

3

Proposed
Greenway
Master Plan

3.1 Guiding Principles and Objectives

Guiding Principles

Because it is imperative that the Peachtree Creek Greenway serves the needs and desires of its community members, Guiding Principles were derived from input garnered from residents, stakeholders, and local officials over months of meetings, interviews and public forums. These included:

- City of Brookhaven Town Hall Meeting;
- North Fork Connectors Board Member Interviews;
- City of Brookhaven Council member Interviews;
- Pine Hills Creek Neighbor Interviews;
- North Fork Connectors REI Meeting Engagement;
- Pine Hills Neighborhood Planning + Zoning Committee; and
- Stakeholder Committee Meetings.

Over the course of this outreach, several common “big ideas” surfaced. These big ideas were organized into guiding principles intended to convey the over arching intentions and fundamental desires of the community. The principles, listed in the box to the right, have served as a guide and touchstone throughout the Master Plan process to ensure the development of the greenway reflects the aims of Brookhaven residents, stakeholders, and officials.

Project Objectives

In addition to the guiding principles, specific objectives were developed for the project that build on the needs, priorities, and values of the Brookhaven community, as gleaned from the project team’s outreach efforts. These were employed to guide the development of the preliminary greenway framework.

Guiding Principles

- Position Buford Highway for Economic Development
- Provide Local + Regional Connectivity
- Enhance the Natural Environment
- Foster Social, Cultural and Recreational Interaction
- Preserve the International Character of the Buford Highway Corridor

Project Objectives

The Brookhaven community wants the Peachtree Creek Greenway to be...

- **Active and passive**, featuring a paved trail for bicycling, walking, running and rollerblading with separate soft trails; opportunities to kayak/canoe should the conditions of the creek prove suitable; and greenspaces and amenities such as picnic tables, benches, swings, interpretive environmental signage and unique artwork;
- **Connected** to other trails (e.g. South Fork Conservancy Trail System, PATH 400, Atlanta BeltLine) as well as local points of interest (e.g. Brookhaven MARTA Station, Murphy Candler Park, Briarwood Park, Shady Valley Park);
- **Appropriately situated**, located along commercial properties, not single-family home properties;
- **Easily accessible** and include a hierarchy of trail heads with and without parking;
- **Safe and secure**, featuring call boxes, security cameras, police presence and lighting along the length of the greenway, with the trail closing between sunset and sunrise;
- **A catalyzing force**, aiding the revitalization of the Buford Highway corridor by attracting new investment and encouraging the redevelopment of properties;
- **Entertaining, engaging and accommodating**, whereby new residential and commercial developments face the creek and feature active frontages with outdoor cafes and appropriate recreation-based retail outlets;
- **Reflective of the area’s unique qualities**, in particular the international character of the corridor;
- **A means for conservation and improving environmental quality**, seizing opportunities to preserve native specimen trees, remove invasive plant material and protect the corridor’s wildlife, as well as improve water quality and clean up the creek; and
- **Implementable and manageable**, enabling the greenway to be eligible for grant funding, built in phases, and be cost effective when compared to other alternatives.

3.2 Preliminary Greenway Framework

Introduction

Informed by the findings from the existing conditions analysis, public outreach efforts, Guiding Principles and Project Objectives, and in coordination with the Stakeholder Committee, the project team developed a preliminary greenway framework for the Peachtree Creek Greenway. This greenway framework identified preliminary:

- Trail types and alignments;
- Hierarchy of trailheads and trail access points along with their proposed locations;
- Potential park locations; and
- Potential redevelopment areas.

The preliminary greenway framework was then presented to the public during a public meeting on October 22, 2015. Comments obtained during this public meeting, as well as subsequent one-on-one interviews and focus group meetings with residents and trail neighbors were used to develop the Final Greenway Master Plan.

Following is an overview of the proposed preliminary framework followed by findings from the public meeting.

Trail Types

Unique to the Atlanta Metro area, the Peachtree Creek Greenway would allow residents and visitors to experience four distinct trail experiences within the same corridor. Specifically, these trail experiences include:

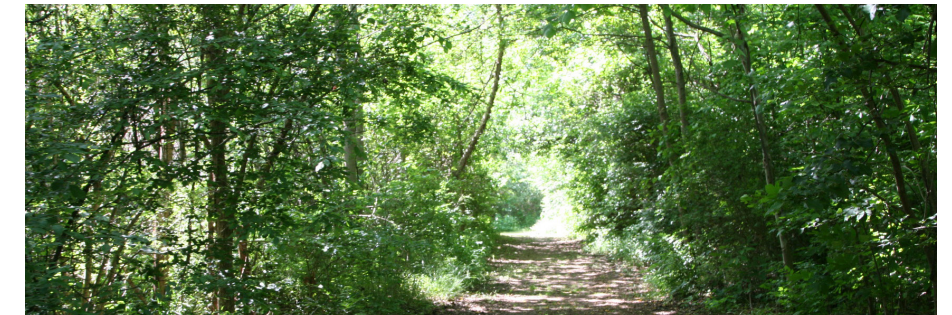
- 1. Creek Trail** – Large boulders and rocks of various shapes and sizes are located along most of the entire length of the Peachtree Creek. In certain cases, and during times of low water levels, these boulders and rocks allow residents and visitors to walk within the creek itself, hiking and jumping from boulder to boulder. The creek trail would provide residents and visitors with a unique hiking experience unlike any other in the Atlanta Metro area. During times of high water levels, canoe and kayaking may be possible.
- 2. Nature Trail** – Adjacent to the creek trail, many areas along the banks of the Peachtree Creek have sufficient space to allow for the implementation of natural surface trails that would meander along the sides of the creek. These nature trails could be implemented as part of stream bank restoration projects that would enhance wildlife habitat and water quality.
- 3. Paved Multi-Purpose Trail** – Just above the nature trail and along the lower banks of the Peachtree Creek, the primary trail of the Peachtree Creek Greenway would be implemented as a paved 14-foot-wide concrete multi-purpose trail with a yellow centerline or a 14-foot-wide boardwalk trail. This trail would be located along the entire length of the greenway and would cross the creek at key points to facilitate local and regional access and connectivity.
- 4. Urban Promenade** – Above the paved multi-purpose trail, and along the upper banks of the Peachtree Creek, a 12-foot to 16-foot side urban promenade would be implemented as part of the redevelopment of adjacent properties. These adjacent properties would be redeveloped as Trail Oriented Developments (TrODs). TrODs are developments that front onto a trail and through land use, design guidelines, and design standards, support and bolster the use, safety, and vibrancy of the trail. Appropriate land uses would include commercial retail, restaurant, hotel, civic, and high-density commercial office and multi-family residential land uses.

Trailheads/Trail Access Points

Creek Trail



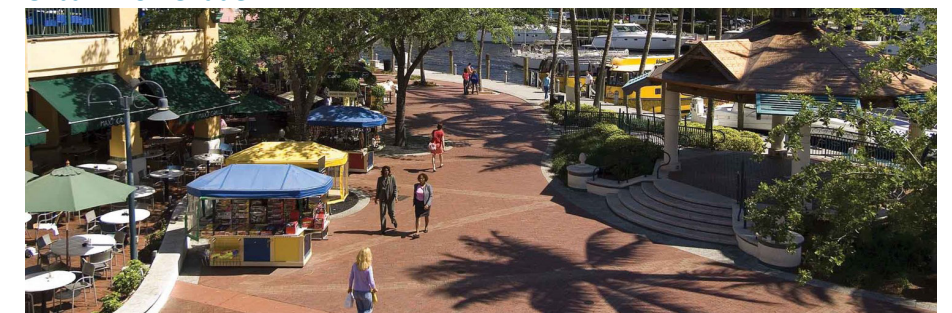
Nature Trail



Multi-Purpose Trail



Urban Promenade



Convenient, safe, and accommodating access is critical to the success of the Peachtree Creek Greenway. Three trailhead types are proposed for the Peachtree Creek Greenway.

1. Major Trailhead - Major Trailheads will serve as the primary portals into the Peachtree Creek Greenway. Users will find an increased variety of trail related amenities that assist with personal comfort, bicycle maintenance, trail navigation, or user safety.

Major trailheads may vary depending on their location and context. In certain circumstances, they may operate as a park or be integrated into an existing school site. In addition to providing a safe and easy way to access the trail, major trailheads may provide users with additional recreational opportunities such as sports courts, playgrounds, and picnic shelters. In certain cases, they may be integrated into existing buildings using the vending areas, parking spaces, and even the parking spaces of surrounding buildings.

Typical Size: 1 – 5 acres

Typical Amenities:

- 5-10 paved parking spaces (on-street when applicable)
- Restrooms
- Trash/recycling bins
- Bike rack
- Water fountain(s)
- U-fix it station
- Space for concessionaire
- Informational kiosk
- Picnic shelter(s)
- Picnic/seating area(s)
- Emergency contact station

Major Trailhead Example - Silver Comet Trail Major Trailhead | Cobb County, Georgia



2. Minor Trailhead

Minor trailheads provide a public access point to the trail corridor between major trailhead locations and/or in areas with less space. These sites are typically smaller in size and offer fewer amenities. Users should expect to find limited parking, directional signage, and basic bicycle maintenance facilities. All trailheads should provide an emergency contact station and water access if feasible.

Typical Size: 0.15 – 1.5 acres

Typical Amenities:

- 2-5 paved parking spaces (on-street when applicable)
- Trash/recycling bins
- Bike rack
- Water fountain
- Informational kiosk

Minor Trailhead Example: DeSoto State Park Lost Falls and Laurel Falls Trail Minor Trailhead | Fort Payne, Alabama



Parks and Greenspaces

Various parks and greenspaces are identified throughout the corridor. These park locations include existing parks and greenspaces, parks proposed in previously completed plans, and areas that are not developable due to steep slopes and/or flood plains. Uses are preliminarily identified as passive or active uses. Specific uses would be explored during the public workshop.

Redevelopment Areas

Based on previously completed studies, redevelopment areas are identified throughout the corridor. Wherever possible, the proposed Urban Promenade Trails is integrated with redevelopment areas.

3. Pedestrian Access Point

Pedestrian access points are the smallest greenway access point and the most abundant. Access is ideally provided through a multi-use trail from a connecting sidewalk or low volume street.

