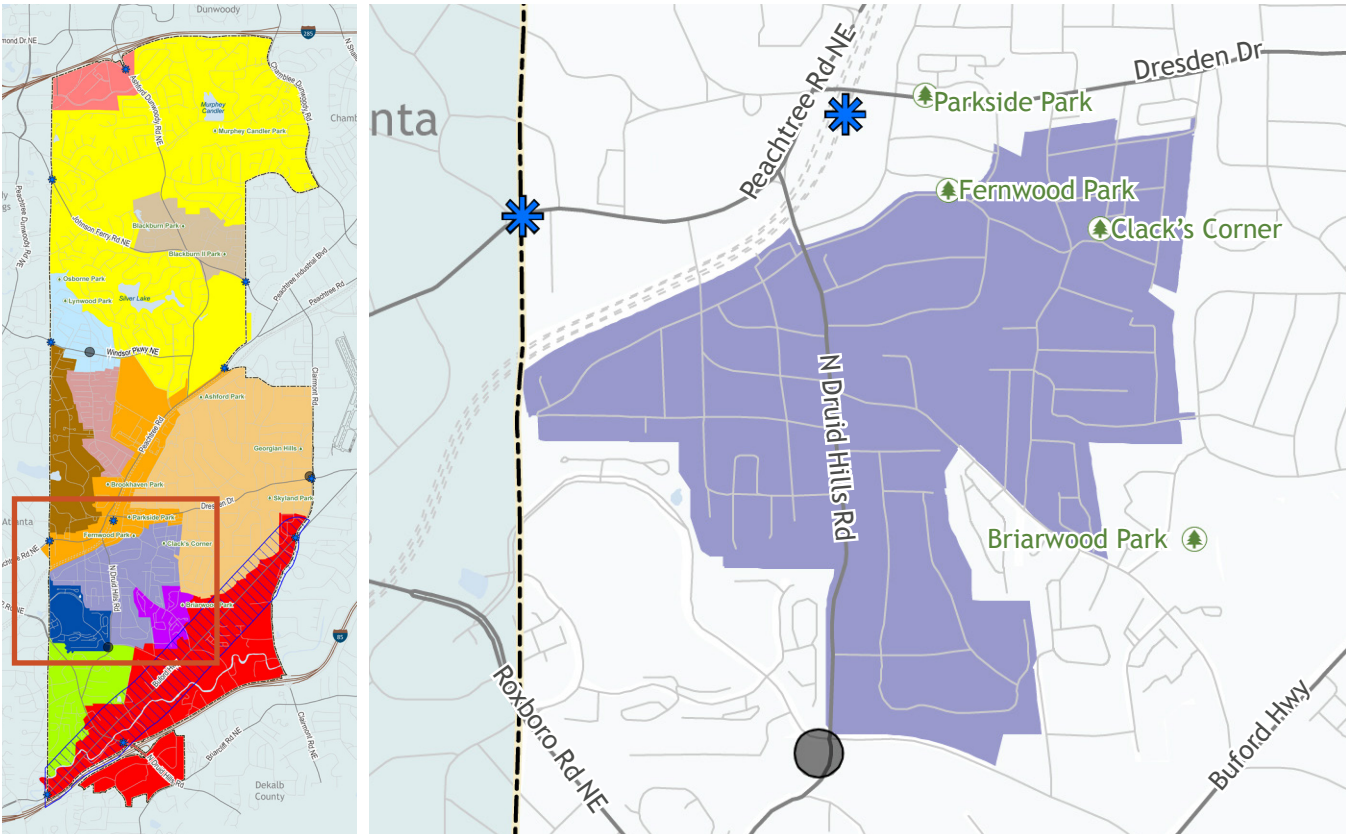


Figure 3-16: Brookhaven Heights-Brookhaven Fields Character Area



Street signs designate the Brookhaven Heights neighborhood.



An example of infill residential development in the Brookhaven Heights neighborhood.

