

## ***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 previously adopted by the City Council on September 9, 2014.

Per Georgia state statute, the comprehensive plan must be updated every five years. The comprehensive plan 2019 update was approved by the City Council on September 24, 2019. 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 workplan is available on the City website at: <https://www.brookhavenga.gov/commdev/page/comprehensive-plan-2034>.

The City's planning documents provide guidance to the City Administration to prioritize limited resources in the budget development process and then guide City departments' work efforts. The City of Brookhaven's major planning documents include:

- Comprehensive Parks and Recreation Master Plan
- 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
- North Druid Hills Corridor Study
- Arts & Culture Master Plan

While each of these documents are available on the City website, the following pages provide summary information on the findings and recommendations as well as summary progress to date.

The 2022 Adopted Budget includes specific recommendations to make progress on these planning documents; however, the estimated funding requirements in totality for these master plans exceeds \$300 million. The City Administration will continue to seek non-City funding (i.e., grants and partnerships) for the implementation of these plans.



# Comprehensive Parks and Recreation Master Plan

Approved: September 9, 2014

## GOAL

The purpose of the Comprehensive Parks and Recreation Master Plan is to provide a full analysis of the parks and recreation system including operations and facilities upon incorporation of Brookhaven in December 2012.

## 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

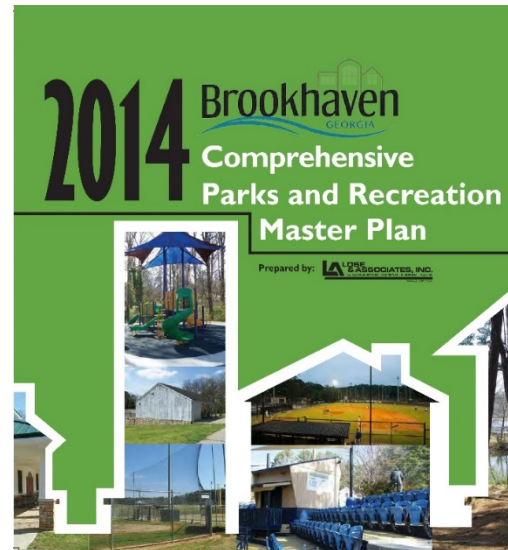
- Complete individual park master plan for each individual park in Brookhaven
- Acquire land in Planning Areas 2 & 3 and develop neighborhood parks, and find a large parcel near the Buford Highway Corridor to develop a new community park
- Do major renovations throughout the park system to improve safety, 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 corridor connecting community parks and neighborhoods to the adopted regional greenway

## 2022 PROPOSED FUNDING

The 2022 Budget includes \$3.8 million for operations and \$100,000 for asset preservation capital improvements. Please see the Parks and Recreation Department budget narrative in this budget document for additional details.

## PROGRESS TO DATE

Based on the 2022 budget, the Parks and Recreation Department will be staffed with 24 full-time staff and 4.3 full-time equivalent (FTE) part-time staff, of which eight are part-time pool managers). The operating budget has increased from \$939,950 (\$17 per capita) in 2014 to \$3,817,969 in 2022 (\$63 per capita). Land surveys were completed for each park and are posted



on the department's website. Park facilities were assessed for compliance with the Americans with Disabilities Act (ADA).

Park land acquisition since the City's incorporation includes:

- Ashford Forest Preserve (31 acres)
- Langford Park (0.84 Acres)
- LaVista Park (3.5 Acres) – Due to Annexation
- 1664 Remington Road (1.75 acres)
- 1206 Gail Drive (1.16 acres)
- 1621 North Druid Hills Road (2.54 acres)
- Peachtree Creek Greenway acquisitions totaling 25.00 acres.

Park maintenance standards were established and are posted on the department's website. Master plans for each park were developed with extensive public input.

The Parks and Recreation Departments Asset Preservation Program is a systematic approach to ensure performance accountability by maintaining operating building systems to their design capacity. The Parks and Recreation Departments Asset Preservation projects in 2021 included the resurfacing of the tennis courts at Ashford Park, Briarwood Park, Lynwood Park and Murphey Candler Park. Murphey Candler Athletic Field improvements included major repairs to the women's restroom located in Colt Coral and resealing of all the buildings at Murphey Candler Park Athletics for rodent control. Various park maintenance items in the 2021 Asset Preservation projects included stream bank restoration along the northeast trail in Murphey Candler Park, new HVAC for the gymnasium at Briarwood Park Recreation Center, new roofs and painting of the pavilions at Murphey Candler Park.

The Murphey Candler II Trail Project was included in the City's Master Plan documents that were approved by the City Council in February 2016. The trail will connect Murphey Candler Park to the City owned green space located on the south side of Nancy Creek. Murphey Candler Park II trail project is being valued engineered and will be put out to bid in late 2021/early 2022 based on funding availability.

City Council developed a \$40 million Park Bond referendum for capital improvements that was approved by the voters in November 2018. Progress to date includes:

- The Ashford Park Splash Pad opened to the public on June 24, 2021.



- Year three of the invasive plant removal project within the Park Bond was completed in the fall of 2021.
- The new playground at Murphey Candler was completed in March 2021.



New Playground Castle



New Playground Swing Set

- The Community Green project at Murphey Candler Park will begin construction during the 4<sup>th</sup> quarter of 2021 and be completed in early 2022.
- The Murphey Candler Park Pool parking lot project will begin construction during the 4<sup>th</sup> quarter of 2021 and be completed by the March of 2022.
- The Murphey Candler south trail project was completed in September of 2021.



Murphey Candler South Trail Bridge Crossing



Murphey Candler South Trail along Mustang Field

- Brookhaven Park improvements will begin once discussions with the County have been completed.
- System Wide Security improvements include installation of new security cameras around the athletic facilities at Murphey Candler Park and along Horseshoe Road on the northeast side of Murphey Candler Park located off Candler Lake East Road.
- The North Board Walk Trail Project was started in August of 2021 and is expected to be completed during the 2<sup>nd</sup> quarter of 2022.
- The Lynwood Park Project is expected to begin construction during the 4<sup>th</sup> quarter of 2021 and be completed by the end of December 2022.

