

# 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.

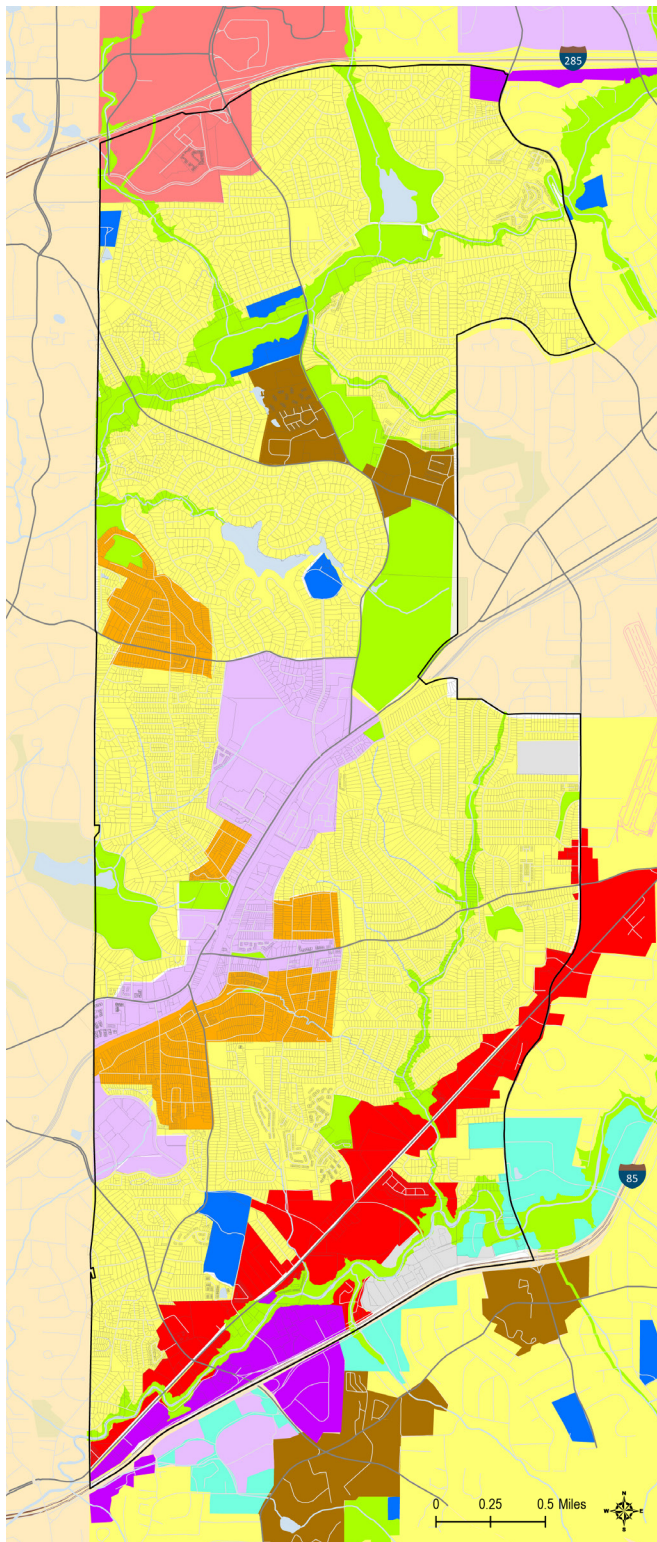
The Buford Highway corridor is designated as a Commercial Redevelopment Corridor. These areas are defined as unattractive commercial corridors in need of redevelopment, with declining strip centers and an auto-orientated design. Appropriate land uses include mixed-use, commercial, office, townhomes, 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.

