

Peachtree Creek Greenway Master Plan



Stakeholder Committee Kick-Off Meeting
Tuesday June 28, 2015

Agenda

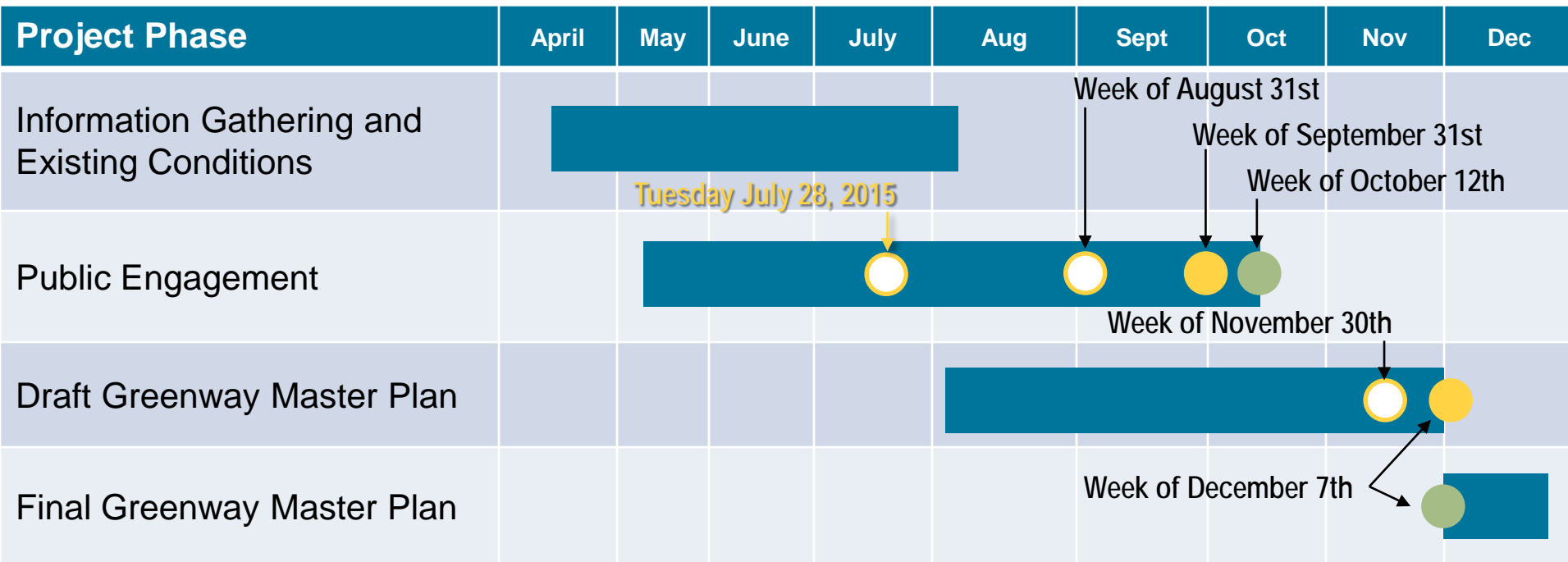
- Introductions
- Review of Project Scope + Schedule
- Discuss Stakeholder Committee Role, Responsibilities, Meeting Agendas
- Overview of Planning + Design Philosophy
- Review + Discuss Findings to Date
- Review + Discuss Upcoming Tasks

Introductions



1. Please tell us your name and who you represent
2. What unique skills or perspectives do you bring to the stakeholder committee?
3. What are you most **EXCITED** and/or **CONCERNED** about re: the proposed greenway?

Project Scope + Schedule



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

Public Engagement

- City Kick-Off Meeting April 15, 2015
- City of Brookhaven Town Hall Meeting May 28, 2015
- North Fork Connectors Board Member Interviews May 26, 2015
- City Council Member Interviews June 10+24, 2015
- Garden Hills Creek Neighborhood Interviews June 10, 2015
- North Fork Connectors REI Meeting Engagement June 22, 2015
- Garden Hills Creek Neighborhood Interview June 24, 2015
- Garden Hills Planning + Zoning Committee Meeting June 29, 2015
- **Stakeholder Committee Kick-Off Meeting July 28, 2015**
- Stakeholder Committee Meeting Week of August 31st
- Public Open House Week of September 31st
- City Council Presentation Week of October 12th
- Stakeholder Committee Meeting Week November 30th
- Public Open House Week of December 7th
- City Council Presentation Week of December 7th

Stakeholder Committee Role + Responsibilities

*“Bring me in early,
and I’m your partner.”*

*Bring me in late, and
I’m your judge.”*

-Author Unknown

Help us create the Community’s
vision for Peachtree Creek
Greenway:

- Give us your honest feedback.
- Let us know what you believe is in the best interest of the community.
- Be a community liaison, let residents and stakeholders know about the project.
- Share feedback from the community with the consulting team and the Stakeholder Committee.

Today's Agenda – Kick-off

- Review + Discuss Findings to Date
 - Public Engagement Findings to Date
 - Existing Conditions + Character Evaluation Findings
 - Preliminary Evaluation Criteria
- Review + Discuss Upcoming Tasks
 - Greenways and Trails Suitability + Evaluation Analysis
 - Analysis of Alternative Funding Sources, including securing ROW

Stakeholder Committee Meeting #2 – Week of August 31st

- Review + Discuss Findings to Date:
 - Greenways and Trails Suitability + Evaluation Analysis
 - Analysis of Alternative Funding Sources, including securing ROW
- Review + Discuss Upcoming Tasks
 - Public Open House
 - City Council Presentation
 - Landscape and Hardscape Design Standards
 - Implementation and Phasing Strategy

Stakeholder Committee Meeting #3 – Week of November 30

- Review + Discuss Findings to Date:
 - Public Open House
 - City Council Presentation
 - Landscape and Hardscape Design Standards
 - Implementation and Phasing Strategy
- Review + Discuss Upcoming Tasks
 - Draft Master Plan and Concepts
 - Public Meeting
 - Council Presentation

Agenda

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High Performance Greenspace + Trail System

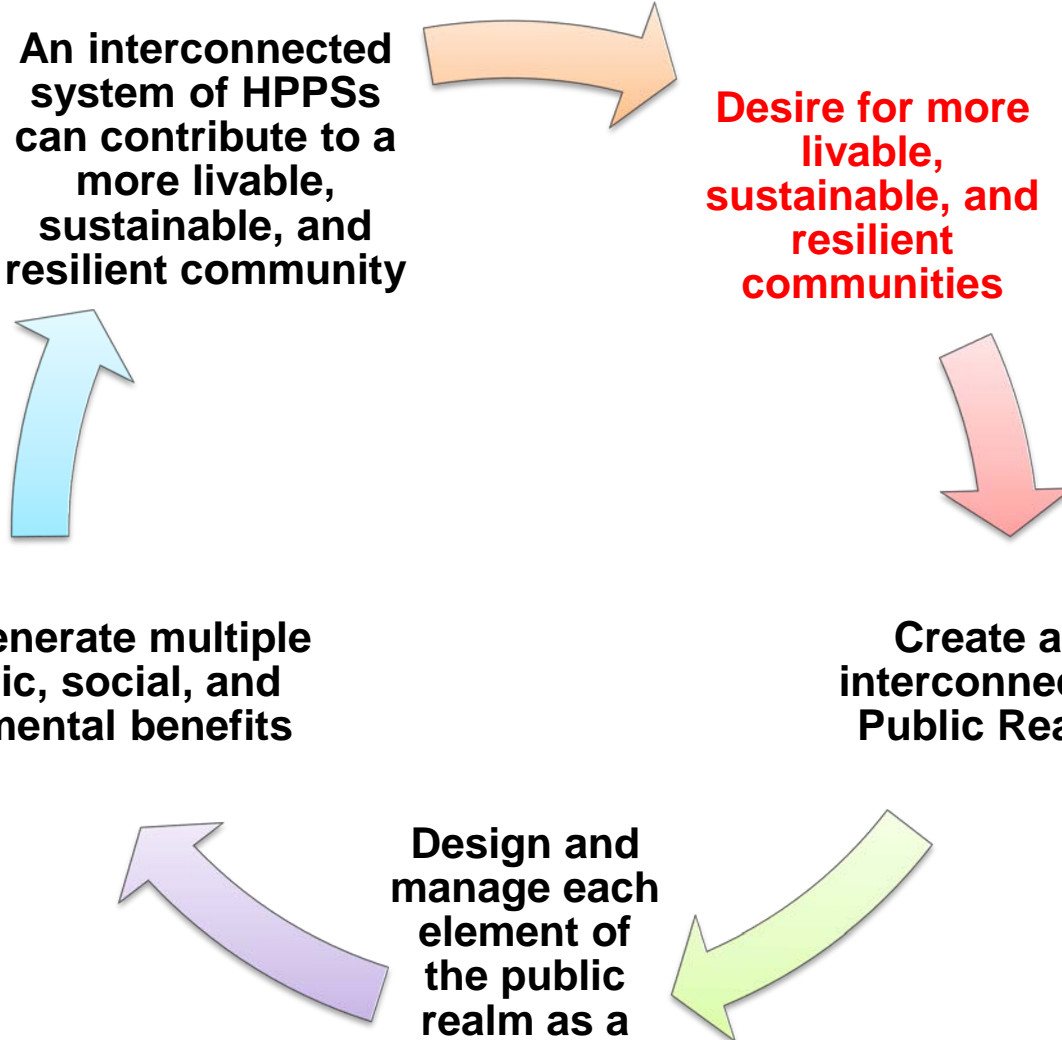
An interconnected system of HPPSs can contribute to a more livable, sustainable, and resilient community

Desire for more livable, sustainable, and resilient communities

HPPSs generate multiple economic, social, and environmental benefits

Create an interconnected Public Realm

Design and manage each element of the public realm as a High Performance Public Space (HPPS) ©



High Performance Greenspace + Trail System



High Performance Greenspace + Trail System

High Performance Public Spaces©

“Any publicly accessible space that generates economic, environmental, and social sustainability benefits for their local community. A HPPS can be a park, trail, square, green, natural area, plaza or any other element of the ‘public realm’ that generates all three types of benefits” (Barth, 2014).





Silver Comet Trail

Economic Impact Per Year

• Recreation Spending	\$47 Million
• Tourism Spending	\$10 Million
• Regional Spillover	\$98 Million
• State Spillover Impact	\$118 Million
• Statewide Fiscal Impact	\$4 Million
• Property Value Increases	\$182 Million
• Property Tax Revenue	\$2 Million
Total	\$461 Million

Source: Northwest Georgia Regional Commission (2013)



Silver Comet Trail

\$1 spent on the Silver Comet Trail expansion....

Georgians gain an estimated \$4.64 in direct and indirect economic benefits.

