

Peachtree Creek Greenway Master Plan

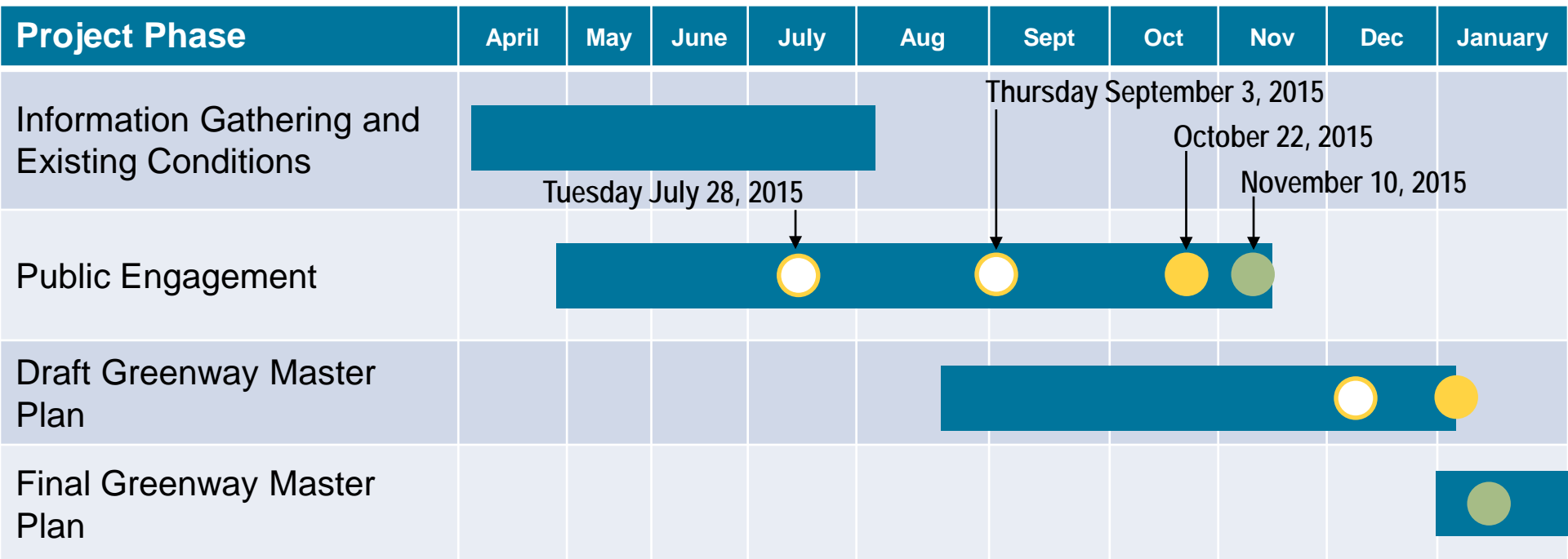






Council Workshop Presentation
Tuesday November 10, 2015

Agenda

- Review of Project Scope + Schedule
- Review Existing Conditions Findings and Public Engagement Findings to Date
- Review Preliminary Proposed Greenway Framework
- Informal Public Open House Discussions + Comments

Project Scope + Schedule



-  Task
-  Stakeholder Committee Meeting
-  Public Open House
-  City Council Meeting

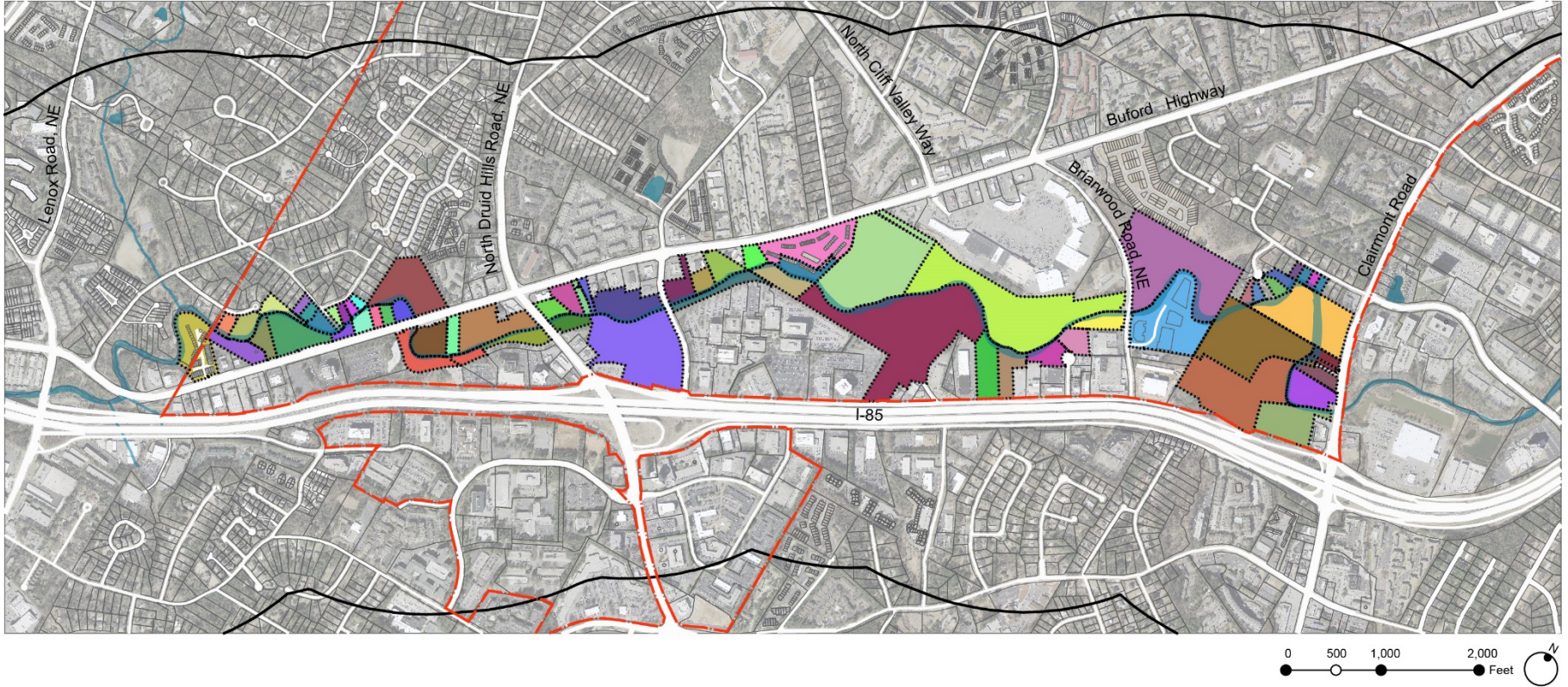
Existing Conditions Corridor Evaluation Summary

- Beautiful scenic corridor with opportunities for quality 1 - 4 hour hiking, biking, and nature experiences, **currently in private ownership**
- “Trail-ready” sewer line easement
- Opportunities for:
 - Unique urban promenade, greenway-oriented commercial and multi-family redevelopment;
 - Build the Brookhaven brand;
 - Improve aesthetics, habitat, water quality;
 - Meet recreational and social needs of City residents;
 - Attract residents, businesses, and visitors; create jobs; and generate tax revenues



Study Area + Creek

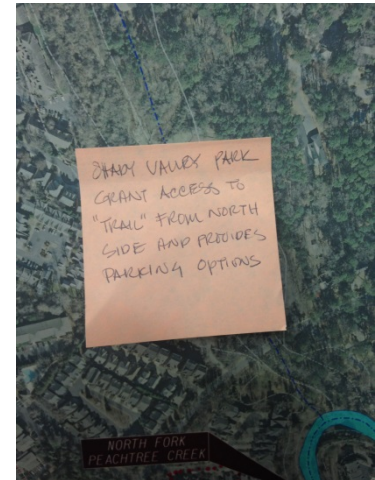
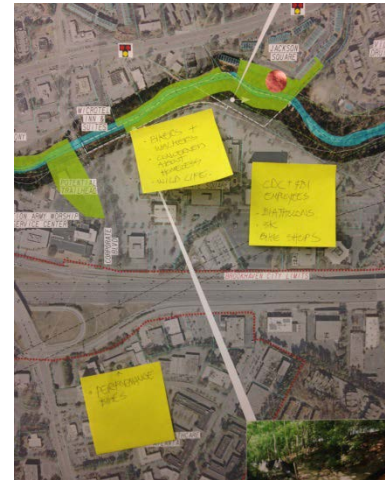
Existing Conditions + Character Evaluation



67 Creek-Side Parcels
62 Different Owners

Public Engagement To Date

- City of Brookhaven Town Hall Meeting
- North Fork Connectors Board Member Interviews
- City Council Member Interviews
- Pine Hills Creek Neighborhood Interviews
- North Fork Connectors REI Meeting Engagement
- Pine Hills Planning + Zoning Committee Meeting
- Stakeholder Committee Meetings (2)
- Latin America Association
- Public Workshop #1



Public Engagement Findings To Date

The Peachtree Creek Greenway **SHOULD**:

- Have a paved, concrete, multi-purpose trail for bicycling, walking, running, rollerblading with separate soft trails;
- Include opportunities to kayak/canoe?
- Connect to other trails (e.g. South Fork Conservancy Trail System, PATH 400, Atlanta BeltLine) and local points of interest (e.g. Brookhaven MARTA Station, Murphy Candler Park, Briarwood Park, Shady Valley Park);
- Be located along commercial properties, not single-family home properties;
- Easily accessible and include a hierarchy of trail heads with and without parking;
- Be safe and secure and include call boxes, security cameras, police presence, and lighting; close trail between sunset and sunrise
- Include passive greenspaces and amenities such as picnic tables, benches, swings, interpretive environmental signage, unique artwork;
- Serve as a catalyst to revitalize the Buford Highway corridor, encourage redevelopment of properties so new residential and commercial developments face the creek with outdoor café's and other uses that activate the creek;
- Preserve the international character of the corridor, protect affordable housing and businesses ;
- Improve water quality, clean-up the creek;
- Preserve native specimen trees and remove invasive plant material;
- Preserve wildlife along the corridor

Project Goals

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

*Presentation Disclaimer

The following images represent the Planning + Design Team's preliminary ideas for the corridor based on the Team's findings to date from:

- Existing Conditions + Character Evaluation,
- Public engagement input to date;
- Stakeholder Committee input to date;
- Perceived potential opportunities based on the Team's professional experience + comparable projects.

These ideas should not be taken as final. Instead, they are intended to stimulate thought about the potential of the corridor, dialogue about what could work and will not work, obtain a preliminary understanding of potential implementation costs, and guide the vision.