IMPLEMENTATION STRATEGIES

- Provide appropriate buffers between new Transit Oriented Development (TOD) in the adjacent Peachtree Corridor Overlay District and single-family neighborhoods.
- Conduct neighborhood specific surveys regarding infill development within Brookhaven Fields and Brookhaven Heights to assess if infill regulations need to be changed in these areas
- Preserve the tree canopy through ensuring adequate protections within the tree ordinance.
- Implement improvements to Clack’s Corner, Fernwood Park, and Briarwood Park, per the Parks and Recreation Master Plan.
- Update the zoning code to provide for infill compatibility.

APPROPRIATE LAND USES

- Single-Family Residential
- Townhomes
- Institutional
- Park and Recreation

EXISTING RESIDENTIAL DENSITY

- Number of Residential Parcels: 1,217
- Area (Acres): 291
- Density (#/AC): 4.2

LENOX PARK

CHARACTER AREA DESCRIPTION

The Lenox Park area has a unique character within the city. It is a large master-planned development, built during the 1980's and 1990's, on the site of a former country club and golf course. The development is self-contained, with multi-family and single-family residential development centered around a large office park. The large-scale segregated land uses in Lenox Park, currently result in a sterile, auto-dependent environment, which lacks vitality.

The character area includes several apartment complexes, single-family residential subdivisions, and large office buildings in an open campus setting. The area also includes a townhome community, hotel, and hospice medical facility. The development is split by the city boundary, with a portion located in the City of Atlanta.

COMMUNITY VISION

This vision for this character area if for it evolve into a more vibrant 'live-work-play' environment. The area currently contains significant 'live' and 'work' components, but lacks a 'play' component. This could be addressed through adding more destinations, which may include restaurants, coffee shops, neighborhood commercial and services.

The area includes significant open space that could accommodate additional development. Previous planning efforts for this area have identified it as being appropriate for town center style compact mixed-use development.