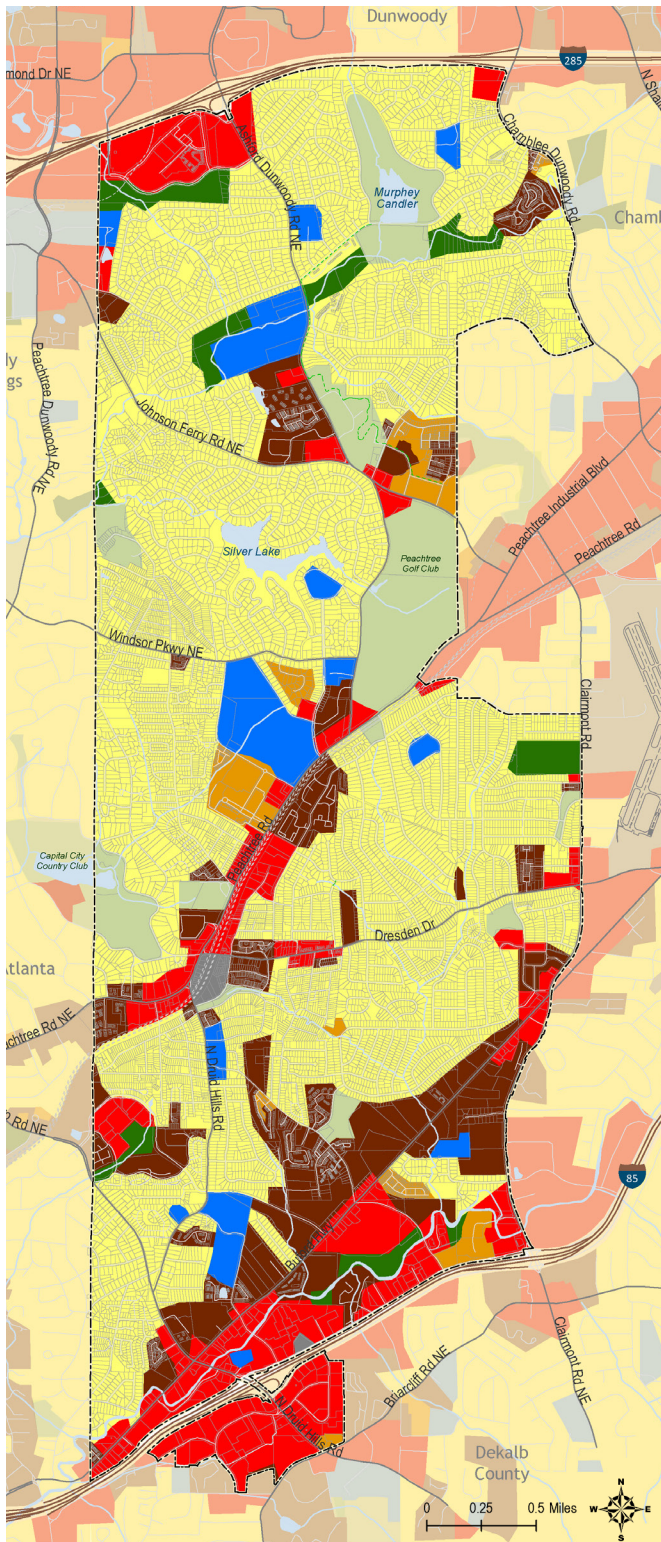
### SINGLE-FAMILY RESIDENTIAL

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**

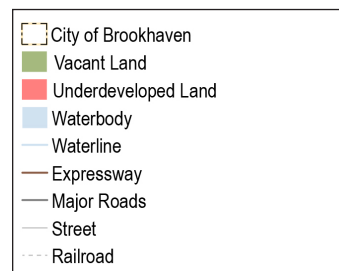
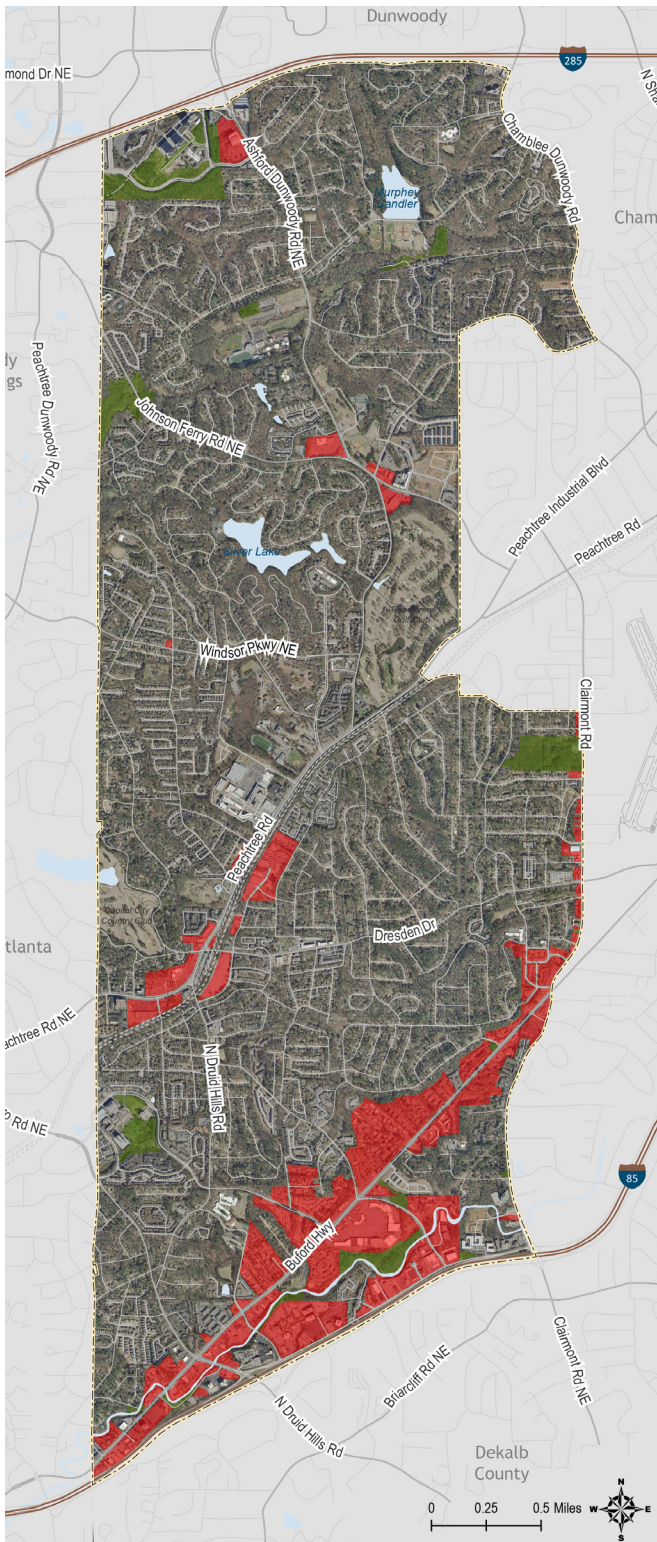
The Transportation-Communication-Utility category is the smallest within the city and represents only 1.2 percent of the total land area. This category is comprised of two major uses, the Brookhaven MARTA station and the electrical substation within the Corporate Square office park.

## 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.

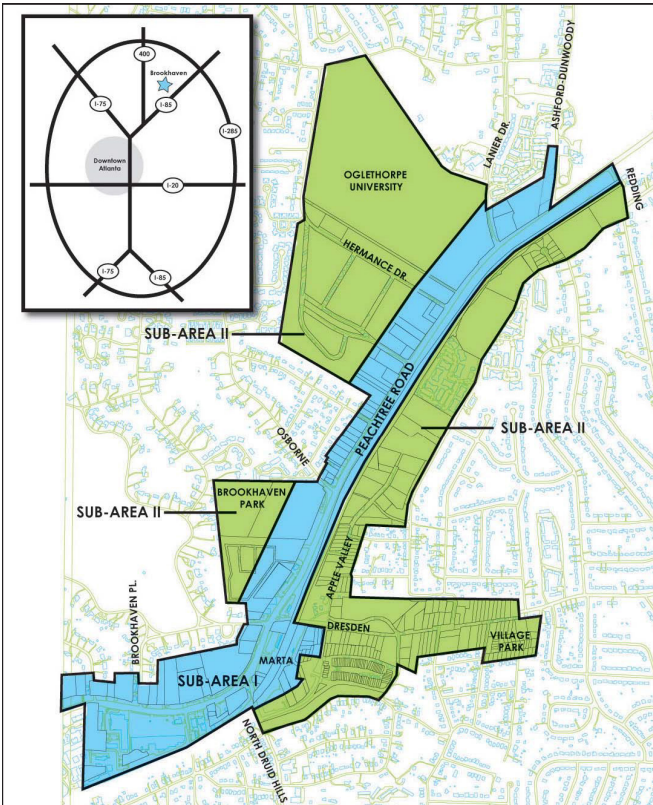
The Office-Commercial-Residential (OCR) district is found in two locations, the Town Brookhaven site and Dresden Drive mixed-use development. The intent of this district is to permit mixed-use developments of medium intensity, which contain a combination of office, commercial and residential. The goal 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.