Preliminary Ideas for Peachtree Creek Greenway Master Plan Trail Experiences*

Creek Trail ●●●●●●



Paved Multi-Purpose Trail ↘↙



Nature Trail ■■■■■■



Urban Promenade ————



Major Trailhead

- 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

Minor Trailhead

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

Pedestrian Trail Access

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



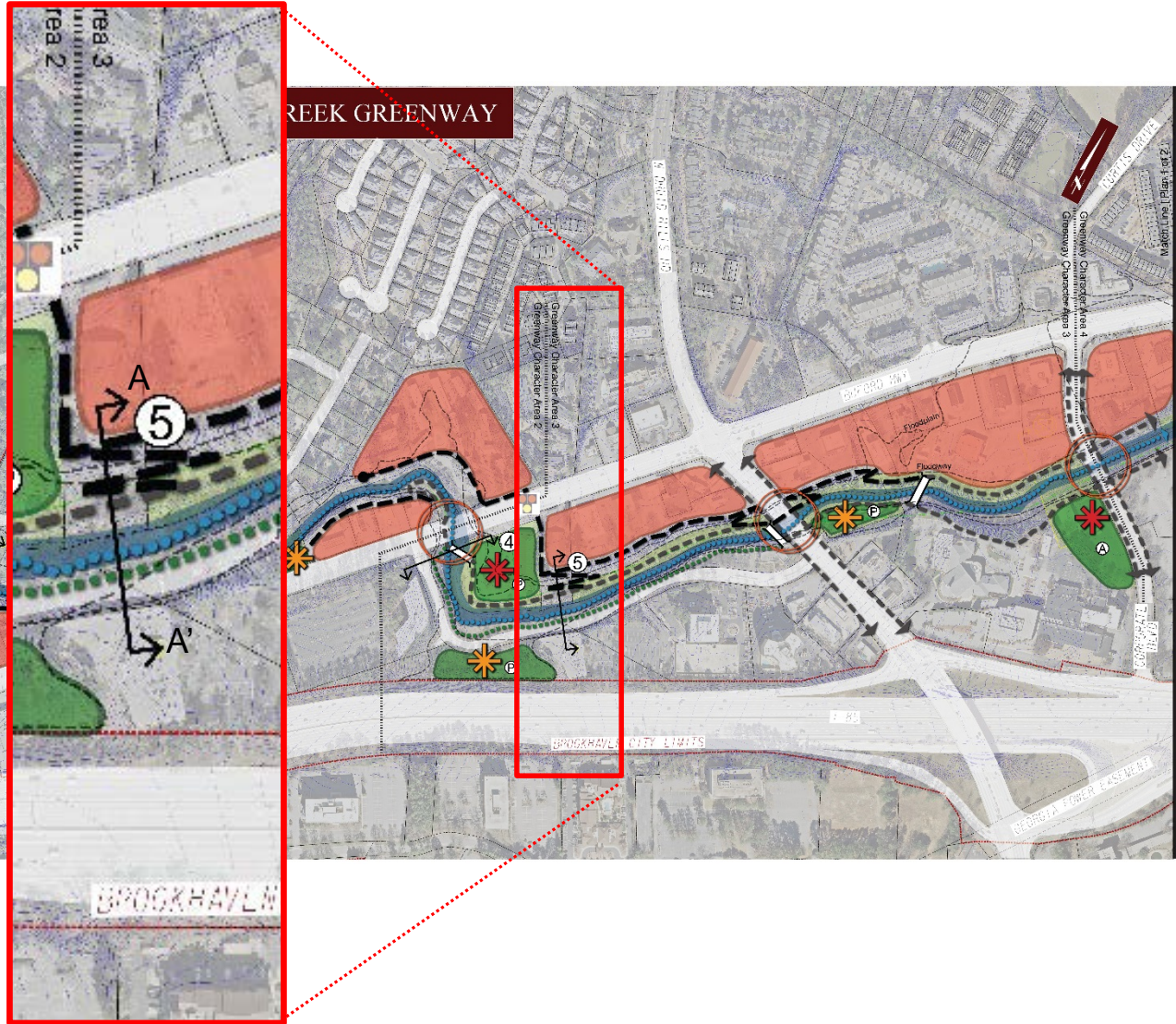
Example of Pedestrian Trail Access

Preliminary Idea for Potential Greenway Section 5

Preliminary Idea for Potential Greenway Framework*

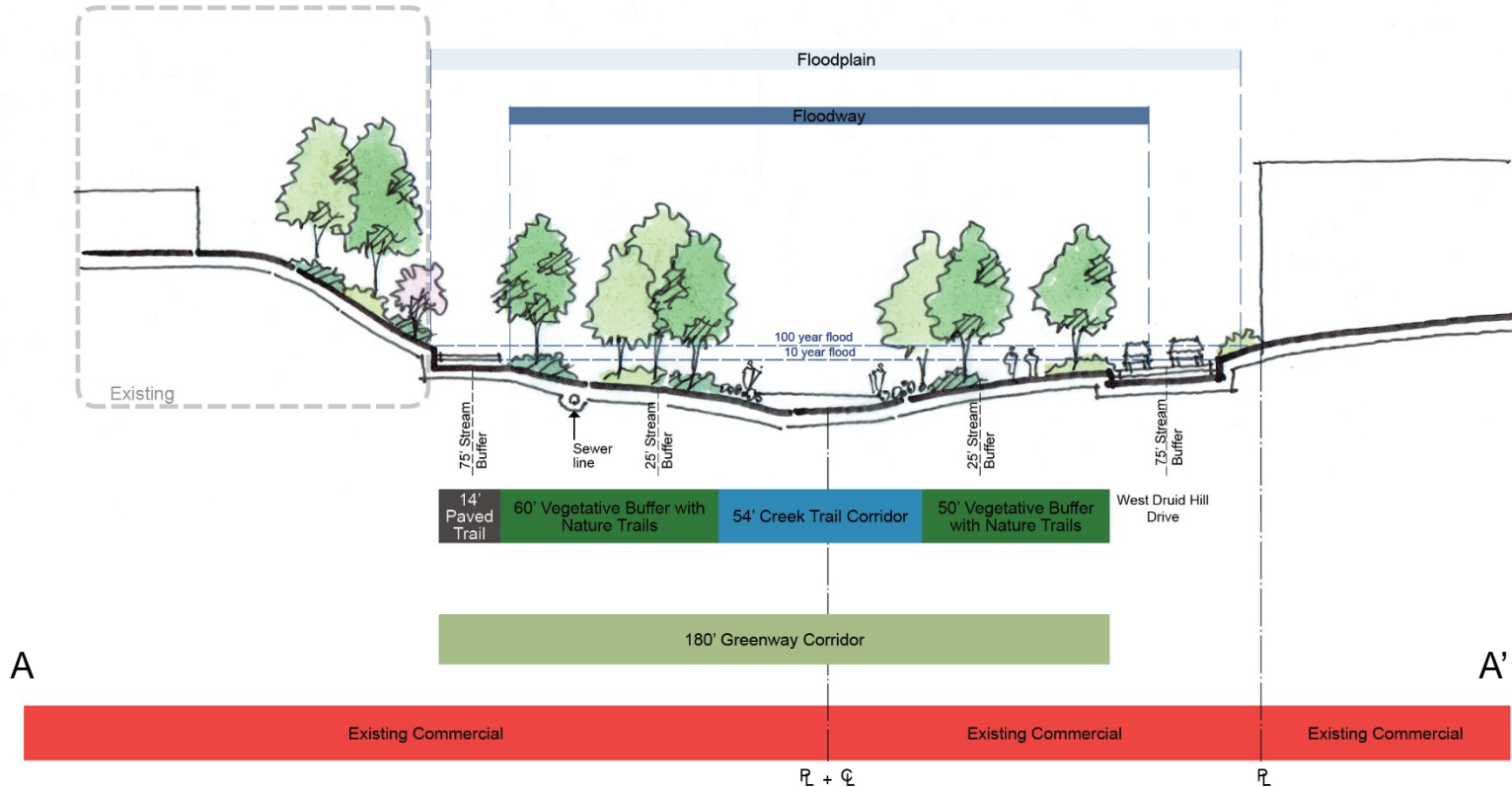
Peachtree Creek Greenway Preliminary DRAFT Idea for Potential Greenway Framework

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- Potential Greenspace
- Potential Future Redevelopment Area
- Passive Greenspace
- Active Greenspace



Preliminary Idea for Potential Greenway Section 5- Existing

Preliminary Idea for Potential Greenway Framework*



Section 5 Character Area 3

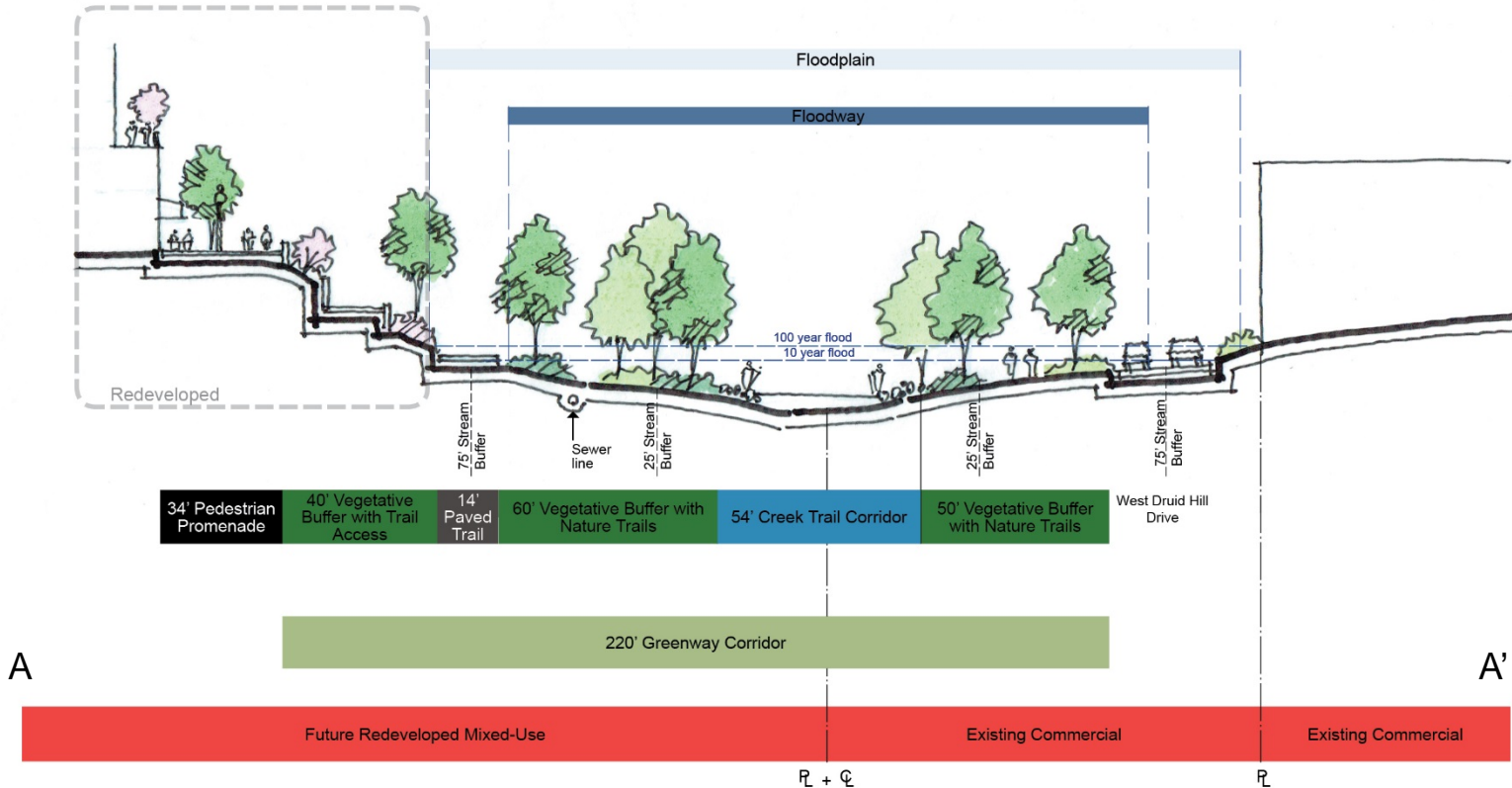
Peachtree Creek Greenway Master Plan | Preliminary Draft Idea for Potential Greenway Framework

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Preliminary Idea for Potential Greenway Section 5- Redeveloped

Preliminary Idea for Potential Greenway Framework*



Section 5 Character Area 3 - Redeveloped
 Peachtree Creek Greenway Master Plan | Preliminary Draft Idea for Potential Greenway Framework

Scale: 1"=15'
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Photo-Realistic Perspective