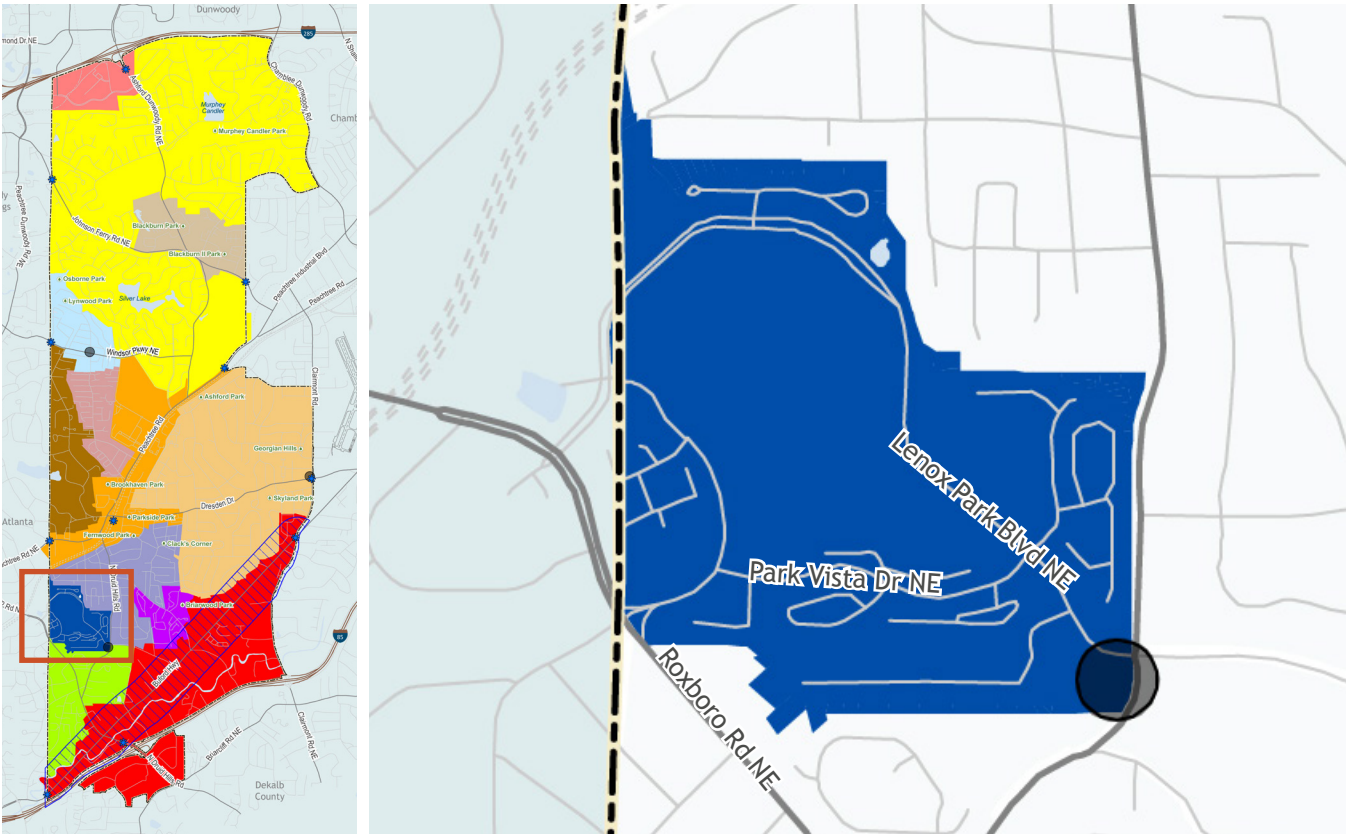


Figure 3-17: Lenox Park Character Area



This character area contains large undeveloped areas capable of accommodating additional development.



This area features large-scale office and residential development, but currently lacks significant commercial development.

IMPLEMENTATION STRATEGIES

- 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.
- Develop a new more user friendly mixed-use zoning district to be applied in this area.
- Encourage neighborhood commercial and mixed-use development with a retail component within this area.

APPROPRIATE LAND USES

- Office
- Multi-Family Residential
- Townhomes
- Hotel
- Mixed-Use
- Neighborhood Commercial
- Single-Family Residential
- Parks and Recreation

RECOMMENDED RESIDENTIAL DENSITIES AND BUILDING HEIGHTS

- Dwelling Units Per Acre: 12-60
- Building Heights: 3-10 stories

BRIARWOOD PARK

CHARACTER AREA DESCRIPTION

The Briarwood Park character area includes the higher-density residential areas near Briarwood Park and along Briarwood Road. This area is comprised of a mixture of apartments, condominiums, and townhomes, with limited single-family residential uses. This area includes the Carlyle Woods Condominiums, Twin Keys Apartments, Cobblestone at Brookhaven, Haven on Briarwood, Lenox Crossing and Briarwood Trace developments. Briarwood Park serves a focal point for this area and provides local residents with tennis courts, a swimming pool, playground, and picnic areas.

COMMUNITY VISION

The vision for the Briarwood Park character area is to continue to be an area of high-quality, higher-density townhome and condominium development. Major land use changes which deviate from the existing land use mix are not seen as appropriate for this area. Briarwood Park itself should be maintained and improved as necessary to continue to provide recreational opportunities within comfortable walking distance of area residents. The future vision also includes a more complete sidewalk network along Briarwood Road and safe pedestrian crossings that would serve to better link the park to surrounding developments.