Activities of the Parks and Recreation Department are summarized in the monthly operations report submitted to the City Council and available on the City website at:

<https://www.brookhavenga.gov/citymanager/page/monthly-departmental-reports>

Park Bond capital improvement projects and status can be found on the City website at:

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

The Comprehensive Parks and Recreation Master Plan can be found on the City website at:

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

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# Comprehensive Transportation Plan

Approved: September 9, 2014  
Updated: October 13, 2020

## 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

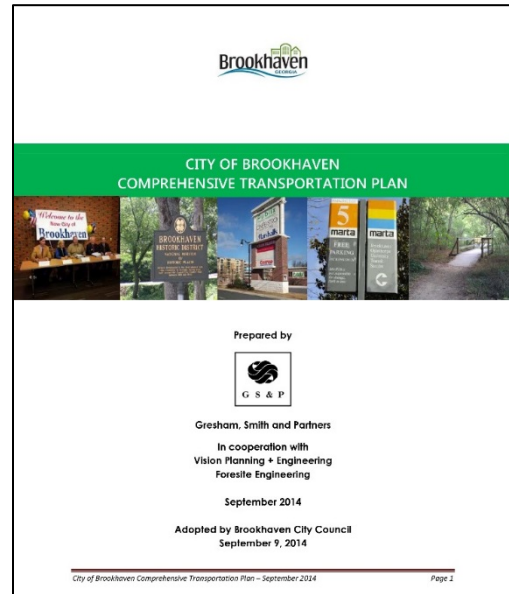
- Meet requirements of Georgia Planning Act
- Establish community goals to guide the improvements to the transportation system
- Identify needed improvement projects
- Coordinate with the Comprehensive Plan, Park Master Plan, and Buford Highway Redevelopment Plan

## 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

## 2022 ADOPTED FUNDING

No additional funding is adopted for this planning document in 2022; however, the Ashford Dunwoody Road-Windsor Parkway Intersection Improvement (ST-08) engineering design will likely carryover and be completed in 2022.



## **PROGRESS TO DATE**

Public Works Department completed the 2020 Comprehensive Transportation Plan update in September 2020. Transit planning efforts underway include the I-285 Top End Express Lanes Project and a potential bus rapid transit (BRT) route on Buford Highway from the Lindbergh MARTA station to the Doraville MARTA station.

### **PART I - Corridor studies:** The City has completed two Corridor Studies

Ashford Dunwoody Road Corridor Study (C-1):	Adopted by Council in April 2016
North Druid Hills Corridor Study:	Adopted by Council in April 2019

### **PART II - Intersection improvement projects:**

Ashford Dunwoody Road/Peachtree Road (I-1): Contractor selected, construction in progress 2021  
Buford Highway/Briarwood Road (I-4): Contractor selected; Construction in progress 2021  
Ashford Dunwoody Road/Johnson Ferry Road (I-7): Construction completed Summer 2020  
Ashford Dunwoody Road/Windsor Parkway (I-8): Engineering Design started, Summer 2020

### **PART III – Active Transportation Projects**

#### **North Fork Peachtree Creek Trail (AT-2) “Peachtree Creek Greenway”:**

Phase I (Briarwood Road to N. Druid Hills Road): Opened for Public use in Fall 2019  
Phase II (N. Druid Hills Road to Atlanta line): Design started in Summer 2020  
Phase III (Chamblee line to Briarwood Road): Waiting on ARC TIP funding announcement

#### **Peachtree Road, N. Druid Hills Road to Ashford Dunwoody Road (AT-5):**

One of the ARC funded TIP Projects, Project removed by Council on 07/28/2020

#### **Nancy Creek Trail (AT-8):** Design underway

**Windsor/Osborne Intersection Improvement:** Roundabout construction underway

**Ashford Dunwoody-Dresden ATMS:** Install of new fiber optics cables connecting the signals along Ashford Dunwoody and Dresden drive is near completion

### **PART VI – Special Projects and Programs**

Development of Active Transportation Master Plan addressing bicycle, Pedestrian & Trail System (SP-2): Adopted by Council on April 12, 2016

Ultimate Buford Highway Concept Study (SP-3): Adopted by City Council Completed October 14, 2014

Traffic Calming Program (SP-4): Adopted by City Council on August 22, 2017



State of Good Repair Program (SP-5): Five-Year (2017-2021) Pavement Management Program was adopted by Council in February 2017. Second Pavement analysis completed in summer 2020.

The Comprehensive Transportation Plan report can be found on the City website at:

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

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# Buford Highway Improvement Plan and Economic Development Strategy

Approved: October 14, 2014  
Updated: February 9, 2021

## GOAL

The Buford Highway Improvement Plan and Economic Development Strategy's goal 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 economically obsolete development
- Highly sought-after view corridors are muted by the lack of vegetation to buffer views into strip centers
- Need to upgrade pedestrian and transit amenities
- Many undeveloped / underdeveloped commercial parcels

## DESIRED OUTCOMES

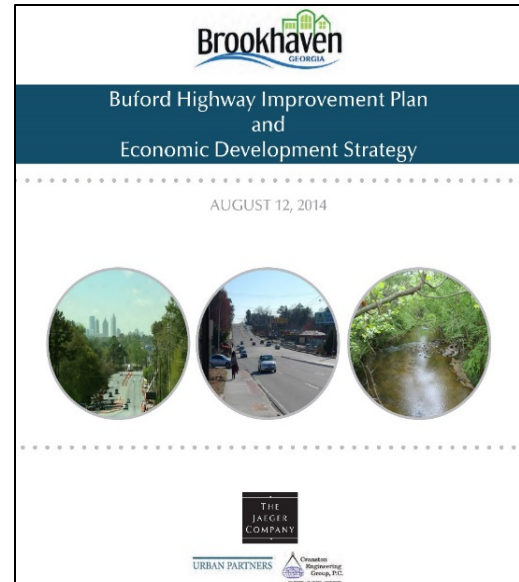
- Leverage Peachtree Creek and Skyland Trail for multi-use trails
- Established gateways, improved transit amenities, and retain international character
- Redevelopment with more open space, multi-modal transportation, and affordable housing

## 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

## ADDITIONAL RECOMMENDATIONS: 2021 ADOPTED UPDATE

- Encourage redevelopment of older commercial properties in favor of mixed use, to support live-work-shop environments and concentrate high density near transit locations.
- Support safe and attractive pedestrian spaces to increase pedestrian activity.
- Encourage parcel consolidation to support adopted redevelopment.
- Complete adopted pedestrian improvements including sidewalk links and Peachtree Creek Greenway.



