

Budgets Activate Plans...

The essence of any organization's future are its planning documents. As required for all cities and counties within the State of Georgia, the City of Brookhaven developed a comprehensive plan to help guide land use decisions, transportation improvements, recreational facilities, etc.

The City's *Comprehensive Plan 2034* was originally adopted on November 18, 2014 and incorporates the Comprehensive Parks and Recreation Master Plan and Comprehensive Transportation Plan, which were both adopted by the City Council on September 9, 2014. Per Georgia state statute, the comprehensive plan must be updated every five years, or during 2019 for the City of Brookhaven. Additionally, per Georgia state statute, the City must provide an annual update to the Georgia Department of Community Affairs on progress toward *Comprehensive Plan 2034* goals identified in the Community Work Program (CWP). The 2017 annual update is available on the City website at:

<http://www.brookhavenga.gov/home/showdocument?id=4840>

The City's major planning documents that provide guidance to the City Administration to prioritize limited resources within the budget development process and then guide work efforts of City departments after a budget is approved include:

- Comprehensive Parks and Recreation Master Plan and Site Specific Park Plans
- Comprehensive Transportation Plan
- Buford Highway Improvement Plan & Economic Development Strategy
- Comprehensive Plan 2034
- Bicycle, Pedestrian, & Trail Plan
- Nancy Creek Watershed Improvement Plan
- Peachtree Creek Greenway Master Plan
- Ashford Dunwoody Corridor Study
- North Fork Peachtree Creek Improvement Plan

While each of these documents are available on the City website, the following pages provide summary information on the findings and recommendations of these planning documents.

The 2019 Adopted Budget includes specific recommendations to make progress on these plans; however, the estimated funding requirements in totality for these plans exceeds \$250 million. The City Administration will aggressively seek non-City funding for the implementation of these plans. However, a new revenue source(s) will be required. During 2018, strategic financing plans were initiated for the Comprehensive Parks and Recreation Master Plan and Peachtree Creek Greenway Master Plan. Additionally, significant initial progress was made on the Ashford Dunwoody Corridor Study. The City continues its execution of these plans in the 2019 adopted budget. Of particular note is the 2018 Park Bond referendum supporting the Comprehensive Parks and Recreation Plan. If approved by the voters on November 6, 2018, this \$40 million

capital improvement program, will ensure progress on the Comprehensive Parks and Recreation Plan.

Information on the Park Bond Referendum can be found on the City website at:

<https://www.brookhavenga.gov/parks-bond-ref>

The North Druid Hills Corridor Study is currently underway and is expected to be approved by City Council in early 2019. Implementation of recommendations from that study will be incorporated in the 2020 budget, but the Administration will seek grants and other funding opportunities during 2019.

Comprehensive Parks & Recreation Master Plan

Approved: September 9, 2014

GOAL

The Comprehensive Parks & Recreation Master Plan was commissioned by the Brookhaven City Council in 2014. The purpose of the Comprehensive Parks & Recreation Master Plan is to provide a full analysis of the parks and recreation system.

STUDY RESULTS

- Staffing, operations and budget
- Programming
- Facility assessment and recommendations
- Park and greenway development
- Funding

DESIRED OUTCOMES

- Meet NRPA Guidelines
- Park and greenway needs and opportunities
- Traditional primary funding and grant methods

RECOMMENDATIONS

- Complete individual park master plan for each individual park in Brookhaven
- Acquire land in Planning Areas 2 & 3 and develop neighborhood parks, and find a large parcel near the Buford Highway Corridor to develop a new community park
- Do major renovations throughout the park system to improve safety, ADA compliance and create a unified appearance for park architecture, signage and site furnishings
- Create more walking trails in existing parks
- Create a major east-west greenway corridor that will begin a regional trail system connecting with surrounding communities
- Create a major north-south greenway corridors connecting community parks and neighborhoods to the adopted regional greenway