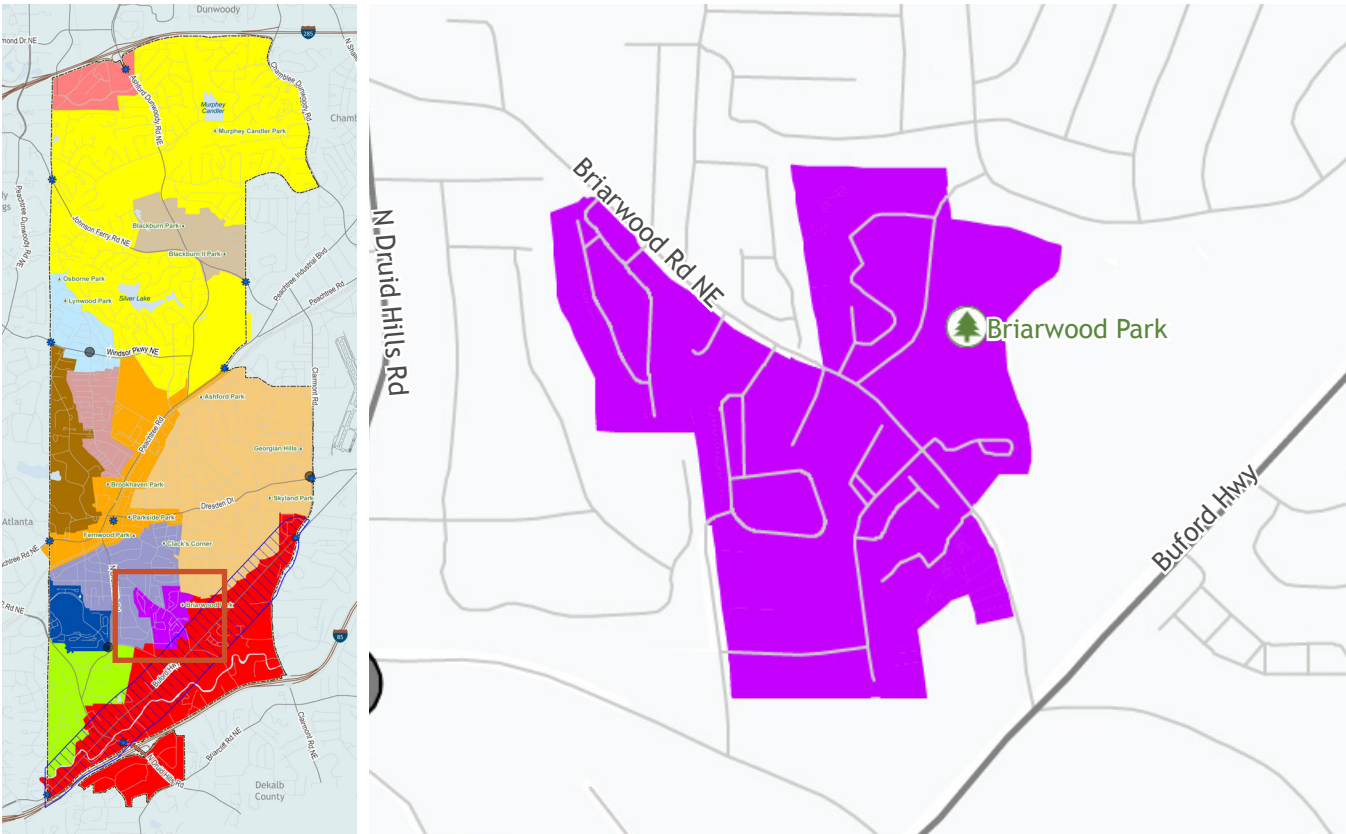


Figure 3-18: Briarwood Park Character Area



Briarwood Park features a community garden providing opportunities for active and healthy living.



An example of recent multi-family development in the Briarwood Park character area.

IMPLEMENTATION STRATEGIES

- Develop a more complete sidewalk network along Briarwood Road and add pedestrian crossings at intersections and adjacent to Briarwood Park entry points.
- Ensure that the area is properly zoned to ensure a mix of appropriate land uses.
- Ensure that new developments provide connectivity to Buford Highway activity center area.
- Implement improvements to Briarwood Park per the recommendations of the Parks and Recreation Master Plan.
- Preserve the tree canopy through ensuring adequate protections within the tree ordinance.
- Promote redevelopment opportunities identified as appropriate within the Buford Highway Improvement Plan and Economic Development Strategy.

APPROPRIATE LAND USES

- Multi-Family Residential
- Townhomes
- Single-Family Residential
- Parks and Recreation
- Institutional

EXISTING RESIDENTIAL DENSITY*

- Number of Residential Parcels: 624
- Area (Acres): 59
- Density (#/AC): 10.6

**Calculation excludes detached single family homes to reflect the existing townhome and condominium development density.*

ROXBORO

CHARACTER AREA DESCRIPTION

The Roxboro character area is a stable single-family residential area in the southwestern corner of the city, centered around East Roxboro Road and North Druid Hills Road. This area includes the historic Roxboro Forest neighborhood, with many homes dating back to the 1940's and 1950's. Roxboro also includes newer residential areas within the greater Pine Hills neighborhood along Shady Valley Drive. Within the last decade, residential infill development has occurred in this area, but it is not widespread.