Source: Northwest Georgia Regional Commission (2013)



Trail Benefits

- **Increased access + mobility**
 - Reduce air pollution + improve air quality
 - Reduce congestion for drivers, saving time and energy consumption
 - Reduce wear and tear on roads and vehicles
- **Health benefits**
 - Encourage active + healthy lifestyles and reduce health care costs:
 - Direct healthcare costs
 - Indirect healthcare costs
 - Direct and indirect worker compensation
 - Absenteeism + “presenteeism” costs
- **Environmental Stewardship**
 - Linear greenspace corridors link fragmented tracts and land to provide larger wildlife habitats
 - Protect sensitive natural features + natural processes



Source: Northwest Georgia Regional Commission (2013)

Atlanta BeltLine | Eastside Trail

\$775 Million

in private real estate
development within

1/2 mile of the Eastside Trail

Source: Atlanta BeltLine, Inc., 2013

Source: Perkins + Will and Field Operations

Atlanta BeltLine | Eastside Trail



- Removed 1,700 tons of contaminated soil
- Cleared 100+ acres of kudzu and other invasive species
- Planted 600+ trees as part of the Atlanta BeltLine Arboretum
- 109,000 native grass plugs along 11 acres

Source: Atlanta BeltLine, Inc., 2013

Atlanta BeltLine | Eastside Trail



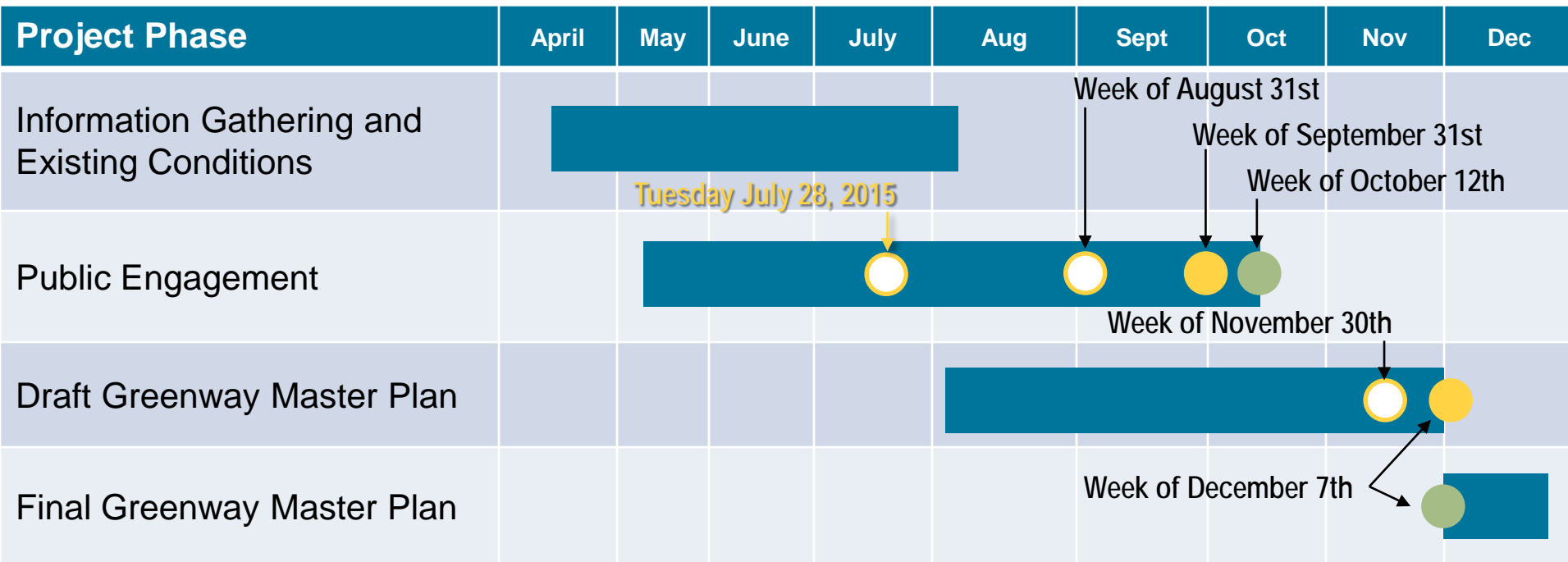
- City of Atlanta's largest temporary art exhibit
- Home to Cultural Events
 - Lantern Parade
10,000 spectators
- Health + Fitness Programs
- Volunteerism

Source: Atlanta BeltLine, Inc., 2013

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Project Scope + Schedule



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

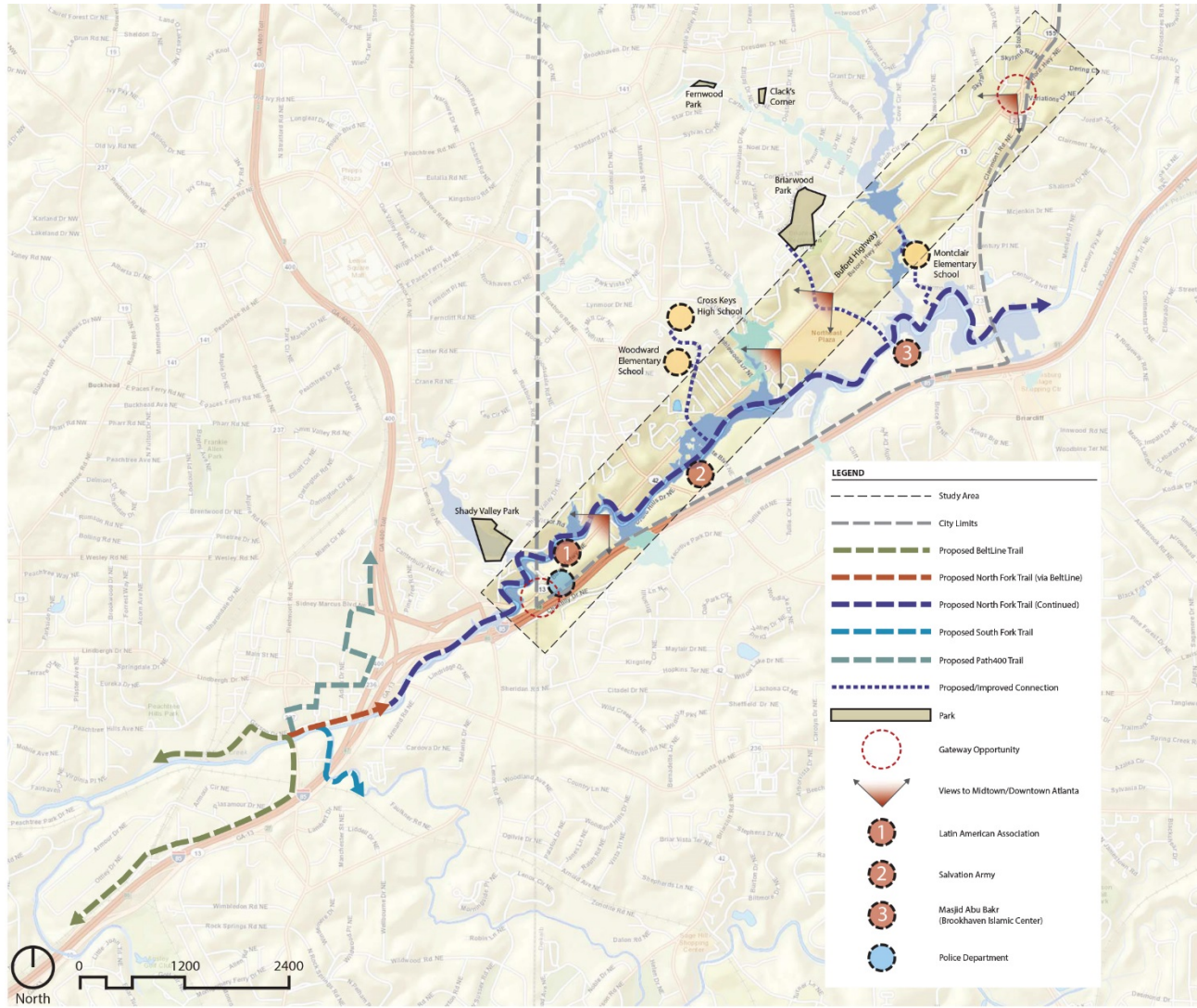
Existing Conditions + Character Evaluation



- Review of Previously Completed Plans
- Site Visits
- Research + Analysis

Context

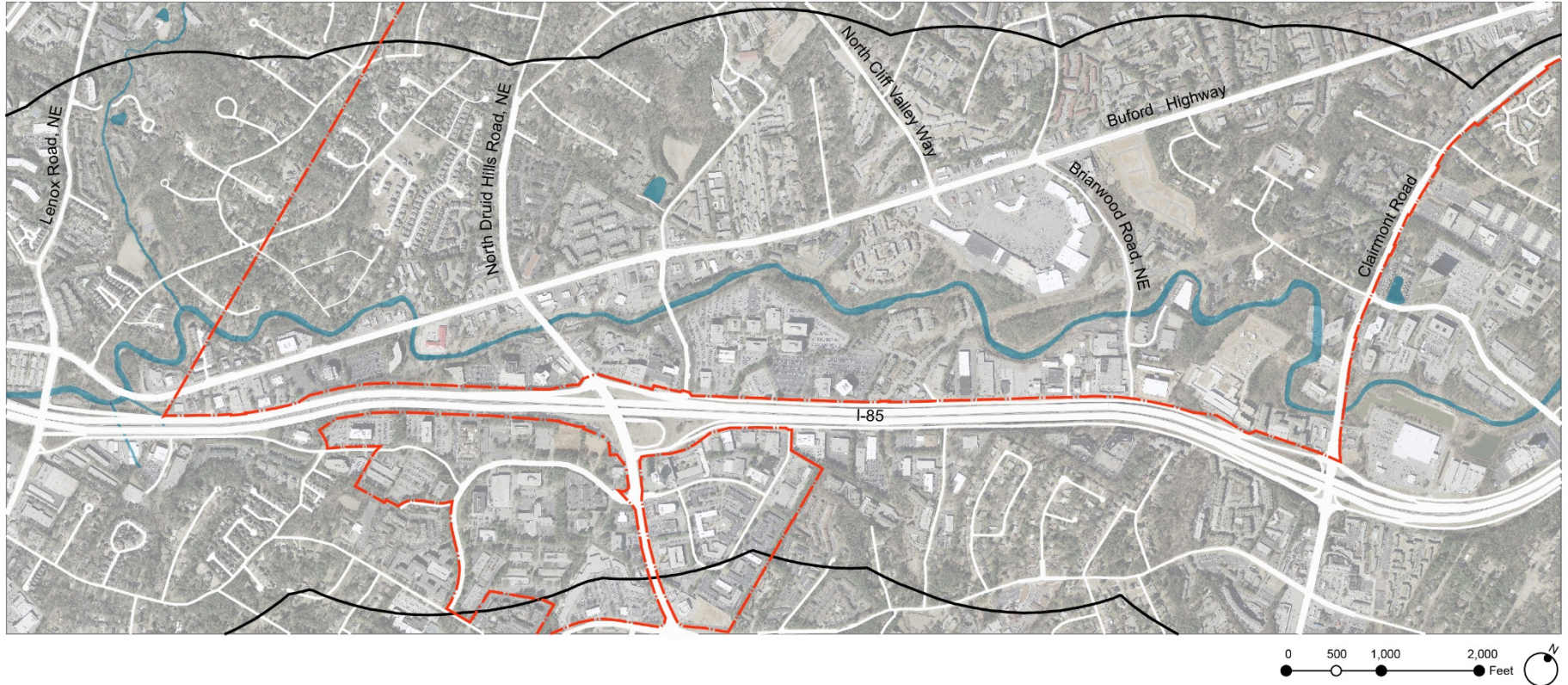
Existing Conditions + Character Evaluation



Source: City of Brookhaven, 2014

Study Area

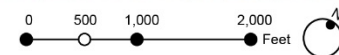
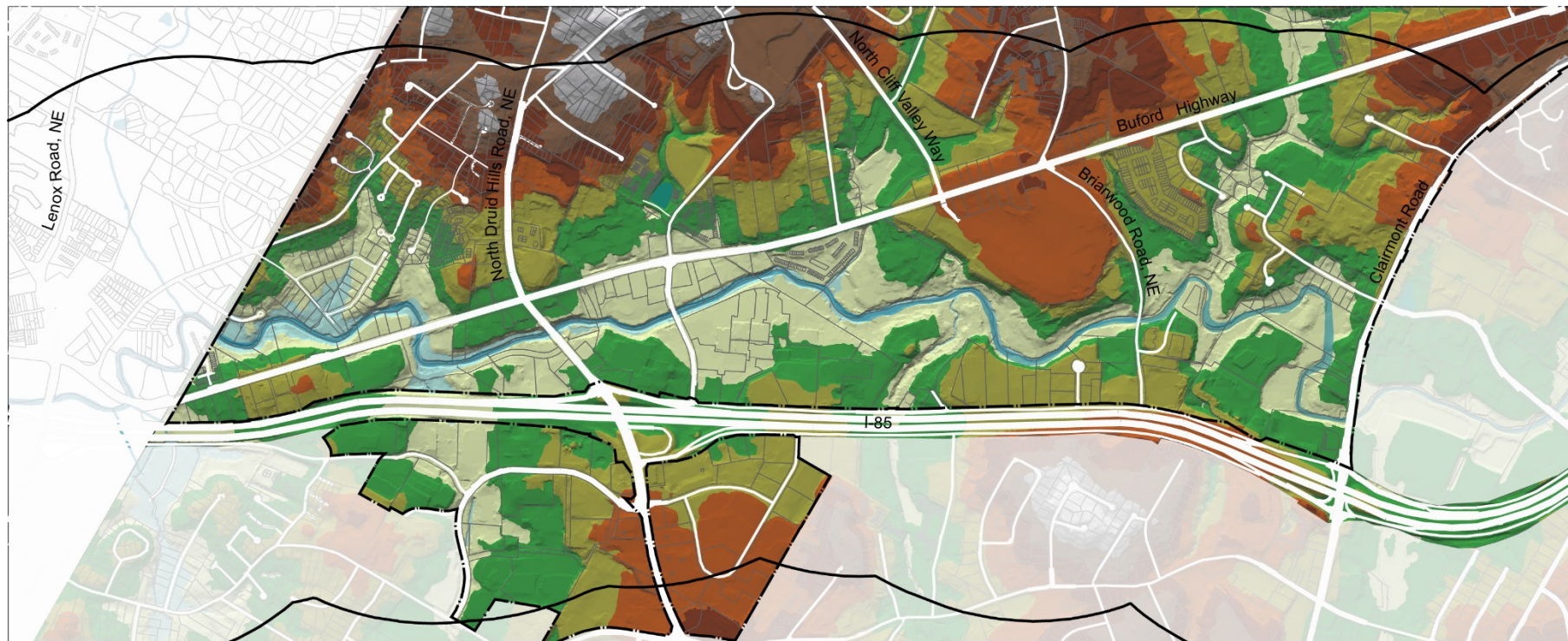
Existing Conditions + Character Evaluation



