

3

Implementation  
Plan

## 4.1 Implementation Plan

Based on the vision, the Implementation Plan for the Peachtree Creek Greenway Master Plan establishes a cost estimate for the project and identifies phases of implementation, potential sources of funding, and an action plan.

## 4.2 Cost Estimate

Figure 4.2a provides a summary of costs for the Brookhaven Greenway Master Plan. The corridor is broken down into segments as illustrated in Figure 4.2b. The estimated costs for each segment includes separate base trail costs and total trail costs. Greenway right of way costs are not included. Following is list of elements that are included in the base trail costs and total trail costs.

### Base Cost Estimate Items:

- Base trail
- Limited lighting
- Call boxes
- Cameras
- Trash cans
- Pet waste Stations
- Bike Fix-it Stations
- Bike racks
- Workout Stations
- Community gardens
- Bike/Pedestrian counters
- Bollards
- Design and testing
- 20% contingency
- Utility contingency
- Signing and marking
- Landscaping
- Drainage

### Total Cost Estimate Items (in addition to base cost items):

Complete trail system included spur paths, nature trails,

and additional greenspaces (requires redevelopment at several areas)

- Complete lighting
- Trailheads
- Restrooms
- Additional Landscaping
- Design and testing
- 20% contingency

Figure 4.2a - Brookhaven Greenway Master Plan Cost Summary

Greenway Segment	Segment Description	Base Cost Estimate	Total Cost Estimate
Segment 1 - Western City of Brookhaven City limit to Buford Highway Bridge over Peachtree Creek	<p>The base trail would include a temporary section located on Buford Highway sidewalk because the route along Peachtree Creek is blocked by existing apartment buildings that are located at the top of very steep slopes adjacent to Peachtree Creek. Construction of the trail on the steep slopes would be very expensive and that location would be objectionable to Pine Hills Neighborhood residents.</p> <p>The total greenway requires redevelopment of the apartment complex as well as a redevelopment of an area just west of the city limits for a major trailhead. A greenspace would be developed near the Latin American Association building.</p>	\$ 1,380,000 (Temporary Buford Highway Route)	\$ 3,739,000
Segment 2 - Buford Highway Bridge Over Peachtree Creek to North Druid Hills Road	<p>This base trail segment would cross under the Buford Highway bridge on the south side of Peachtree Creek and immediately cross the creek on a new bridge to the north side adjacent to an exist shopping center, then parallel the creek on an existing sewer easement, and finally cross the creek again on a new bridge at North Druid Hills. Total greenway include one major and one minor trailheads, a nature trail on the south side of the creek, and requires redevelopment of several parcels along Buford Highway.</p>	\$ 1,436,000	\$ 2,716,000
Segment 3 - North Druid Hill Road to Corporate Boulevard	<p>The base trail is located on the south side of Peachtree Creek. The complete total greenway crosses the creek once, includes paved trails on both sides if the creek, one trailhead on Salvation Army property, requires redevelopment of several parcels on Buford Highway, and redevelopment of a south side parcel at North Druid Hills Road</p>	\$ 2,035,000	\$ 4,112,000
Segment 4 - Corporate Boulevard to Jackson Square Condominiums	<p>The base trail is located on the south side of Peachtree Creek. The complete greenway includes a natural unpaved trail on the south side of the creek, a trailhead active greenspace at redeveloped Corporate Square connected by a bridge to the north side paved greenway and greenspace on the soutside.</p>	\$ 1,161,000	\$ 6,064,000
Segment 5 - Jackson Square Condominiums to Briarwood Drive Road	<p>This is perhaps the most atheistically pleasing segment of greenway because of a large area south of Northeast Plaza. Ultimately this area will be developed into two active greenspace areas. The base trail will be located on the north side of Peachtree Creek. An agreement with the Georgia Power for power line access is required. The total greenway includes unpaved nature trails and paved trails on both side of the creek, one major trailhead at a redeveloped Northeast Plaza, and a trailhead at Briarwood Road. The south side trail system requires redevelopment of property on the I-85 access road that will include connection to the Children’s Healthcare of Atlanta campus.</p>	\$ 3,805,000	\$5,376,000
Segment 6 - Briarwood Road to Clairmont Road	<p>The base trail includes one bridge over Peachtree Creek and concrete boardwalk across a wetland area that connects to Clairmont Road. The total greenway includes an additional concrete boardwalk across the wetland area to a trailhead.</p>	\$ 8,364,000	\$ 13,117,000
<b>Total</b>		<b>\$18,181,000</b>	<b>\$35,106,000</b>