Preliminary Draft Idea for Potential Greenway Framework*



Photo-Realistic Perspective

Preliminary Draft Idea for Potential Greenway Framework



Urban Promenade

Photo-Realistic Perspective

Preliminary Idea for Potential Greenway Framework*



Photo-Realistic Perspective

Preliminary Idea for Potential Greenway Framework*

Paved Multi-Purpose Trail

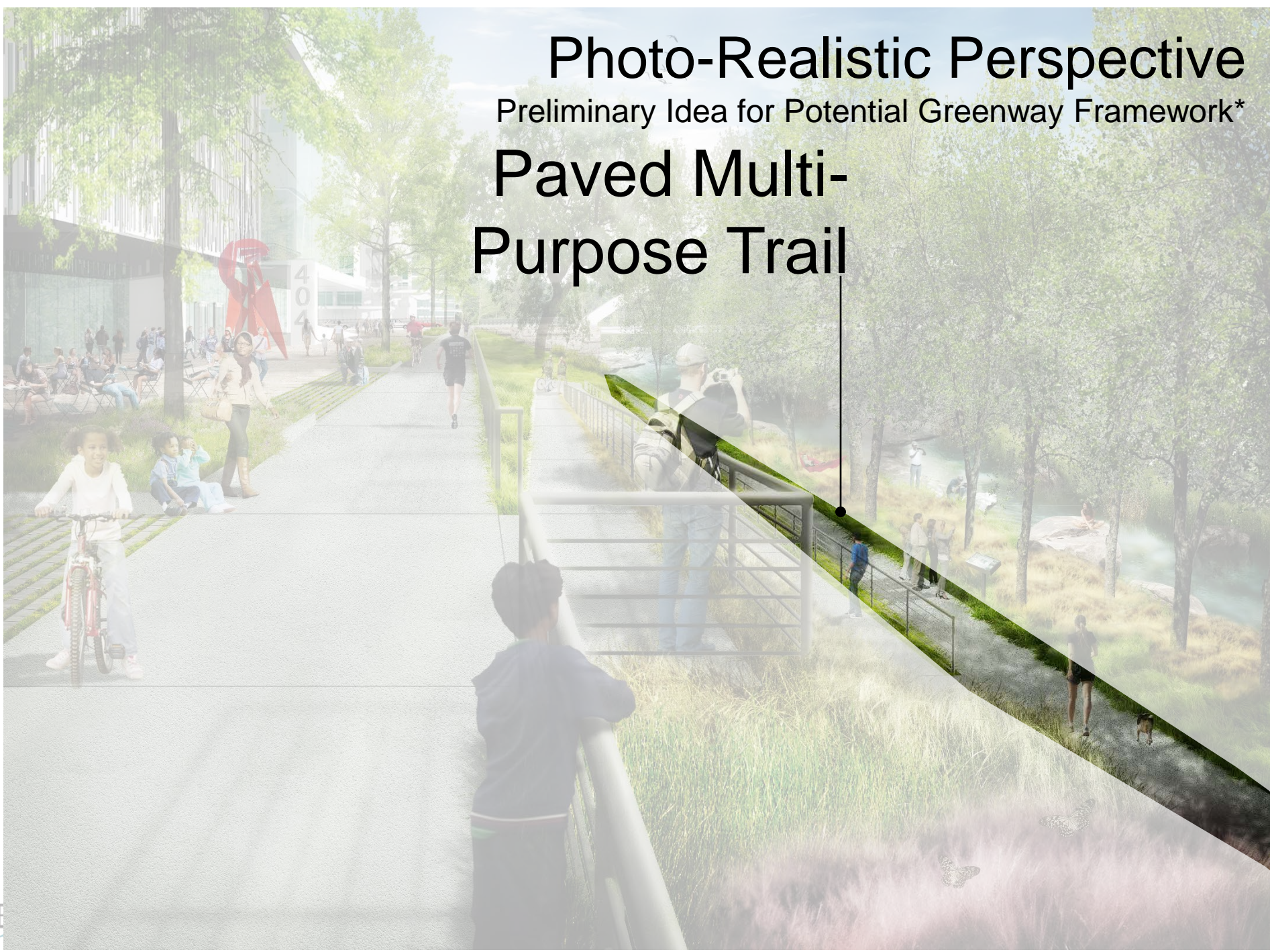


Photo-Realistic Perspective

Preliminary Idea for Potential Greenway Framework*

Vegetative Buffer with Nature Trails



Photo-Realistic Perspective

Preliminary Idea for Potential Greenway Framework*

Creek Trail



Photo-Realistic Perspective

Preliminary Idea for Potential Greenway Framework



Public Workshop #1 – Summary Comments

Attendees: 16

Summary of Written Comments:

1. Question: “Do you support the project?”

<u>For</u>	<u>Against</u>	<u>Conditional</u>	<u>Uncommitted</u>	<u>No Response</u>
7	0	0	1	8

2. Question: “If you selected, Against, Conditional, or Uncommitted, what can the City and Planning Team do to help you support the project?”

- No comments

Public Workshop #1 – Summary Comments

3. Question: “In addition to the public engagement comments that we have already received to date, are there any additional issues, concerns, and/or opportunities that you would like the City and the Planning Team to be mindful of?”

- Kayak, canoeing seems optimistic to me. The framework looks good to me (just do it).
- **I live off of Somervale Court (Area 9) which shows a raised walking through green space. My concern is for privacy, specifically the creek trail that would go across my property and provide access to my property. By eliminating that particular aspect, I would be much more in favor of this type of project.**
- Excellent!
- Include historical markers. Include before and after photos along the path. Question- How will we go about contacting land owners- sooner rather than later! Engage these early. They are members of an exclusive group!
- If there will be lighting along the trail? If so, solar lights would be optimal, if possible.
- Include historical markers along the trail. Sandy beach area for children to wade (if water quality ensured of course)
- I feel it is important to break the project up into small pieces.
- Too much detail but... edible garden? Anything/activities to bring us \$ from hotel/motel tax 😊
- Provide connectivity with public transit so people have another option to get to trail heads.

Public Workshop #1 – Summary Comments

4. Question: “Are there any additional Project Goals that you would like the City and Planning Team to include?”

- Excellent!
- Get a “trail mile” built soon! Love the frequent and easy access to the trail.
- Sustainability
- 3 types of trails seems ambitious. If you have to choose I would prefer biking.
- No, sounds good.

5. Question: “Are there any additional Greenway Evaluation Criteria that you would like the City and Planning Team to including?”

- Always keep privacy- especially that of homeowners in mind when developing a trail that could impact their current feeling of safety.
- Excellent!
- Equity – benefit to marginalized communities

Public Workshop #1 – Summary Comments

6. Question: “What do you think of the proposed Peachtree Creek Greenway Framework?”

- Overall, I think it’s well done and well thought out.
- Would like to see art components like Phase 1 of Path400.
- Trail head components = Excellent
- Need identification markers on large map to get our bearings of where we are at on the map.
- **Creek Trail? Not sure about this one. Wouldn’t encourage. City liability?**
- **Pine Hills SFR are – consider plantings (trees) for buffer so they don’t feel like folks are looking in their windows even though path is on other side of creek.**
- I love it!
- Love the plan!
- I think it is a great opportunity to transform a neglected part of the City.
- All is fantastic!
- I like it!

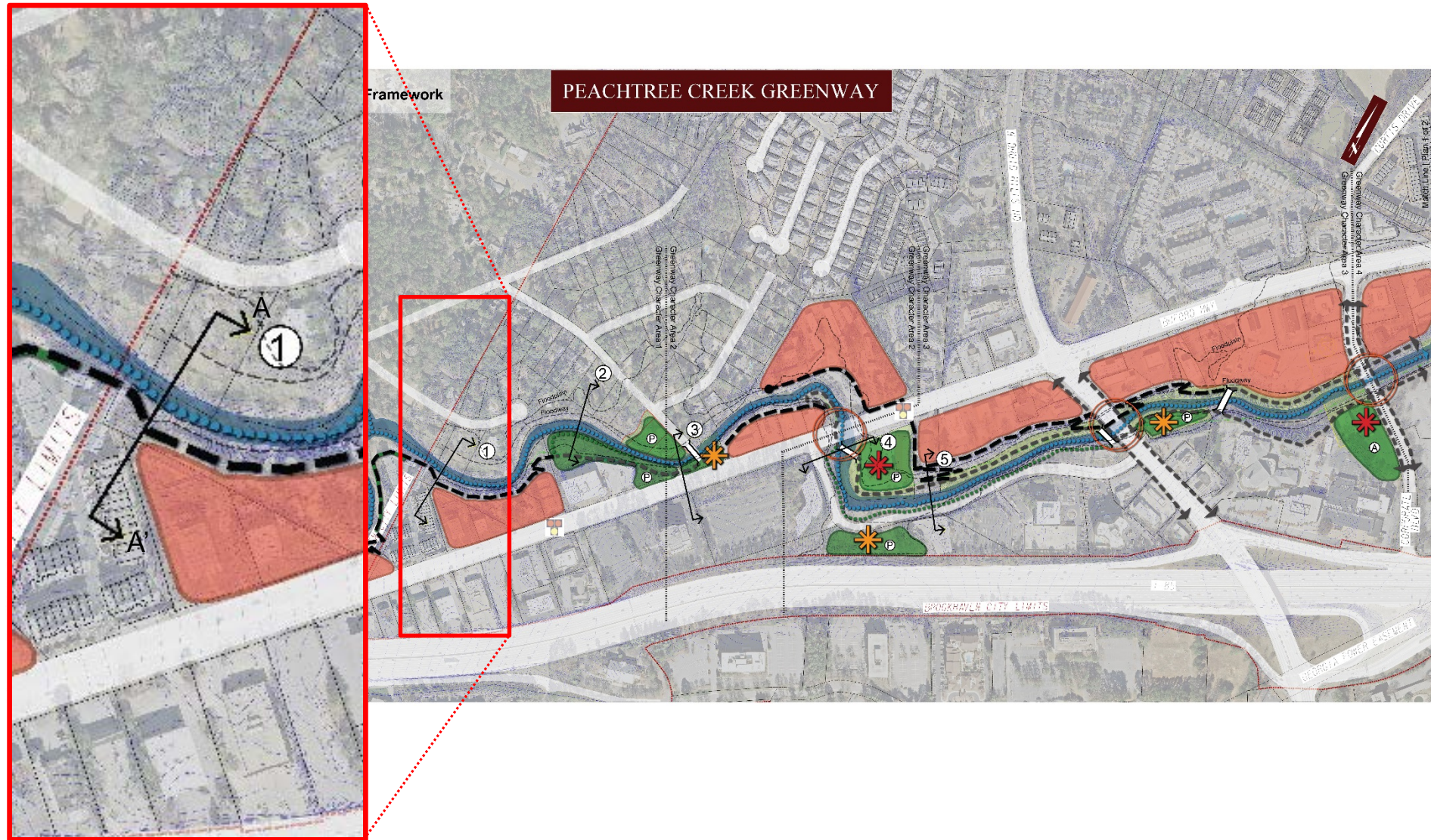
Peachtree Creek Greenway Master Plan



Appendix Slides

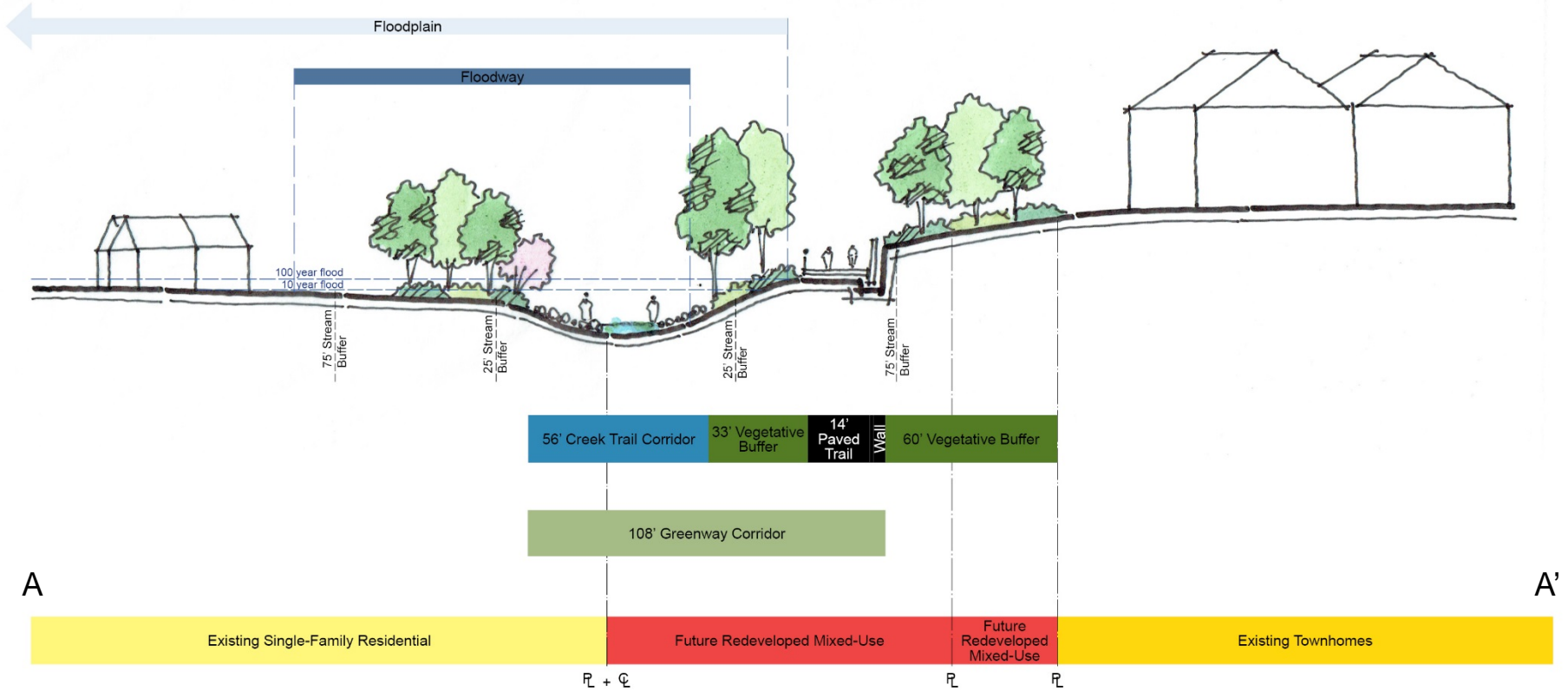
Preliminary Idea for Potential Greenway Section 1