Typical Size: 400 square feet – 0.15 acres

Typical Amenities:

- Bike rack
- Trash/recycling bins
- Water fountain
- Informational kiosk

Pedestrian Access Point Example: Buffalo Bayou Promenade Pedestrian Access Point | Houston, Texas



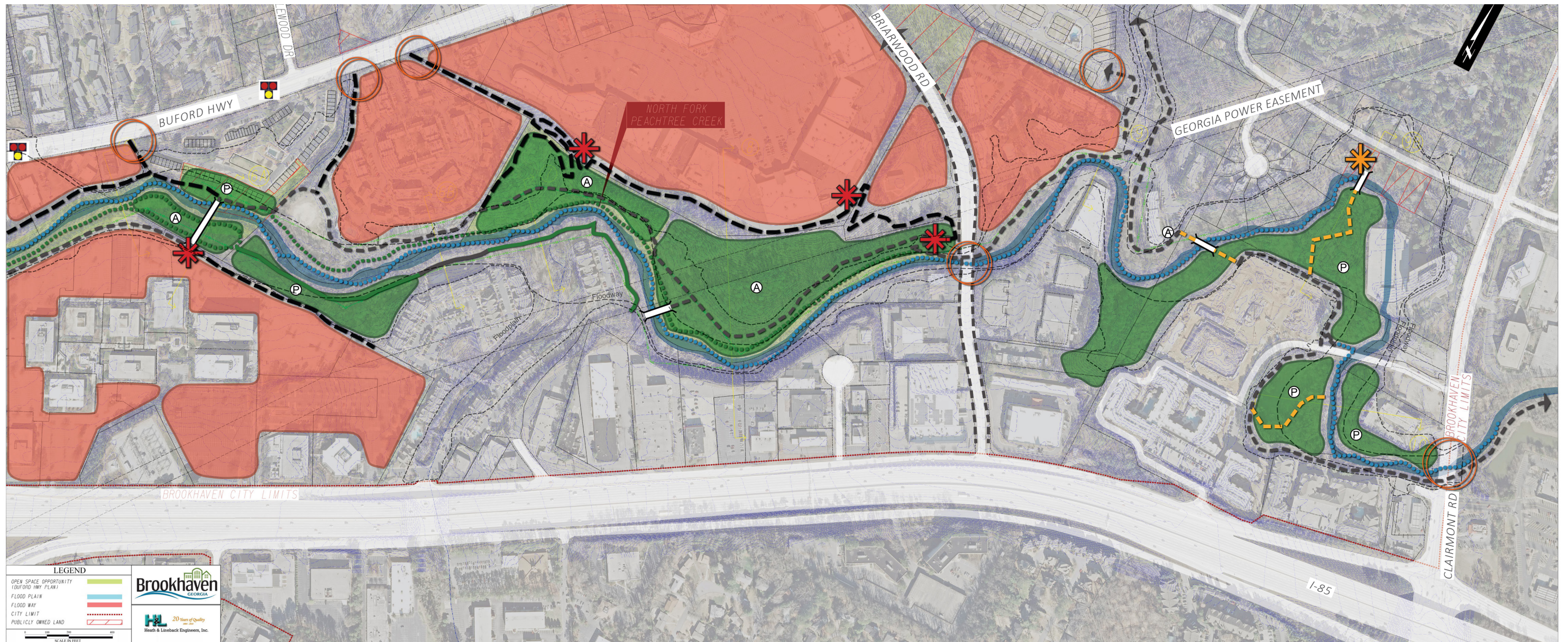
Preliminary Greenway Framework

Based on the Guiding Principles and Project Objectives, Figure 3.2a illustrates the preliminary Peachtree Creek Greenway Framework.

Figure 3.2a - Preliminary Peachtree Creek Greenway Framework



Figure 3.2a - Preliminary Peachtree Creek Greenway Framework (Cont'd)



Public Meeting #1

A public meeting was held in Briarwood Park on Thursday October 22, 2015 from 6:00 pm to 8:00 pm. The purpose of the meeting was to collect input from the general public regarding the proposed preliminary greenway framework for the Peachtree Creek Greenway. The meeting consisted of a short 20-minute formal presentation and a series of large layout displays located throughout the room for review and comment. The consultant team and the City of Brookhaven were available to discuss and answer any questions. Over 30 residents attended the meeting. Comments cards were provided to collect formal comments. 16 comment cards were returned. Following is a summary of key findings. Complete public meeting notes can be found in the appendix.

- Seven out of the 16 responses were supportive of the project, one was uncommitted, and eight did not respond.
- Attendees were supportive of the proposed guiding principles and project objectives. Specific concerns identified included privacy, safety, and security along the single-family home areas of the greenway.

Public Meeting #1



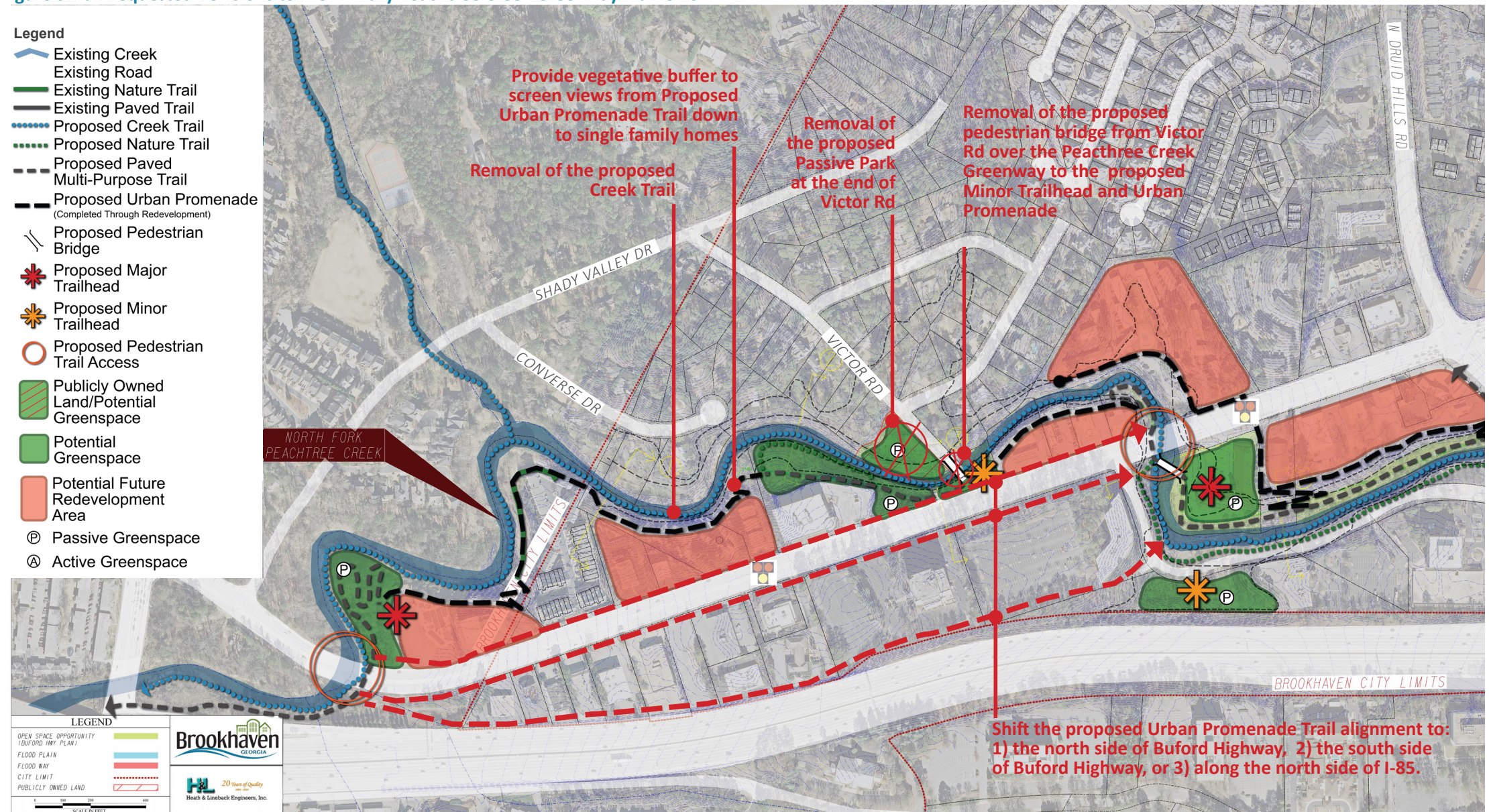
- Various trail neighbors that live in single-family homes along the creek were concerned with the proposed Creek Trail and the possible impact it would have on their privacy, safety, and security.

Revisions to Preliminary Greenway Framework

Informed by input from the public meeting, a City Council Work Session conducted on Tuesday November 10, 2015, the Pine Hills Neighborhood Association through its Zoning and Land-use Committee, input from a neighborhood walk that Council member Joe Gebbia conducted with

City of Brookhaven Pine Hills Neighborhood residents on Thursday February 11, 2016, and a public meeting conducted in City Hall on Tuesday February 16, 2016, Figure 3.2b identifies specific modifications requested to the preliminary greenway framework.

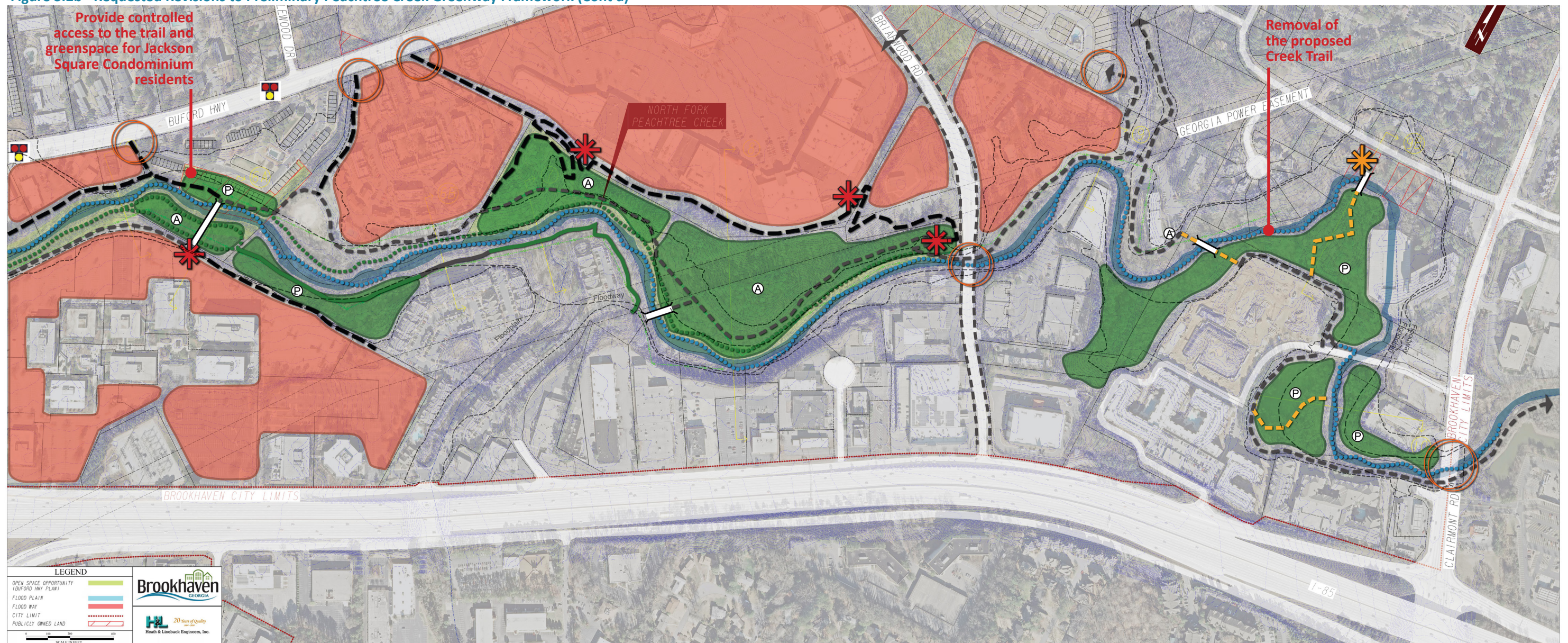
Figure 3.2b - Requested Revisions to Preliminary Peachtree Creek Greenway Framework



Additionally, the consultant team met with representatives from the Latin American Association to discuss the vision of the corridor. While they were supportive of the greenway, they were concerned about the potential displacement that many of the residents currently living in

affordable housing units on the corridor would experience if these properties redeveloped.