COST & FUNDING

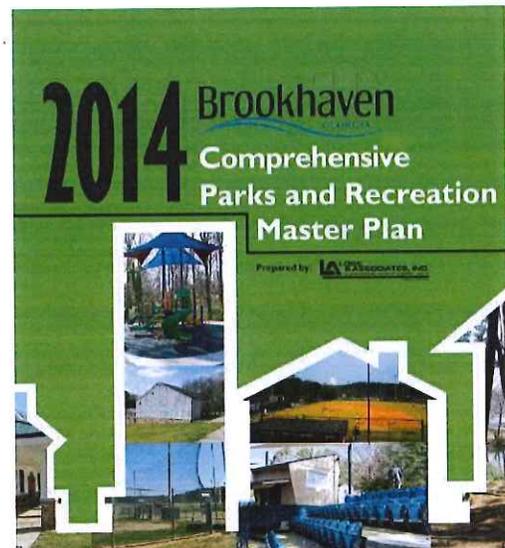
- Estimated cost \$29 million (2014/5 dollars), but did not include all parks or site conditions
- 2019 adopted funding: \$0 (a \$40 million Park Bond Referendum is on the ballot for November 6, 2018)

The full report can be found at:

<http://www.brookhavenga.gov/city-departments/parks-recreation/park-plans>

Information on the Park Bond Referendum can be found at:

<https://www.brookhavenga.gov/parks-bond-ref>



Comprehensive Transportation Plan

Approved: September 9, 2014

GOAL

The purpose of the Comprehensive Transportation Plan is to establish a long-term vision of the City's multimodal transportation system consistent with the overall vision as expressed in the Comprehensive Plan.

STUDY RESULTS

- Analysis of the current and future system
- Identification of transportation improvements
- Transportation Policy Framework
- Phased approach for plan implementation

DESIRED OUTCOMES

- Meet requirements of Georgia Planning Act
- Community goals to guide the improvements to the transportation system
- Identify needed improvement projects
- Coordinate with the Comprehensive Plan, Park Master Plan, and Buford Highway Redevelopment Plan

RECOMMENDATIONS

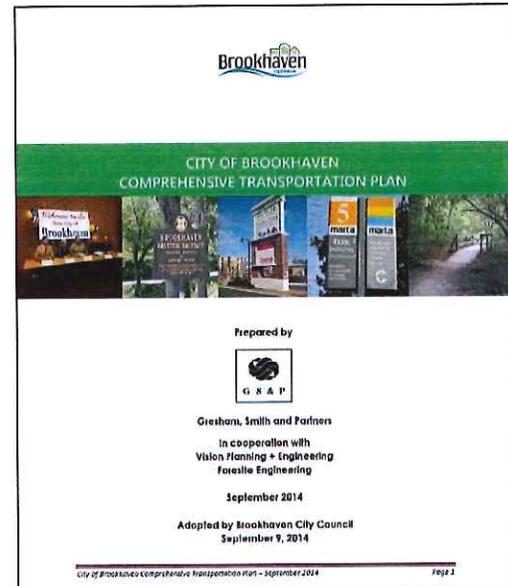
- Establish a transportation vision with six major elements, including Safety, Economic Prosperity, Public Health, Sustainability, Mobility and Access, and State of Good Repair
- A balanced, multimodal transportation system for all residents of Brookhaven
- List Corridor Scoping and Concept Projects for Priority Corridors and Community Connectors
- List of Intersection Improvement Projects
- Development of a master plan for Bicycle, Pedestrian and Trail Improvements
- Study to examine the feasibility for a community bus circulator linking MARTA stations
- List of Transportation Operations and Management Projects

COST & FUNDING

- TBD. It is anticipated that multiple funding sources including general fund, capital project fund, grants, public/private partnerships and redevelopment will be required.
- See the Capital Improvement Plan tab of this budget document for specific projects adopted for funding in 2019 including continuation projects for intersection improvements at Ashford Dunwoody Road and Peachtree Road; Ashford Dunwoody and Windsor Parkway; and Osborne Road and Windsor Parkway.