← **2.98 Miles** →
About 1 Hour Walk

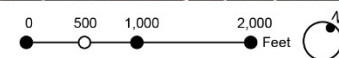
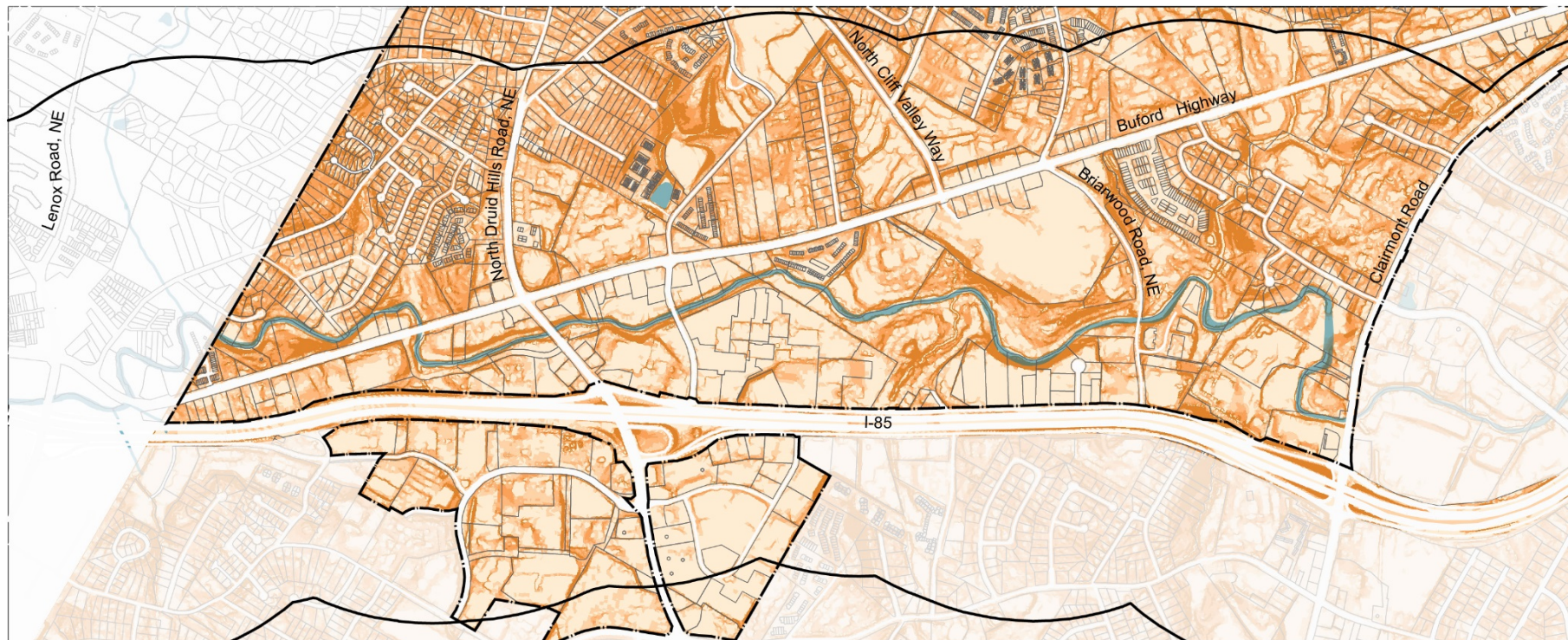
Topography + Elevation

Existing Conditions + Character Evaluation



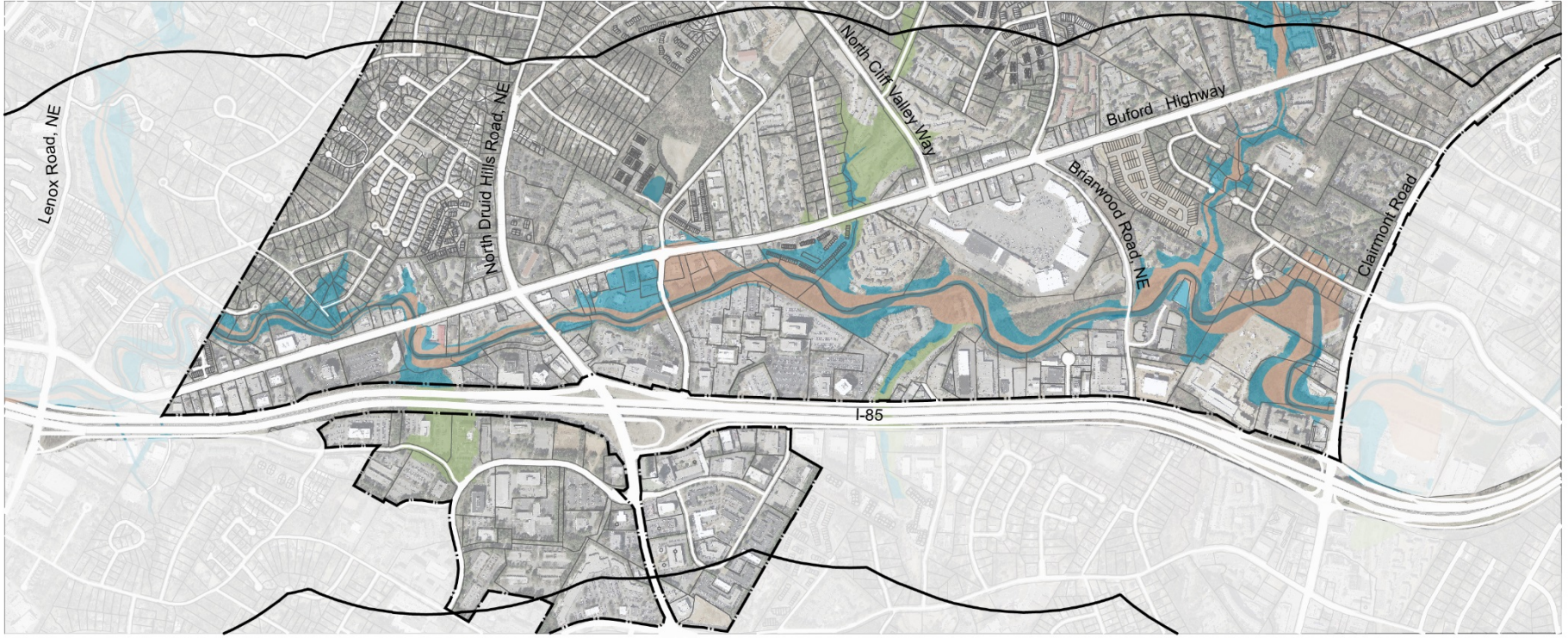
Slope

Existing Conditions + Character Evaluation

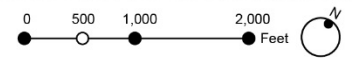


Creek + Flood Plain + Floodway

Existing Conditions + Character Evaluation

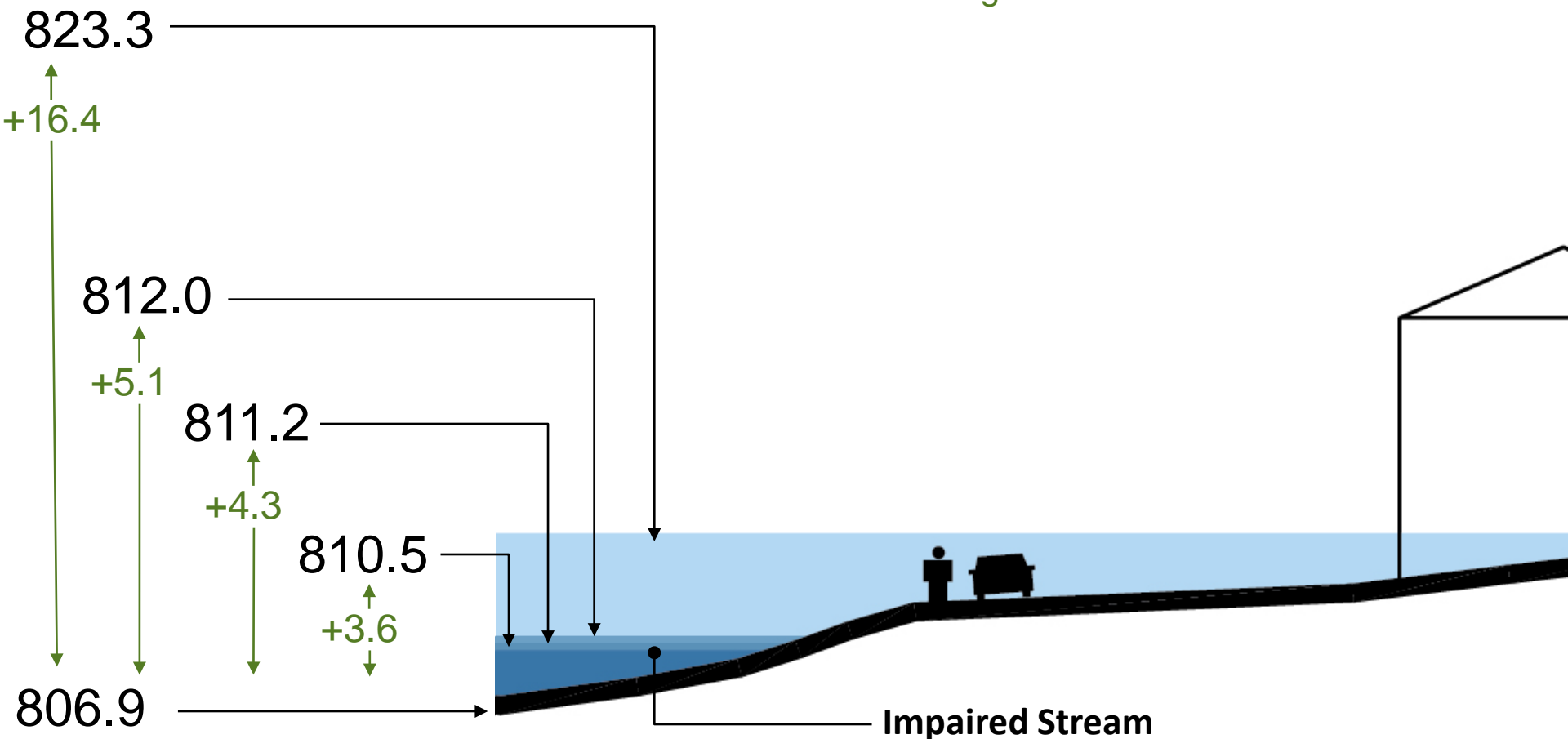


- Legend**
- Flood Way
 - 100 Year Flood Zone
 - 500 Year Flood Zone



Water Quality + Level Fluctuation

Existing Conditions + Character Evaluation



Source: Based on USGS Field Measured Data

Impaired Stream

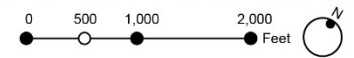
- Fecal Coliform due to Urban-Related Runoff/Stormwater