Preliminary Idea for Potential Greenway Framework*



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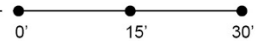


section 1

Character Area 1

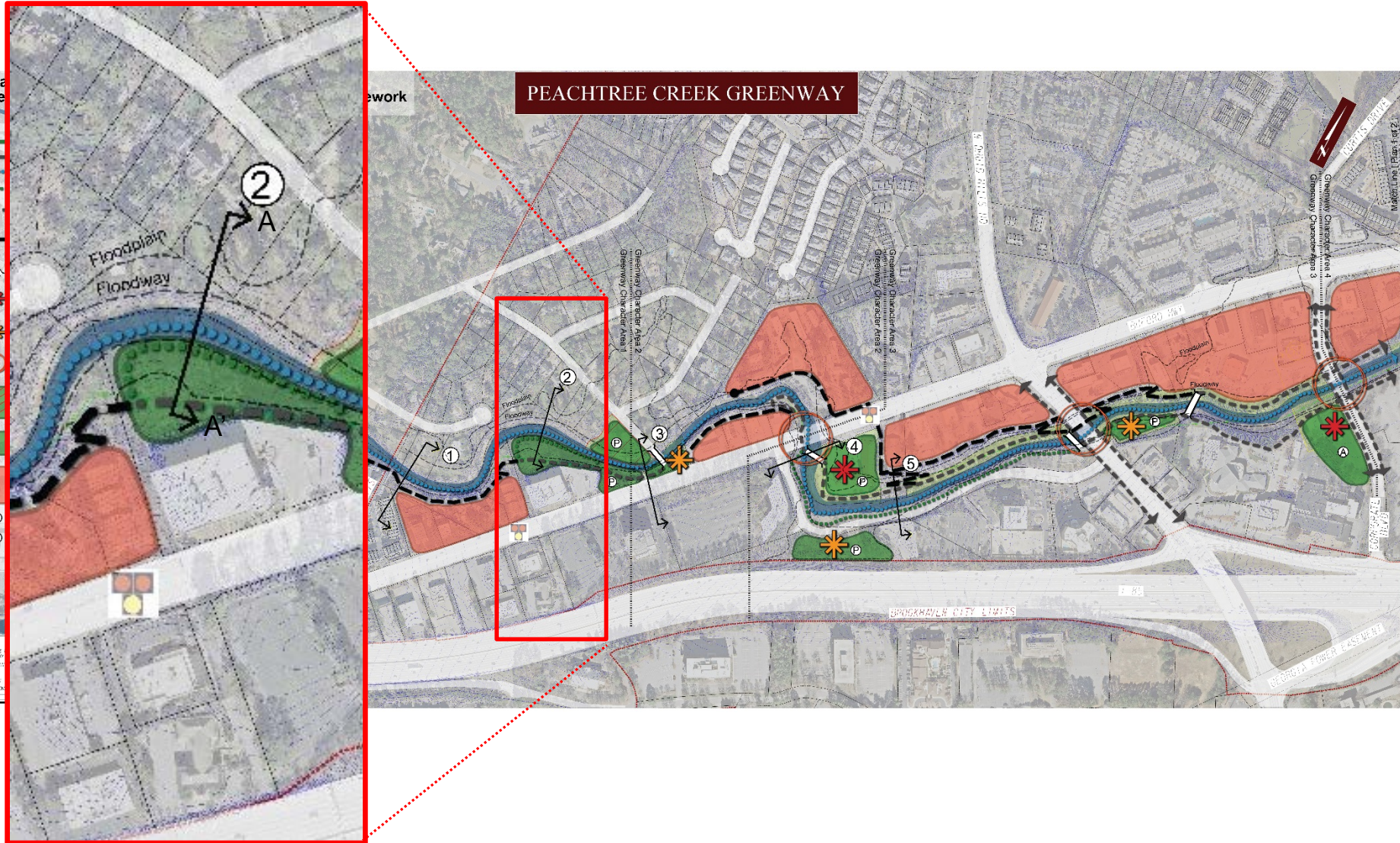
Peachtree Creek Greenway Master Plan | Preliminary Draft Idea for Potential Greenway Framework

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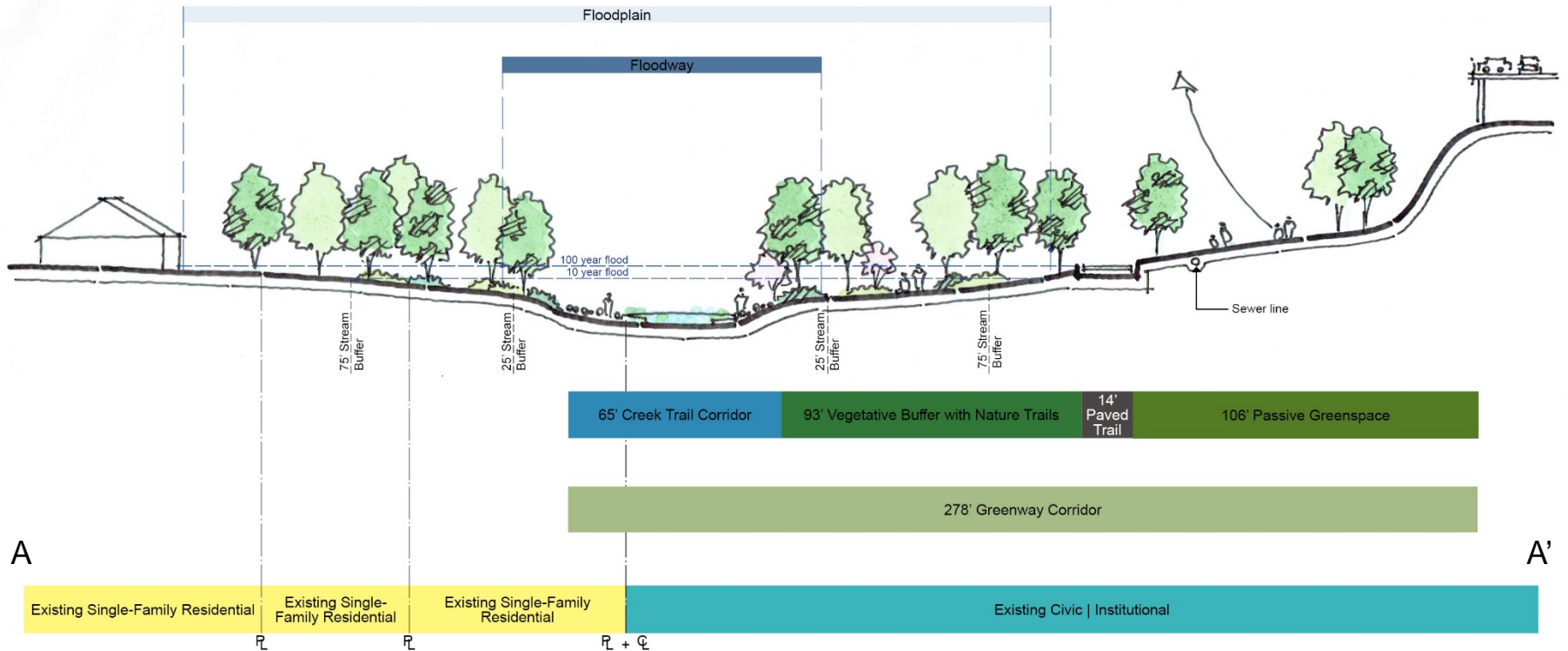
Preliminary Idea for Potential Greenway Section 2

Preliminary Idea for Potential Greenway Framework*



Preliminary Idea for Potential Greenway Section 2

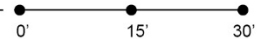
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Section 2 Character Area 1

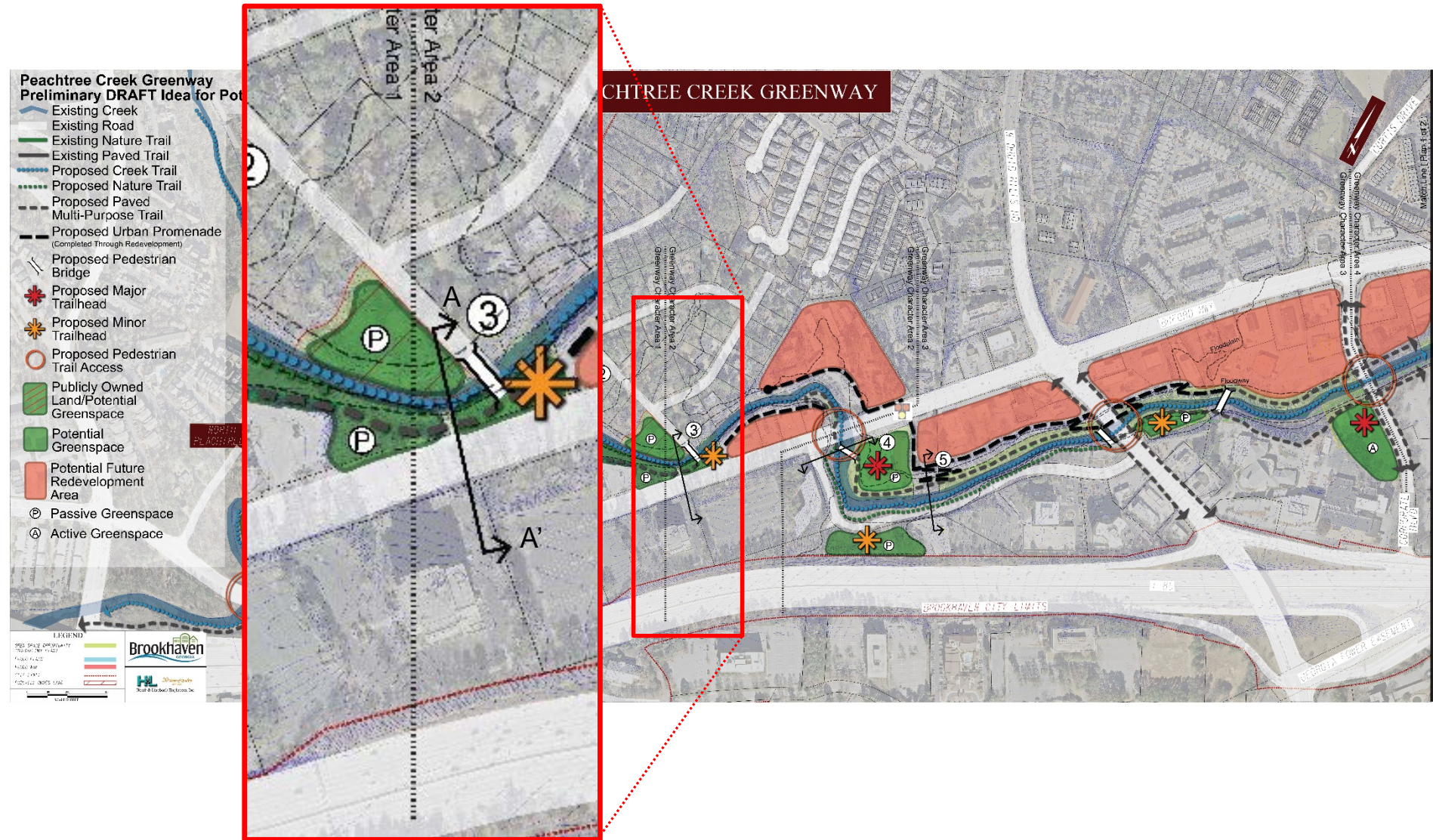
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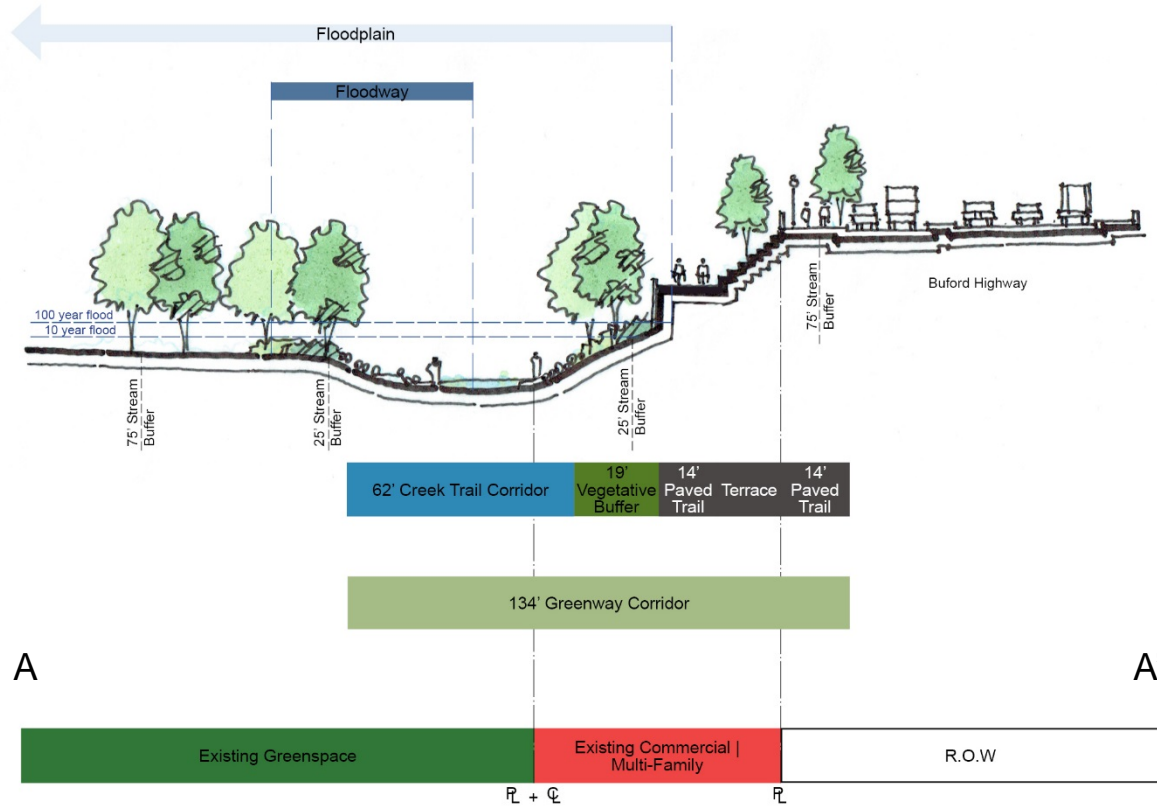
Preliminary Idea for Potential Greenway Section 3