Oglethorpe University

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.



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

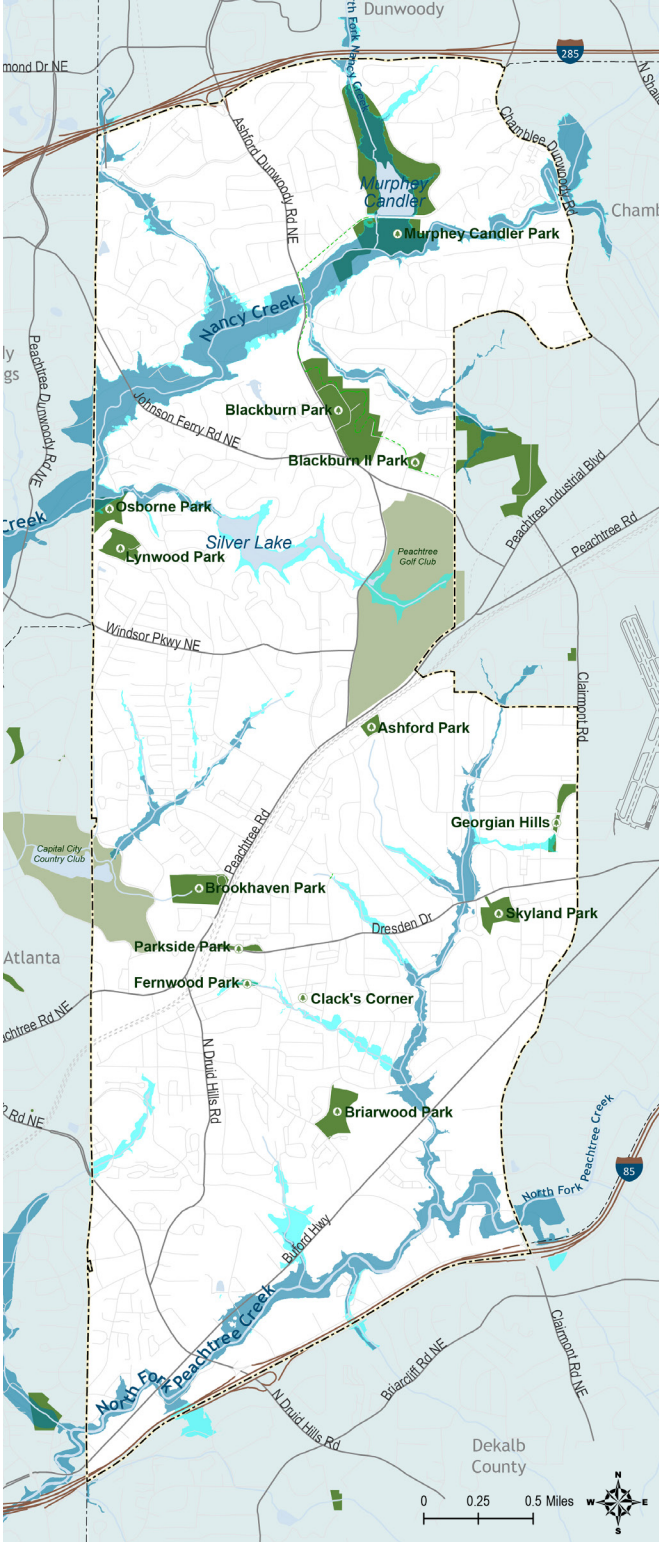


Figure A.2-11: Natural Resources Map (See larger map in Appendix A.3)

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.