COMMUNITY VISION

The vision for the Roxboro character area is to maintain, preserve, and enhance the existing single-family residential neighborhoods. Residential infill development should only be permitted if it is appropriate within the context of the surrounding neighborhood including heights, setbacks and architectural compatibility.

The southwestern portion of the city currently lacks public park space and this has been identified as an important unmet need. The vision for this area is to incorporate new park space to better serve local residents. A potential future park site has been identified for the approximately 10-acre wooded area behind Woodward Elementary, currently owned by DeKalb County.

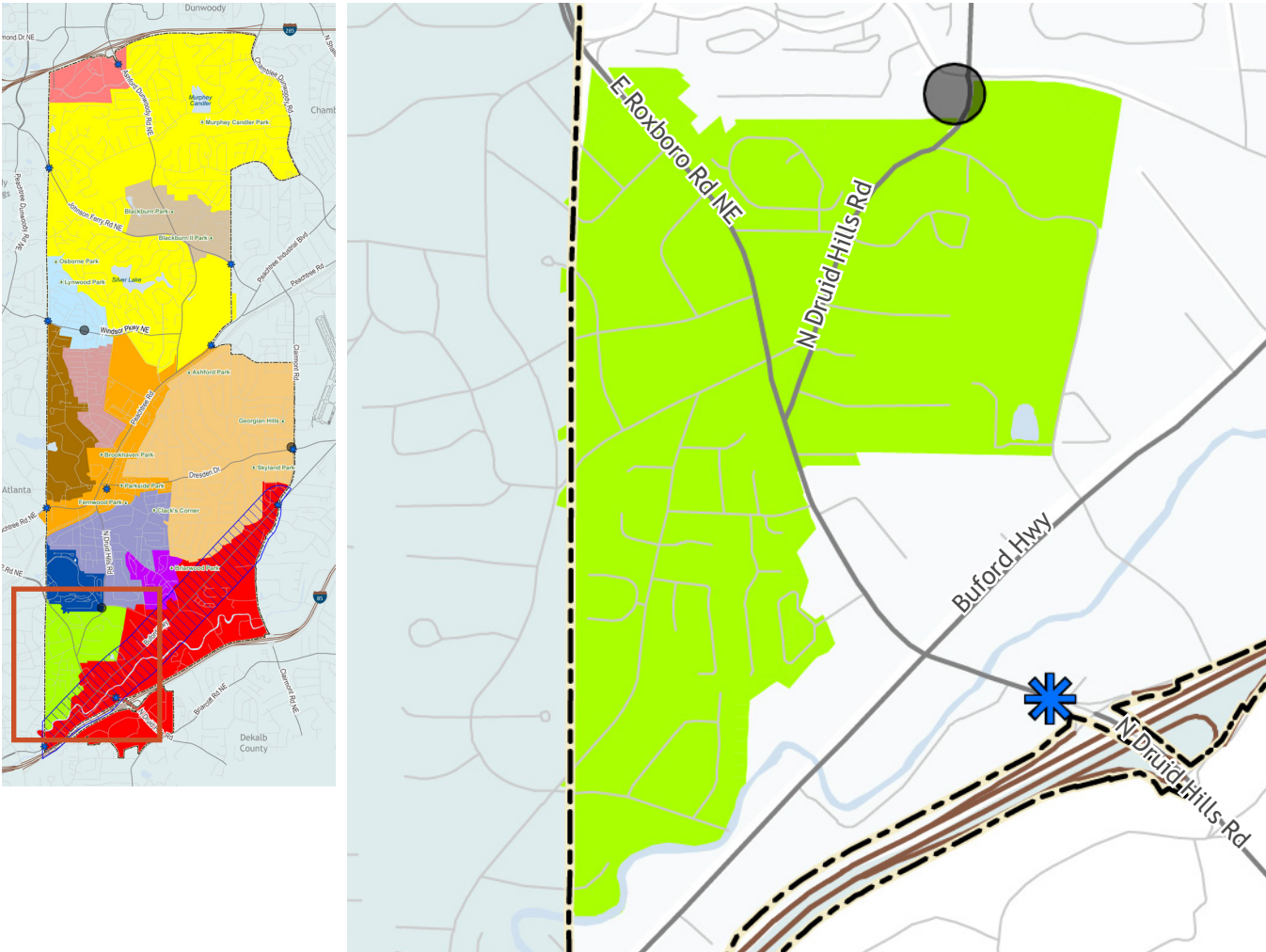


Figure 3-19: Roxboro Character Area



The Roxboro character area features a wide variety of single-family housing types, ages and styles. Photo Credit: atlantahomes.atlantapros.com