Preliminary Idea for Potential Greenway Framework*



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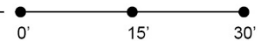


Section 3

Character Area 2

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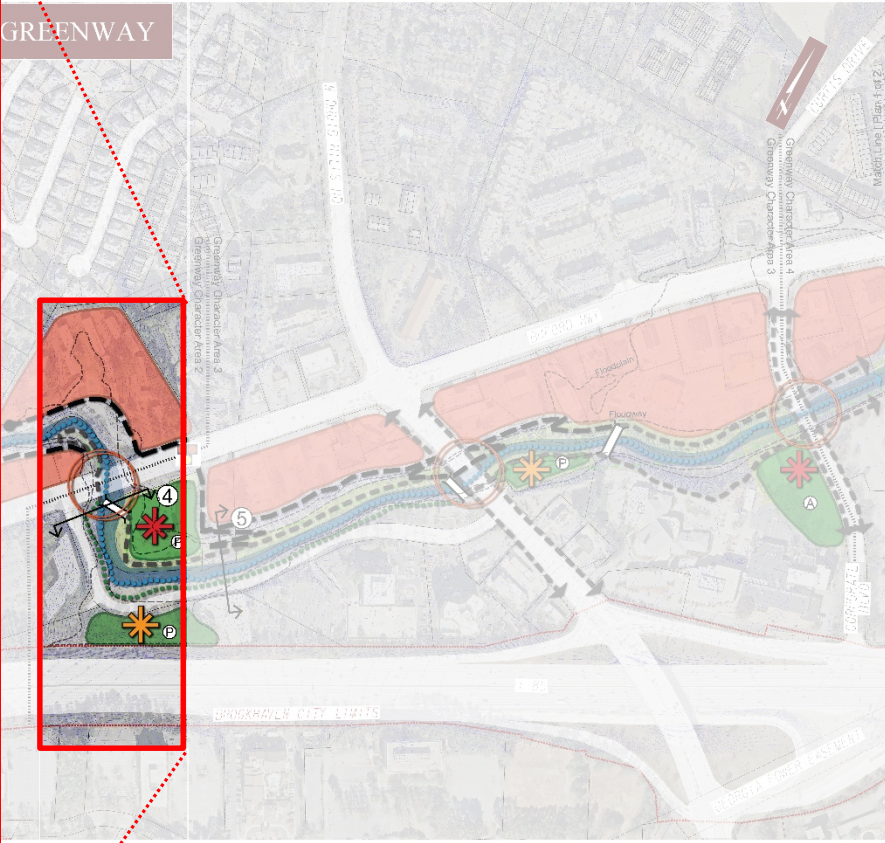
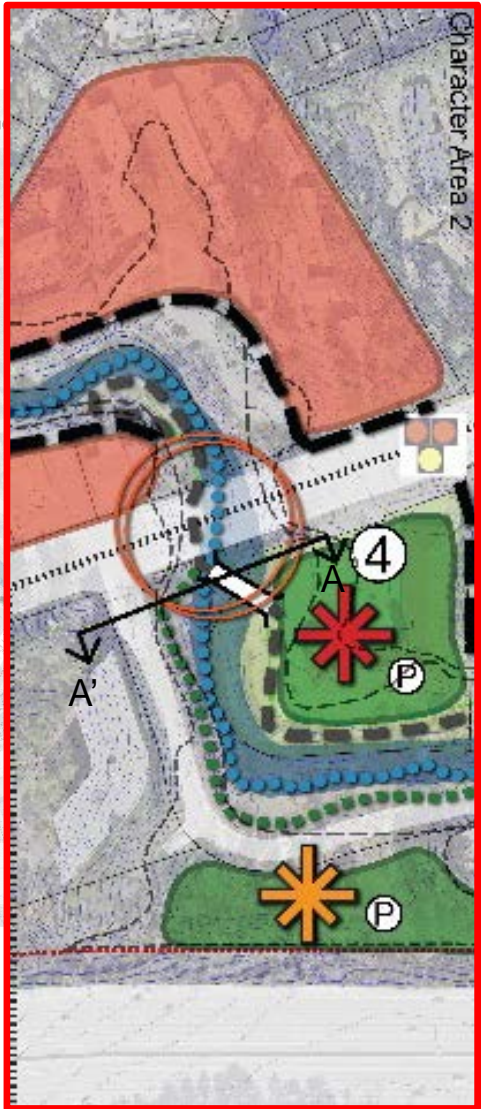


Preliminary Idea for Potential Greenway Section 4

Preliminary Idea for Potential Greenway Framework*

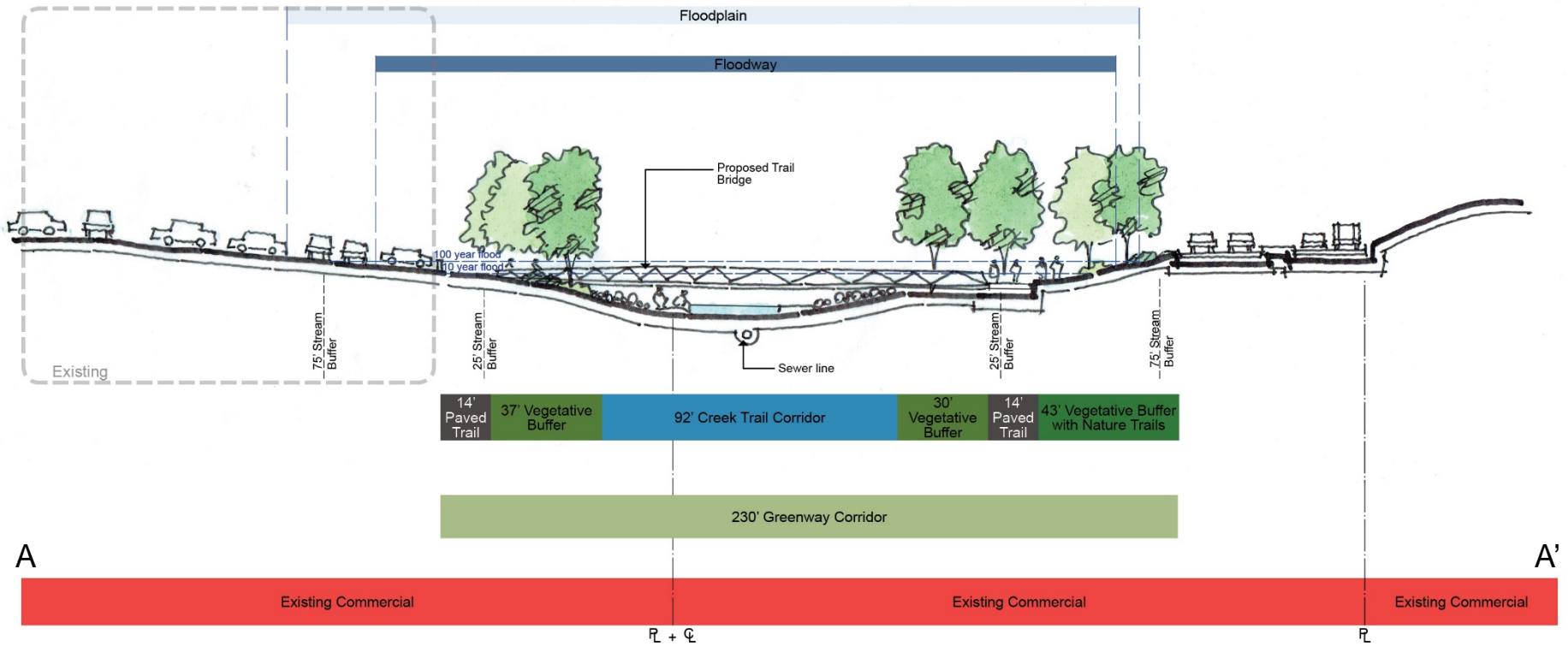
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Preliminary Idea for Potential Greenway Section 4 - Existing