The full report can be found at:

<http://brookhavenga.gov/city-government/boards-commissions/steering-committees>



Buford Highway Improvement Plan & Economic Development Strategy

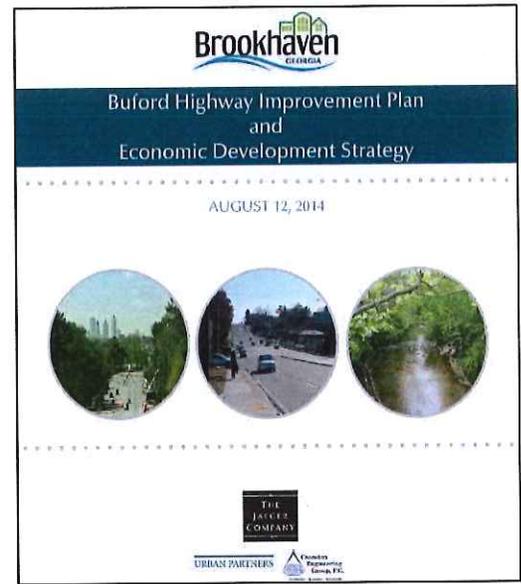
→ Approved: October 14, 2014

GOAL

The Buford Highway Improvement Plan & Economic Development Strategy's aim is to provide an attractive, safe and trafficable environment, with an emphasis on pedestrian accessibility and an action plan to stimulate the area to its full potential and long-range sustainability.

STUDY RESULTS

- Buford Highway's natural resources are compromised by surrounding sub-par development
- Highly sought after view corridors are muted by the lack of vegetation to buffer views into strip center
- Need to upgrade pedestrian and transit amenities
- Many undeveloped / underdeveloped commercial parcels



DESIRED OUTCOMES

- Leverage Peachtree Creek and Skyland Trail for multi-use trails
- Established gateways, improved transit amenities and retain international character
- Redevelopment with more open space, multi-modal transportation and affordable housing

RECOMMENDATIONS

- Buford Highway improvements segmented into five zones
- 5-year Community Work Program (CWP) 2015-2019
- Long-range projects for redevelopment, transportation and open space

COST & FUNDING

- TBD. It is anticipated multiple funding sources including grants, public / private partnerships and other economic development tools will be required. 2019 efforts will be greatly enhanced by the 2018 completion of the zoning rewrite with a Buford Highway overlay district.

The full report can be found at: <http://www.brookhavenga.gov/city-government/boards-commissions/steering-committees/buford-hwy>

Comprehensive Plan 2034

Approved: November 18, 2014

GOAL

The Comprehensive Plan establishes a City vision for long- and short-term goals to guide growth and investment. The completion of the Plan is a requirement of the State, and by its adoption, the City has been designated as a Qualified Local Government, eligible to seek specific Federal and State programs and grants. The City is required to provide an update to the Community Work Program every 5 years. This required update will begin during 2019.

STUDY RESULTS

- Identification of priority needs for the City's future
- Community Work Program (identifies specific actions the City should pursue within a 5-year timeframe)
- Establishment of Character Areas

DESIRED OUTCOMES

- Alignment of Zoning and Development regulations with the Comprehensive Plan
- To better manage growth and density increase
- To preserve and make available safe and affordable housing in the community

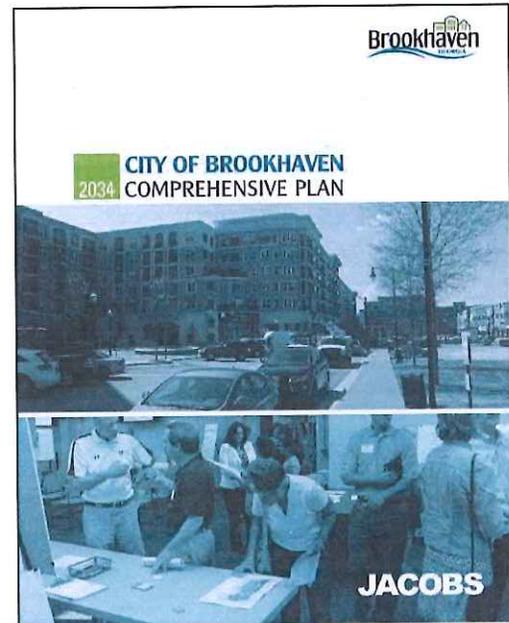
RECOMMENDATIONS

- Completion of a supplemental Character Area Study to better define the vision for development in Character Areas that are predominantly residential
- 5-year Community Work Program
- Specific projects specific to Land Use; Community Facilities and Resources; Economic Development; and Population and Housing.