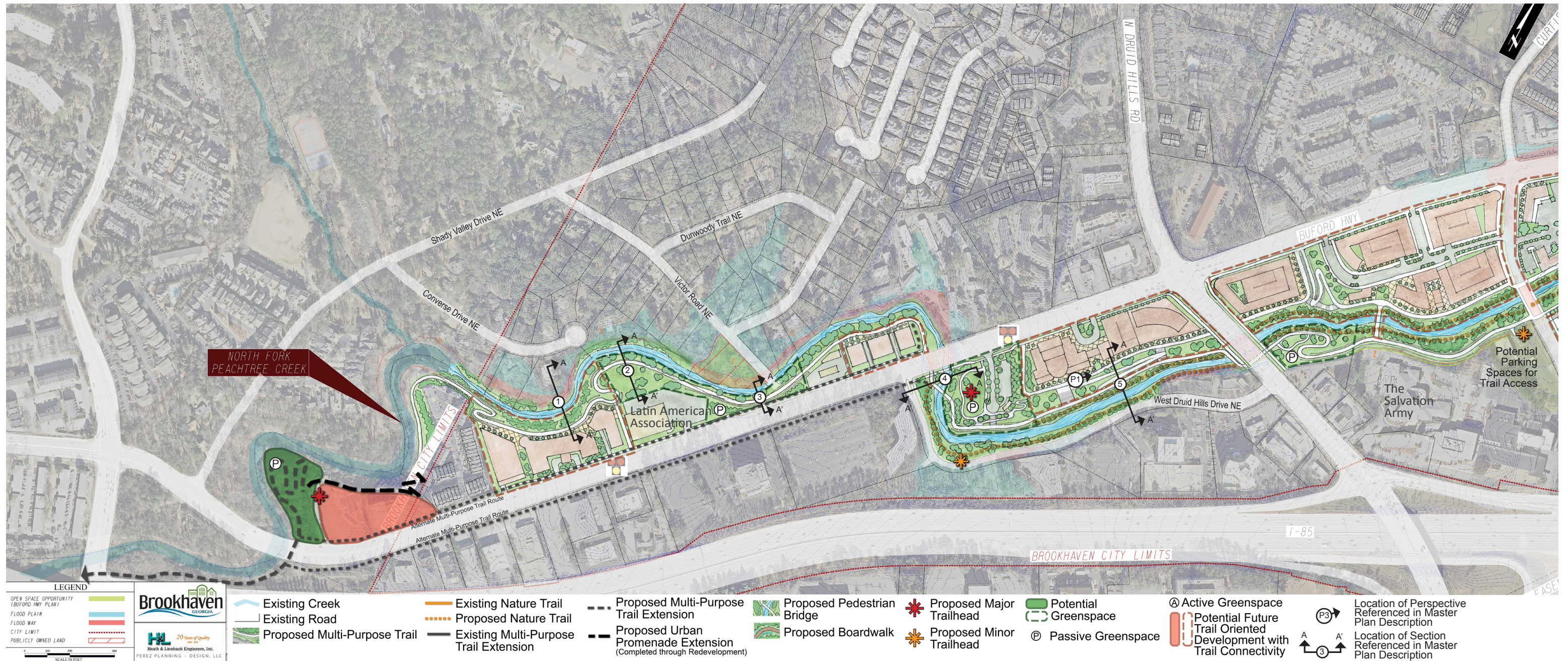
Figure 3.2b - Requested Revisions to Preliminary Peachtree Creek Greenway Framework (Cont'd)



3.3 Final Greenway Master Plan

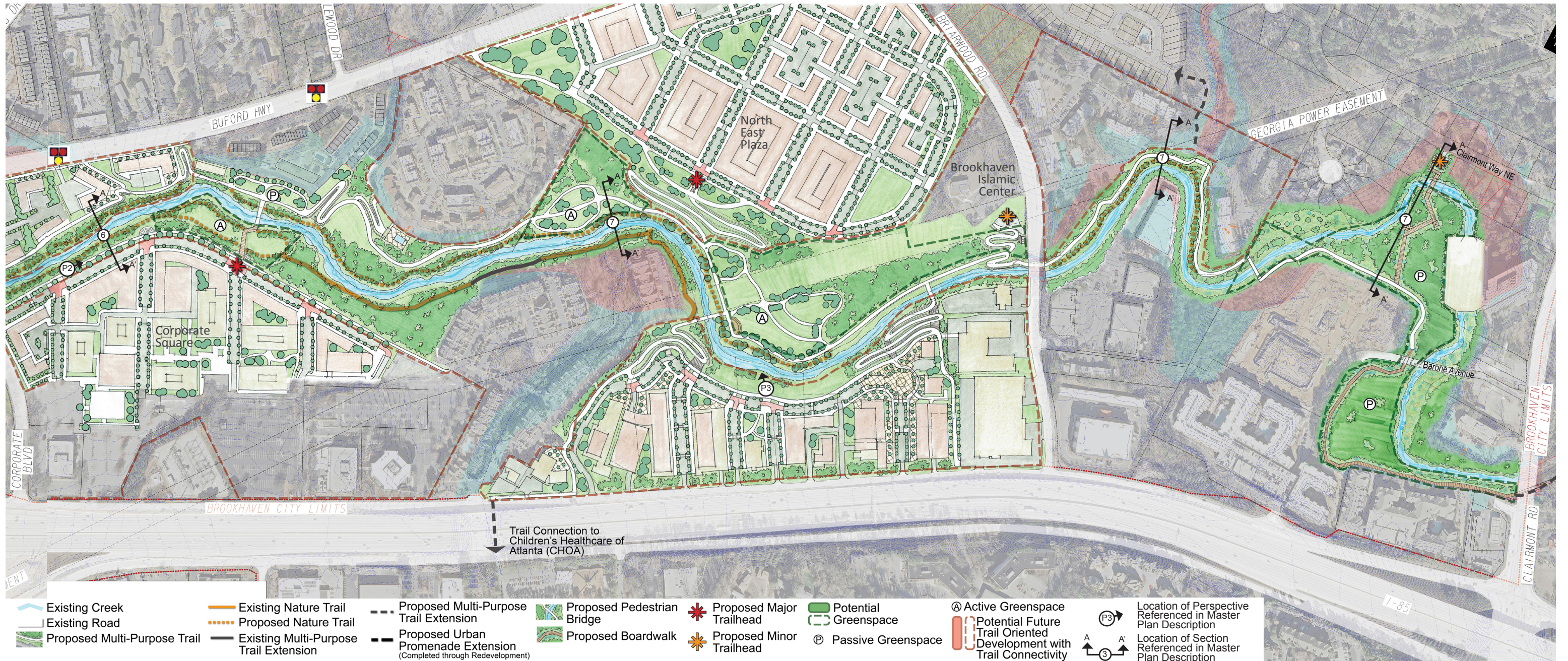
Based on the public engagement findings, the following section illustrates the proposed greenway master plan for the Peachtree Creek Greenway. It includes all the elements discussed in pages 37 to 39, except the previously proposed Creek Trail. Specifically, this includes a system of nature trails, multi-purpose trails, and urban promenades; four major trailheads; four minor trailheads, and nine parks/greenspaces. Additionally, the master plan suggests a future vision for what the build-out of the corridor could become over time. The purpose of this vision is to suggest how properties along the corridor that have not redeveloped, could potentially redevelop as Trail-Oriented Developments (TrODs) - developments that front onto the trail and through land use, design guidelines, and design standards, support and bolster the use, safety, and vibrancy of the greenway. Consistent with the recommendations from the Buford Highway Improvement Plan & Economic Development Strategy, the City should seek to retain one-for-one affordable housing opportunities wherever affordable older housing units are redeveloped. Housing affordability should be considered both from the perspective of the ultimate housing mix derived from

Figure 2.3a - Peachtree Creek Greenway Master Plan



redevelopment and from the perspective of the phasing of construction so that replacement affordable housing can be readied in advance of property demolition. The following pages provide a description of the proposed master plan. Nine different section and three perspectives along the corridor and identified in Figure 3.3a are used to describe specific details of the master plan.

Figure 2.3a - Peachtree Creek Greenway Master Plan (Cont'd)



Section 1

Figure 3.3b illustrates the proposed conditions of the Peachtree Creek Greenway along Section 1. In this section, the greenway is comprised of an urban promenade that would be located along the south (right) side of Peachtree Creek. The urban promenade would be implemented through the redevelopment of identified properties in Figure 3.3a located along the south side of Peachtree Creek into TrODs. The new development would be required to have a setback from the urban promenade and building setbacks based on the height and number of building stories to lessen the towering effect of buildings over the single-family home neighborhood that currently exist.

Additionally, the urban promenade would be setback from the stream bank to allow for the implementation of a vegetative buffer between the urban promenade and single-family neighborhood below. A railing would be added to impede access to the creek along the entire length of the urban promenade.