Vegetation

Existing Conditions + Character Evaluation



- Legend**
- Evergreen Vegetation
 - Deciduous Vegetation



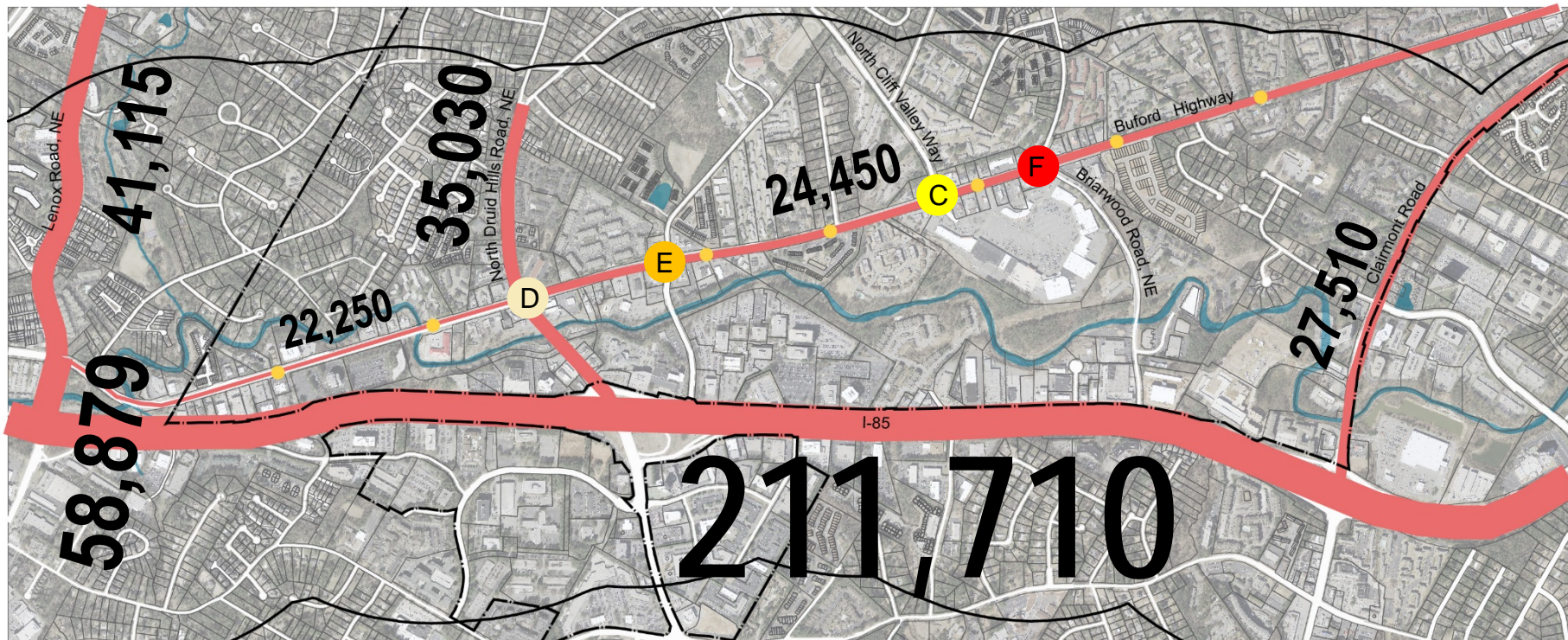
Urban Design

Existing Conditions + Character Evaluation



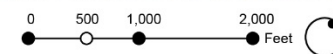
Traffic

Existing Conditions + Character Evaluation



Legend

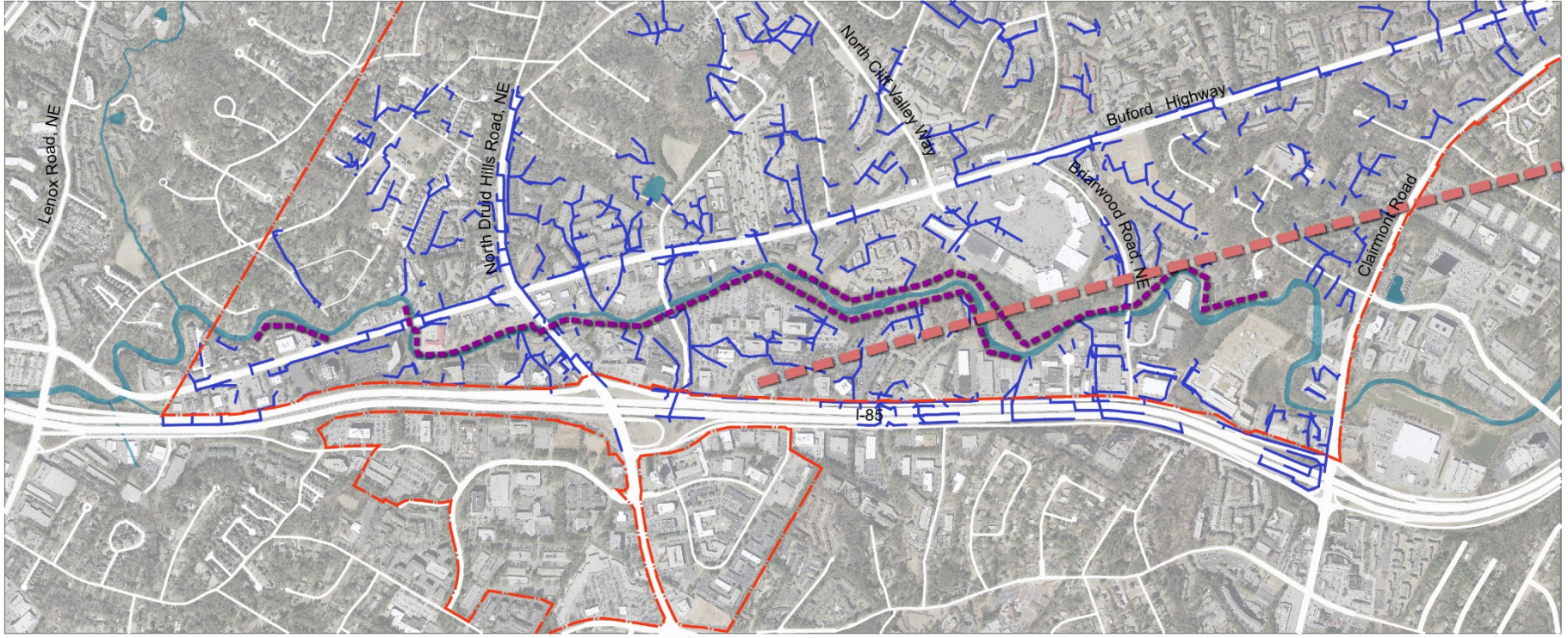
- City of Brookhaven
- Traffic Volume
- H.A.W.K Pedestrian Crossing Signal



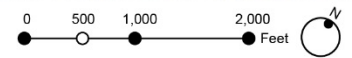
Source: City of Brookhaven, 2014
*Google Earth, 2012

Utility Infrastructure

Existing Conditions + Character Evaluation

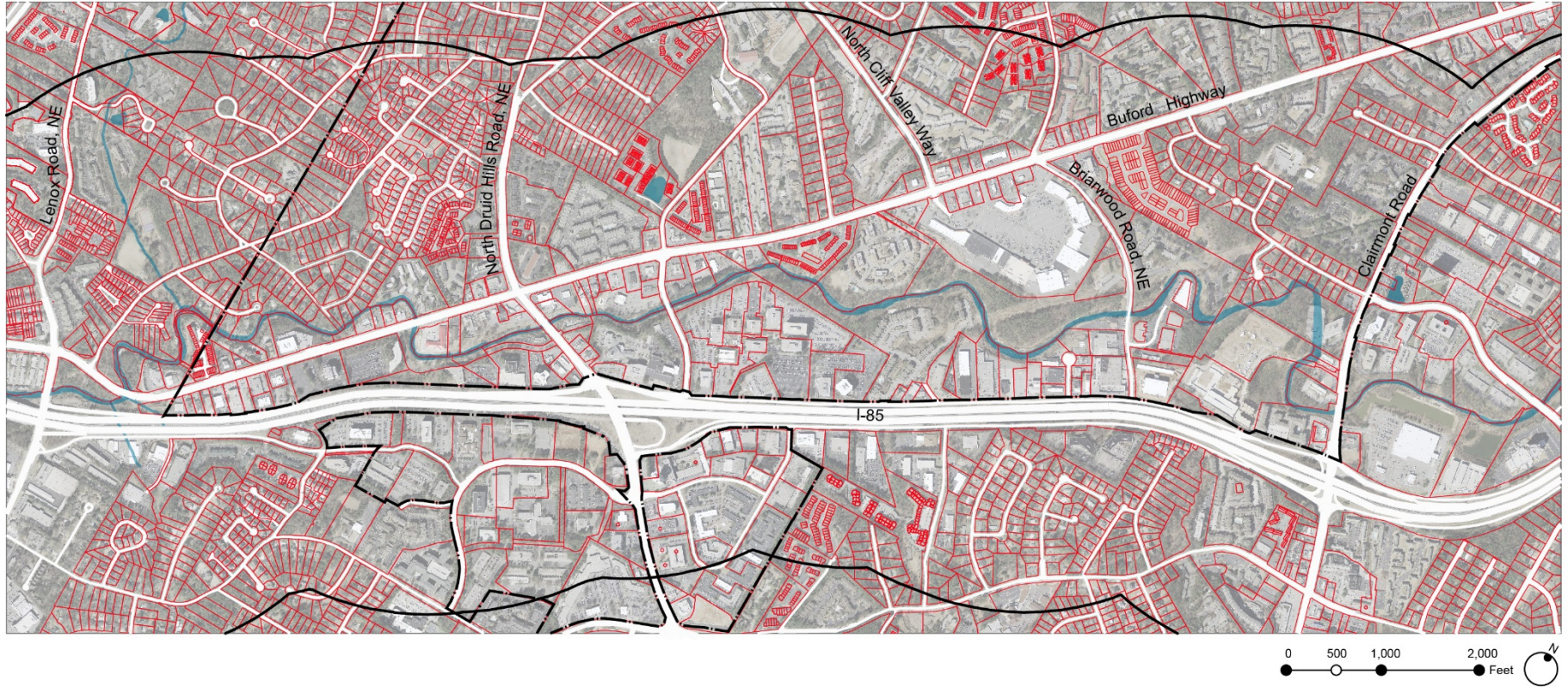


- Legend**
- City of Brookhaven
 - Stormwater Infrastructure
 - Sewer Main Line
 - Power Line