COST & FUNDING

- TBD based on implementation
- Leverage grants, public & private funds

The full report can be found at: <http://www.brookhavenga.gov/city-government/boards-commissions/steering-committees/comprehensive-plan-2034>



Bicycle, Pedestrian, & Trail Plan

Approved: April 12, 2016

GOAL

The goal of the Bicycle, Pedestrian, & Trail Plan is a vision that will establish a thorough network of trails, lanes and paths for transportation and recreation.

STUDY RESULTS

- Lack of provisions for both bicyclists and pedestrians
- Current City policy does not take an active role in promoting bicycle and pedestrian travel within the City
- A comprehensive map with target recommendations

DESIRED OUTCOMES

- Address “fragmented” sidewalk system
- Significantly increase bicycle-friendly routes reflecting strong community desire active transport options
- Support incidental active transportation considering neighboring plans and public transportation access
- Connect network with MARTA transit options and the Atlanta Beltline

RECOMMENDATIONS

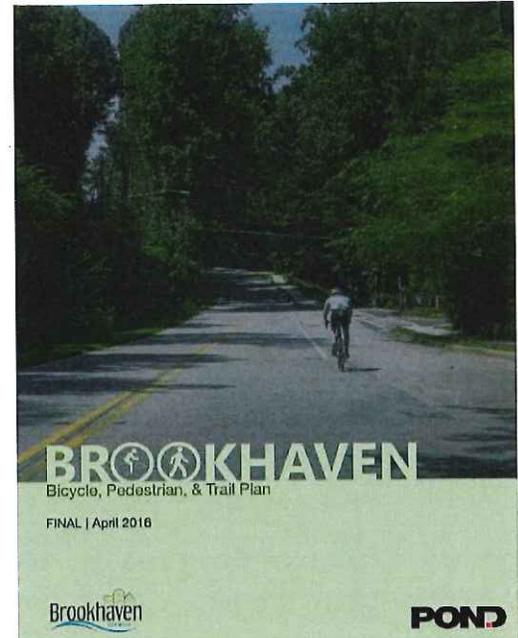
- 20.4 miles of new “sharrows” (shared motor vehicle/bicycle lanes on roads)
- 6.9 miles of new dedicated bicycle lanes or bicycle tracks on roads
- 31.6 miles of new sidewalks
- 38.7 miles of new multi-use trails
- Adopt more specific policies during regular policy reviews

COST & FUNDING

- The Plan contemplates 3 phases, 5-10 year, 10-20 year, and 20+ year project with an estimated longest term investment of \$66 million with \$12 million in the 5-10 year phase
- Funding sources include HOST, incorporation into road projects; incorporation into development; GDOT TE, CDBG, Safe Routes to School, US DOT
- Please see the Public Works section of the Capital Improvement Plan tab of this document for specific sidewalk projects adopted in 2019 (156-MT).

The full report can be found at:

<http://brookhavenga.gov/city-departments/public-works/bicycle-pedestrian-trail-plan>



Nancy Creek Watershed Improvement Plan

→ Approved: August 23, 2016

GOAL

The Nancy Creek Watershed Improvement Plan was commissioned by City of Brookhaven leaders in 2015 to evaluate watershed conditions in Nancy Creek on a regional scale with a special focus on evaluating the health of Murphey Candler Lake, as it is the focal point of the City-owned Murphey Candler Park.