Figure 4.2b - Peachtree Creek Greenway Master Plan Segments

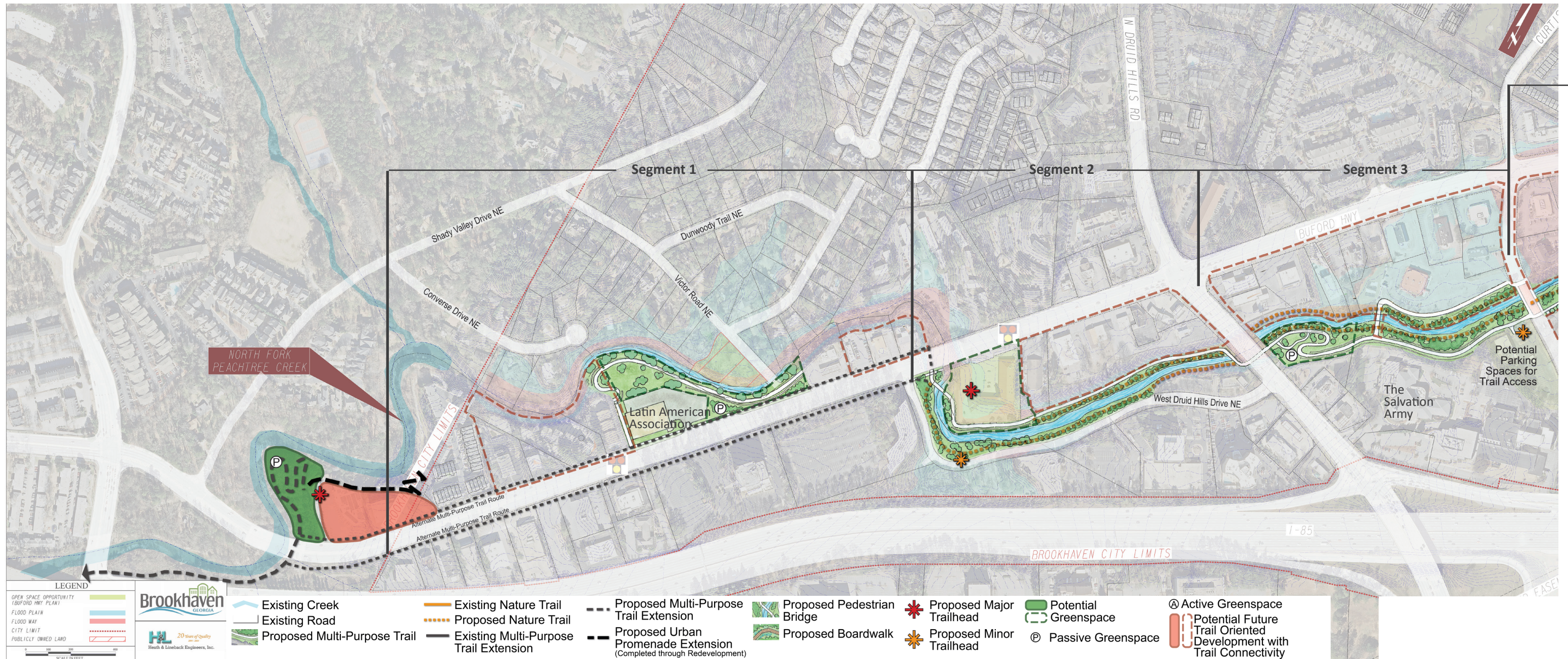
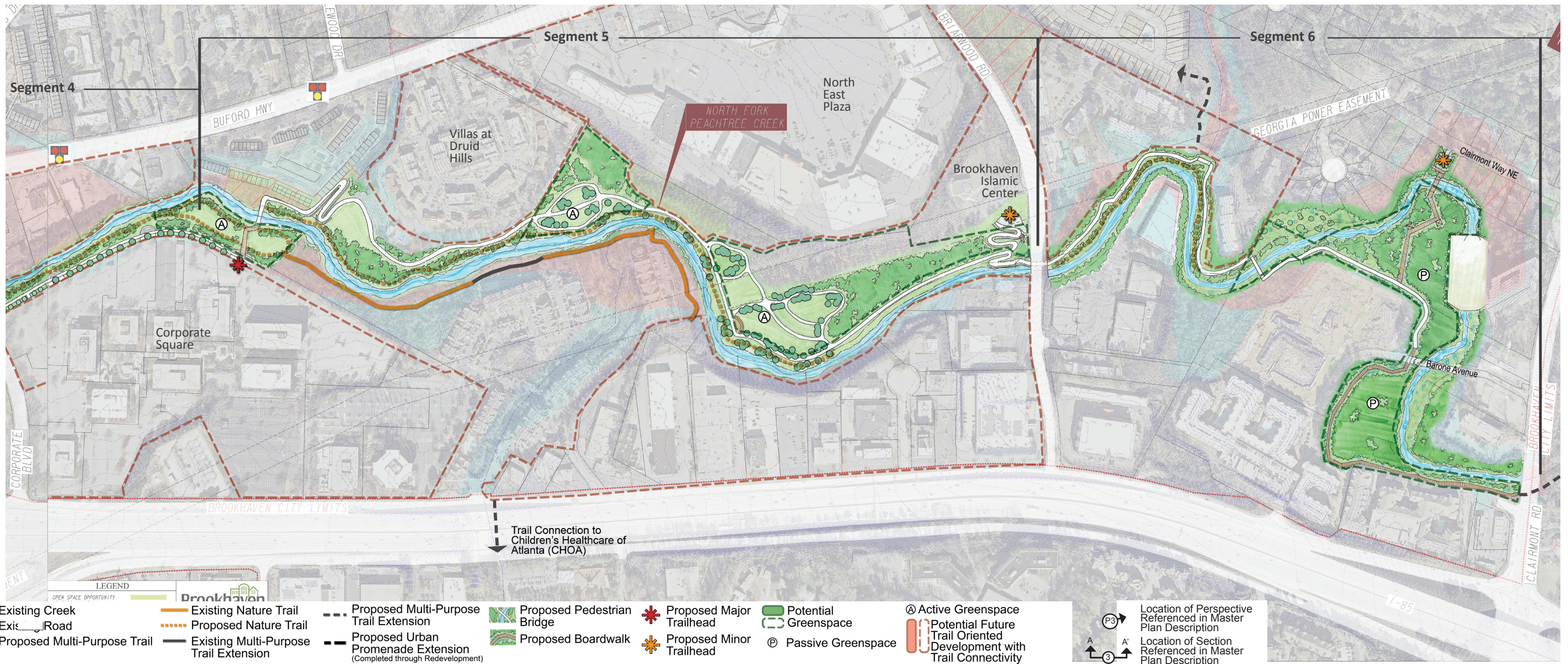