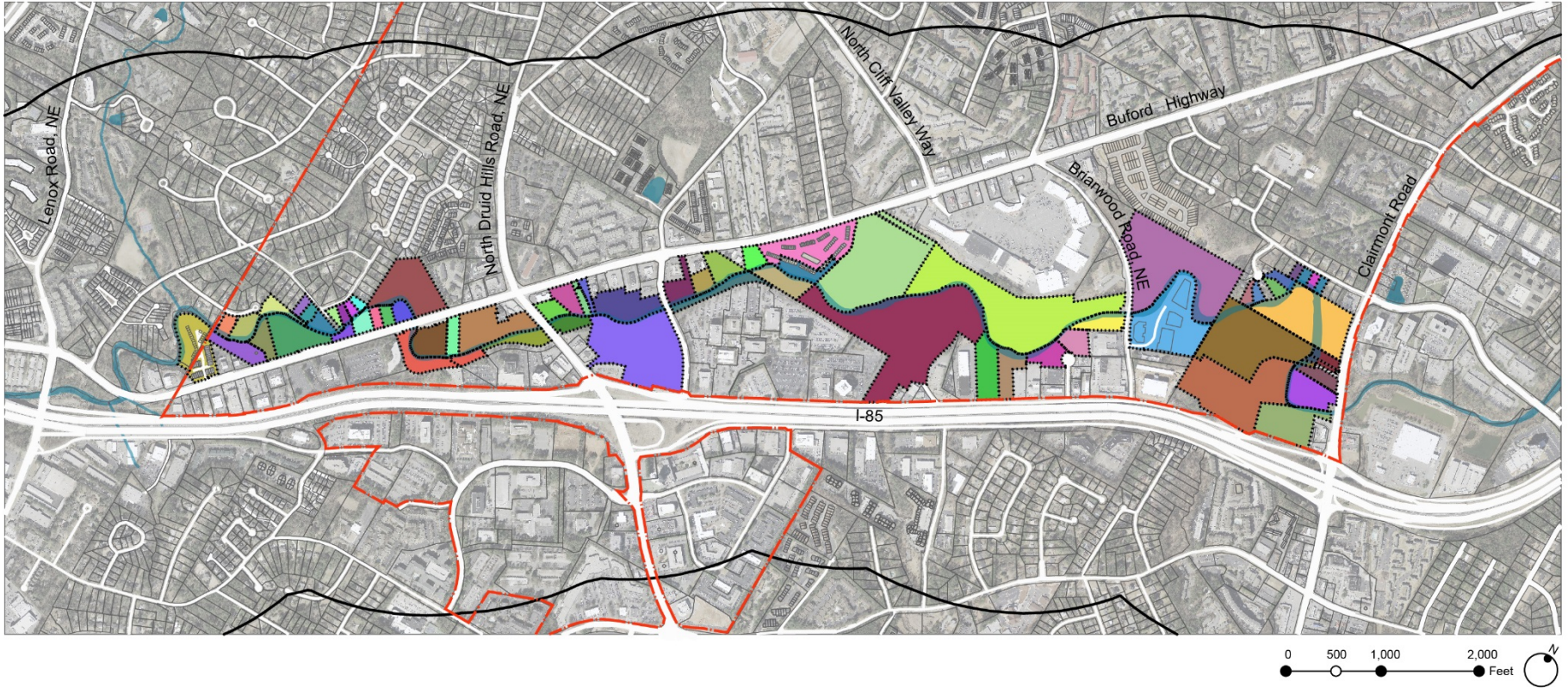
Parcels

Existing Conditions + Character Evaluation



Study Area + Creek

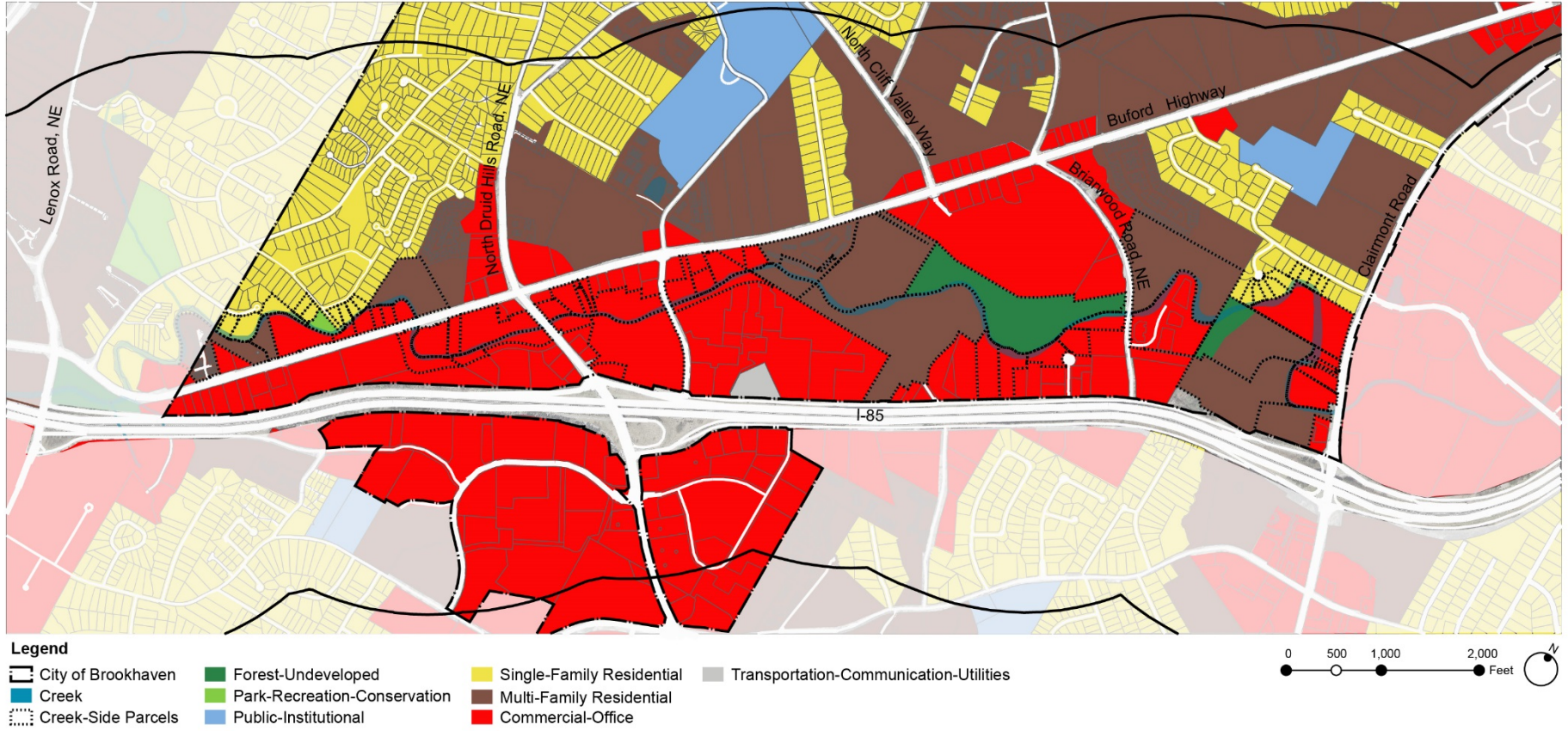
Existing Conditions + Character Evaluation



67 Creek-Side Parcels
62 Different Owners

Existing Land Uses

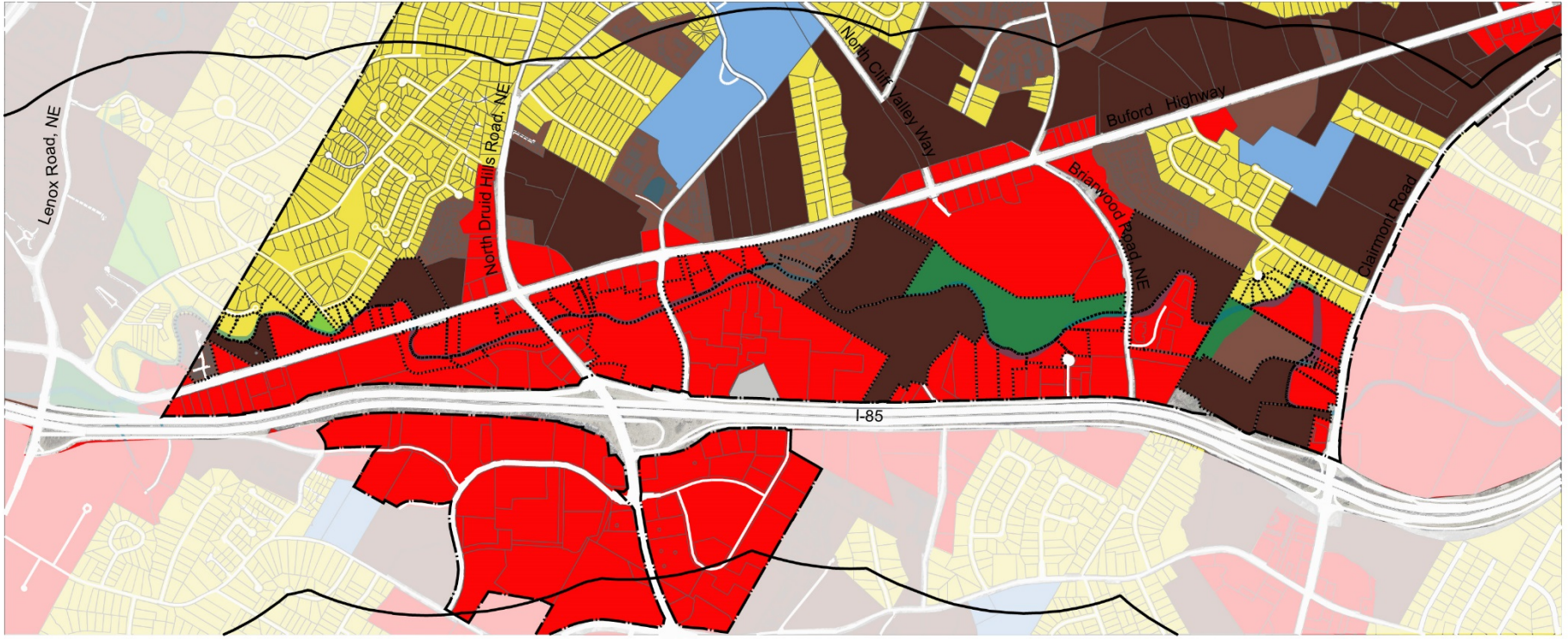
Existing Conditions + Character Evaluation



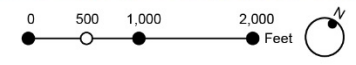
67 Creek-Side Parcels 35-Commercial. 2-Forest-Undeveloped. 13-Multi-Family. 17-Single Family

Existing Land Uses + Apartments

Existing Conditions + Character Evaluation



- Legend**
- [Black outline] City of Brookhaven
 - [Green square] Forest-Undeveloped
 - [Yellow square] Single-Family Residential
 - [Grey square] Transportation-Communication-Utilities
 - [Blue square] Creek
 - [Light Green square] Park-Recreation-Conservation
 - [Brown square] Multi-Family Residential
 - [Dark Brown square] Apartments
 - [Dashed line] Creek-Side Parcels
 - [Light Blue square] Public-Institutional
 - [Red square] Commercial-Office

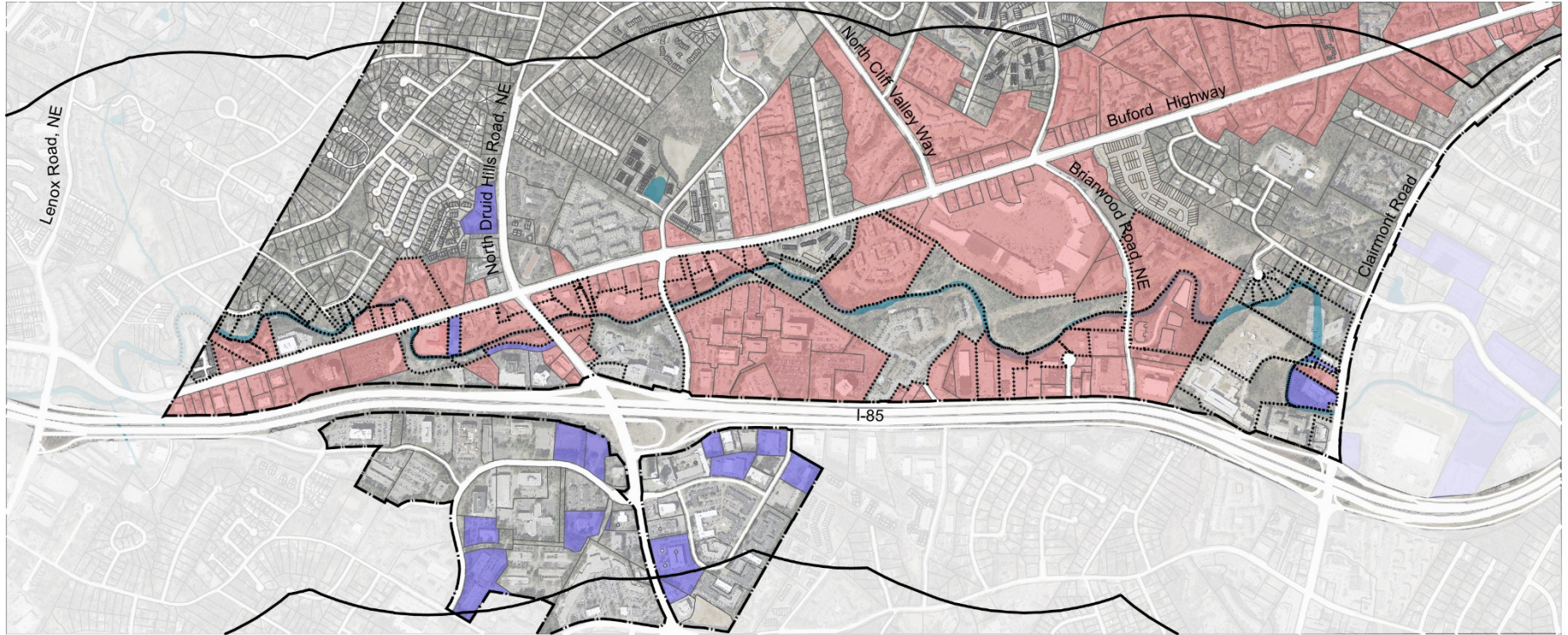


5-Condo-Multi-Family. 8. Apartments.