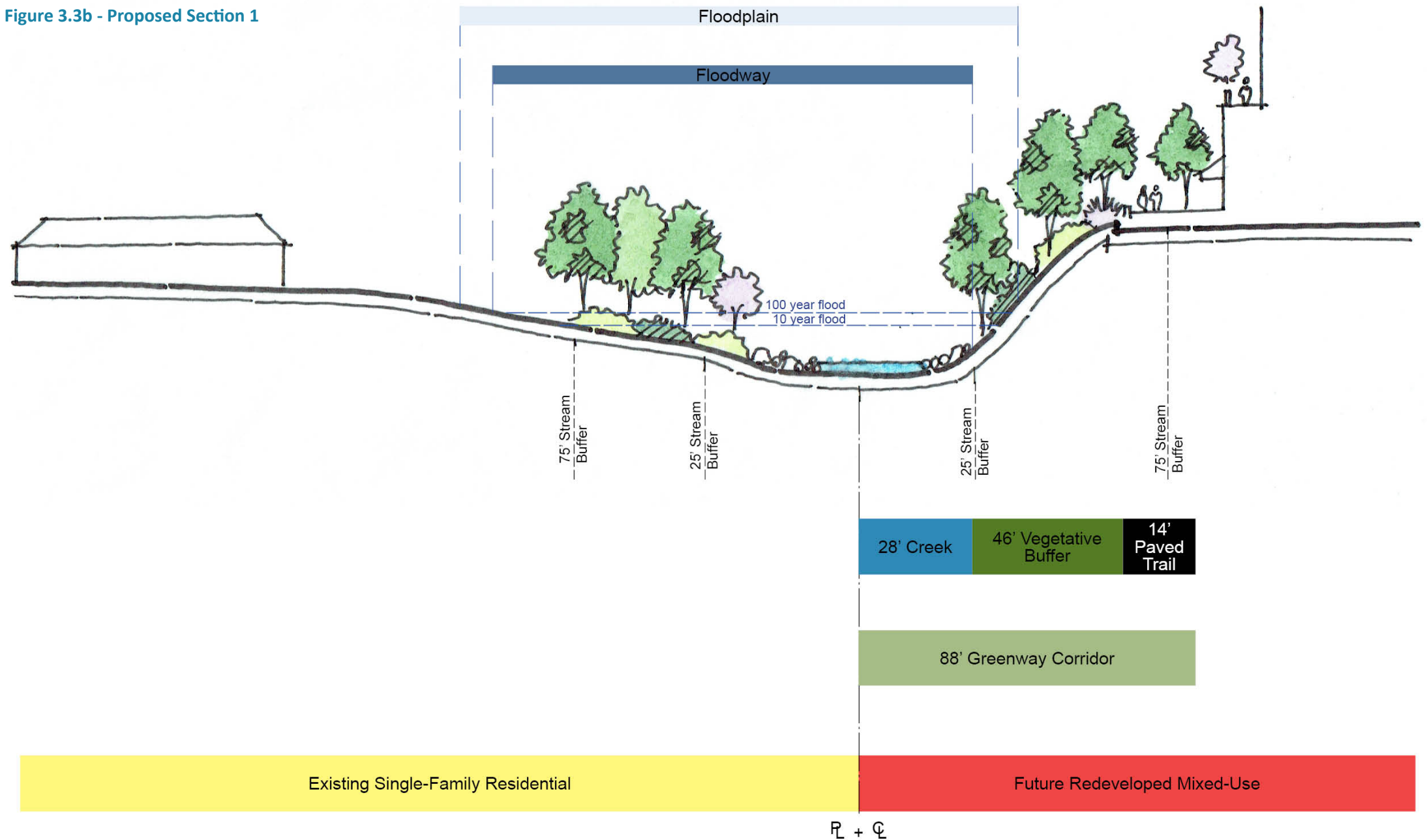
Depending on what the market will bear during the time of redevelopment, land uses that would help activate the trail should be considered with uses facing the urban promenade to encourage natural surveillance and activation of the promenade.

The greenway corridor in this section is envisioned to be approximately 86 feet wide and include approximately 26 feet of creek, 46 feet of vegetative buffer, and 14 feet of paved promenade. The vegetative buffer would include the southern bank of Peachtree Creek. The vegetative buffer would be enhanced to improve the ecology and water quality of the creek, while also screening views from the urban promenade to the single-family residential properties along the north side of the creek. Specific enhancements may include

stream stabilization, removal of exotic and invasive plant material, selective pruning and removal of dead, dying, and hazardous trees, and planting of native plants and trees. Natural trails would not be included in this section of the greenway.

Until the area redevelops, the trail could be temporarily routed along the north side or even south side of Buford Highway as a shared-use path. In comparison to the urban promenade, this is a less desirable long term option due to its adjacency to traffic and the number of curb cuts located along the corridor. Both of these conditions reduce the safety and appeal of the trail. This trail experience could however, be improved by considerably reducing the amount of curb cuts and adding a vegetative buffer between the trail and vehicular traffic. The vegetative buffer would have to be a minimum of 16 feet wide if Buford Highway remains a State Road or a minimum 6 feet wide if the ownership of the corridor is transferred to the City

Figure 3.3b - Proposed Section 1



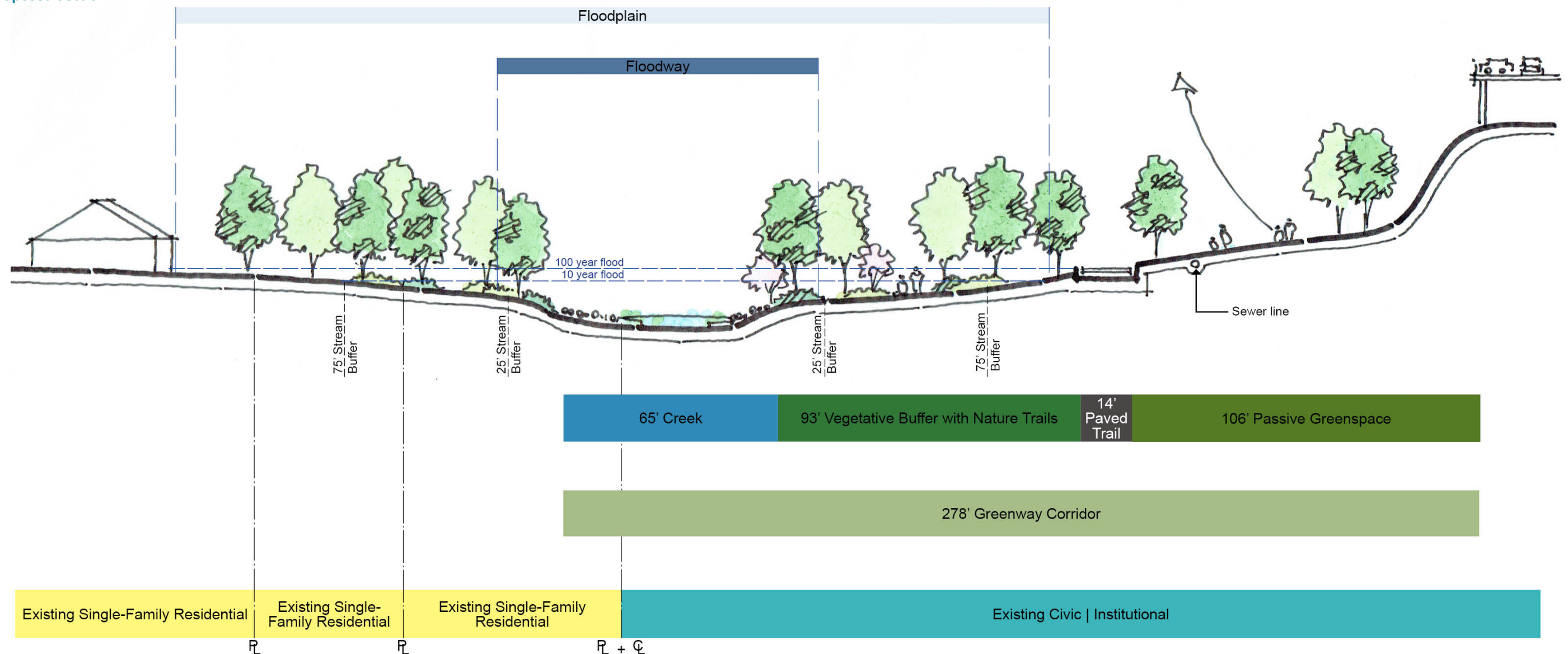
of Brookhaven. These dimensions would allow the planting of canopy trees and could be achieved by purchasing more right-of-way, removing a vehicular lane from Buford Highway, and reducing the width of travel lanes to 10 or 11 feet. Locating the trail along the north side of I-85 is not recommended due to noise, poor aesthetics, and lack of natural surveillance and “eyes on the trail”.

Section 2

Figure 3.3c illustrates the proposed conditions of the Peachtree Creek Greenway along Section 2. In this section, the greenway is comprised of nature trails, multi-purpose trail, and a passive greenspace within the Latin American Association property. The urban promenade from Section 1 transitions into a multi-purpose trail as illustrated in Figure 3.3a.

The greenway corridor in this section is envisioned to increase to approximately 278 feet wide and include approximately 65 feet of creek, 93 feet of vegetative buffer, 14 feet of paved trail, and 106 feet of passive greenspace along the south (right) side of the creek. The multi-purpose trail would be located just outside the floodplain. The passive greenspace could include a multi-purpose open space, a playground, picnic areas and shelters, and an amphitheater with terraced seating.

Figure 233c - Proposed Section 2



The vegetative buffer would be enhanced to improve the ecology and water quality of the creek. Specific enhancements may include stream stabilization, removal of exotic and invasive plant material, selective pruning, removal of dead, dying, and hazardous trees, and planting of native plants and trees. Natural trails would be integrated into the vegetative buffer.