- Create public spaces throughout the corridor – encourage redevelopment efforts to include greenspace and public plazas that connect to new pedestrian and bicycle amenities.
- Protect the environment, leverage natural resources and unused/underused property to create valuable spaces and experiences.
- Commission public art throughout the corridor including, but not limited to, murals and sculptures that would serve to connect the various gateways.

## **2022 ADOPTED FUNDING**

Although no additional funding is adopted for this Plan; however, the Economic Development Department anticipates utilizing the recommendations outlined in the adopted plan update to guide its projects and policy recommendations in 2022. Areas of focus will include the preservation and growth of affordable workforce housing, transit and pedestrian safety, and the redevelopment of high-priority sites throughout the corridor.

## **PROGRESS TO DATE**

In Q1 of 2021, the 5-year Comprehensive Plan updates were finalized and formally voted on and adopted by City Council. The City Council established an Arts and Culture Commission to advance the arts and culture masterplan adopted in 2020, and to further advance the City’s arts and cultural offerings; especially in the Buford Highway corridor. The City Council established a dedicated funding mechanism for public arts and culture efforts. Councilman Joe Gebbia, along with the Planning Commission, requested recommendations to protect and retain small businesses that cater to the residents along Buford Highway, as well as development policies to attract new and preserve existing affordable housing units throughout the corridor. A presentation on best practices is scheduled at the 2021 Planning Commission Retreat in Q4.

2021 also saw a further emphasis placed on advancing connectivity efforts throughout the Buford Highway corridor. The North Druid Hills Pedestrian Bridge conceptual design was completed and approved by City Council in Q1, design conceptual and construction estimates began for the I-85 pedestrian bridge, and a funding structure strategy is underway for the completion of the adopted pedestrian and vehicular bridges in the City’s Southern gateway. Additionally, the Briarwood Road multi-use path was commissioned for design, Phase II of the Peachtree Creek Greenway’s Preliminary Plan design process was activated, and the RFQ for Phase III was advertised and a review team selected. Lastly, a contractor was selected for the Northeast Expressway frontage road multi-use path and construction is slated to begin in Q4 of 2021.

The 2020 Adopted Budget included funding within the Economic Development Department to update the Buford Highway Improvement Plan and Economic Development Strategy document to account for the significant redevelopment announcements of Children’s Healthcare of Atlanta and Emory University impacting the City’s southern gateway, the Buford Highway Bus Rapid Transit (BRT) study, the City-wide zoning rewrite that included a Buford Highway overlay district, and development of the Peachtree Creek Greenway plan.

In 2020, Economic Development began working with WLA Studio, formerly the Jaegar Group, to complete the 5-year Buford Highway Economic Development and Strategic Plan update. The

updates include an amended list of strategic parcels throughout the corridor, affordable housing recommendations, and new safety improvements, to name a few. The plan update is anticipated to be finalized by the end of 2020.

The Peachtree Creek Greenway Master Plan was approved by the City Council in the fall of 2016. By the end of 2019, the Peachtree Creek Greenway (PCG) segment from North Druid Hills Road to Briarwood Road was completed. In 2020, the funding program for planning and engineering for Phase II from North Druid Hills Road to the City of Atlanta border, was awarded. Implementation of the PCG has spurred redevelopment interest in the Buford Highway corridor.

In April 2019, the City Council approved the North Druid Hills Road corridor study to improve transportation efficiency and safety on North Druid Hills Road from Buford Highway to Peachtree Road. This includes intersection improvement recommendations for the major intersection of Buford Highway and North Druid Hills Road.

In early 2019, a transit consulting firm was engaged to study the feasibility of a BRT route on Buford Highway from the Lindbergh MARTA station within the City of Atlanta to the Doraville MARTA station. This study will be completed in early 2020. A Buford Highway BRT route was included in the recently approved DeKalb County transit Plan.

In November 2018, the City-wide zoning rewrite was completed and included an overlay district for Buford Highway. This updated zoning will assist in guiding redevelopment of Buford Highway. Information on the Buford Highway overlay can be found on the City website at:

[https://library.municode.com/ga/brookhaven/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_C H27ZO ARTVOVDI DIV2BHBUHIOV](https://library.municode.com/ga/brookhaven/codes/code_of_ordinances?nodeId=PTIICOOR_C H27ZO ARTVOVDI DIV2BHBUHIOV)

In 2017, the City Council empaneled an Affordable Housing Task Force to explore policy options to protect and encourage affordable housing across the City. Results of this effort were included in the City-wide zoning rewrite. Specifically, Brookhaven is the only city in the Atlanta metropolitan area with required inclusionary zoning for affordable housing within multi-family redevelopment projects.

The Buford Highway Improvement Plan and Economic Development Strategy can be found on the City website at:

<http://www.brookhavenga.gov/city-government/boards-commissions/steering-commitees/buford-hwy>

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# Comprehensive Plan 2034

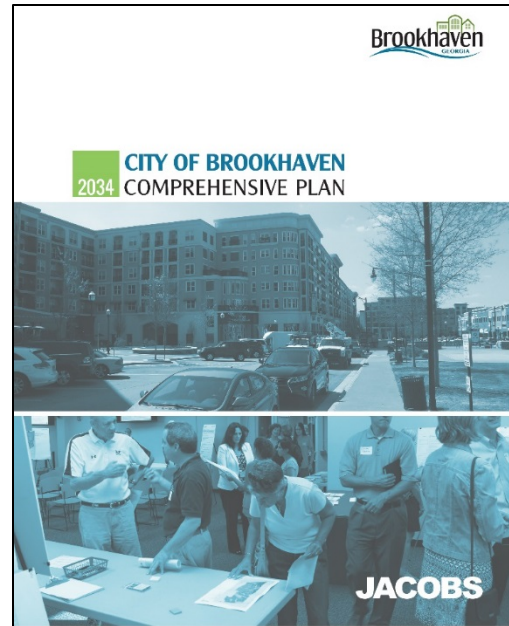
Approved: November 18, 2014  
Updated: September 24, 2019

## 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 Comprehensive Plan every 5 years.

## 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

- 5-year Community Work Program
- Specific projects related to Land Use; Community Facilities and Resources; Economic Development; and Population and Housing.