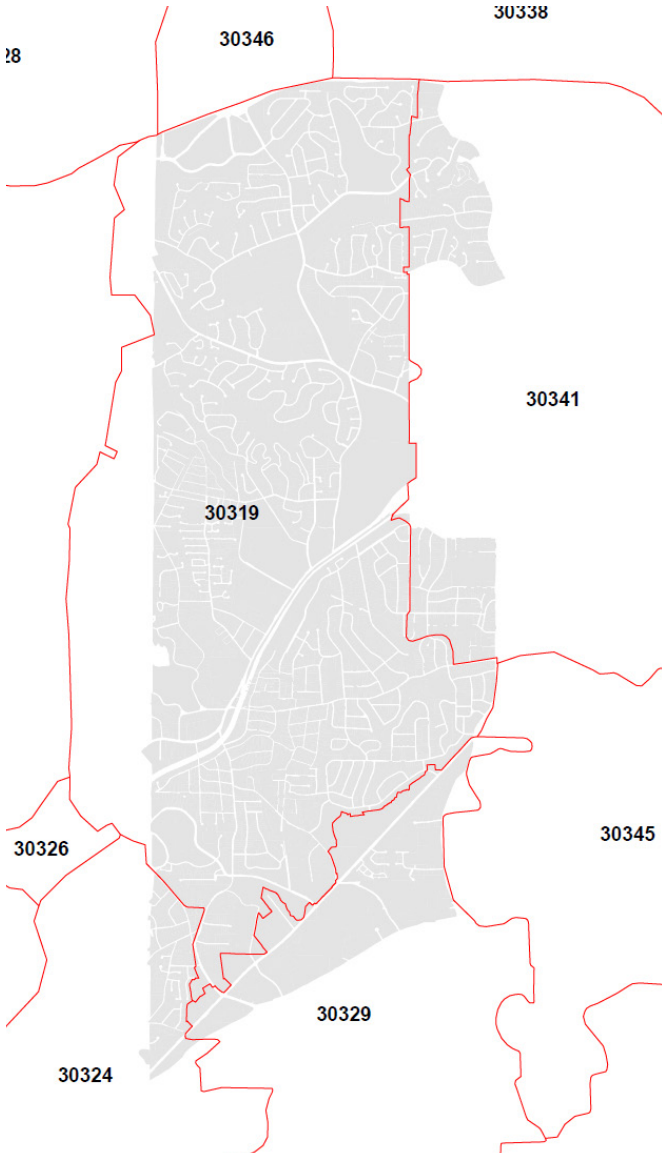


Figure A.2-12: Data source by zip code with city boundaries in grey

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



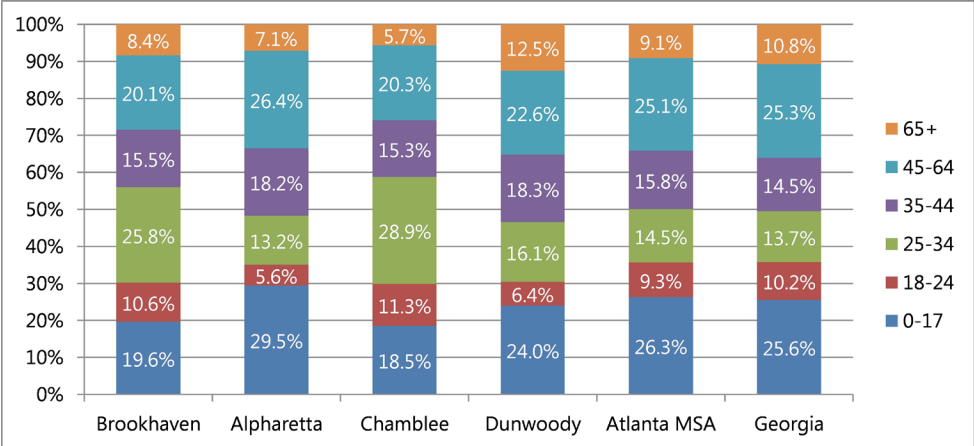
## AGE DISTRIBUTION

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

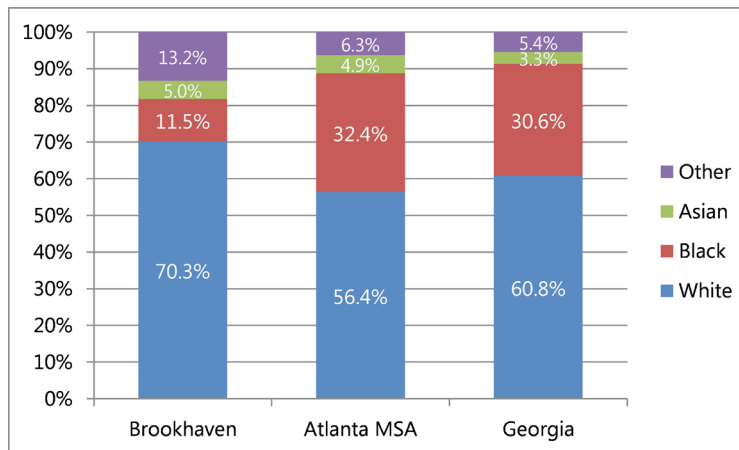
## RACIAL AND ETHNIC COMPOSITION

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.

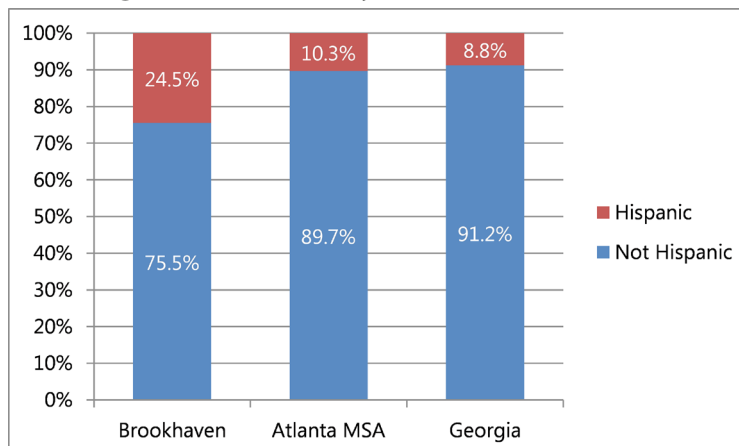
There are two ethnic groups in the United States: Hispanic and Not Hispanic. Brookhaven has a substantially larger Hispanic proportion of the population (24.5 percent) than the Atlanta MSA (10.3 percent) and state (8.8 percent).

**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**



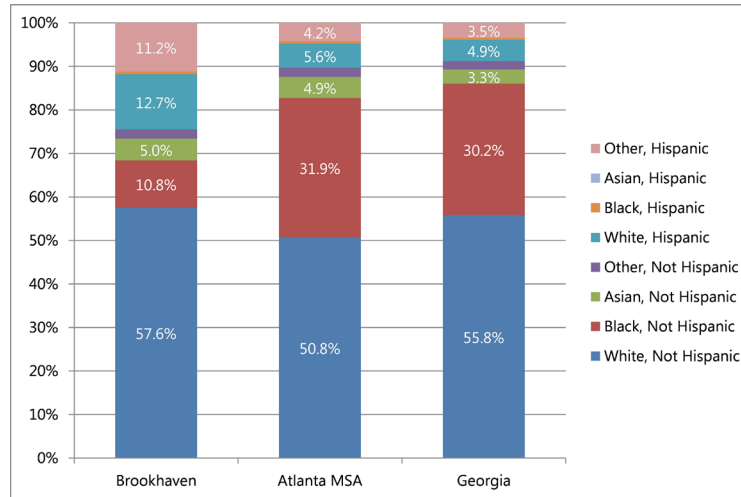
Source: U.S. Census Bureau, 2008-2012 American Community Survey

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.