Section 3

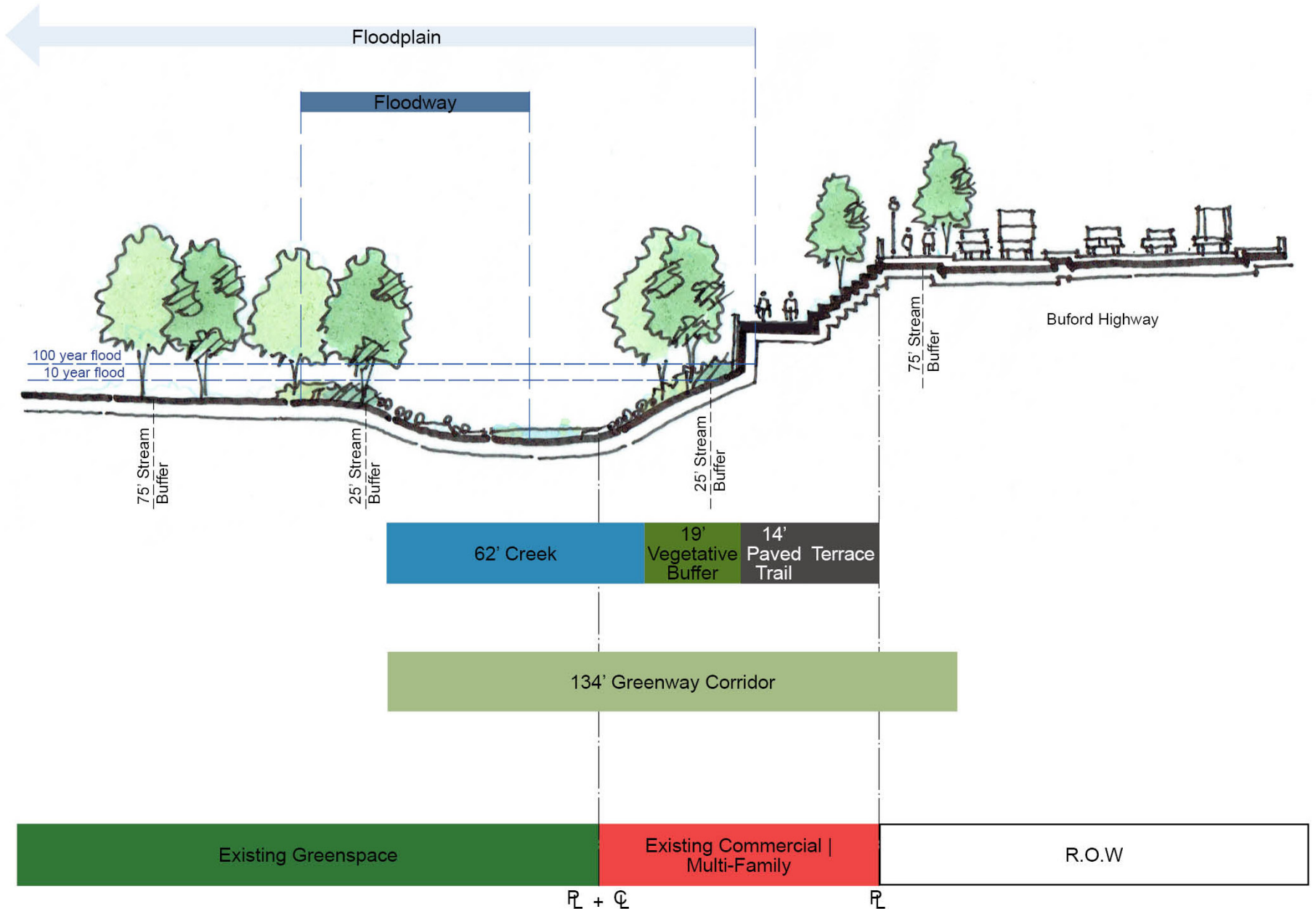
Figure 3.3d illustrates the proposed conditions of the Peachtree Creek Greenway along Section 3. In this section, the greenway is comprised of a multi-purpose trail.

The greenway corridor in this section is envisioned to decrease to approximately 134 feet wide along the south (right) side of the creek and include approximately 62 feet of creek, 19 feet of vegetative buffer, 14 feet of paved trail, and a terrace seating area with steps leading up to Buford Highway. This configuration also allows users to walk down from Buford Highway to the multi-purpose trail. The multi-purpose trail would be located just outside the floodplain and within the 75-foot stream buffer. This would require a stream buffer variance from DeKalb County. The vegetative buffer would be enhanced to improve the ecology and water quality of the creek. Specific enhancements may include stream stabilization, removal of exotic and invasive plant material, selective pruning, removal of dead, dying, and hazardous trees, and planting of native plants and trees. Natural trails would not be integrated into the vegetative buffer.

An existing public greenspace is located on the north (left) side of the creek. Residents have requested that the greenspace not be developed into a park and to not be connected to the trail.

This section leads up to a potential minor trailhead which could be located in the property just west of the Quick Serve Station. The Quick Serve Station could function as a concession for the trail where users can obtain snacks and food.

Figure 3.3d - Proposed Section 3

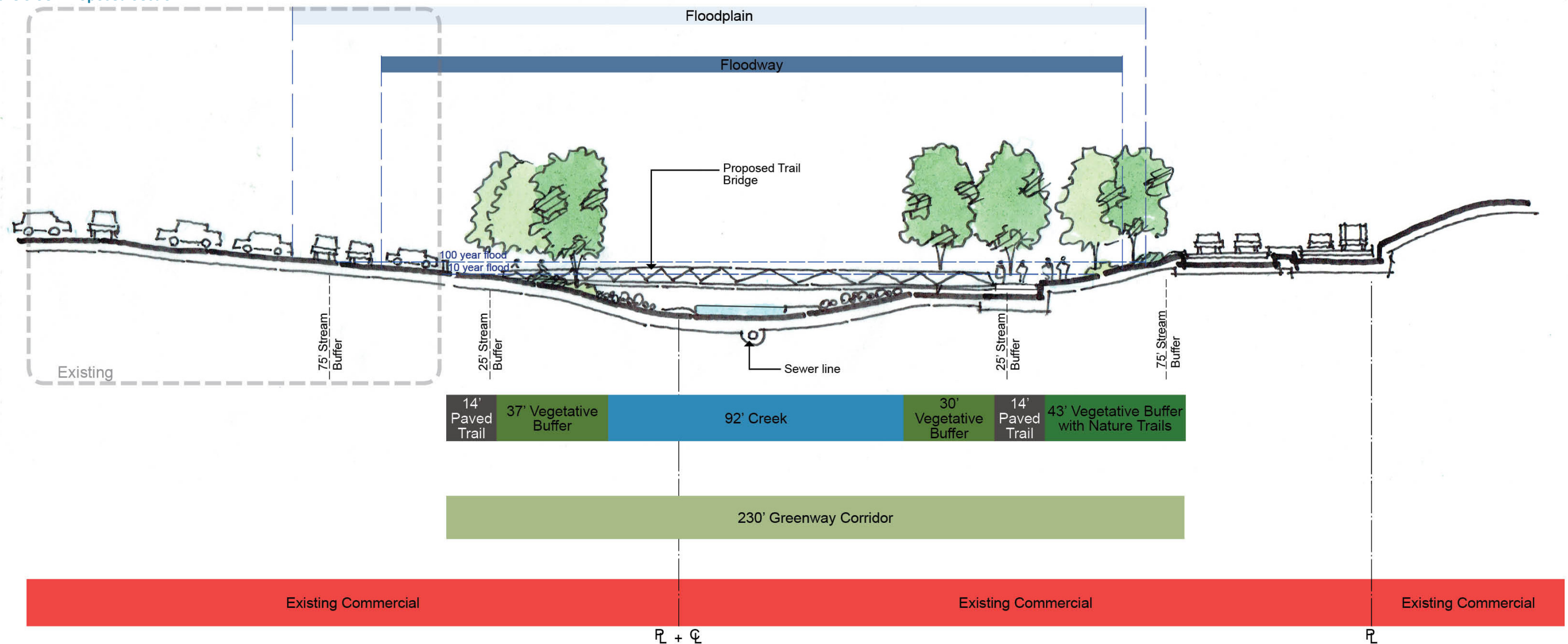


Section 4

Figure 3.3e illustrates the proposed conditions of the Peachtree Creek Greenway along Section 4. In this section, the greenway is comprised of a multi-purpose trail. This is also the transition point where the multi-purpose trail shifts from the south/west (right) side of the creek to the north/east (left) side of the creek after it travels under the Buford Highway overpass over Peachtree Creek.

The greenway corridor in this section is envisioned to increase to approximately 230 feet wide and encompass both sides of the creek. The south/west (right) side of the corridor would include a 43-foot-wide vegetative buffer with nature trails between West Druid Hills Drive and the 14 foot paved multi-purpose trail. Another vegetative buffer measuring 30 feet wide would be located between the creek and the multi-purpose trail. On the the north/east (left) side of the creek, a 37-foot-wide vegetative buffer is proposed between the creek and the 14-foot-wide multi-purpose trail. The vegetative buffer would be enhanced to improve the ecology and water quality of the creek. Specific enhancements may include stream stabilization, removal of exotic and invasive plant material, selective pruning, removal of dead, dying, and hazardous trees, and planting of native plants and trees. Natural trails would not be integrated into the vegetative buffer.

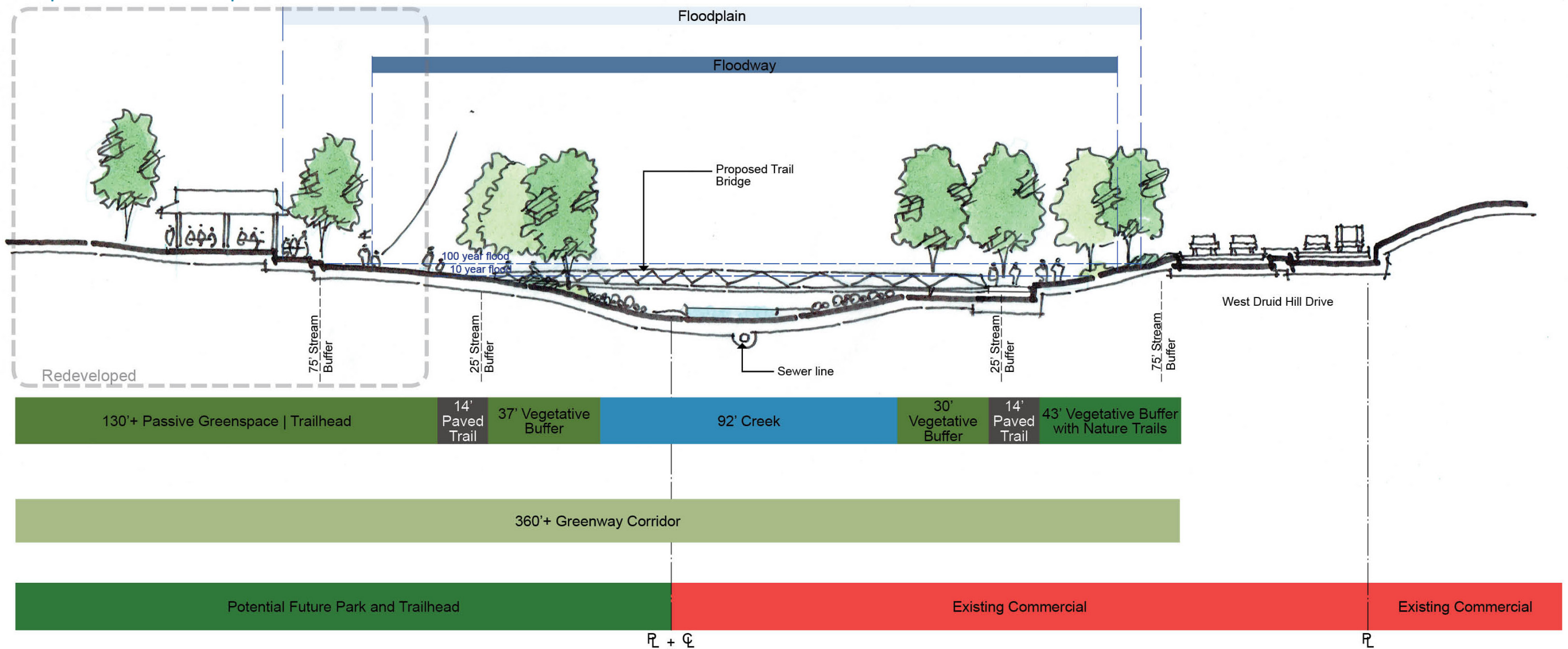
Figure 3.3e - Proposed Section 4



The multi-purpose trail would be located just outside 25-foot stream buffer but within the 75' stream buffer and within the creek's floodway. This would require studies to demonstrate to the Federal Emergency Management Agency (FEMA) that the trail and bridge structure would not result in an increase to flood levels. Additionally, it would require a stream buffer variance from DeKalb County.