Cross Keys High School is a major community focal point in the Roxboro character area. Photo Credit: brookhaven.patch.com

Residential areas within this section of the city also lack retail and services within comfortable walking distance. The need for small-scale neighborhood commercial has been identified and is seen as appropriate for the southwest corner of Lenox Park Boulevard and North Druid Hills Road. Neighborhood commercial in this area would serve neighborhoods in the northern portion of the character area, in addition to the Lenox Park and Brookhaven Heights-Brookhaven Fields character areas.

IMPLEMENTATION STRATEGIES

- Implement the recommendations of the Parks and Recreation Master Plan to expand park space to this underserved portion of the city.
- Preserve the tree canopy through ensuring adequate protections within the tree ordinance.
- Provide incentives to promote the development of neighborhood commercial at the intersection of North Druid Hills Road and Lenox Park Boulevard.
- Update the zoning code to provide for infill compatibility.

APPROPRIATE LAND USES

- Single-Family Residential
- Neighborhood Commercial
- Institutional
- Park and Recreation

EXISTING RESIDENTIAL DENSITY

- Number of Residential Parcels: 777
- Area (Acres): 212
- Density (#/AC): 3.7

■ BUFORD HIGHWAY CORRIDOR

CHARACTER AREA DESCRIPTION

The Buford Highway Corridor is a diverse automobile oriented area within the city that contains a wide variety of land uses. It includes commercial strip development, older low-rise apartment complexes, large office developments and newly developed townhome communities—all at a relatively low suburban density. This corridor has the potential to experience significant amounts of redevelopment within the planning horizon as pressures to redevelop aging commercial and residential uses increase. Recently, portions of the corridor have experienced major improvements to the pedestrian environment in the form of new sidewalks and pedestrian refuge medians. These improvements are not found uniformly throughout the corridor, however.

COMMUNITY VISION

The vision for the Buford Highway Corridor character area is for it to transition from an auto-orientated suburban corridor into a denser, more walkable urban corridor, that features compact pedestrian-friendly development. Large shopping centers within the corridor are seen as appropriate areas for mixed-use redevelopment. Higher intensity land uses are appropriate in the areas adjacent to I-85, with a step down in intensity near surrounding residential character areas to the north.

Within this character area, the City should strive to balance opportunities for land use transformation, redevelopment and economic investment with the desire to preserve and maintain affordable housing options and cultural diversity within the city.