## 2022 ADOPTED FUNDING

While it is anticipated that additional policy matters recommended in the Comprehensive Plan 2034 will be advanced during 2022, no specific funding is requested in the 2022 Adopted Budget.

## PROGRESS TO DATE

During 2021, the following Comprehensive Plan milestones were completed:

- Implementation of Planning Commission work program with additional special area plan work for Windsor Parkway Osborne Road intersection node
- Completed rewrite of the tree ordinance

- Develop amendments to the zoning ordinance based on recommendations from the Arts and Culture Master Plan adopted by City Council on September 22, 2020 as a result of the work completed by the Arts Advisory Committee
- Complete the Atlanta Regional Commission Local Government Lifelong Communities Assessment Survey and evaluate codes, services, and practices to identify regulatory barriers that obstruct the support of Lifelong Communities Principles
- Undertake a historic and archeological resource survey (including cemeteries) and Develop historic guidelines for identified resources, as needed
- Revisit workforce housing requirements and incentives

Community Work Program initiatives for 2022 include:

- Completion of the City Centre Master Plan project
- Completion of Planning Commission work program Windsor/Osborne special area plan work
- Complete historic and archeological resource survey (including cemeteries) and develop historic guidelines for identified resources, as needed
- Revisit workforce housing and business requirements and incentives
- Continue Code Enforcement efforts
- Adoption of public art ordinance based on the plan adopted by City Council as a result of the work completed by the Arts Advisory Committee for adoption in 2021
- Continue the tree rescue program and develop a tree nursery to preserve the tree canopy
- Provide educational opportunities for tree canopy preservation

The Comprehensive Plan 2034 and the annual updates are available on the City website at:

<https://www.brookhavenga.gov/commdev/page/comprehensive-plan-2034>

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# 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
- 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

- 39 Short-term Projects
- 36 Mid-term Projects
- 41 Long-term Projects

## 2022 ADOPTED FUNDING

Funding for an updated Bicycle, Pedestrian & Trail plan in the amount of \$180,000 is budgeted in the General Fund – Non-Departmental Division. This funding will provide for the engagement of an outside firm that specializes in this analysis.

Continuation funding in the Capital Improvement Plan (CIP) of \$50,000 is adopted for bicycle and pedestrian safety improvements. Based on the results of the 2019 citywide sidewalk assessment, \$50,000 is provided annually in the 2020-2024 CIP for sidewalk capital maintenance and ADA compliance. (This is in addition to the Public Works Department annual operating budget for sidewalk repair.)



Funding in the Capital Improvement Plan of \$50,000 is adopted for a sidewalk / multi-use path infill project on Briarwood Road from North Druid Hills Road to Buford Highway consistent with project 109-LT in the Bicycle, Pedestrian, & Trail Plan. This \$50,000 amount is an initial estimate and may be increased based on actual design, right-of-way acquisition and construction costs. For planning purposes, the 2022-2026 CIP includes \$50,000 annually for the sidewalk in-fill projects.

## PROGRESS TO DATE

MT-105:	N. Druid Hills Road (Lenox Park Blvd. to Ashton Town Homes) – completed in 2016
MT-130:	Donaldson Drive (Bubbling Creek to Runny Mead Way) – completed in 2016
ST-126:	Old Johnson Ferry Road (Existing to Brooklawn Road) – completed in 2017
ST-155:	Coosawattee Drive (2390 Coosawattee to 2416 Coosawattee) – completed in 2017
ST-159:	Thompson Road (Dresden Drive to Grant Drive) – completed in 2017
MT-114:	Dresden Drive (Camille Drive to N. Thompson Road) – completed in 2017
MT-152:	Ellijay Drive (2472 Ellijay to 2478 Ellijay) – completed in 2017
MT-189:	Woodrow Way (Lanier Drive to Oglethorpe Entrance) – completed in 2017
	Woodrow Way (Breton Circle to Inman Drive) – completed in 2017
LT-120:	Hernance Drive (Croswycke Forest Drive to Path) – completed in 2017
ST-116:	Caldwell Road (Sunland Drive to E. Osborne Drive) – completed in 2018
ST-118:	Lanier Drive (Peachtree Road to Woodrow Way) – completed in 2018
	Lanier Drive (Woodrow Way to Windsor Parkway) – completed in 2018
	Lanier Drive (Windsor Parkway to Hearst Drive) – completed in 2018
ST-126:	Old Johnson Ferry Rd. (Brooklawn Rd. to W. Nancy Creek Dr.) – completed in 2018
ST-127:	Ashford Dunwoody Road (Brookhaven Hill to Kadelston) – completed in 2018
ST-171:	Skyland Drive (S. Bamby Road to Tryon Road) – completed in 2018
ST-184:	Cartecay Drive (Sylvan Circle to Ellijay Drive) – completed in 2018
MT-105:	N. Druid Hills Road (Arrington Place to Colonial Drive) – completed in 2018
MT-164:	Tullie Road/Tullie Circle – Road abandoned to CHOA in 2018
MT-189	Woodrow Way (Windsor Parkway to Inman Drive) – completed in 2018
LT-116:	Caldwell Road (E. Osborne Road to Cheshire Way) – completed in 2018
LT-138:	Drew Valley Road (Birch Circle to E. Drew Valley Road) – completed in 2018
ST-109:	Briarwood Road (1599 Briarwood to existing) – Design completed in 2019
MT-106:	Curtis Drive (Buford Highway to existing) – completed in September 2019
MT-152:	PC Greenway (Briarwood Rd. to N. Druid Hills Rd.) – completed in October 2019
	Cortez Lane (1447 Cortez Lane to Drew Valley Road) – Completed in October 2019
	Redding Road (2957 Redding Road to Caldwell Road) – Completed in October 2019
	E. Drew Valley Road (Drew Valley Rd to Drew Valley Rd) – Completed in July 2019
MT-156:	Cheshire Way (Caldwell Road to Green Meadow) – completed in August 2019
LT-109:	Briarwood Road (Buford Highway to 1599 Briarwood) – design completed in 2019
110-ST:	Briarwood Road (Buford Hwy to PCG) MUP – Completed in July 2020

109-LT: Briarwood Road (N. Druid Hills to Buford Hwy) Construction of infill sections complete. Design underway for remaining section - 2021.