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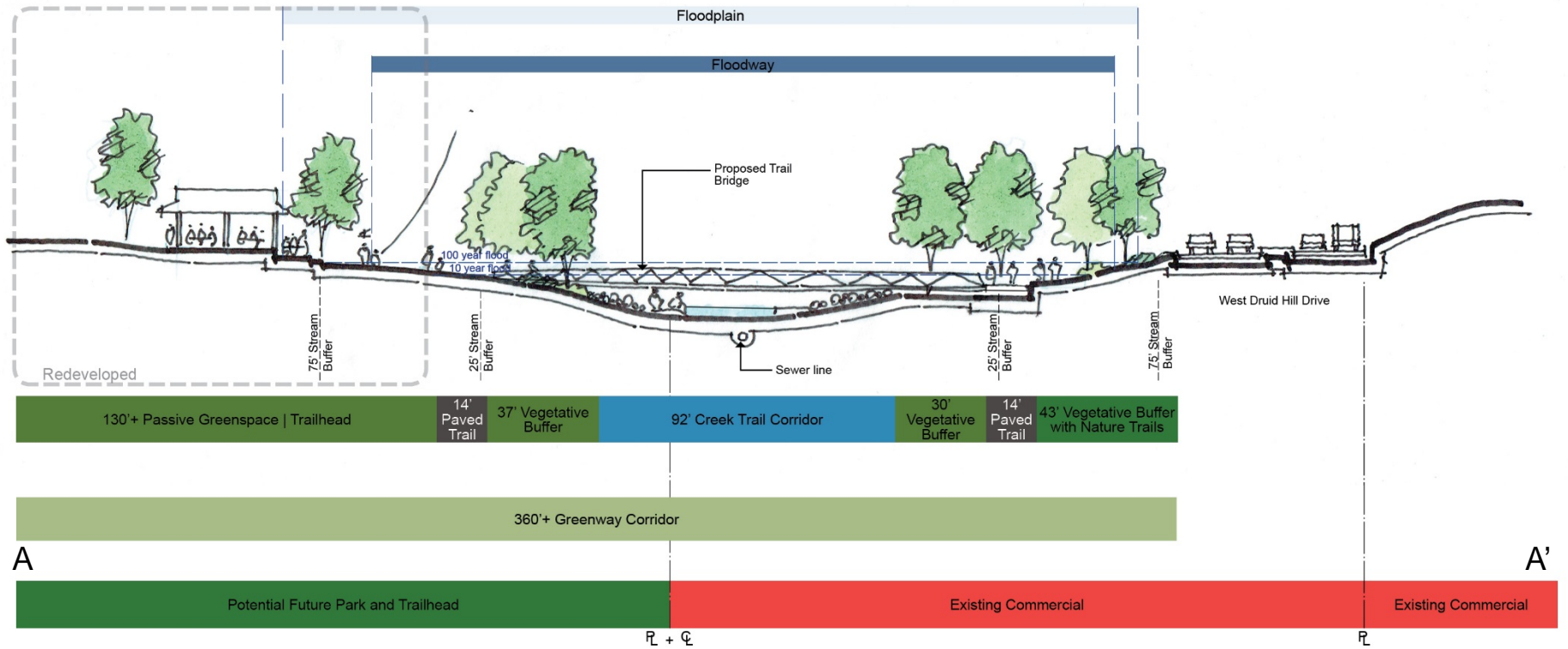


Section 4 Character Area 3
 Peachtree Creek Greenway Master Plan | Preliminary Draft Idea for Potential Greenway Framework

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Preliminary Idea for Potential Greenway Section 4 - Redeveloped

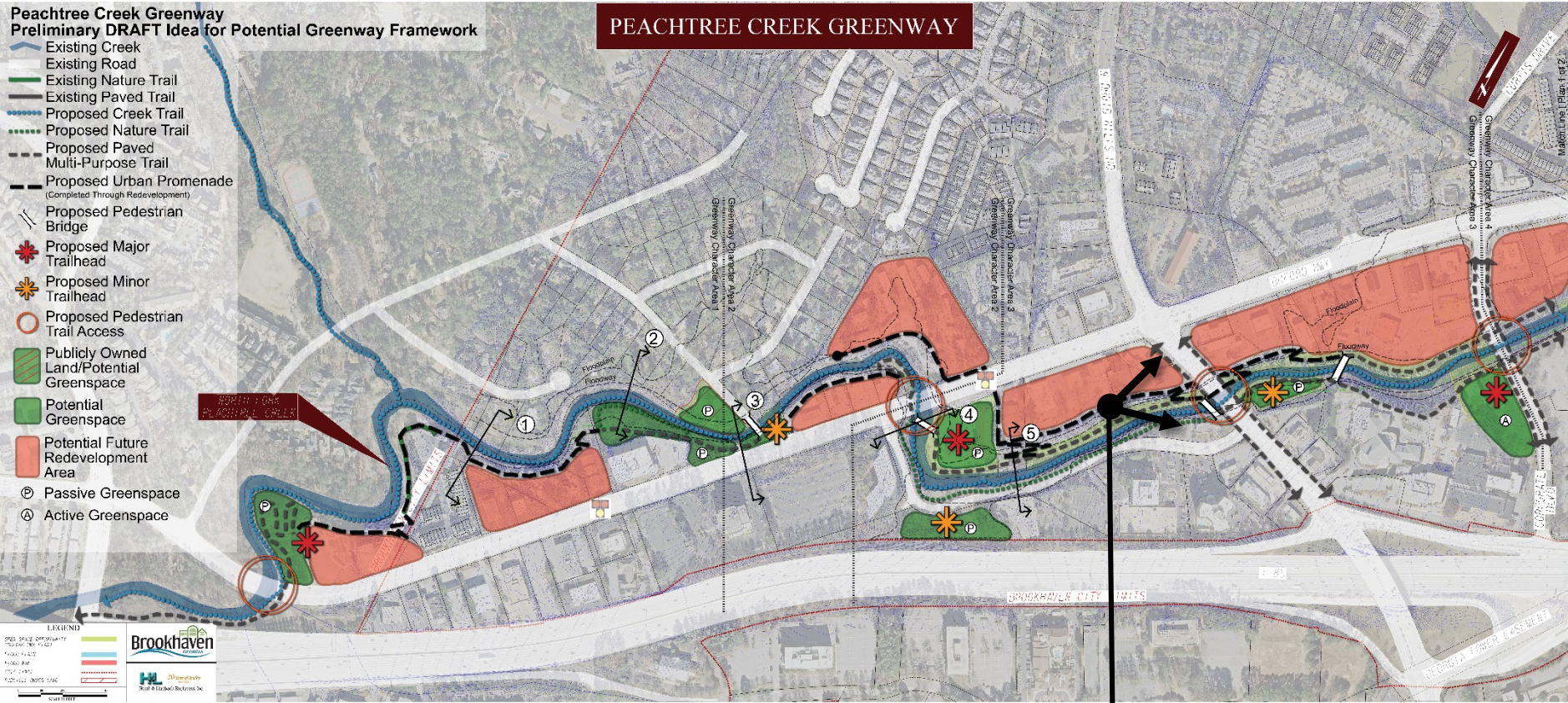
Preliminary Idea for Potential Greenway Framework*



Section 4 Character Area 3 - Redeveloped
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Scale: 1"=30'
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Preliminary Idea for Potential Peachtree Creek Greenway Framework*



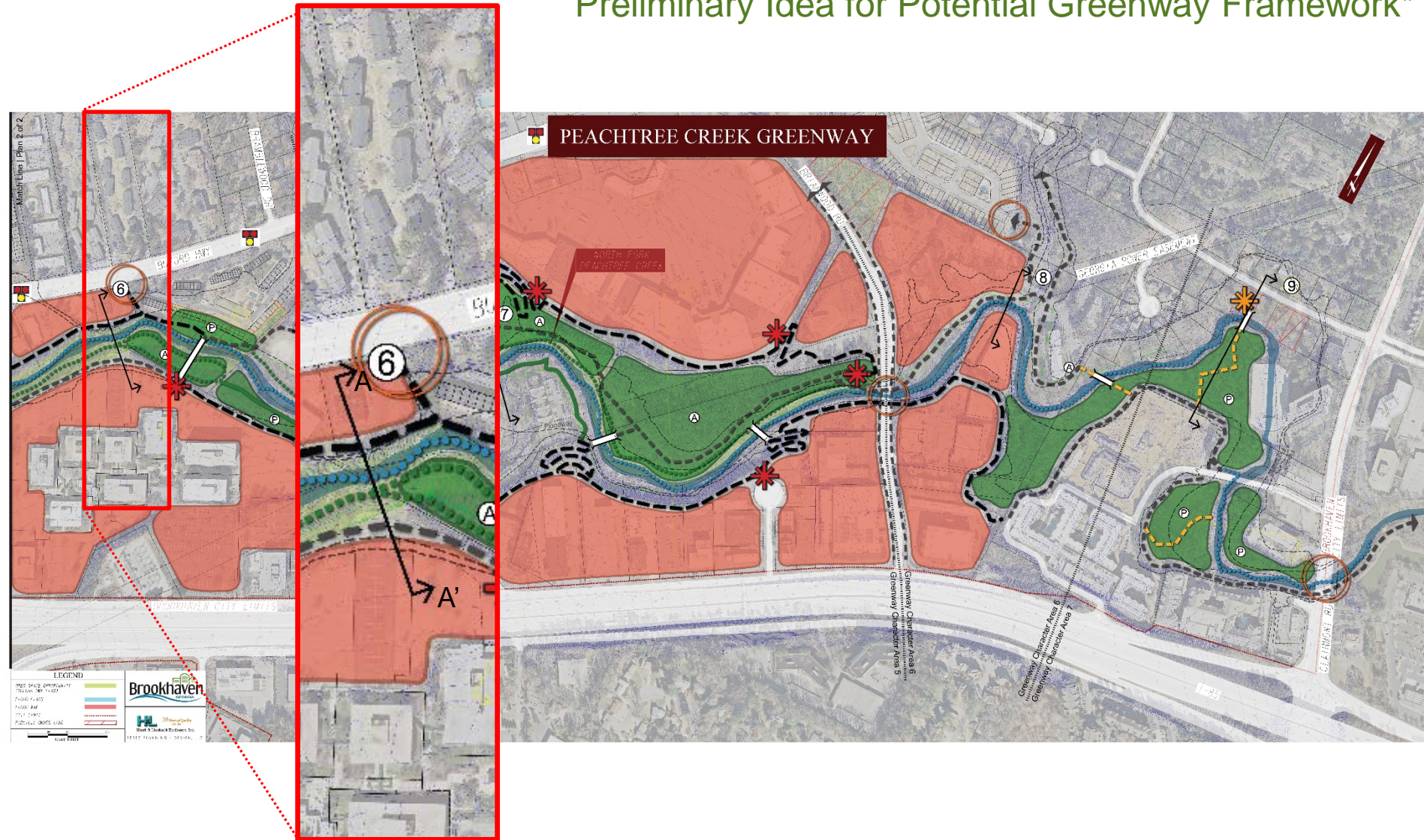
Location of Photo-Realistic Perspective of Preliminary Idea for Potential Greenway Framework

Preliminary Idea for Potential Peachtree Creek Greenway Framework*



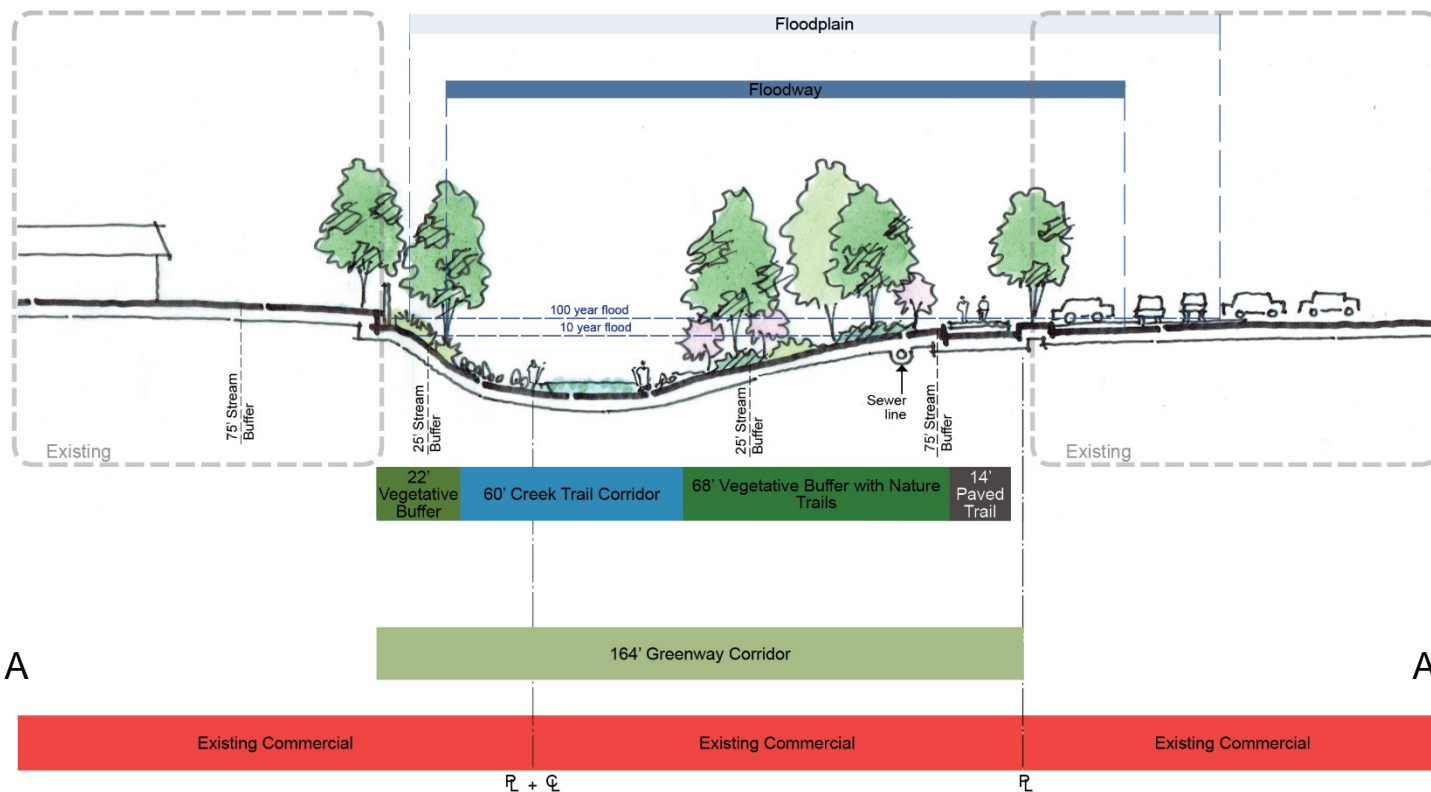
Preliminary Idea for Potential Greenway Section 6