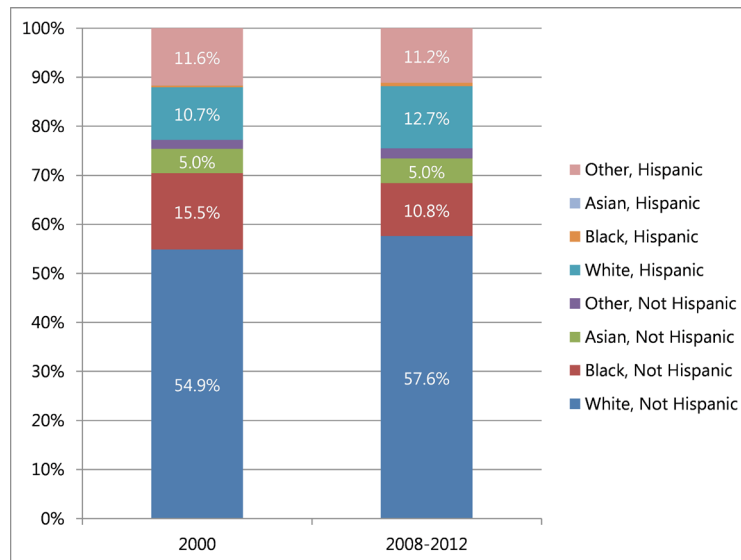
For context, the United States is headed towards “majority-minority” status, which, according to U.S. Census Bureau projections, is anticipated to occur for the first time in 2043. Between 2002 and 2012, the national population grew by over 25 million people; within that growth, non-Hispanic whites accounted 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**



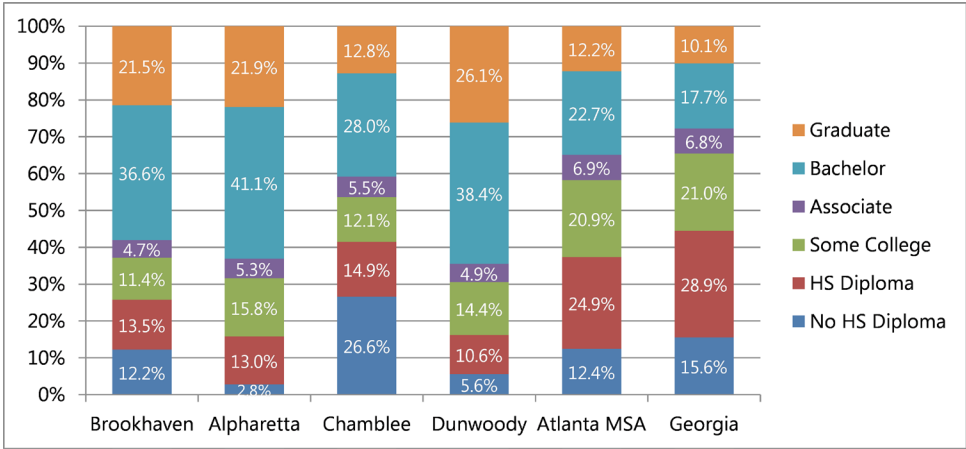
Source: U.S. Census Bureau, 2000 Decennial Census and 2008-2012 American Community Survey

# 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**

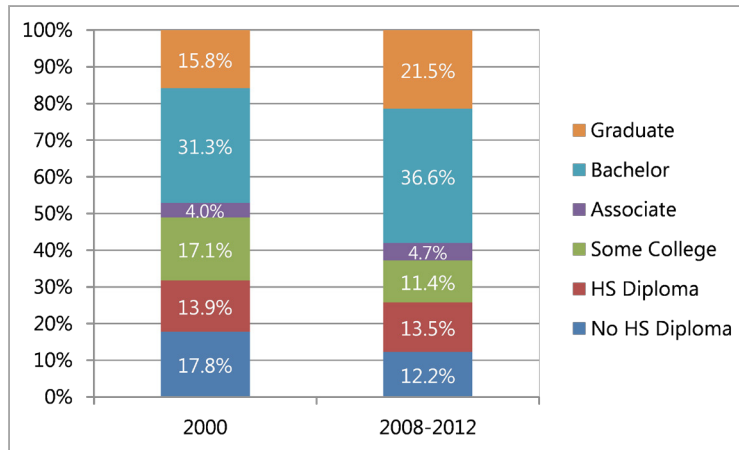


Source: U.S. Census Bureau, 2008-2012 American Community Survey

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**



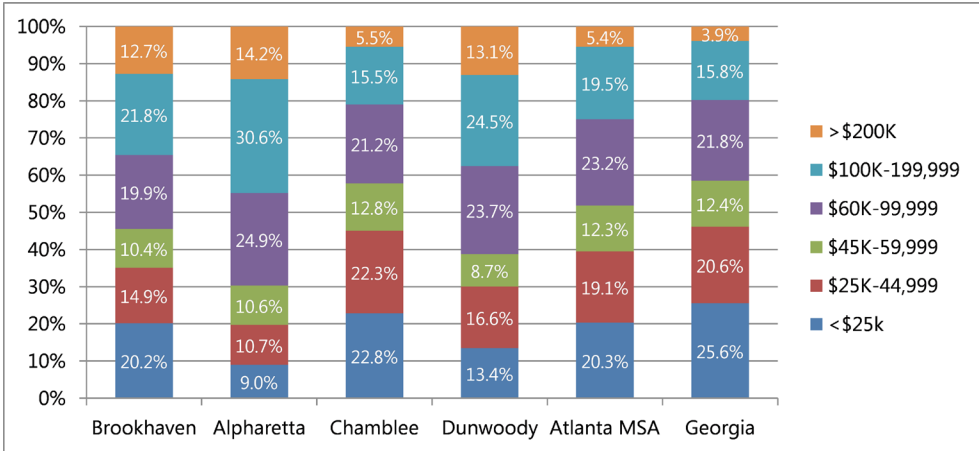
Source: U.S. Census Bureau, 2000 Decennial Census and 2008-2012 American Community Survey

# 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

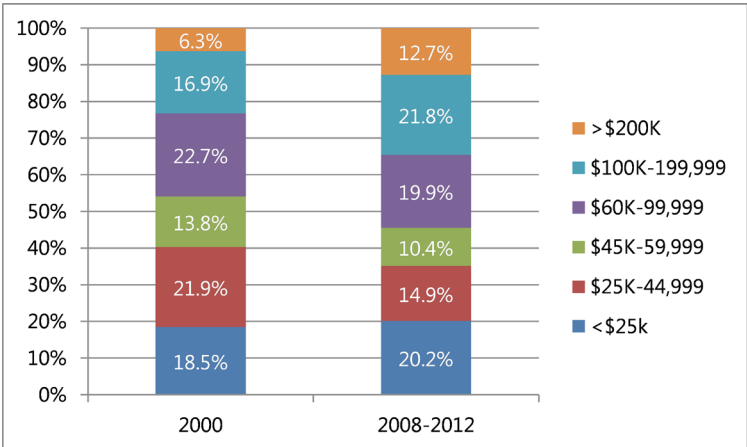
households. Alpharetta and Dunwoody, much wealthier communities in the metro, surpass Brookhaven in this proportion, as shown in the following chart. Brookhaven’s proportion of these top-tier income brackets has grown since 2000. Over the time period, the percentage of households with incomes greater 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**