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LT-163 Frontage Road(Druid Hill Reserve Dr. to Corporate Blvd.) – Design and Permitting 2021

Council adopted changes to the sidewalk policy for new developments on April 24, 2018. The policy requires any new development to install sidewalks or multiuse paths consistent with the Bicycle, Pedestrian, & Trail Plan. Modifications to the plan may be done by Council members during the fourth quarter of each year. A listing of required sidewalks and multiuse paths can be found on the City website at:

<https://www.brookhavenga.gov/publicworks/page/sidewalk-program>

The City hired Lowe Engineers to perform sidewalk inspection and Evaluation in 2019. Sidewalk evaluation was completed, and the Report identified sidewalks sections that would have to be repaired, ADA ramps that have to be re-built to meet the ADA Standards and the missing ADA Ramps at the Sidewalk termini. Public Works Department solicited bids from construction firms and awarded the first contracts to complete the repair work and bring the sidewalks and ramps to ADA standards to an amount of \$50,000. In addition, another contract was awarded for the same improvements for the newly annexed LaVista Park area. In addition, Public Works Department will complete additional repair work for \$50,000 in every year following 2021.

**Peachtree Creek Greenway Phase I (Briarwood Road to North Druid Hills Road):** This segment of the PCG is completed and opened for public use in Fall 2019. Three additional pocket parks are scheduled to begin construction in the Fall of 2021.

**Peachtree Creek Greenway Phase II (North Druid Hills Road to Atlanta City Limits):** This portion of Peachtree Creek Greenway is a federally funded project and the City is required to follow the GDOT Plan Development Process. The Planning and Engineering started in July 2020 by City consultant Heath & Lineback.

**Peachtree Creek Greenway Phase III (Chamblee City Limits to Briarwood Road):** The City received federal funding for this portion of the Peachtree Creek Greenway. The City will engage a firm to perform P&E in the Fall of 2021.

The current Bicycle, Pedestrian, & Trail Plan can be found on the City website at:

<https://www.brookhavenga.gov/publicworks/page/bicycle-pedestrian-and-trail-plan>.

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# 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

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

## DESIRED OUTCOMES

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

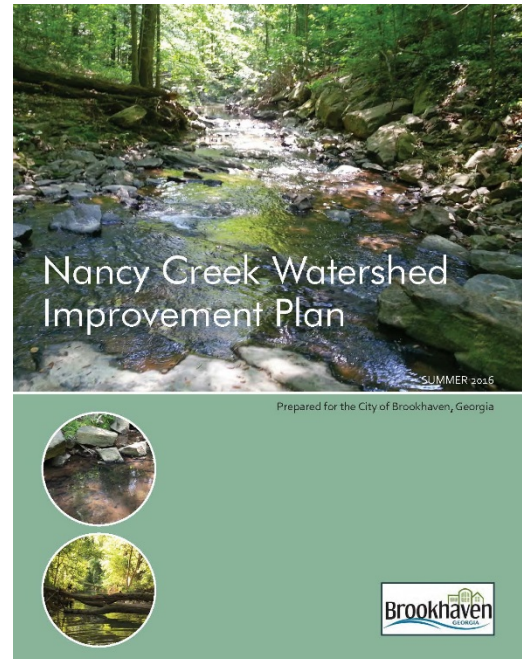
## RECOMMENDATIONS

- 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)

## 2022 ADOPTED FUNDING

Continued implementation of grant-funded streambank stabilization projects north of Murphey Candler Lake from I-285 to Murphey Candler Lake. In addition, rehabilitation of the primary spillway (30” drain pipe near the center of the dam) and the emergency overflow spillway (now used as the principal spillway) are funded projects in 2022.

Public Works is collaborating with the University of Georgia (UGA) to evaluate improvements in water quality and native habitat through the use of a locally produced biochar. Biochar, similar



in some ways to the charcoal found in fish tank and air purification filters, is being evaluated as a soil additive, application as an erosion control best management practice (BMP). UGA scientist have designed a water quality sampling program, three pilot test site studies, and post application assessment of the effectiveness of biochar used in the natural environment.

**PROGRESS TO DATE**

The Department of Public Works completed construction of the North Fork Nancy Creek Stream Restoration Project: Murphey Candler Spillway to Nancy Creek, funded by the 2017 319(h) Water Quality Cost Share Grant in, 2021. Native plants and vegetation line the banks of the newly reinforced and recontoured stream channel.

The Department’s consultants successfully completed permitting of the 2018 319(h) grant, North Fork Nancy Creek Stream Restoration Project: I-285 to Murphey Candler Lake, through the U.S. Army Corps of Engineers and the Watershed Branch of Georgia’s Environmental Protection Division at the end of 2021. Both projects supported the goals of the Nancy Creek Watershed Improvement Plan by reducing erosion (reducing suspended solids concentrations) and providing riverine aquatic habitat.

**NC7-002: Stream restoration of North Fork Nancy Creek from Dam to Nancy Creek**

The project was completed in December 2021. The City of Brookhaven successfully applied and received a 319(h) Grant (2017) from the Georgia Environmental Protection Department (GA EPD) for streambank restoration of the North Folk Nancy Creek from south of the dam to Nancy Creek.