Figure 4.2b - Peachtree Creek Greenway Master Plan Segments (Cont'd)





### 4.3 Funding Sources

Greenway projects such as the Brookhaven Peachtree Creek Greenway Master Plan, typically require a variety of funding sources over a number of years.

Figure 4.3a contains a list of typical funding sources for walking and biking projects categorized by the time frame of implementation as well as the relative size of the project budget.

Additionally, Figure 4.3b identifies a variety of grants that the City should considering applying for. Grant amounts, match requirements, eligible elements, and application deadlines are also included in the figure.

Figure 4.3a – Typical Funding Sources

	Short Term Project < 2 years	Long term project > 2 years
Small Budget	<ul style="list-style-type: none"> <li>• Neighborhood Association</li> <li>• Community Improvement District</li> <li>• Crowd sourcing</li> <li>• Non-Profit Grants</li> <li>• Impact Fees</li> <li>• Infrastructure Bonds</li> <li>• Governor’s Office of Highway Safety</li> <li>• Local taxes</li> <li>• Local health departments</li> <li>• Foundation grants</li> <li>• Individual donors</li> </ul>	<ul style="list-style-type: none"> <li>• Federal Transportation Funds</li> <li>• Capital Improvement Budget Funds</li> <li>• State Programs:                             <ul style="list-style-type: none"> <li>• Georgia Department of Transportation</li> <li>• Recreational Trails Program (Department of Natural Resources)</li> <li>• Community Development Block Grant (CDBG)</li> </ul> </li> </ul>
Big Budget	<ul style="list-style-type: none"> <li>• Foundation grants</li> <li>• Individual donors</li> <li>• Community Improvement Districts</li> <li>• Public-Private Partnerships</li> <li>• Infrastructure Bonds</li> <li>• Local taxes</li> </ul>	<ul style="list-style-type: none"> <li>• Federal Transportation Funds</li> <li>• Congressional Earmarks</li> </ul>