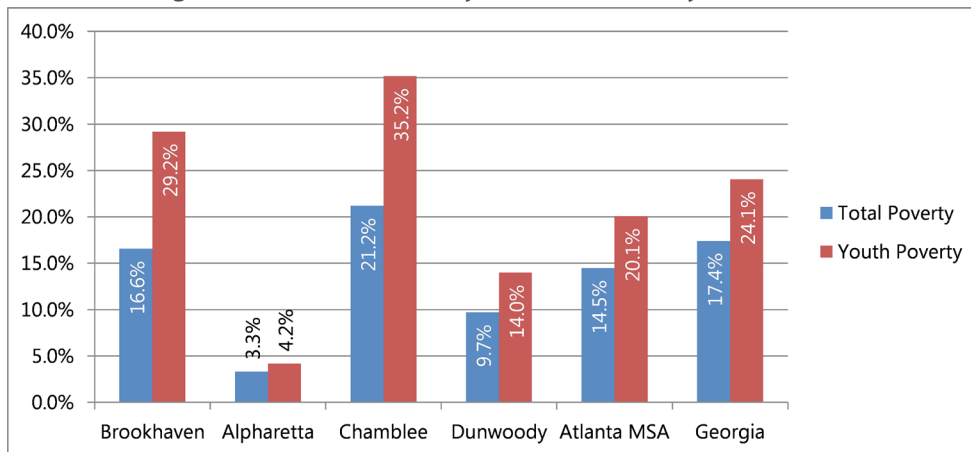
Source: U.S. Census Bureau, 2000 Decennial Census and 2008-2012 American Community Survey

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

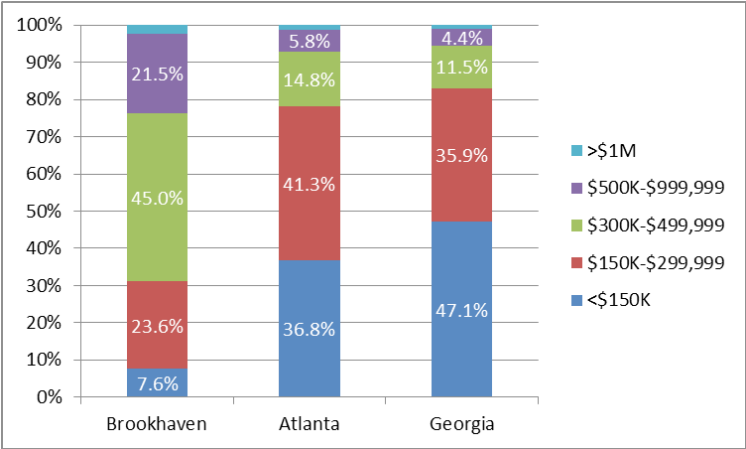


# HOUSING STATISTICS

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

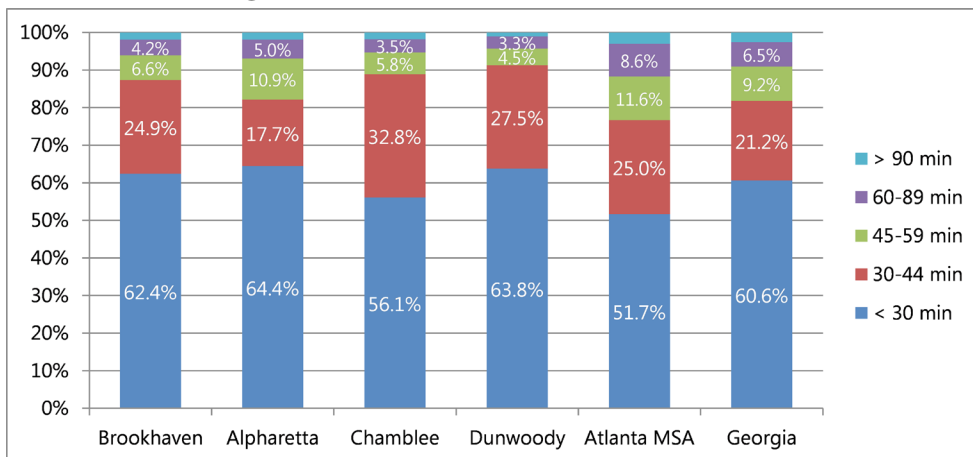
## COMMUTE PROFILE

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

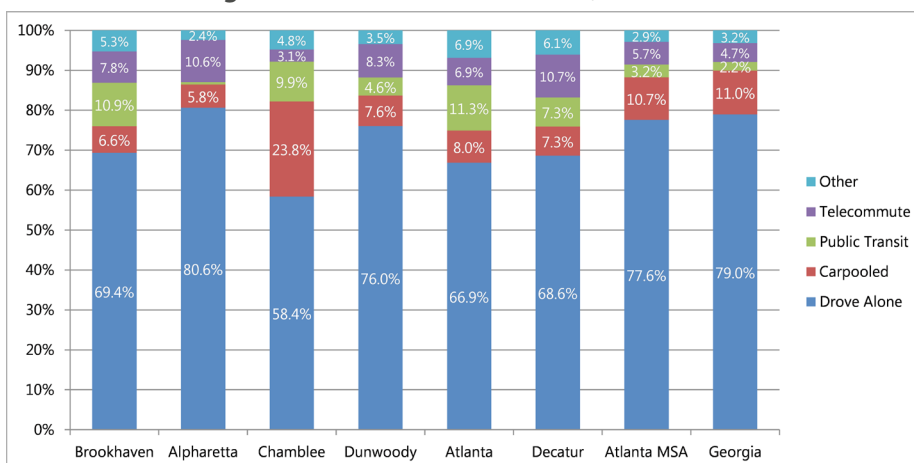
than 30 minutes traveling to work, compared to 48.3 percent of metro Atlanta workers and 39.4 percent of all Georgia workers. Brookhaven’s MARTA access is an asset, as evidenced by the significantly larger percent of working residents (10.9 percent) who use public transportation to get to work, compared 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).