STUDY RESULTS

- High contamination levels
- Threatened shoreline
- Few stormwater controls
- Built-out watershed

DESIRED OUTCOMES

- Meet state water quality standards
- Restore stream buffers to prevent the loss of soil/ stream buffer
- Improve streams to “sub-optimal” habitat condition or better
- Support projects that promote wildlife diversity and aesthetics

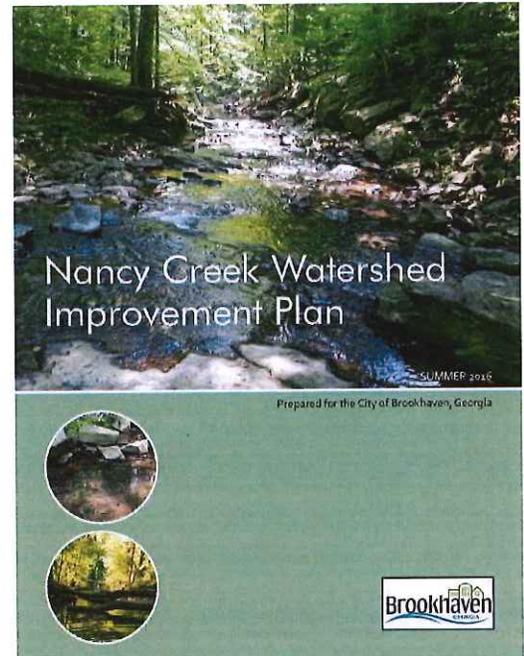
RECOMMENDATIONS

- 10-year implementation plan
- 16 stream enhancement projects
- 21 best management practice projects
- 6 projects specific to Murphey Candler Lake
- 28 retrofit study areas
- 7 programs (5 existing, 2 new)

COST & FUNDING

- Estimated \$19.4 million
- Leverage grants & private funds
- Specific projects in the 2019 Adopted Budget include continuation of two U.S. Environmental Protection Department 319(h) grants totaling \$500,000.

The full report can be found at: <http://www.brookhavenga.gov/city-departments/public-works/nancy-creek-watershed-improvement-plan>



Peachtree Creek Greenway

→ Master Plan Approved: August 23, 2016

GOALS

The Peachtree Creek Greenway is a 2.7 mile multi-use transportation project enhanced by trailheads and linear parks along the north fork of Peachtree Creek consisting of interwoven bicycle and pedestrian trails.

Address transportation and recreation needs, while enhancing quality of life and encouraging sustainable economic growth.



Create community gathering areas with easy access to centers of employment, residential and commercial development

PROGRESS

- PATH Foundation to submit Phase I Engineering November 2017
- Community Steering Committee appointed 2017
- Phase I (North Druid Hills Rd to Briarwood Rd) groundbreaking 2018
- North Fork Peachtree Creek Watershed Improvement Plan to be delivered 2018
- Engineering on Phase II, Briarwood Rd to Atlanta city line, planned 2018

DESIRED OUTCOMES

- Provide local and regional transportation alternatives and connectivity
- Enhance the natural environment
- Foster social, cultural and recreational interaction
- Preserve the international character of the Buford Highway Corridor
- Position Buford Highway for economic development

ESTIMATED COST & FUNDING

- Estimated of full buildout through 2023 is \$38M (does not reflect ROW acquisition costs).
- Potential funding sources include hotel/motel tax revenue; U.S. Department of Transportation; Georgia Department of Natural Resources; foundation grants; sponsorships; redevelopment and corporate partners.
- 2018 was a significant milestone year for the project with the Phase I construction contract expected to be awarded by year end. Please see the Capital Improvement Plan tab of this budget document for activities to advance this project.

The full report and project updates can be found at:

<http://brookhavenga.gov/city-departments/public-works/peachtree-creek-greenway>

Ashford Dunwoody Corridor Study

→ Adopted on: April 25, 2017

GOAL

The Ashford Dunwoody Corridor Study was commissioned by City of Brookhaven leaders in late 2015 to address traffic congestion and make operational improvements. The City's comprehensive Transportation Plan (CTP) recommended that a visioning process be undertaken to improve traffic operation and multimodal connectivity for several corridors including Ashford Dunwoody Road.