Source: Atlanta Regional Commission, Walk Bike Thrive!: Atlanta Regional Bicycle & Pedestrian Plan (2016)



Figure 3.3b – Available Grants and Grant Specifics

Funding Program	Grant Amount	Match Requirements	Types of Eligible Elements	Anticipated Deadline
Greenway & Trail Development				
Recreational Trails Program (RTP)	\$100,000	20%	Trails and facilities that support trails such as restrooms, shelters, signage, support facilities, infrastructure, and design	November
Land & Water Conservation Fund (LWCF)	\$200,000	100%	Trails, trailhead facilities, restrooms, shelters, signage, support facilities, infrastructure, and design	TBD
American Academy of Dermatology (AAD)	\$8,000	0%	Shade structures	November
Urban & Community Forestry (U&CF)	\$20,000	100%	Landscaping (tree planting)	TBD
Our Town Grant	\$200,000	100%	Innovative public art projects	December
Transportation Alternative Program	\$7,200,000	0%	Bicycle/pedestrian facilities, landscaping, and traffic calming	Fall 2016
Stormwater/Water Quality/Environmental Education				
Section 319(h) Grants	\$400,000	40%	Stormwater, water quality, and education projects	October
Pre-Disaster Mitigation	\$3,000,000	25%	Stormwater including open space, and hardening	October
Urban Waters Grant	\$60,000	5%	Signage, public education, and innovative water quality projects	February
Environmental Education Grants	\$91,000	25%	Environmental education related facilities and programming	March

## 4.4 Action Plan

This section focuses on strategic actions that the City of Brookhaven should take to implement the greenway master plan. Strategic actions are organized around specific time frames that include:

- A 100 Day Action Plan for no-cost or very low-cost actions and organizational steps needed to keep momentum going and keep stakeholders involved and sharing responsibility for the plan's success
- One Year Action Plan
- Five Year Action Plan.

Following are descriptions of actions associated with these time frames.

### 100-Day Action Plan

- The City should approve and adopt the Peachtree Creek Greenway Master Plan.  
  
This will enable the project to be eligible for some of the federal funding sources identified in Figure 3.3b. Specifically, the Transportation Alternative Program (TAP). The City should coordinate with ARC to ensure that the project is eligible for TAP funding.
- The City should include the Peachtree Creek Greenway Master Plan in the Special Purpose Local Option Sales Tax (SPLOST) list.
- The City should allocate funds for FY2017 to complete the design and construction of a portion of Segment 4 from Briarwood west to the Villas at Druid Hill. This first phase of Segment 4 can be designed as a loop trail and should include the proposed minor trailhead.

This will facilitate the continued momentum for the project.

- The City should hire a grants writer to assist the City in pursuing grants for the project.
- The City should coordinate with the Salvation Army to secure access to their property either through acquisition or an easement for the future construction of the trail.
- The City should coordinate with Peachtree Creek Greenway, Inc. (PCG) to promote the Brookhaven Greenway Master Plan and meet with property owners to begin conversation regarding securing right of way for the project.

### One Year Action Plan

- The City should coordinate with ARC to apply for funding through TAP.
- The City should complete the design for the first phase of Segment 4.
- The City should continue to work with PCG and property owners to secure access for the trail via easements or fee simple acquisition.
- The City should consider creating a Zoning Overlay for properties adjoining to the greenway.

This will enable the City to establish policies that incentivize developers to assist in the implementation of the Peachtree Creek Greenway Master Plan and/or create Trail Oriented Developments (TrOD) that will foster the development of a vibrant greenway.

### Five Year Action Plan

- The City should continue to work with PCG and property owners to secure access for the trail via easements or fee simple acquisition.
- The City should continue to implement the greenway as money becomes available.



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