Figure 3.3f illustrates how the multi-purpose trail would integrate with a proposed passive park and major trailhead envisioned in the existing Suntam Plaza. The greenway corridor would widen and merge with the proposed park.

Figure 3.3f - Proposed Section 4 - Redeveloped



Section 5

Figure 3.3g illustrates the proposed conditions of the Peachtree Creek Greenway along Section 5. In this section, the greenway is comprised of nature trails along both sides of the creek and a multi-purpose trail along the north (left) side of the creek.

The greenway corridor in this section is envisioned to be approximately 180 feet wide and encompass both sides of the creek. The south (right) side of the corridor would include a 53-foot-wide vegetative buffer with nature trails between West Druid Hills Drive and the creek. Another vegetative buffer measuring 60 feet wide would be located between the creek and the multi-purpose trail on the north (left) side of the creek. The vegetative buffer would be enhanced to improve the ecology and water quality of the creek. Specific enhancements may include stream stabilization, removal of exotic and invasive plant material, selective pruning, removal of dead, dying, and hazardous trees, and planting of native plants and trees. Natural trails would be integrated into the vegetative buffer.

The multi-purpose trail would be located along and in certain instance outside the 75' stream buffer, just outside the creek's floodway, but within the creek's floodplain. This would require studies to demonstrate to FEMA that the trail would not result in a 1-foot floodway surcharge. It would also require a stream buffer variance from DeKalb County.

Figure 3.3g - Proposed Section 5

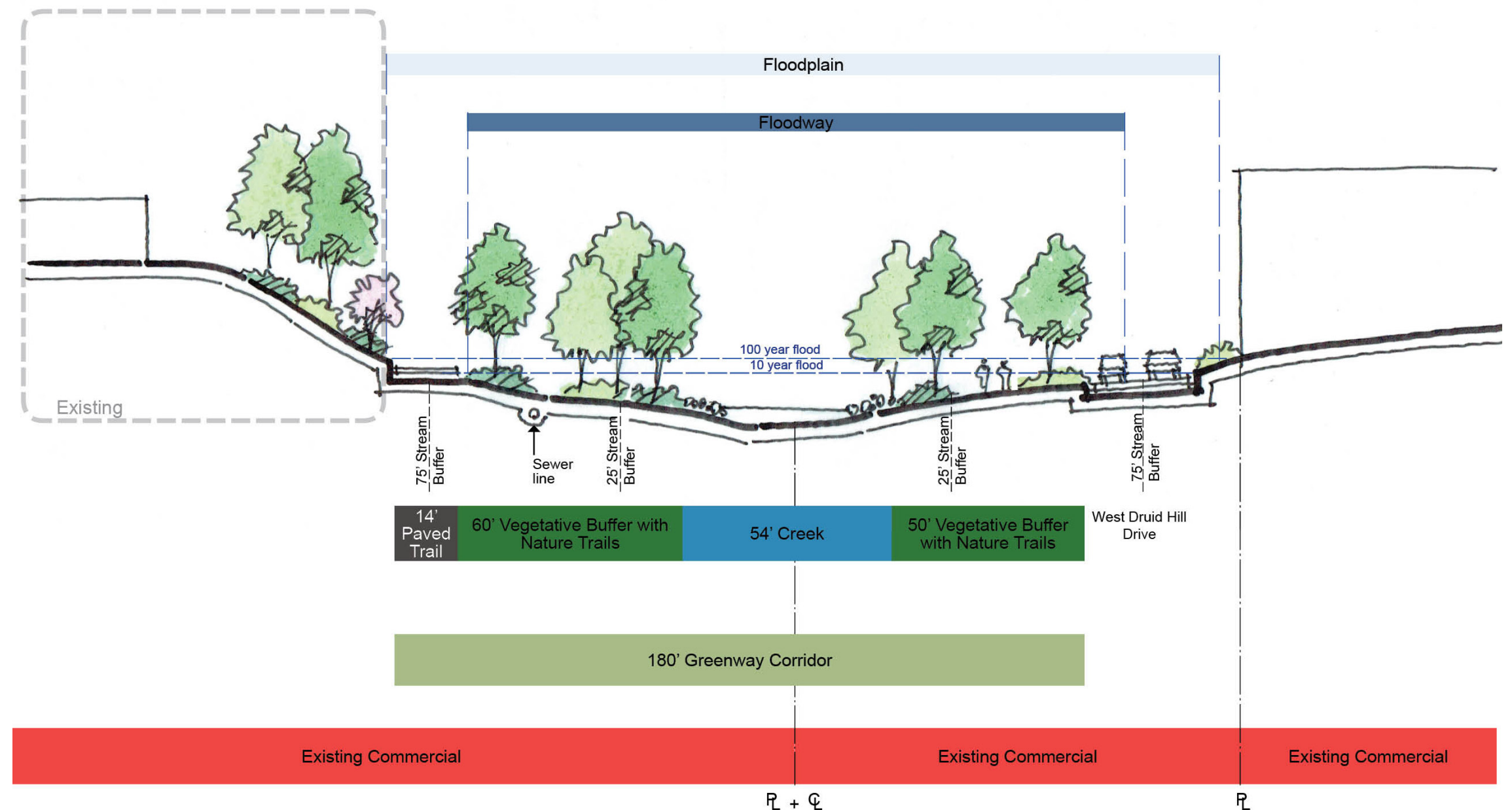


Figure 3.3h illustrates how the multi-purpose trail would integrate with the redevelopment of properties along the north (left) side of the trail into TrODs. A proposed urban promenade would be implemented through the redevelopment of identified properties in Figure 3.3a. Development should be setback to allow for the development of the urban promenade. Depending on what the market will bear during the time of redevelopment, land uses that would help activate the urban promenade and trail should be considered with uses facing the creek to encourage natural surveillance and activation of the promenade and the multi-purpose trail. A 40-foot wide vegetative buffer is proposed on the slope between the urban promenade and the multi-purpose trail with steps and ramps at key locations to allow access from the urban promenade to the multi-purpose trail and nature trails.

Figure 3.3h - Proposed Section 5 - Redeveloped

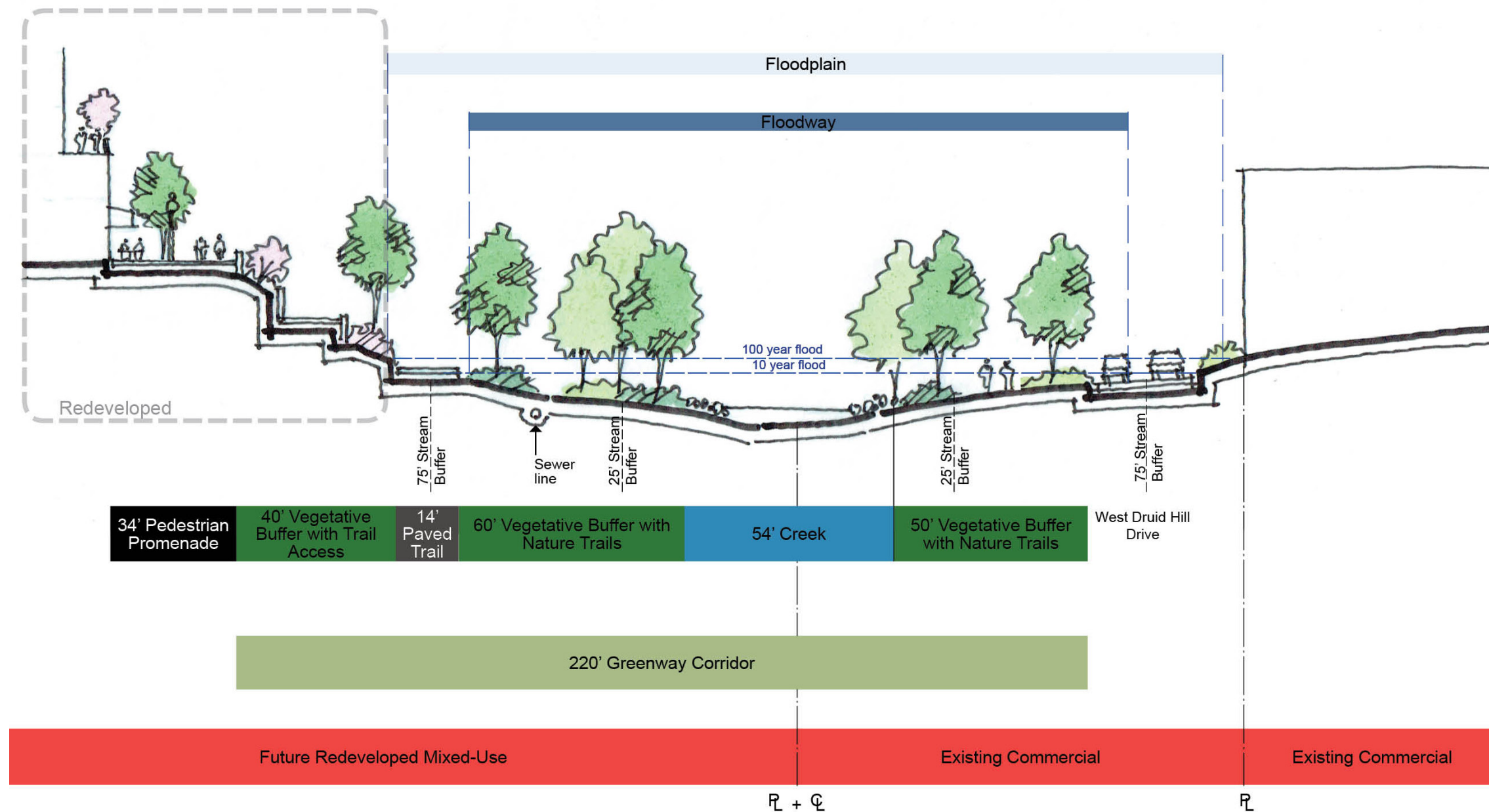


Figure 3.3i - Existing Conditions | P1



Figure 3.3j - Potential Phase 1 Conditions | P1



Figure 3.3i illustrates the existing conditions of the creek along Section 5 at the location labeled P1 in Figure 2.3a.

Figure 3.3j illustrates a potential first phase of implementation which would include vegetative buffer enhancements, nature trails, and the implementation of the multi-purpose trail. In time, the properties along the creek would redevelop as TrODs as illustrated in Figure 3.3k.

Figure 3.3k - Proposed Conditions | P1



Section 6

Figure 3.31 illustrates the proposed conditions of the Peachtree Creek Greenway along Section 6. In this section, the greenway is comprised of nature trails and a multi-purpose trail along the south (right) side of the creek. The trail is proposed to transition from the north (left) side of the creek to the south (right) side of the creek just west of North Druid Hill Road as illustrated in Figure 3.3a.