67 Creek-Side Parcels 35-Commercial. 2-Forest-Undeveloped. 13-Multi-Family 17-Single Family

Under-Developed Properties

Existing Conditions + Character Evaluation



- Legend**
- Under Developed Property
 - Property Susceptible to Change*

Source: City of Brookhaven, 2014
*H&L Analysis

67 Creek-Side Parcels 35-Commercial. 2-Forest-Undeveloped. 13-Multi-Family. 17-Single Family
32 Creek-Side Parcels 27-Commercial. 4-Multi-Family. (Apartments)

Existing Conditions Evaluation


- Varied topography and extreme slopes: *access may be difficult, opportunities for overlooks*
- Varied floodplain, floodway; consistent water elevation, fluctuations: *need to understand implications for planning and design*
- Poor water quality: *opportunities to improve water quality and wildlife habitat through erosion control, stormwater treatment, litter control*
- Overgrown vegetation, including both natives and exotics: *opportunity to improve views, habitat, recreational experience*
- Large urban blocks, wide roads, limited interconnected street network; *limited opportunities for trailheads, parking, access to creek and trail corridor*

Existing Conditions Evaluation

- Large urban blocks, wide roads, limited interconnected street network; *opportunities to enhance through complete streets, bicycle and pedestrian network*
- Streets with varied traffic volumes, capacity: *opportunities for for higher density, greenway-oriented redevelopment*
- Multiple property owners: *challenge to gain trail access (predominantly via easement) across the entire corridor*
- Underdeveloped, aging commercial development: *opportunity to catalyze redevelopment, generate higher property values*
- Unique international character: *opportunity to develop unique cultural and ecological brand and character*

City of Brookhaven Comprehensive Plan







Character Areas



“Transition from auto-oriented suburban corridor into a **denser, more walkable urban corridor**, that features **compact pedestrian friendly development**.”

“City should strive to **balance** opportunities for **land use transformation, redevelopment, and economic investment** with the desire to **preserve and maintain affordable housing** options and **cultural diversity**.”

Legend

 City of Brookhaven	 Roxboro
 Creek	 Brookhaven Heights-Brookhaven Fields
 Buford Highway Corridor	 Briarwood Park

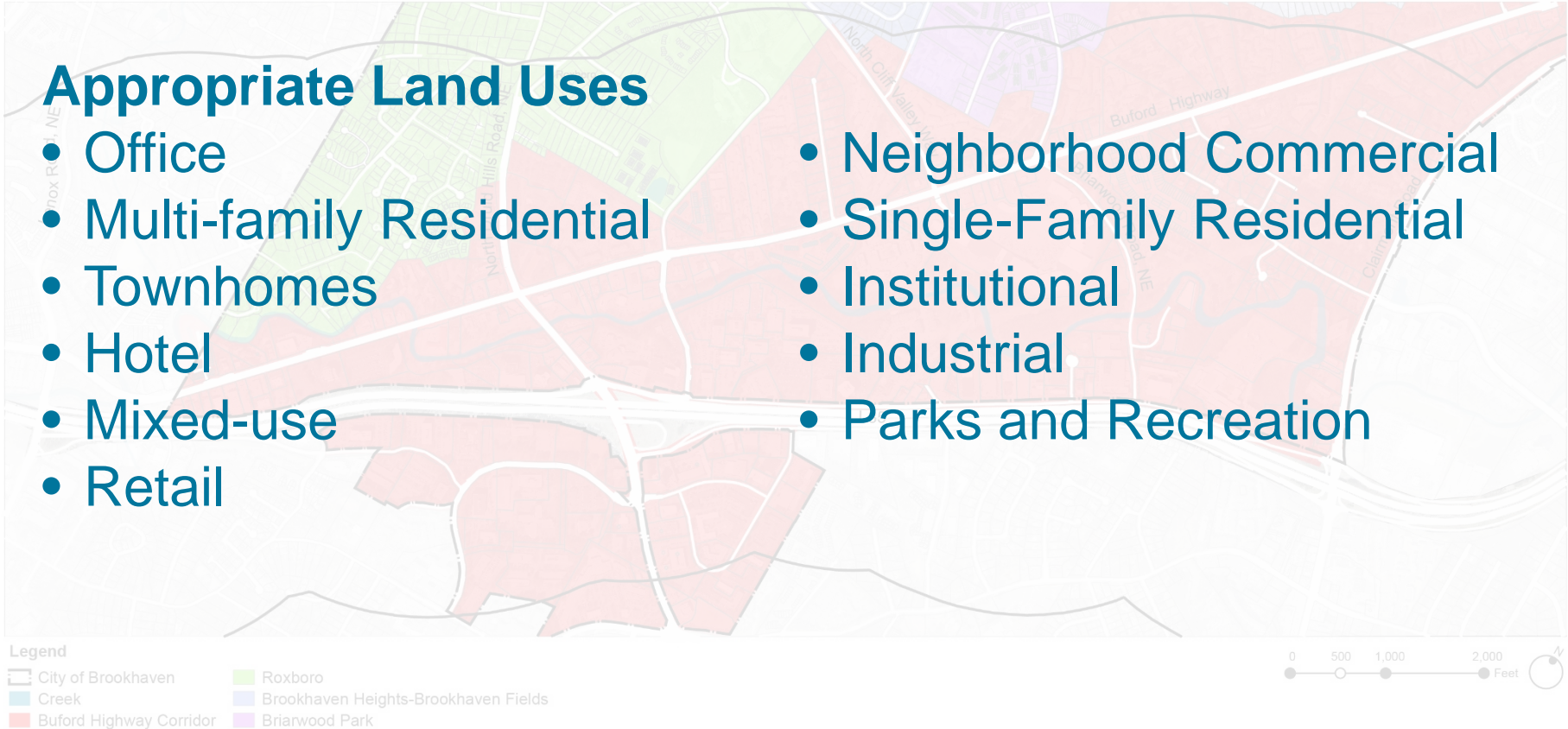


City of Brookhaven Comprehensive Plan

Character Areas

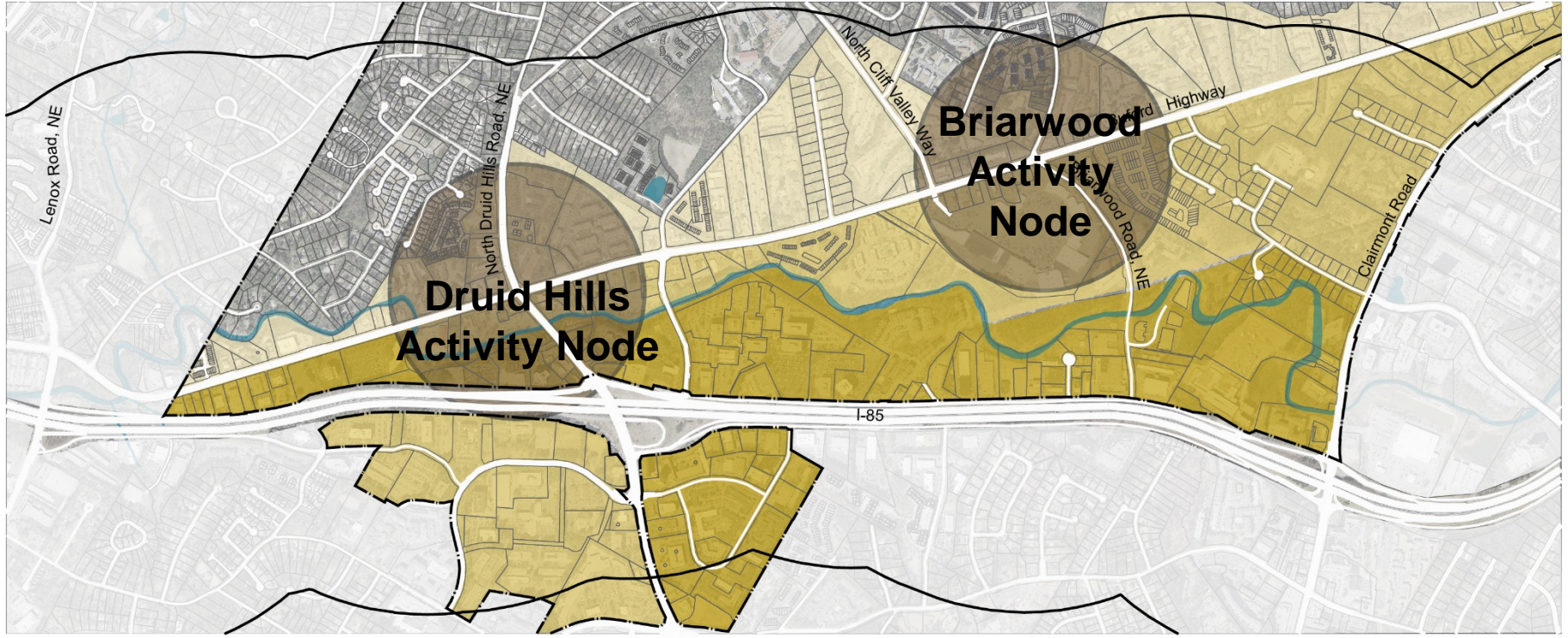
Appropriate Land Uses

- Office
- Multi-family Residential
- Townhomes
- Hotel
- Mixed-use
- Retail
- Neighborhood Commercial
- Single-Family Residential
- Institutional
- Industrial
- Parks and Recreation

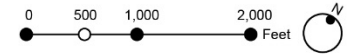


City of Brookhaven Comprehensive Plan

Character Areas



- Legend**
- City of Brookhaven
 - Low Intensity
 - Medium Intensity
 - High Intensity
 - Activity Node
 - Creek

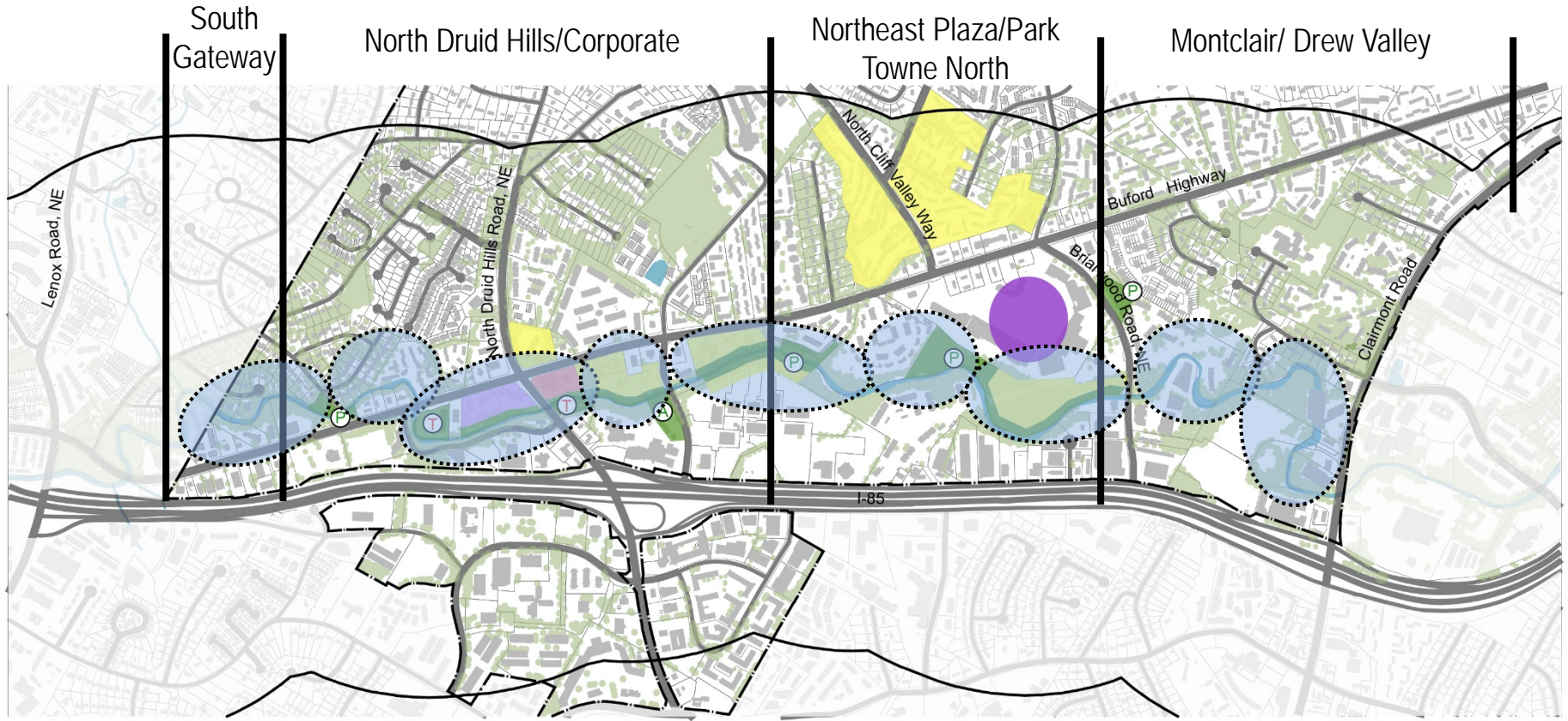


	Low Intensity	Medium Intensity	High Intensity
Dwelling Units per Acre	10-50	50-100	100-150
Building Heights	1-5	5-10	10+