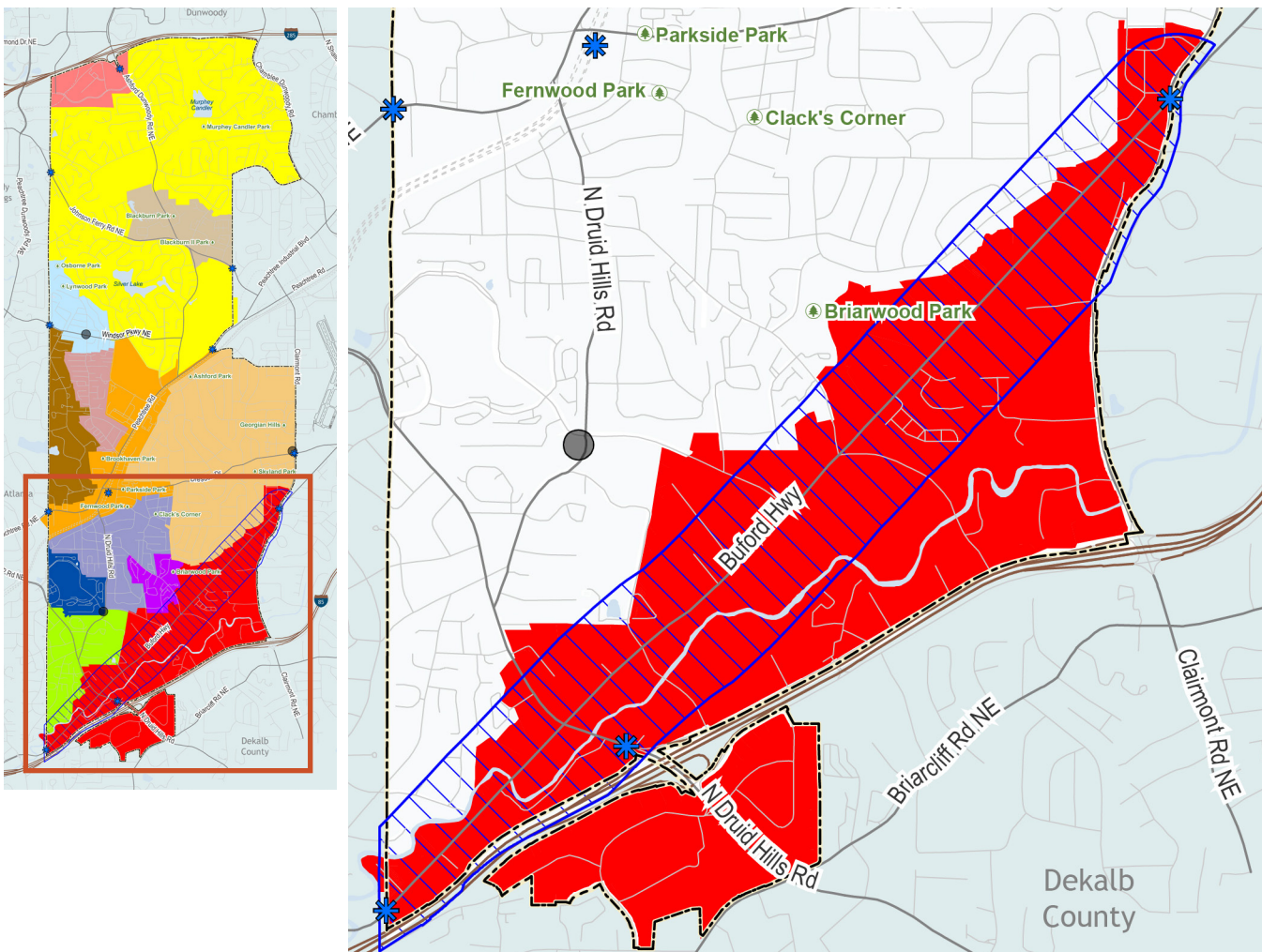


Figure 3-20: Buford Highway Corridor Character Area



Higher-intensity mixed-use development is seen as appropriate for the area between Buford Highway and I-85. Photo Credit: sembler.com



The North Fork Peachtree Creek floodplain should be targeted for a linear park and multi-use trail, as shown above.

A lack of public park space is an identified need within this area. The future vision includes a linear park and trail within the floodplain of North Fork Peachtree Creek to provide additional recreational opportunities to residents in this area. Small pocket parks are also seen as appropriate for this area. Another component of the vision includes a safe and complete pedestrian environment with continuous sidewalks, refuge medians and pedestrian crossings along Buford Highway.

IMPLEMENTATION STRATEGIES

- Encourage the redevelopment of key parcels identified within the Buford Highway Improvement Plan and Economic Development Strategy.
- Preserve the diversity of the area by promoting international businesses and variety of housing multi-family housing type and price points through inclusionary zoning techniques.
- Develop and adopt an overlay district for this corridor to regulate redevelopment in the corridor.
- Pursue development of additional park space in area as identified within the Buford Highway Improvement Plan and Economic Development Strategy.
- Leverage North Fork Peachtree Creek as an asset to be preserved and better enjoyed by public.
- Limit visual clutter in the corridor by implementing adequate sign regulations.
- Explore rebranding and marketing the corridor as an international culinary destination.