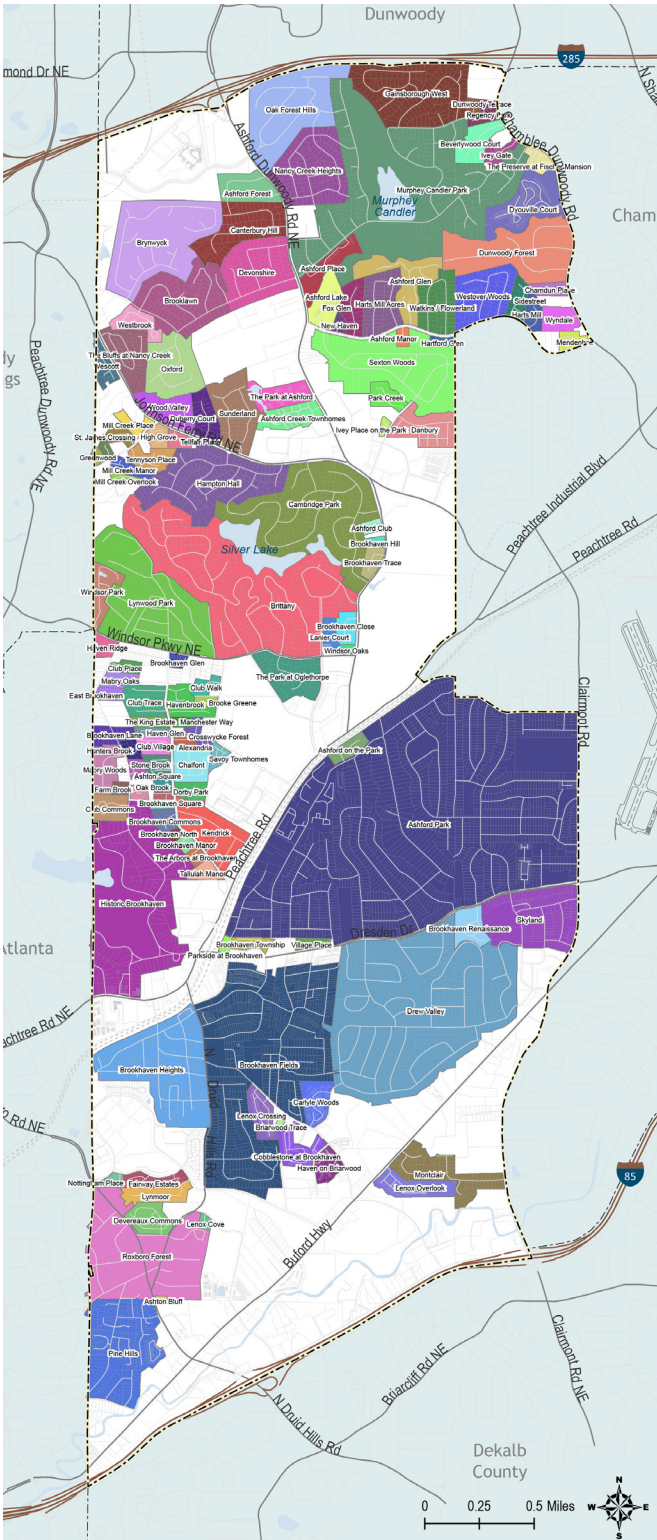
Single family neighborhoods dominate the land area in the community; however, multi-family housing is a predominant feature near and along Buford Highway and has a growing presence in the Perimeter Center and Lenox Park areas and along Peachtree Road, Johnson Ferry Road, and Dresden Road, increasingly 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.*



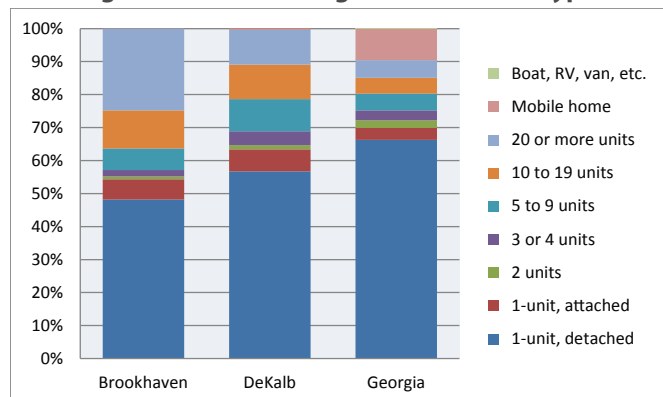
*(Right) Multi-family housing along Buford Hwy; (Center) Established housing in northern Brookhaven; (Right) new infill housing near Peachtree Road.*



**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.

**Figure A.2-34: Housing Units Structure Type**



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.

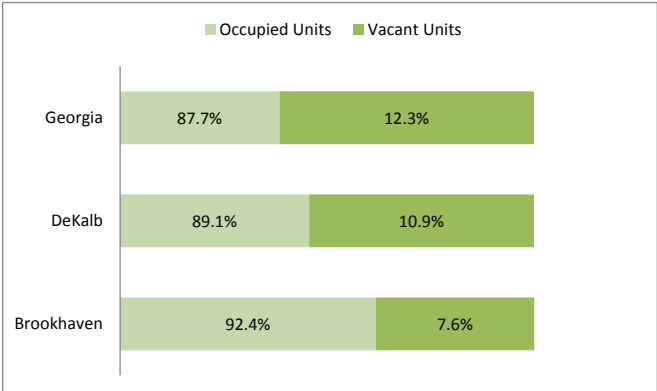
## OCCUPANCY

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

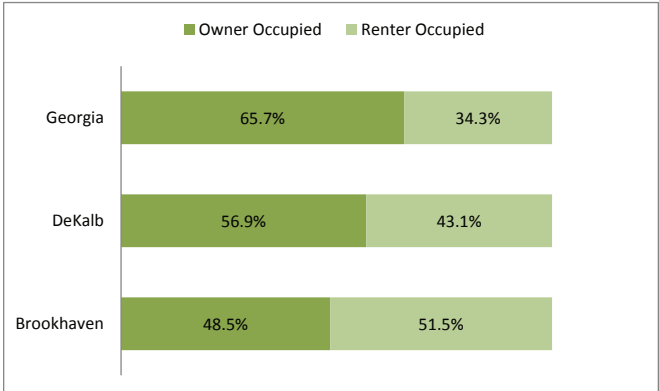
An estimated 49 percent of Brookhaven’s occupied housing units are owner-occupied, compared to a 56.9 percent owner occupancy rate in DeKalb County and 65.7 percent occupancy rate in the State of Georgia. Considering the City’s demographics and the growing urban nature of Brookhaven, it is not surprising 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.