**NC4-010: Stream restoration of North Fork Nancy Creek from I-285 to Murphy Candler Lake**

The City of Brookhaven successfully applied and received a 319(h) Grant (2018) from GA EPD to restore the streambank north of Murphey Candler Lake to I-285. City received the Notice to Proceed from GA EPD on August 2019. The design was completed in late 2020. Design revisions were made in 2021 to reduce the number of specimen trees removed to gain access to the stream bank. Permitting began in 2021 and was completed by year’s end.

**NC-005: Shoreline restoration**

A portion of shoreline on the eastside of the lake near the parking lot was completed in 2016. Additional 300 liner feet of shoreline restoration was completed in April 2020.



### **NC4-16: Dredging of Murphy Candler Lake**

The Dredging of Murphy Candler Lake was completed in March 2020.



### **NC4-001, NC4-002, NC4-003 & NC4-004: Installation of Trash Rack**

Based on the field assessment by a Consultant and Public Works staff it was decided to combine the four locations (NC4-001, NC4-002, NC4-003 & NC4-004) into a single downstream location to install one Trash Rack. This decision was based on the channel cross sections, flow rate and accessibility for maintenance. Installation of the Trash Rack was completed in July 2020.



The Nancy Creek Watershed Improvement Plan can be found on the City website at:

<http://www.brookhavenga.gov/city-departments/public-works/nancy-creek-watershed-improvement-plan>

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# Peachtree Creek Greenway

→ Approved: August 23, 2016

## GOAL

The Peachtree Creek Greenway (PCG) 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.



The PCG mission is to provide both residents and visitors with alternative means of transportation that promote enhanced quality of life, responsible land conservation, improved environmental quality, connectivity with the broader regional trail system, and sustainable economic growth.

The PCG will also serve as a community gathering area with easy access to centers of employment, residential and commercial development.

## STUDY RESULTS

The Peachtree Creek Greenway Master Plan includes a robust existing conditions analysis that identifies the multiple economic, environmental, and social benefits the project can enable. The primary work product is the adopted Peachtree Greenway Master Plan with designs that address typical trail cross sections by segment, recommended locations for trail heads, and the preferred route. The study concludes with an implementation strategy that groups the project into three phases and identifies several potential funding sources for consideration.

## 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

## RECOMMENDATIONS

Construction of the PCG over three phases from the City of Atlanta corporate limits northeast toward the City of Chamblee corporate limits (Clairmont Road).

## 2022 ADOPTED FUNDING

Funding in the amount of \$1,660,000 is adopted as a grant match in 2022. This funding will be for right-of-way and/or easement expense for Phase II. The actual estimated cost to complete this portion of Phase II will be adjusted upon completion of the detailed P&E plans in early 2022. Any additional ARC funding for Phase II or Phase III, during the 2022 budget will be updated accordingly based on guidance and approval from GDOT.

## PROGRESS TO DATE

Phase I is complete and operational. A Phase 1B construction contract has been approved and executed with construction expected to begin in Q4 2021. Phase II P&E funding (\$600,000) has been approved and the contract awarded with work initiated in August 2020. Grant funding (\$600,000) for Phase III (from Briarwood Road northeast to the City of Chamblee corporate limits) has been approved by the Atlanta Regional Commission (ARC). The City will be awarding a contract for P&E for Phase III in the Fall of 2021.



The Peachtree Creek Greenway Master Plan including Updates on the PCG implementation can be found on the project webpage at:

<https://www.brookhavenga.gov/parksrec/page/peachtree-creek-greenway>

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# Ashford Dunwoody Corridor Study

→ Adopted on: April 25, 2017

## GOAL

The Ashford Dunwoody Corridor Study was commissioned by City of Brookhaven leaders 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

- Serve the need of all users
- Ensure harmony with existing developments and future growth along the corridor
- Minimize negative impacts to property owners and neighborhoods along the corridor
- Be cost effective and implementable
- Have broad community support from residents, stakeholders and other partners

## STUDY RESULTS

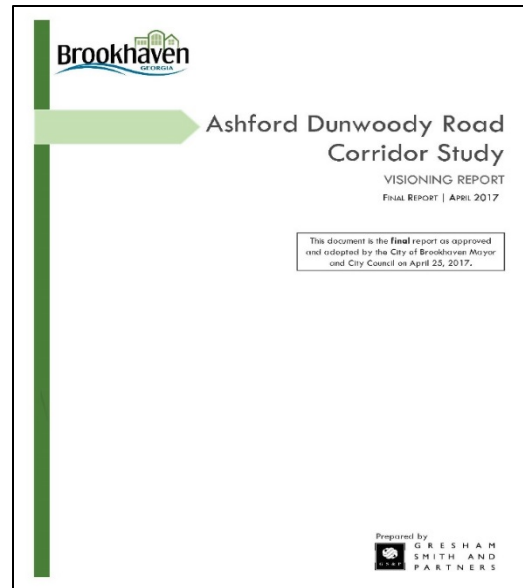
- Unsafe intersections (63% of the crashes)
- Lack of pedestrian facilities
- Traffic congestion during AM & PM Peak hours
- Outdated School Zone improvements

## DESIRED OUTCOMES

- Address safety concerns
- Make the area more walkable
- Improve quality of life
- Enhance traffic flow
- Focus operational improvements rather than the capacity

## RECOMMENDATIONS

- 10 overarching recommendations
  - Design Ashford Dunwoody Road as a 35-mph roadway with 10-foot travel lanes and center turn lane where applicable
  - Provide a continuous network of pedestrian and bicycle facilities along the corridor that will improve access to area trails, recreational facilities, schools, public transportation, and other destinations



- Ensure all pedestrian facilities comply with ADA Standards and follow GDOT's Pedestrian and Streetscape Guide as applicable
- Provide sufficient landscaping to create a comfortable and welcoming environment
- Work closely with property owners and stakeholders to discuss, review and solicit input on details of recommended projects
- Work with local police to enforce speed limits along Ashford Dunwoody Road and enforce the truck restrictions
- Work with homeowners' associations to discourage cut-through traffic
- Install cohesive streetscape elements
- Consider, where feasible, the option of relocating overhead utilities to underground
- Seek opportunities to accommodate public transit service