PURPOSE OF THE STUDY

- Serves the need of all users
- In harmony with existing developments and future growth along the corridor
- Minimize negative impacts to property owners and neighborhoods along the corridor
- Is cost effective and implementable
- Has broad community support from Citizens, stakeholders and other partners

VISIONING REPORT INCLUDES

- 10 overarching recommendations
- 3 city-wide recommendations
- 10 Short-Term (ST) Projects
- 6 Mid-Term (MT) Projects
- One Long Term (LT) Project

STATUS UPDATE

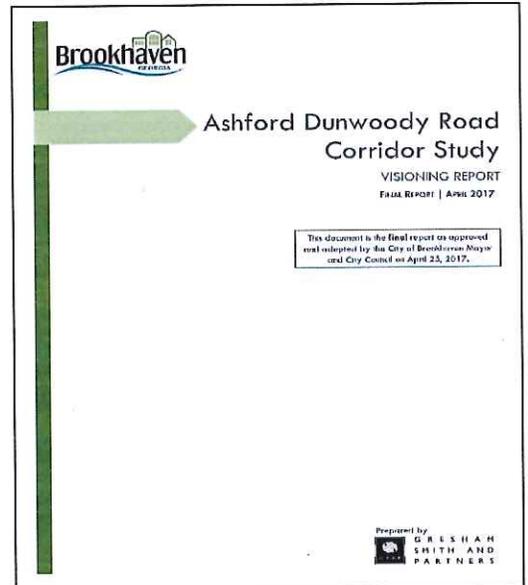
- Completed: 6 Short term Projects (ST-01, ST-02, ST-03, ST-04, ST-05, ST-06)
- Design Underway: 3 Short and 2 Mid-term Projects (ST-07, ST-08, ST-09, MT-01, MT-02)
- Construction Underway: 1 Short and 1 mid-term term Projects (ST-10, MT-06)
- 2019 Construction Funding Request: MT-01
- 2019 Design Funding Request: ST-08 (TIP match)

COST & FUNDING

- 2019 Adopted Funding: \$1.50 million. This funding included TIP match funds of \$300,000 for ST-08 and funding of \$1,200,000 for the construction of MT-01.

The full report can be found at:

<http://www.brookhavenga.gov/city-departments/public-works/ashford-dunwoody-road-corridor-study>



North Fork Peachtree Creek Watershed Improvement Plan

Approved: August 28, 2018

GOAL

The North Fork Peachtree Creek Watershed Improvement Plan was commissioned in 2017 to evaluate watershed conditions. The City of Chamblee, located upstream of the creek, collaborated in the study to facilitate regional solutions.

STUDY RESULTS

- High contamination levels
- Threatened shoreline
- Few stormwater controls
- Built-out watershed

DESIRED OUTCOMES

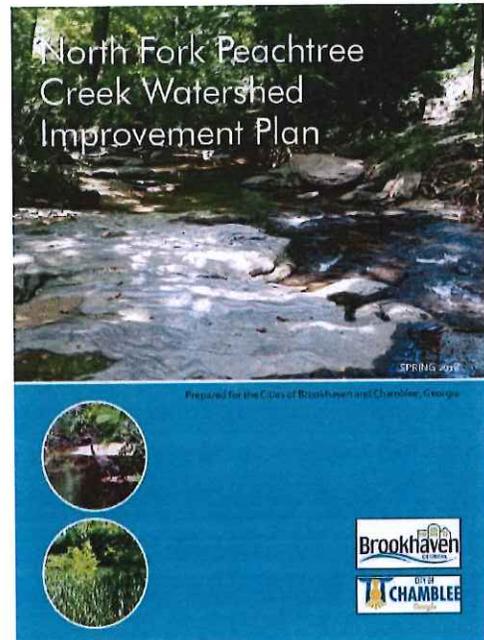
- Meet state water quality standards
- Restore stream buffers to prevent the loss of soil/ stream buffer
- Improve streams to “sub-optimal” habitat condition or better
- Support projects that promote wildlife diversity and aesthetics

RECOMMENDATIONS

- 5-year implementation plan
- 25 new Best Management Practice (BMP) projects
- 4 BMP Retrofit projects
- 28 stream restoration projects

COST & FUNDING

- Estimated \$897,000 (for 5-year plan)
- Leverage grants & private funds



The full report can be found at: <http://www.brookhavenga.gov/city-departments/public-works/northforkpeachtree-creek-watershed-improvement-plan>