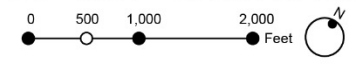
Source: City of Brookhaven, 2014

Buford Highway Redevelopment Plan

Proposed Character Areas + Proposed Peachtree Creek Greenway Master Plan Character Areas



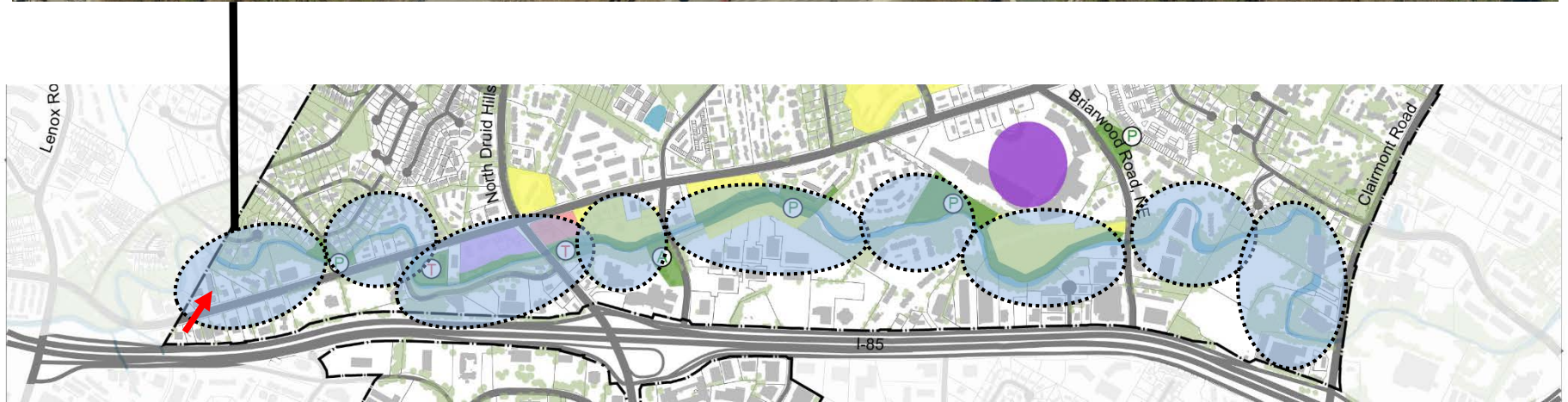
- Legend**
- City of Brookhaven
 - Hotel
 - Mixed-Use Residential
 - Passive Use Facility
 - Creek
 - Commercial
 - Vegetation
 - Active Use Facility
 - Open Space Network/
Stream Buffer
 - Residential
 - Trailhead Facility



Source: City of Brookhaven, 2014

Peachtree Creek Greenway Master Plan

Preliminary + Proposed Character Areas



Preliminary Greenway Character Areas

Proposed Conditions + Character Evaluation



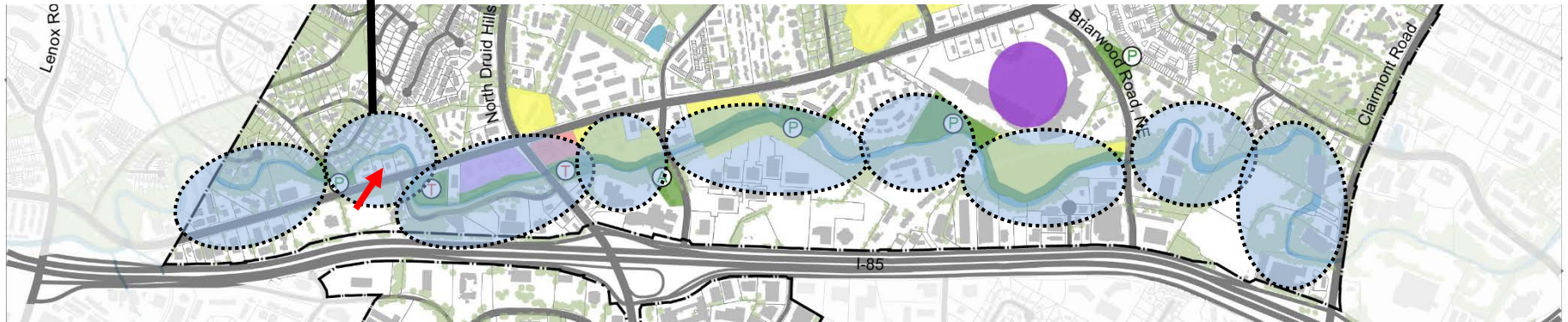
Preliminary Greenway Character Areas

Proposed Conditions + Character Evaluation



Preliminary Greenway Character Areas

Proposed Conditions + Character Evaluation



Preliminary Greenway Character Areas

Proposed Conditions + Character Evaluation



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Preliminary Greenway Character Areas

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Preliminary Greenway Character Areas

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Preliminary Greenway Character Areas

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Preliminary Greenway Character Areas

Proposed Conditions + Character Evaluation



Preliminary Greenway Character Areas

Proposed Conditions + Character Evaluation



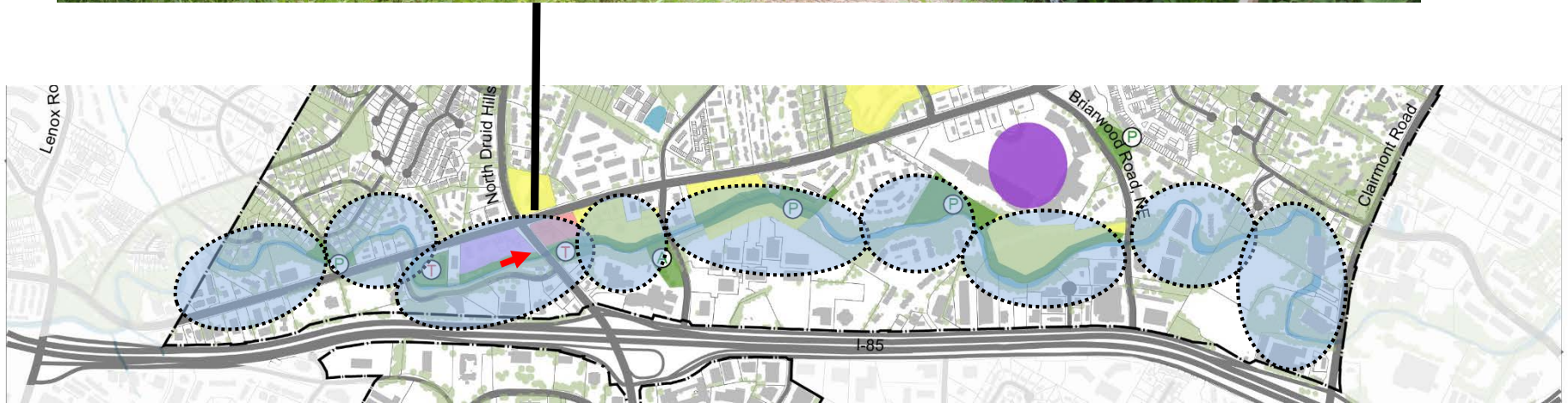
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Proposed Conditions + Character Evaluation



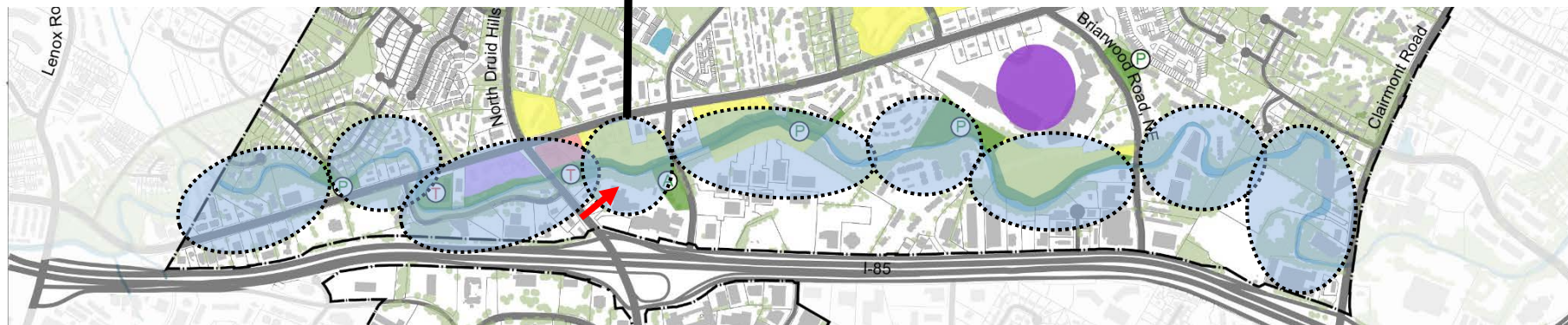
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Preliminary Greenway Character Areas

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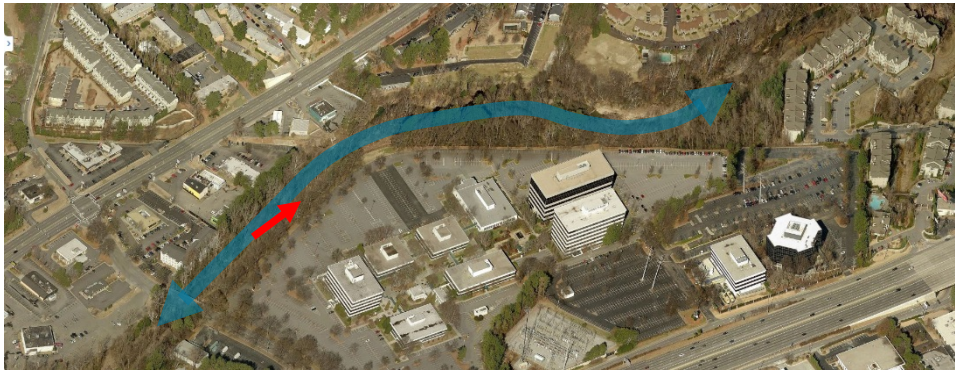
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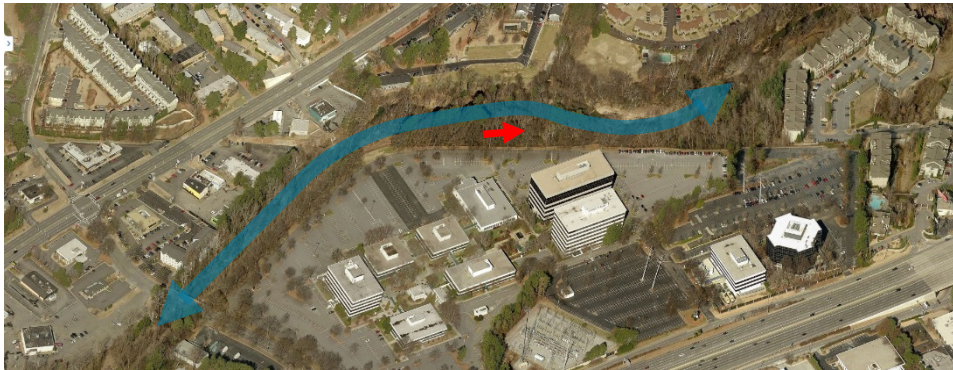
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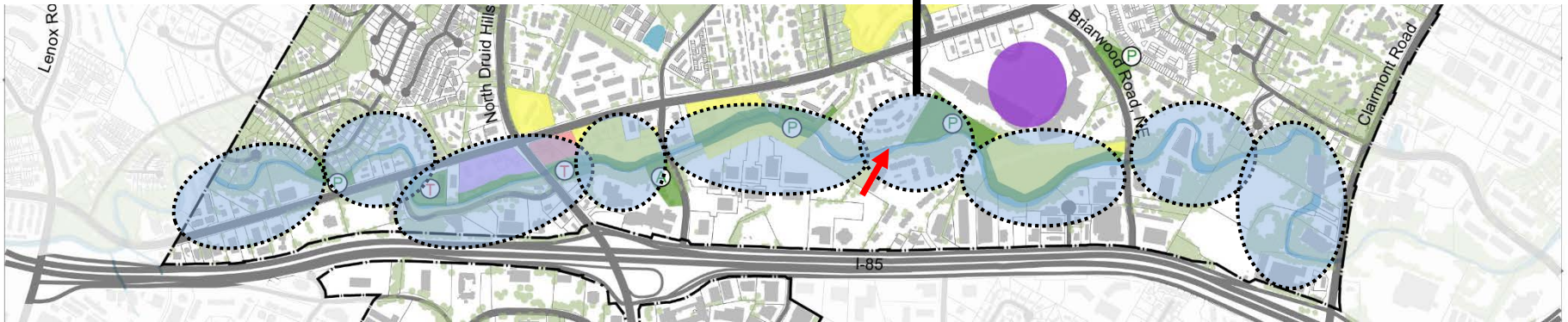
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Proposed Conditions + Character Evaluation