Preliminary Idea for Potential Greenway Framework*



Preliminary Idea for Potential Greenway Section 6- Existing

Preliminary Idea for Potential Greenway Framework*



Section 6 Character Area 4

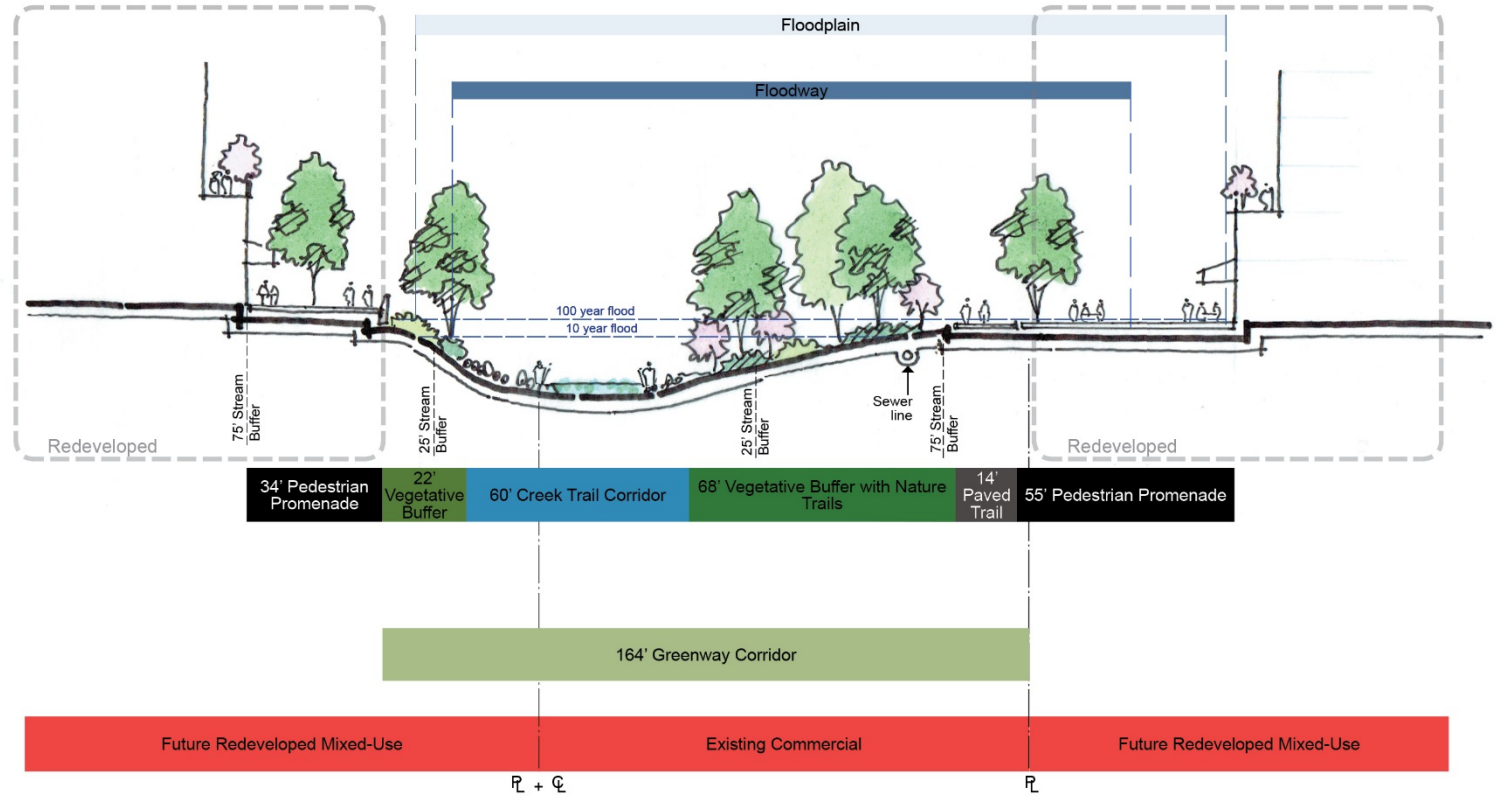
Peachtree Creek Greenway Master Plan | Preliminary Draft Idea for Potential Greenway Framework

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Preliminary Idea for Potential Greenway Section 6- Redeveloped

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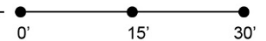


Section 6

Character Area 4 - Redeveloped

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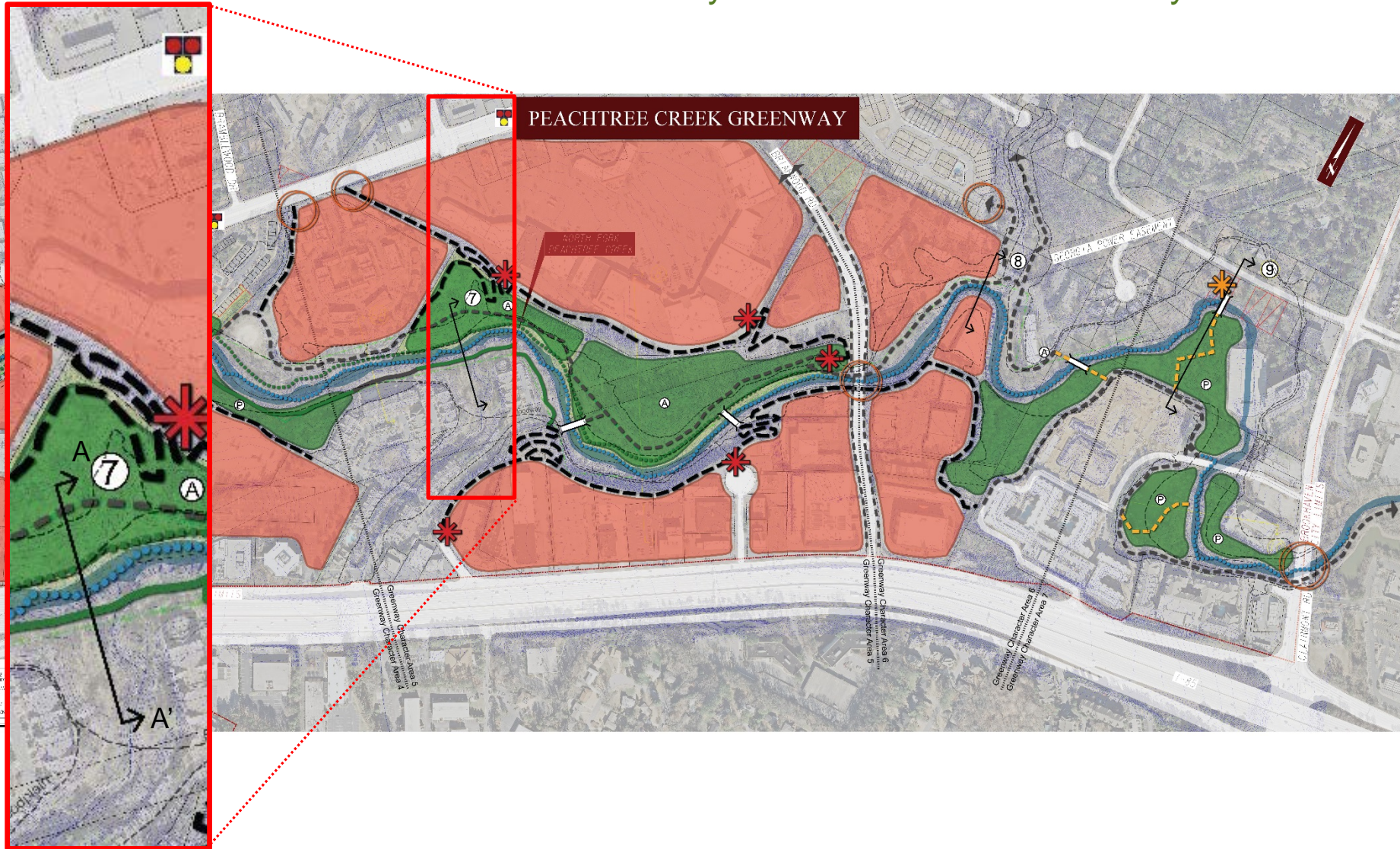
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Redeveloped

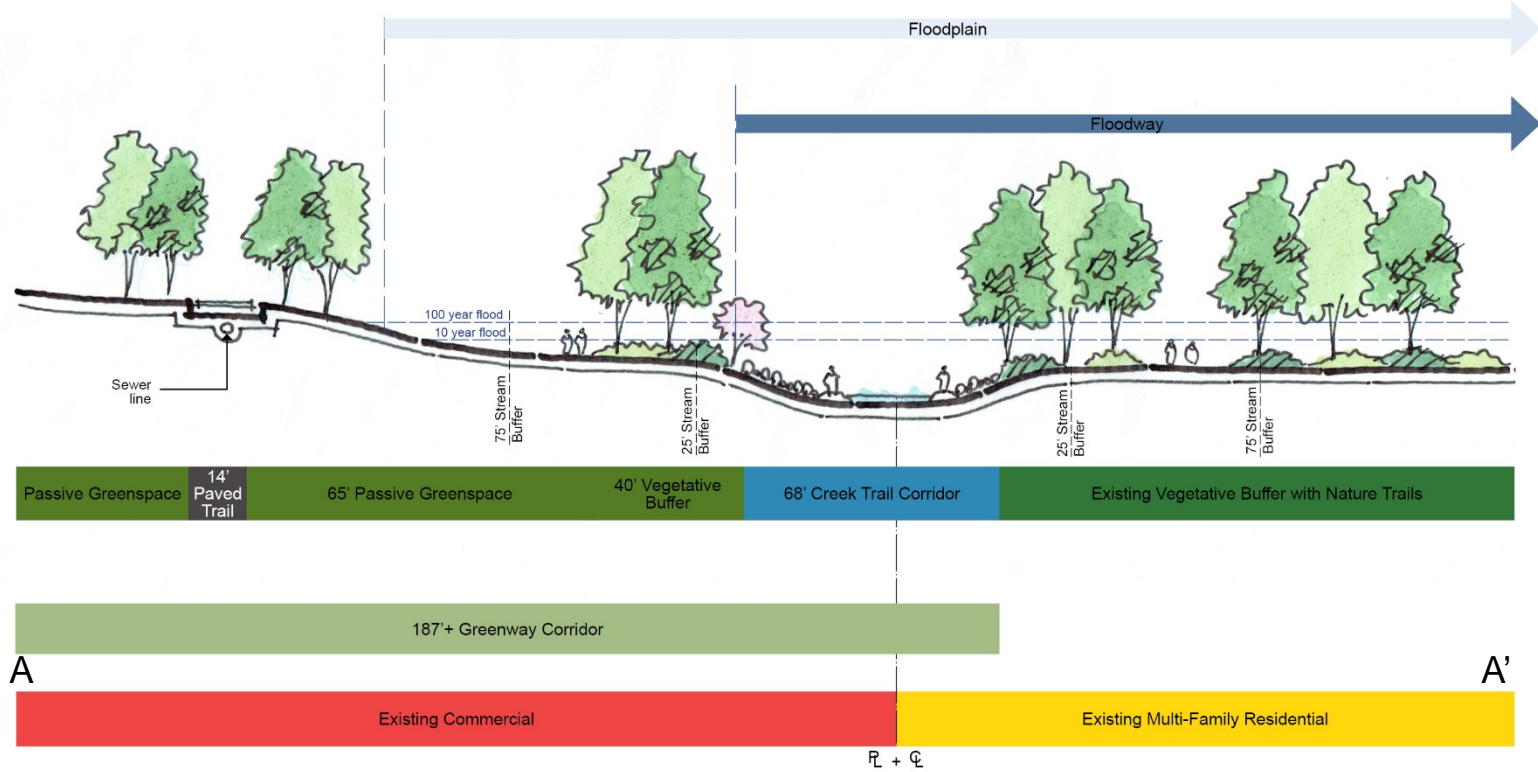
Preliminary Idea for Potential Greenway Section 7