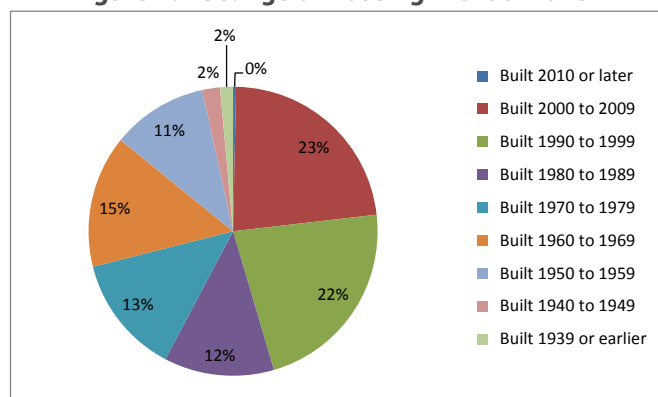
Currently there are no local ordinances that protect the demolition or major adjustments to historic properties in the city. The City of Brookhaven may want to consider completing a historic resources survey and establishing protective policies to preserve this historic housing stock in the city. This 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**

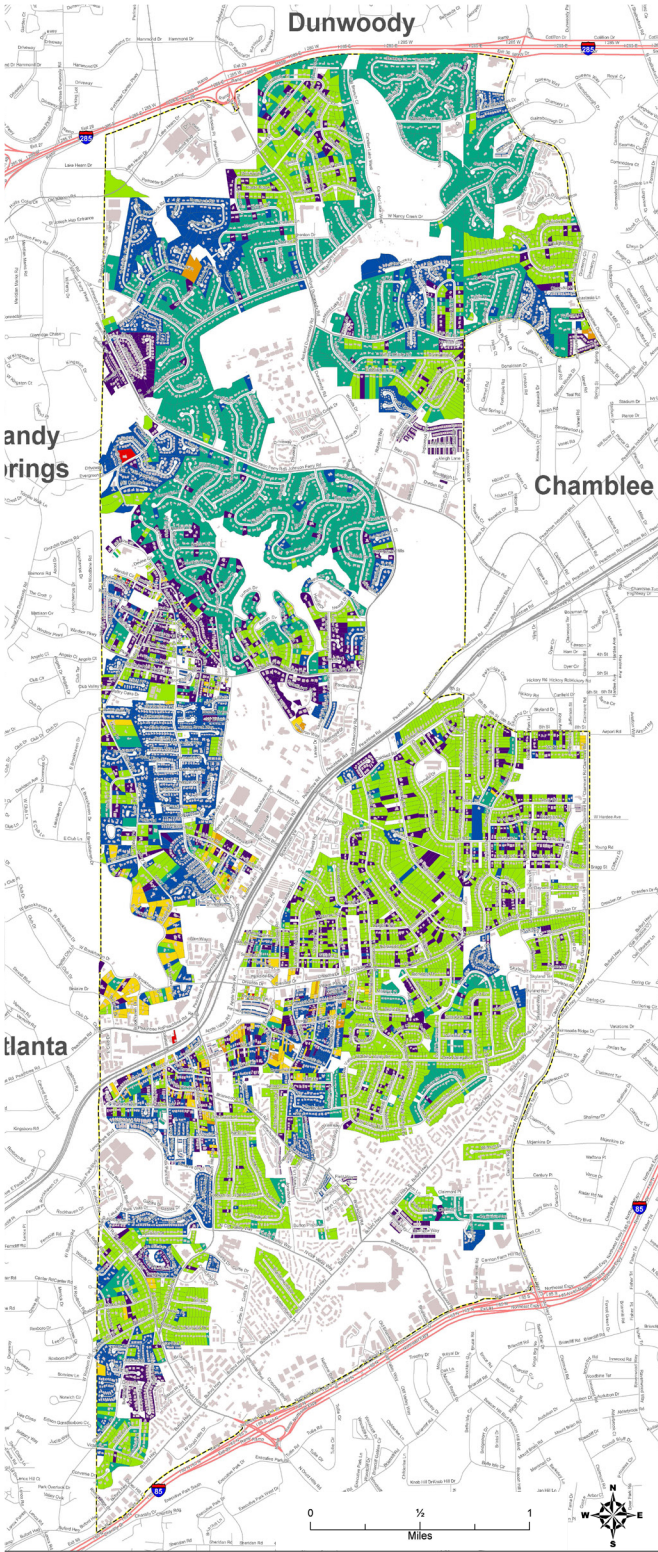


Source: 2008-2012 American Community Survey 5-Year Estimates (Brookhaven Census Tracts)

**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

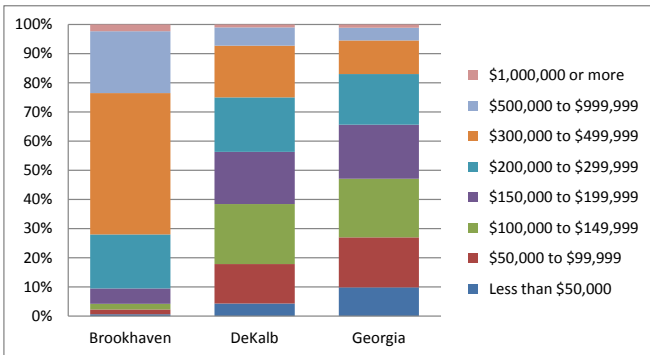
— Expressway  
 — Major Road  
 — Street  
 — Railroad

**Figure A.2-39: Single Family Residential Structures by Year Built Map (See larger map in Appendix A.3)**

## 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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