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Preliminary Greenway Character Areas

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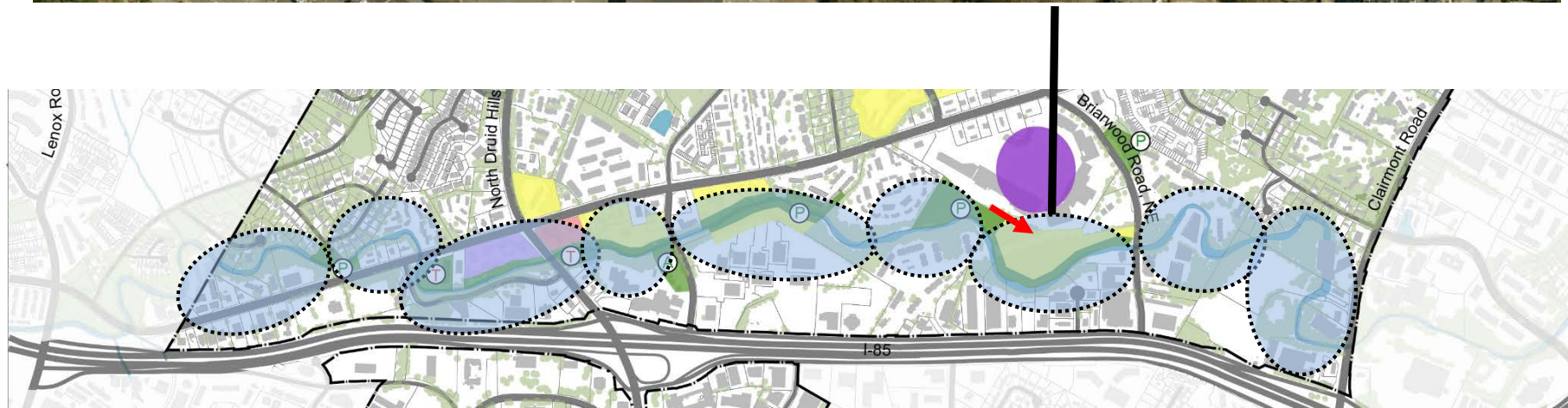
Preliminary Greenway Character Areas

Proposed Conditions + Character Evaluation



Preliminary Greenway Character Areas

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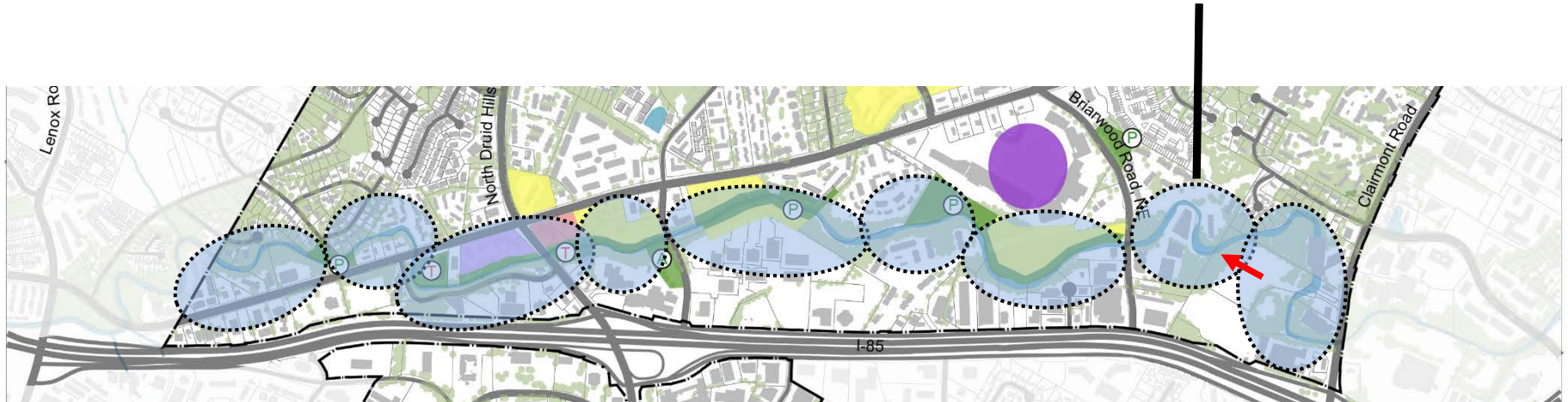
Preliminary Greenway Character Areas

Proposed Conditions + Character Evaluation



Preliminary Greenway Character Areas

Proposed Conditions + Character Evaluation



Preliminary Greenway Character Areas

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Preliminary Greenway Character Areas

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Preliminary Greenway Character Areas

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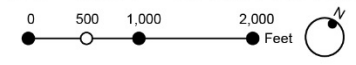


Buford Highway Redevelopment Plan

Proposed Character Areas + Proposed Peachtree Creek Greenway Master Plan Character Areas



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- City of Brookhaven
 - Creek
 - Open Space Network/Stream Buffer
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 - Commercial
 - Residential
 - Mixed-Use Residential
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 - Active Use Facility
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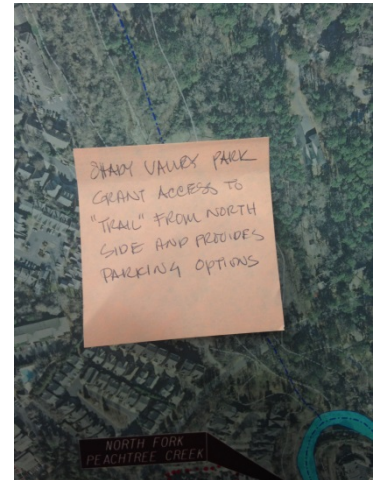
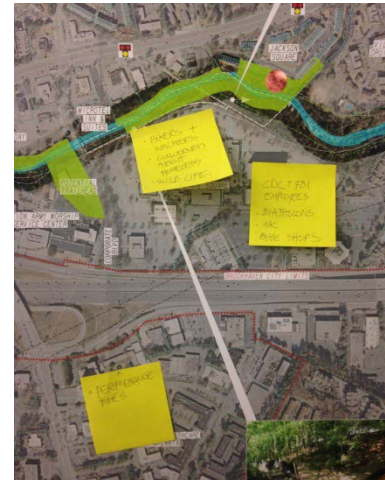


Character Evaluation

- Beautiful scenic corridor with opportunities for quality 1 - 4 hour hiking, biking, and nature experiences
- “Trail-ready” sewer line easement
- Opportunities for unique urban promenade, greenway-oriented commercial and multi-family redevelopment
- Opportunities to help build the Brookhaven brand
- Opportunities to improve aesthetics, habitat, water quality
- Opportunities to meet recreational and social needs of City residents
- Opportunities to attract residents, businesses, and visitors; create jobs; and generate tax revenues

Public Engagement To Date

- City of Brookhaven Town Hall Meeting
- North Fork Connectors Board Member Interviews
- City Council Member Interviews
- Garden Hills Creek Neighborhood Interviews
- North Fork Connectors REI Meeting Engagement
- Garden Hills Creek Neighborhood Interview
- Garden Hills Planning + Zoning Committee Meeting



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;
- Improve water quality, clean-up the creek;
- Preserve native specimen trees and remove invasive plant material;
- Preserve wildlife along the corridor

Preliminary Project Goals

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

Preliminary Evaluation Criteria

- Objectively evaluate alternative trail alignments
- Reflect the needs, priorities, and values of residents, businesses, property owners, and/or other stakeholders.

Preliminary Evaluation Criteria

- The alternative will provide opportunities for walking, bicycling, birdwatching, and/or other recreation activities
- The alternative will provide opportunities for special events
- The alternative will provide opportunities to walk or bike to school or work
- The alternative benefits adjacent neighborhoods and properties
- The alternative will enhance wildlife habitat and/or biological diversity
- The alternative will improve surface water quality
- The alternative will improve the appearance of the corridor
- The alternative will improve the value of adjacent properties
- The alternative will provide opportunities for new or improved businesses
- The alternative will stimulate economic development
- The alternative will be eligible for grant funding
- The alternative is cost effective when compared to other alternatives
- The alternative will minimize maintenance costs in comparison to other alternatives

Agenda

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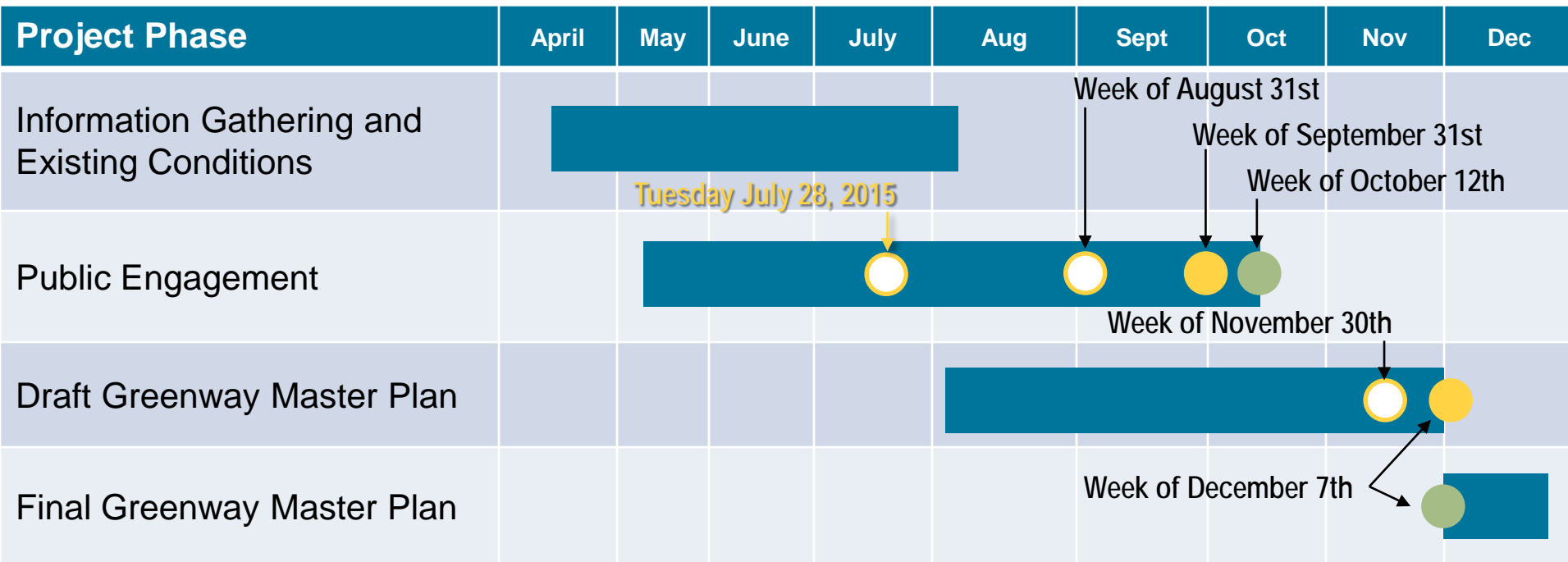
Today's Agenda – Kick-off

- Review + Discuss Findings to Date
 - Public Engagement Findings to Date
 - Existing Conditions + Character Evaluation Findings
 - Preliminary Evaluation Criteria
- Review + Discuss Upcoming Tasks
 - Greenways and Trails Suitability + Evaluation Analysis
 - Analysis of Alternative Funding Sources, including securing ROW

Stakeholder Committee Meeting #2 – Week of August 31st

- Review + Discuss Findings to Date:
 - Greenways and Trails Suitability + Evaluation Analysis
 - Analysis of Alternative Funding Sources, including securing ROW
- Review + Discuss Upcoming Tasks
 - Public Open House
 - City Council Presentation
 - Landscape and Hardscape Design Standards
 - Implementation and Phasing Strategy

Project Scope + Schedule



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

Peachtree Creek Greenway Master Plan



Stakeholder Committee Kick-Off Meeting
Tuesday June 28, 2015