The greenway corridor in this section is envisioned to be approximately 164 feet wide and encompass both sides of the creek. The north (left) side of the corridor would include a 22-foot-wide vegetative buffer. Another vegetative buffer measuring 66 feet wide would be located between the creek and the multi-purpose trail on the south (right) side of the creek. The vegetative buffer would be enhanced to improve the ecology and water quality of the creek. This vegetative buffer expands to include a passive greenspace as illustrated in Figure 3.3a. Specific enhancements may include stream stabilization, removal of exotic and invasive plant material, selective clearing, removal of dead, dying, and hazardous trees, and planting of native plants and trees. Natural trails and multi-purpose open space with picnic areas would be integrated into the vegetative buffer and greenspace on the south (right) side of the creek. Nature trails would not be included along the north (left) side of the creek.

The multi-purpose trail would be located just outside 75-foot stream buffer and within the creek's floodway. This would require studies to demonstrate to FEMA that the trail would not result in an increase to flood levels.

Figure 3.31 - Proposed Section 6

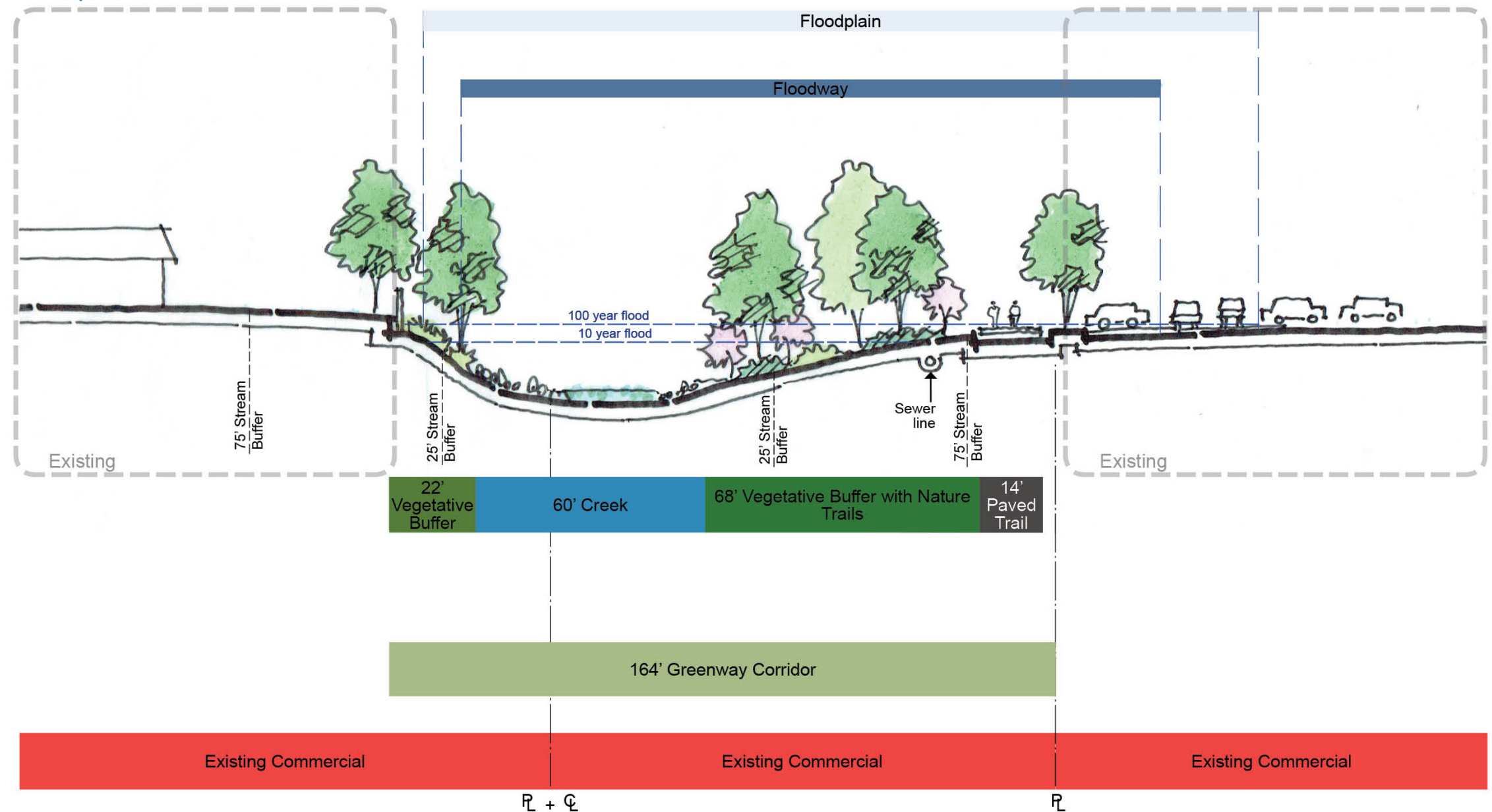


Figure 3.3m illustrates how the greenway would integrate with the redevelopment of properties along the creek into TrODs. A proposed urban promenade would be implemented through the redevelopment of identified properties in Figure 3.3a along the north (left) side of the creek. Along the north (left) side of the creek, development should be setback to allow for the development of the urban promenade. On the south (right) side of the creek, a right-of-way with a street, on-street parking, and street trees should be located between the multi-purpose trail and the potential redevelopment of Corporate Square. This would ensure a public and open edge along the entire length of the multi-purpose trail within the Corporate Square property. As illustrated in Figure 3.3a, Corporate Square could be redeveloped as a TrOD with streets connecting perpendicularly to the multi-purpose trail and trail side street.

Depending on what the market will bear during the time of redevelopment, land uses that would help activate the urban promenade and trail should be considered with uses facing the creek to encourage natural surveillance and activation of the promenade and the multi-purpose trail.

Figure 3.3m - Proposed Section 6 - Redeveloped

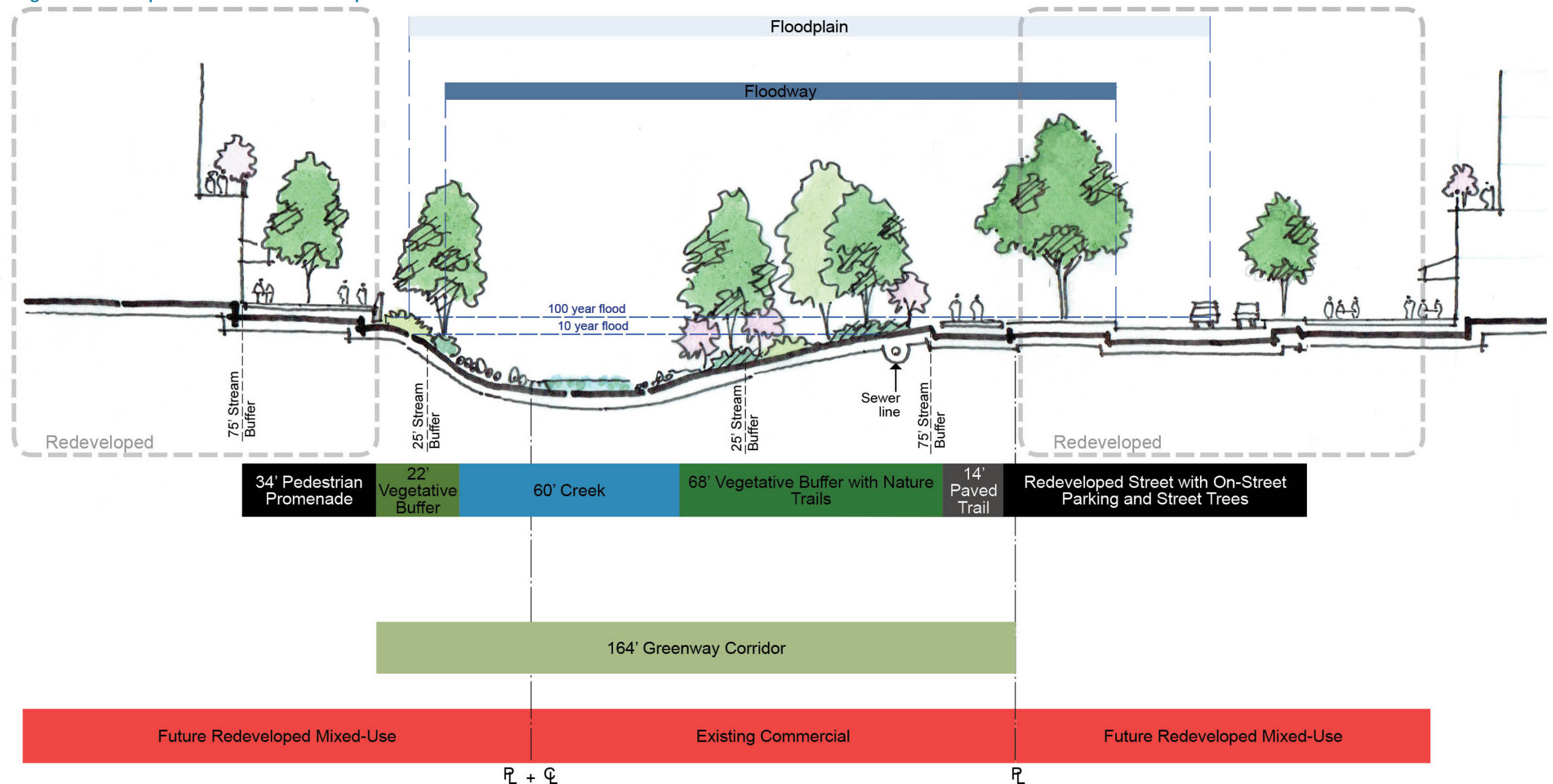


Figure 3.3n - Existing Conditions | P2



Figure 3.3n illustrates the existing conditions of the creek along Section 6 at the location labeled P2 in Figure 3.3a.

Figure 2.3o illustrates a potential first phase of implementation which would include vegetative buffer enhancement such as stream stabilization, removal of fencing to the creek, selective clearing and removal of exotic and invasive plant material and dead, dying, and hazardous trees, implementation of nature trails, and the implementation of the multi-purpose trail. In time, the properties along the creek would redevelop as TrODs as illustrated in Figure 3.3p.

Figure 3.3p - Proposed Conditions | P2



Figure 3.3o - Potential Phase 1 Conditions | P2



Section 7

Figure 3.3q illustrates the proposed conditions of the Peachtree Creek Greenway along Section 7. In this section, the greenway is comprised of nature trails, a passive greenspace, and a multi-purpose trail along the north (left) side of the creek. The trail is proposed to transition from the south (right) side of the creek to the north (left) side of the creek in the passive greenspace located in front of Corporate Square as illustrated in Figure 3.3a.