- **3 City-wide recommendations**

- Develop a Complete Streets policy for City of Brookhaven that encourage the design and operation of streets that enable safe access for all users
- Establish design guidelines for the City of Brookhaven as a whole to include a minimum street furniture, landscaping for public rights-of-way, and standards for pedestrian and bicycle facilities.
- Conduct a wayfinding study for the City of Brookhaven and design branded signage to guide residents and visitors throughout the City

- 10 Short-Term (ST) Projects
- 6 Mid-Term (MT) Projects
- 1 Long-Term (LT) Project – Turn lane and pedestrian improvements north of Johnson Ferry Road to Perimeter Summit Parkway/Oak Forest Drive

**2022 ADOPTED FUNDING**

No additional projects or funding is adopted in the 2022 budget. The City will continue to seek grant and partnership opportunities.

**PROGRESS TO DATE**

- Completed: 9 Short-Term Projects (ST-01, ST-02, ST-03, ST-04, ST-05, ST-06, ST-07, ST-09 & ST-10)
- Completed: 2 Mid-Term Projects (MT-02 & MT-06)
- Design Underway: 1 Short-Term Project (ST-08)
- Design Underway: 2 Mid-Term Project (MT-01 & MT-05)

The Ashford Dunwoody Corridor Study can be found on the City website at:

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

Contact Information: Don Sherrill, Public Works Director (404) 637-0682  
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# 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

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

## DESIRED OUTCOMES

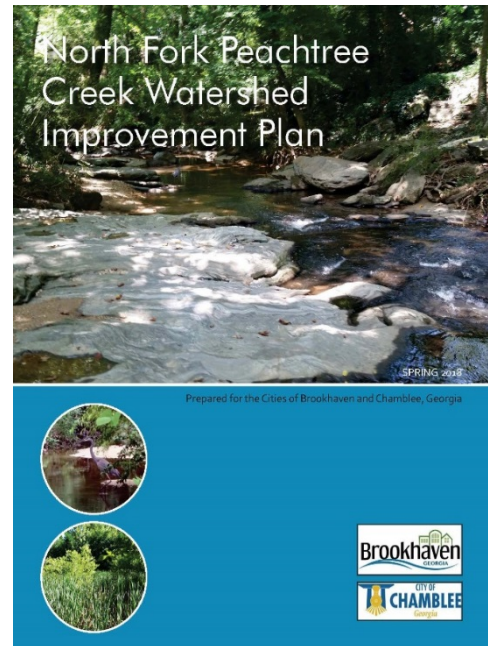
- Meet state water quality standards
- Restore stream buffers to prevent the loss of soil/ stream buffer
- Improve streams to “sub-optimal” habitat condition or better
- Support projects that promote wildlife diversity and aesthetics

## RECOMMENDATIONS

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

## 2022 ADOPTED FUNDING

The 2022 Adopted Budget includes no new funding for this improvement plan. The total design cost for the portion of North Fork Peachtree Creek Streambank near Peachtree Creek Greenway identified in the Watershed Improvement Plan was \$150,000 and the City matching portion was \$75,000.



## PROGRESS TO DATE

In 2019, the City of Brookhaven applied for, and was awarded, a 319(h) grant from GA EPD to restore portions the streambank from Briarwood Road to North Druid Hills Reserve. During Scope negotiations, EPA supported more focus on Green Infrastructure and Runoff Reduction practices. The scope was revamped to match these new priorities and the project is expected to go into design and permitting in 2022.

In 2021, the City applied for a separate 319(h) Water Quality Grant to design and construct up to 14 of the projects identified in the North Fork Peachtree Creek Watershed Improvement Plan that are on properties owned by the City. If awarded, the total project cost will be \$800,000 (\$400,000 matching EPA grant and \$400,000 from the City's Stormwater Fund).

In cooperation with the U.S. Geological Service, the City of Brookhaven installed a steam gauge at the Briarwood bridge to monitor flow volume and potential for downstream flooding. Efforts continue to make this live data available to the public and educational institutions.

Volunteer cleanups of the creek occur several times a year. Several Volunteer Organizations conducted clean-ups for the entire length of the North Fork of Peachtree Creek from the Atlanta city limits to the Gwinnett County line.

Phase I of the Peachtree Creek Greenway project (from North Druid Hills Road to Briarwood Road) also included the removal of invasive species along the creek and removed downed trees blocking the creek.

The City will continue to seek grants and partnership opportunities – especially regarding economic development along the Buford Highway corridor. As Phase II of the Peachtree Creek Greenway project is in design during 2022, every effort will be made to incorporate recommendations and projects from the watershed improvement plan.

Phase II of the Peachtree Creek Greenway is currently under design and should be completed in 2022. In September 2020, the City learned that the ARC Board approved funding for Planning and Engineering work for Peachtree Creek Greenway Phase III. A Request for Proposals from design consultants in 2021, and three qualified firms responded.

The North Fork Peachtree Creek Watershed Improvement Plan can be found on the City website at:

<http://www.brookhavenga.gov/city-departments/public-works/northforkpeachtree-creek-watershed-improvement-plan>

Contact Information: Tom Roberts, Stormwater Manager (404) 637-0528  
[tom.roberts@brookhavenga.gov](mailto:tom.roberts@brookhavenga.gov)

# North Druid Hills Corridor Study

Adopted on: April 23, 2019

## GOAL

The North Druid Hills Corridor Study was commissioned by City of Brookhaven leaders in late 2018 to address traffic congestion and make operational and safety improvements. The North Druid Hills corridor was designated a priority corridor in the Comprehensive Transportation Plan.