Preliminary Idea for Potential Greenway Framework*



Preliminary Idea for Potential Greenway Section 7

Preliminary Idea for Potential Greenway Framework*

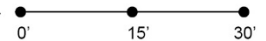


Section 7

Character Area 5

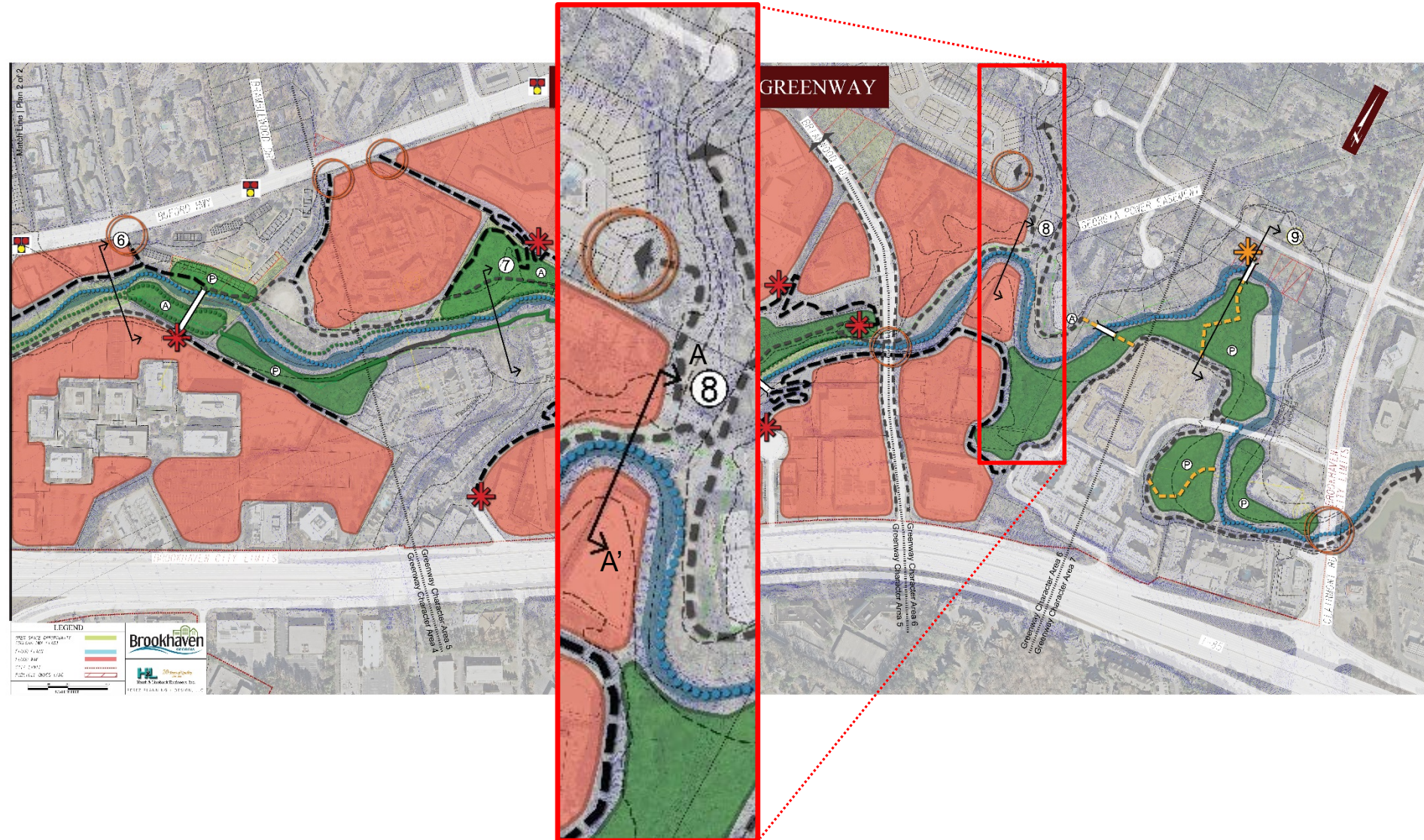
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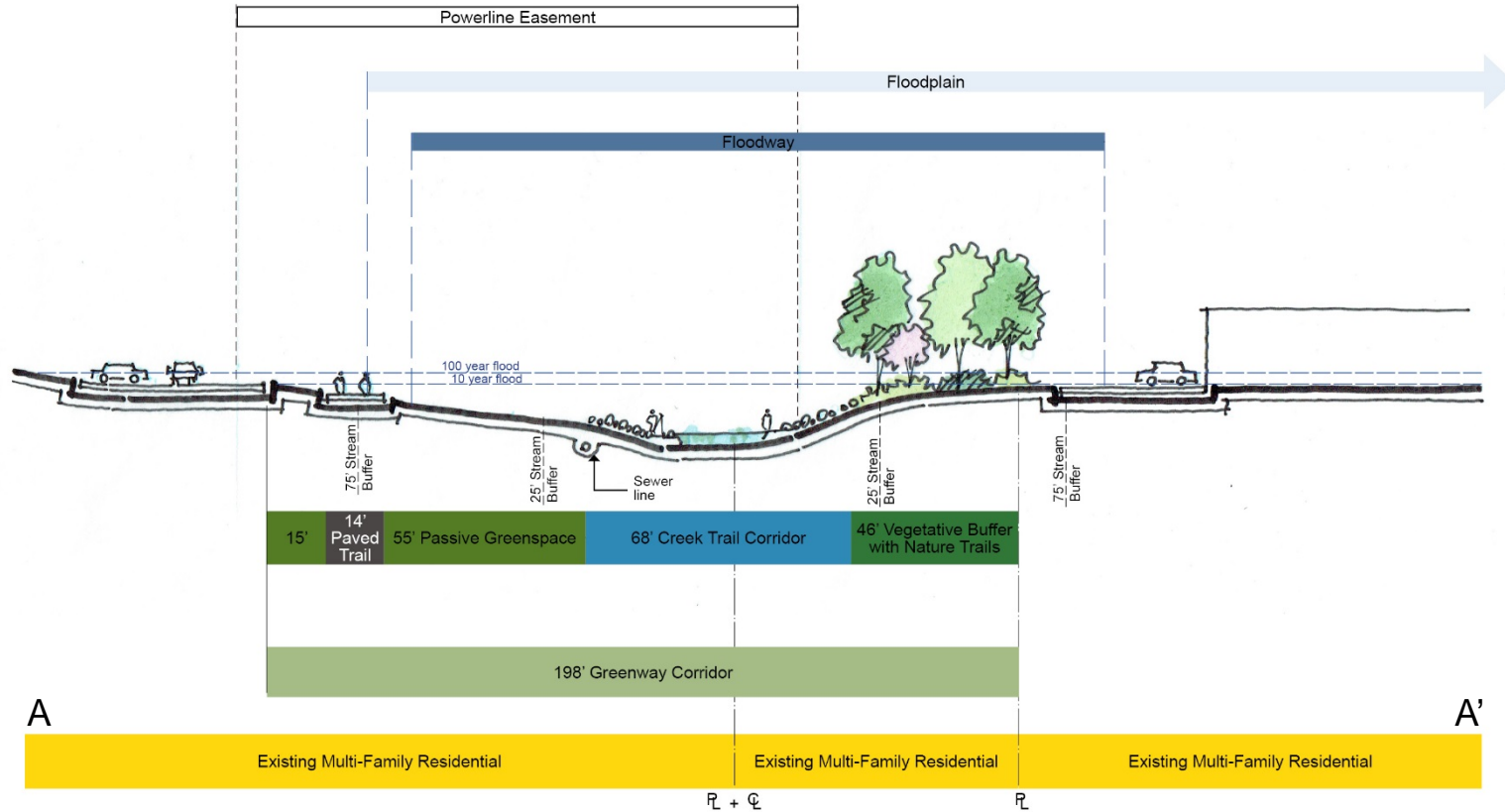
Preliminary Idea for Potential Greenway Section 8

Preliminary Idea for Potential Greenway Framework*



Preliminary Idea for Potential Greenway Section 8

Preliminary Idea for Potential Greenway Framework*



Section 8

Character Area 6

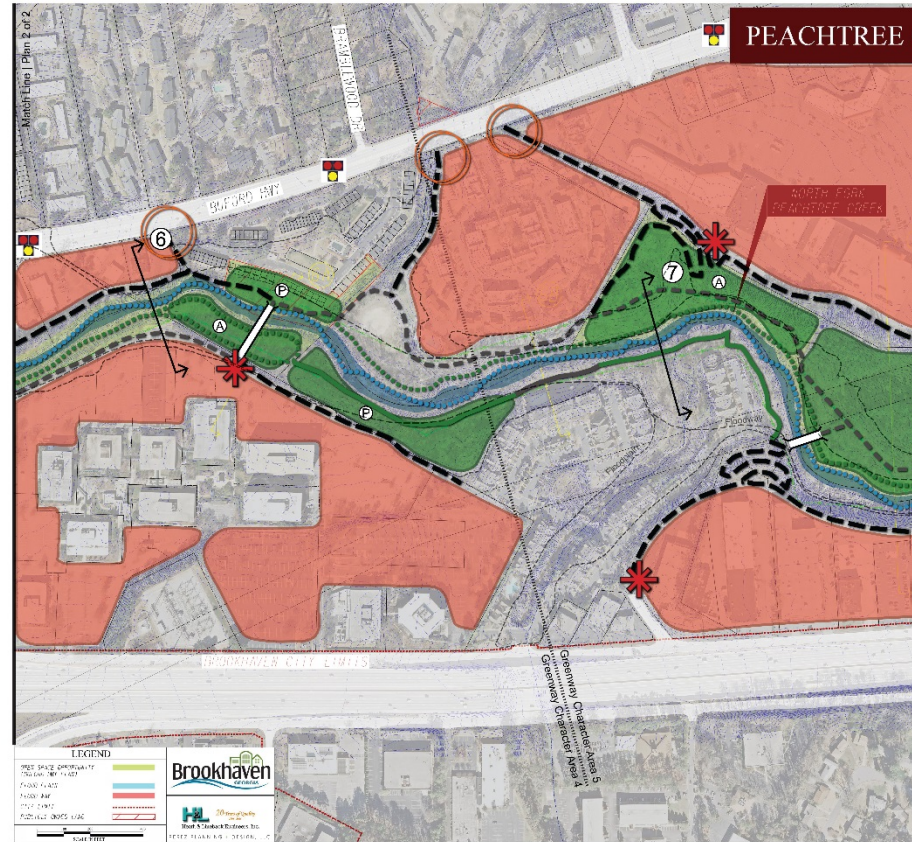
Peachtree Creek Greenway Master Plan | Preliminary Draft Idea for Potential Greenway Framework

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Preliminary Idea for Potential Greenway Section 9

Preliminary Idea for Potential Greenway Framework*



Preliminary Idea for Potential Greenway Section 9

Preliminary Idea for Potential Greenway Framework*