The greenway corridor in this section is envisioned to be over 187 feet wide the north (right) side of the creek and include approximately 68 feet of creek, 40 feet of vegetative buffer, 65 passive greenspace, 14 feet of paved trail, and additional passive greenspace. The multi-purpose trail would be located outside the floodplain and the 75-foot stream buffer. The vegetative buffer would be enhanced to improve the ecology and water quality of the creek. Specific enhancements may include stream stabilization, removal of exotic and invasive plant material, selective pruning, removal of dead, dying, and hazardous trees, and planting of native plants and trees. Natural trails would be integrated into the vegetative buffer.

The multi-purpose trail would be located just outside 75-foot stream buffer and within the creek’s floodway. This would require studies to demonstrate to FEMA that the trail and bridge structure would not result in an increase to flood levels.

Figure 3.3q - Proposed Section 7

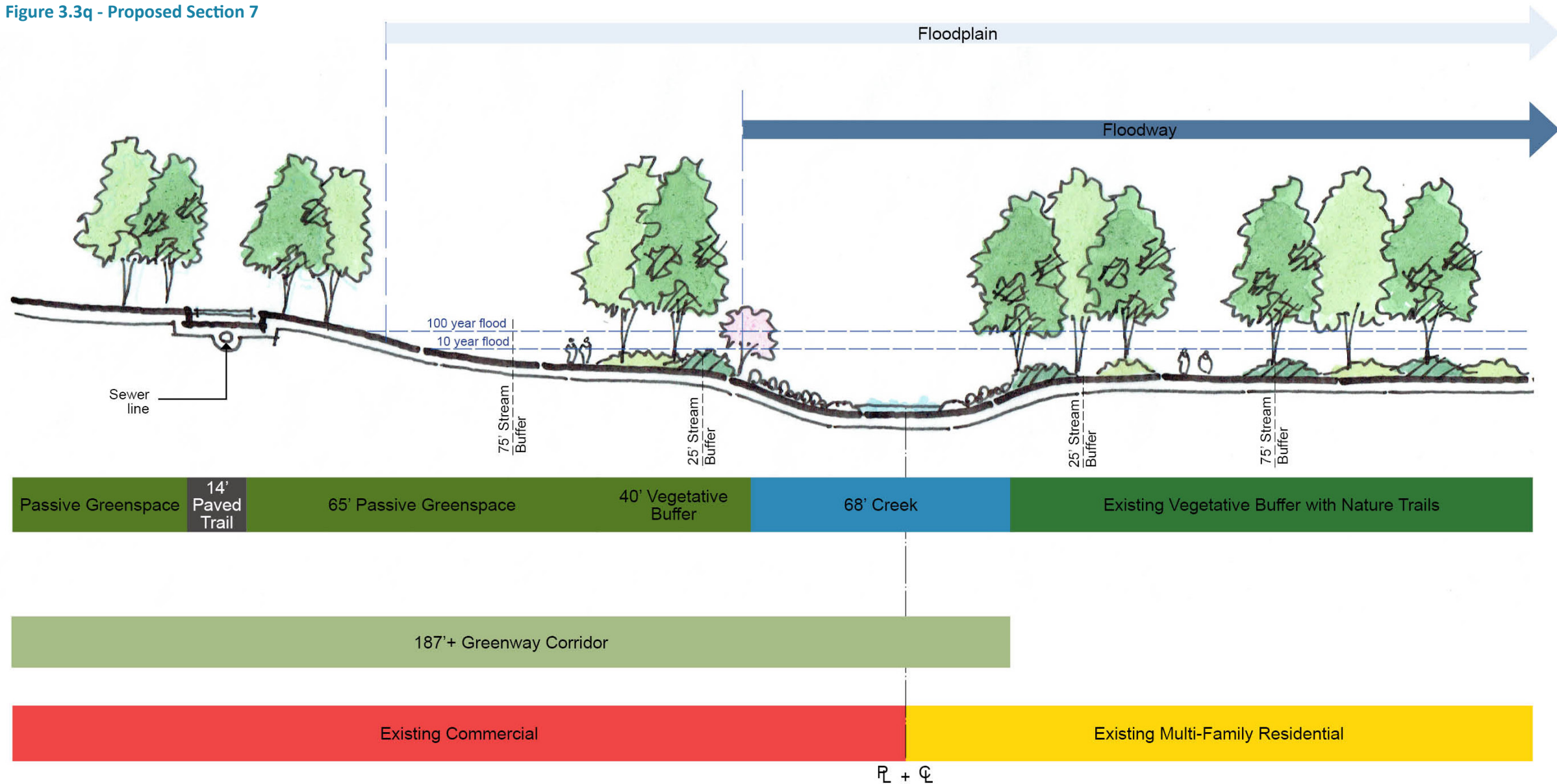


Figure 3.3r - Existing Conditions | P3



Figure 3.3r illustrates the existing conditions of the creek near Section 7 at the location labeled P3 in Figure 3.3a.

This space is proposed as a passive greenspace with a multi-purpose open space and amphitheater as illustrated in Figure 3.3s.

Figure 3.3s - Proposed Conditions | P3



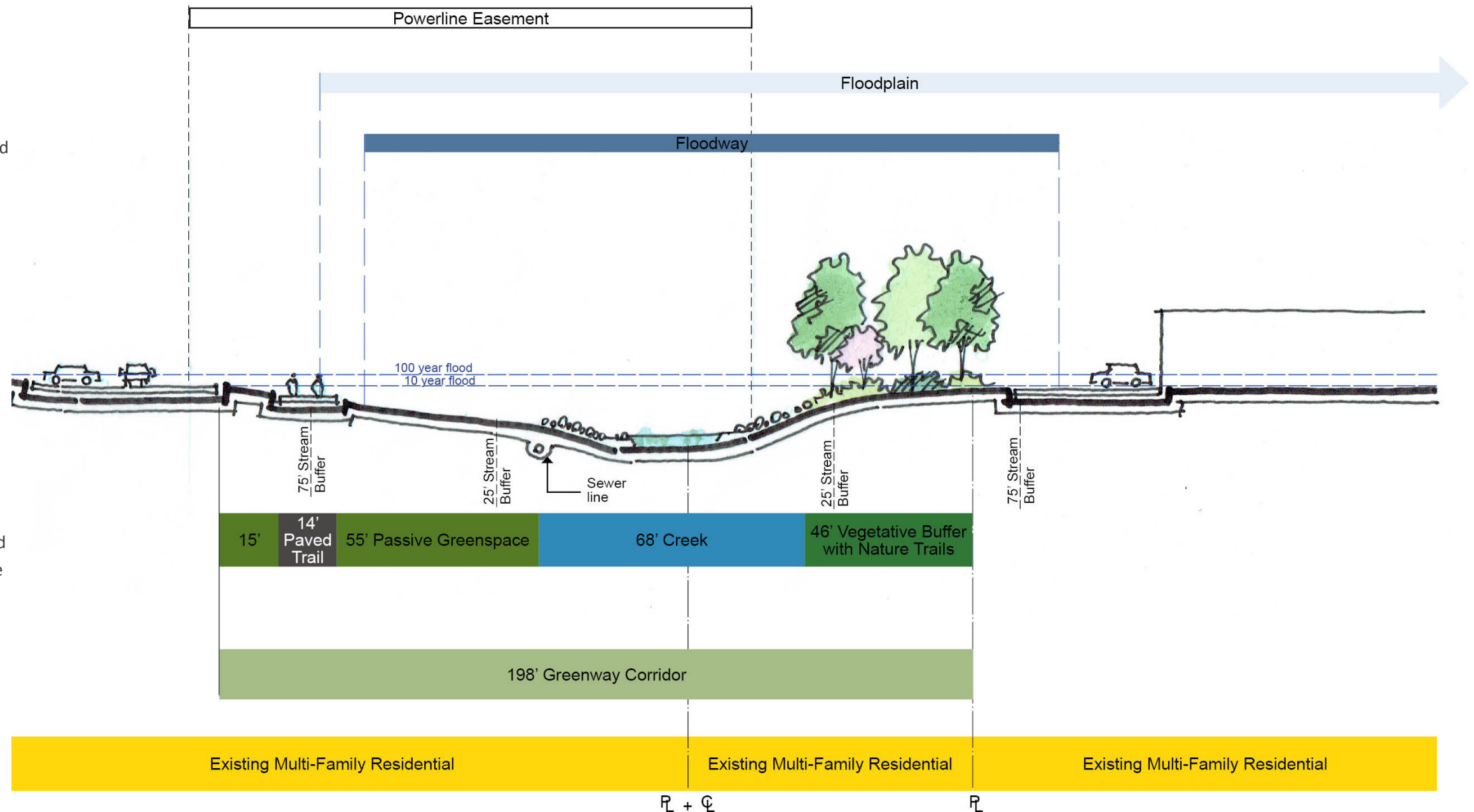
Section 8

Figure 3.3t illustrates the proposed conditions of the Peachtree Creek Greenway along Section 8. In this section, the greenway is comprised of nature trails along the south (right) side of the creek and north (left) side of the creek. The multi-purpose trail is located along the north (left) side of the creek adjacent to an existing greenspace currently used by the residential development as multi-purpose open space.

The greenway corridor in this section is envisioned to be approximately 198 feet wide and encompass both sides of the creek. The south (right) side of the corridor would include a 46-foot-wide vegetative buffer. Another vegetative buffer measuring 55 feet wide would be located between the creek and the multi-purpose trail on the north (left) side of the creek. 15 feet of additional space is proposed between the trail and an adjacent parking lot. The trail would weave through an existing Georgia Powerline Easement and along the floodplain and 75-foot stream buffer. This would require studies to demonstrate to FEMA that the trail would not result in a 1-foot floodway surcharge. It would also require a stream buffer variance from DeKalb County.

Specific enhancements to the vegetative buffer on the south (right) side of the creek located outside the Georgia Powerline Easement include stream stabilization, removal of exotic and invasive plant material, selective clearing, removal of dead, dying, and hazardous trees, and planting of native plants and trees. Natural trails would be integrated into the vegetative buffer on the south (right) side of the creek. The existing greenspace would remain along the north (left) side of the creek.

Figure 3.3t - Proposed Section 8



Section 9

Figure 3.3u illustrates the proposed conditions of the Peachtree Creek Greenway along Section 9. In this section, the greenway is comprised of a wetland area proposed to be converted into a natural area park with boardwalk trails that connect the trail to a minor trailhead located off of Clairmont Way. The trail would be located along or just off the fire lane of the existing Prelude at Clairmont Apartments.

The greenway corridor in this section is envisioned to be approximately 690 feet wide and encompass both sides of the creek. The multi-purpose trail would be located outside of the flood plain and 75-foot stream buffer. The boardwalk would be built above the 100-year flood elevation and connect to the minor trailhead located off of Clairmont Way.

Figure 3.3u - Proposed Section 9