## DESIRED OUTCOMES

- Improve Connectivity between the eastern and western part of the City and facilitate north-south travel
- Improve biking and walking conditions of the corridor
- Enhance access to key destinations and expand options for how to reach those locations, including on foot, by bike, and by transit as well as by car
- Improve traffic operations at key intersections along the corridor
- Accommodate changes in traffic patterns from DeKalb County school redistricting



## RECOMMENDATIONS

- Eight Short-Term (ST) Projects
  1. ST-01: Convert southbound left-turn from NDH Road to northbound Buford Hwy to a protected only movement. Prohibit right-turns on red from southbound Buford Hwy to northbound NDH Road
  2. ST-02: Signage and pavement parking at NDH Road/Buford Hwy intersection
  3. ST-03: Intersection improvements at Briarwood Road and Oglethorpe Road intersections and road section improvements between these two intersections
  4. ST-04: Intersection improvements at Apple Valley Road and road section improvements Apple Valley Road to Sylvan Circle
  5. ST-05: Safety improvements (Signage) at MARTA Access Road
  6. ST-06: MATRA Bus stop consolidation
  7. ST-07: Design and install Art/Mural at MARTA retaining wall
  8. ST-08: Traffic /signal improvements including installation of fiber optic cable, CCTV at five intersections, cabinet upgrades from Buford Highway to Apple Valley Road
- Five Mid-Term (MT) Projects
  1. MT-01: Section improvements from south of Gail Drive to Curtis Drive including mid-block crossings, center left turn lane, sidewalk & multiuse paths
  2. MT-02: Realign Curtis Drive intersection and section improvements from Curtis Drive to Lenox Park Blvd/N. Cliff Valley way
  3. MT-03: Intersection improvements at North Cliff Valley Way/Lenox Park Blvd.

4. MT-04: Road section improvements from 1548 NDH Road to 1390 NDH Road to include two travel lanes, two-way center left lane, Multiuse path, sidewalk and two mid-block crossings
  5. MT-05: Road section improvements from 1333 NDH Road to 1242 NDH Road to include two travel lanes, two-way center left lane, Multiuse path, sidewalk and a mid-block crossing
- Two Long-Term (LT) Projects
    1. LT-01: Road section improvements from 1960 NDH Road to 1118 NDH Road to include four travel lanes, two-way center left lane, Multiuse path, sidewalk and a raised median in the center lane just south of Red Roof inn Driveway
    2. LT-02: Road section improvements from 1118 NDH Road to 1776 NDH Road to include a three-legged multi-lane roundabout with a central landscape island and other improvements.

### **2022 ADOPTED FUNDING**

Due to funding constraints, there is no specific funding recommended in the 2022 Adopted Budget; however, the City will continue to seek grants and partnership opportunities as well as incorporate the requirements of the study in conjunction with private development in the corridor.

### **PROGRESS TO DATE**

City of Brookhaven Arts Advisory Commission is working on establishing public art standards that would apply to the MARTA wall on North Druid Hills Road (ST-07). Additionally, a portion of recommendations have been implemented through a private development at the intersection of N. Druid Hills Road and Briarwood Road (ST-03) in 2019 and 2020. The City is pursuing Georgia Transportation Infrastructure Bank Grant funding for ST-03 in 2020.

ST-02: City is pursuing funding or implementation with GDOT in Fall 2020

ST-03: PW is incorporating survey for required rights-of-way with the ongoing Multiuse path project along southwest side of Briarwood Road

The North Druid Hills Corridor Study can be found on the City website at:

<https://www.brookhavenga.gov/publicworks/page/north-druid-hills-road-corridor-study-0>

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# Arts & Culture Master Plan

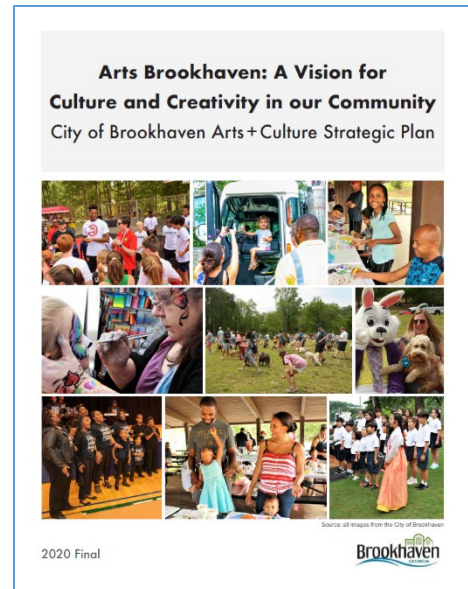
→ Adopted on: September 22, 2020

## GOAL

*Arts Brookhaven: A Plan for Culture and Creativity in our Community* was developed by the Brookhaven Arts Advisory Committee throughout a 2-year process that included robust community outreach and comment. The master plan, which will serve as a roadmap to realizing the Committee's shared vision was approved by the Brookhaven City Council in September 2020.

## DESIRED OUTCOMES

- Goal #1 – Create Robust Arts + Culture Organizational Infrastructure and a Network of Resources
- Goal #2 – Support, Celebrate, and Promote City Diversity Through Arts and Cultural Initiatives
- Goal #3 – Strengthen and Increase Brookhaven's Cultural Facilities and Spaces
- Goal #4 – Create a Public Art and Public Space Activation and Programming Program
- Goal #5 – Provide enhanced access to arts and cultural educational opportunities for all
- Goal #6 – Support Economic Development through Arts and Cultural Development Strategies and Collaborations



## 2022 ADOPTED FUNDING

The 2022 Adopted Budget includes a recommendation to set aside 3% percent of prior year permit fee revenue to support implementation of the Arts and Culture Master Plan. In the 2022 budget, \$75,000 has been recommended for the Arts and Culture Master Plan implementation.

## PROGRESS TO DATE

As recommended by the master plan, the Arts & Culture Commission was formed on January 26, 2021, by a resolution unanimously approved by the City Council. The Commission will drive forward the Arts and Culture Master Plan work program. The Commission includes nine voting seats and up to ten ex-officio seats. Members consist of both community members and regional experts with advisory roles for high school and university students.

In 2021, the Commission adopted bylaws and began working on draft amendments to the Zoning Ordinance to address arts and private development. Additionally, the Commission began work on procurement and funding policies to address public art projects.

The Arts & Culture Master Plan can be found on the City website at:

<https://www.brookhavenga.gov/arts/page/arts-culture-master-plan>

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