APPROPRIATE LAND USES

- Office
- Multi-Family Residential
- Townhomes
- Hotel
- Mixed-use
- Retail
- Neighborhood Commercial
- Single-Family Residential
- Institutional
- Industrial
- Parks and Recreation

RECOMMENDED RESIDENTIAL DENSITIES AND BUILDING HEIGHTS

High Intensity

- Dwelling units per Acre: 100-150
- Building Heights: 10+

Medium Intensity

- Dwelling units per Acre: 50-100
- Building Heights: 5-10

Low Intensity

- Dwelling units per Acre: 10-50
- Building Heights: 1-5

■ BUFORD HWY DEVELOPMENT INTENSITIES

As redevelopment occurs in the Buford Highway Corridor area, new growth should occur at varying intensities. The below development intensities map identifies three core intensity districts within the district. Recommended development densities and building heights are identified on the preceding page.

High Intensity - Bounded by I-85 to the east and North Fork Peachtree Creek to the west along with the recently annexed CHOA. This area is poised for the highest intensity growth based on its close proximity to I-85, existing development, and depiction within the Atlanta Regional Commission’s Unified Growth Policy Map as part of the Region Core.

Medium Intensity - Bounded by the North Fork Peachtree Creek on the east and Buford Highway on the west, along with the recently annexed Executive Park. This area provides a step down from the high intensity district to Buford Highway where a pedestrian environment is desired.

Low Intensity - Bounded by Buford Highway on the east and other character areas on the west, this area

is the lowest intensity, taking needs of adjoining neighborhoods into account.

The concept identifies two activity nodes, each encompasses a 1/4 mile walking radius and requires unique treatment from the three intensity districts.

Druid Hills Activity Node - This area is viewed as a destination activity node and gateway to Brookhaven. The Buford Highway Improvement Plan and Economic Development Strategy identifies this area as having great potential for redevelopment. This activity node should allow for intensities similar to those allowed in the high intensity district.

Briarwood Activity Node - This area is targeted for redevelopment. For details, reference should be made to the Buford Highway Plan and the City’s Parks and Recreation Master Plan. This activity node should allow for intensities similar to those allowed in the medium intensity district.

As the City considers creating an overlay district for the corridor, additional refinement of these intensity districts and activity nodes should be considered.

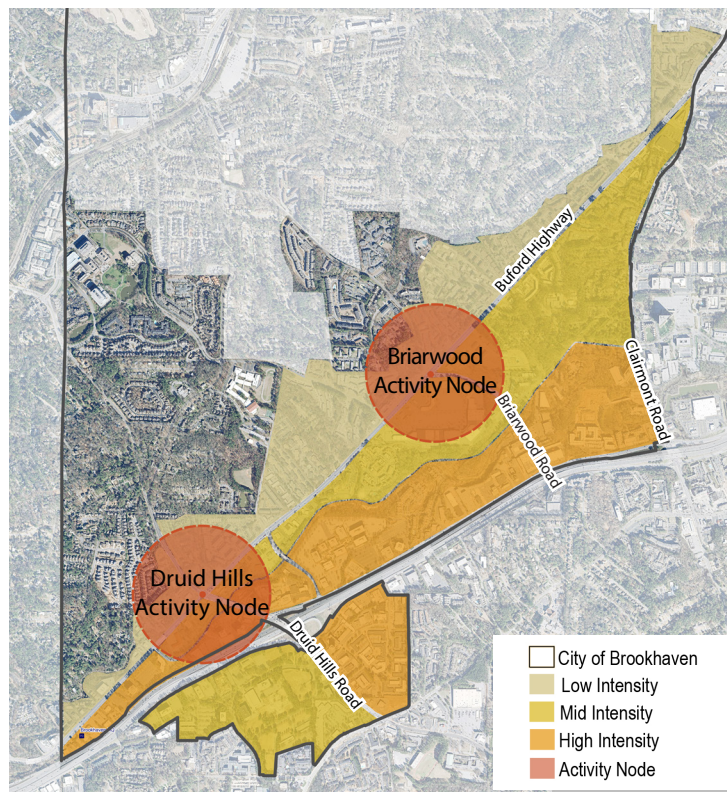


Figure 3-21: Buford Highway Development Intensities Concept Map