



**BROOKHAVEN CITY HALL**  
**50% Design Development**

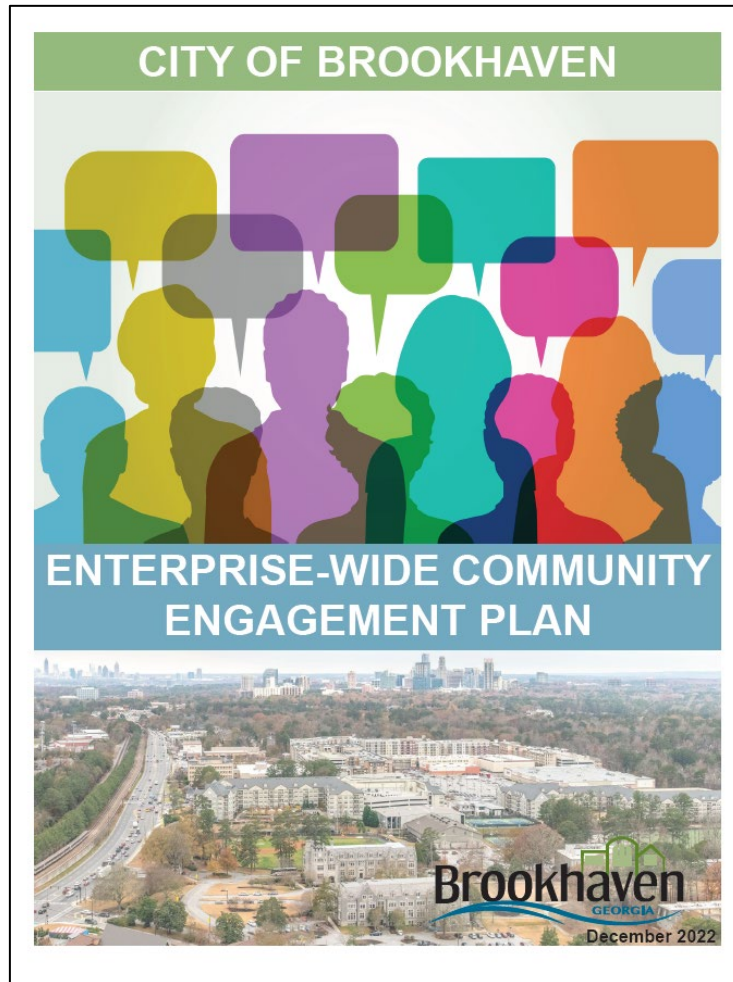
**Community Engagement**

Tuesday, March 28<sup>th</sup> 2023



# Key Outcomes

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## Key Outcomes from Public Engagement Interviews at the Schematic Level:

1. A Place where everyone feels welcome facing Peachtree Street
2. Public Art throughout the facility.
3. Modern Look and Feel that Reflects the Character of Brookhaven
4. Green spaces and Dog Park
5. Control noise pollution from traffic and transit.
6. A Sustainable and Livable Building



# Community Visual Preference

Q: On a scale of 1 to 4 (1 being the lowest and 4 being the highest), rate the design of the architecture in the photos below.

1  4







Q: On a scale of 1 to 3 (1 being the lowest and 3 being the highest), rate the nature element that you would enjoy seeing incorporated into the new Brookhaven City Hall.

1  3






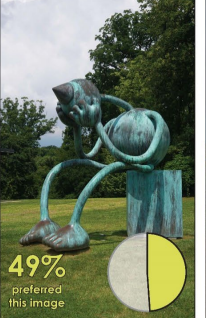
Q: What type of art would you like to see at the new Brookhaven City Hall?




Functional Art




Mural Art



Sculptural Art



Signage Art

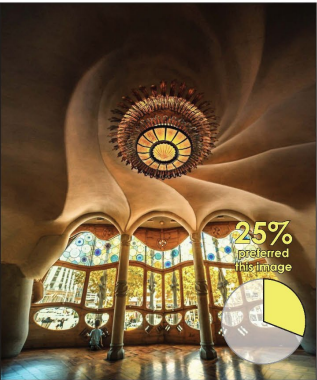


Interactive Art

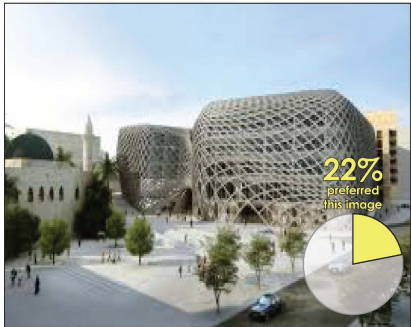


# Community Visual Preference

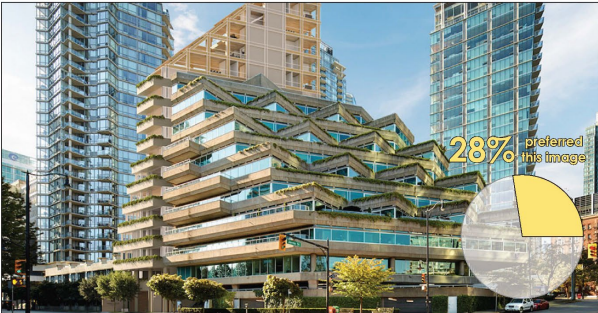
Q: The images below are of iconic designs. Please select the design that you prefer most.



Q: The images below are of iconic designs. Please select the design that you prefer most.



Q: Below are images of various exterior architectural designs. Which of these exterior designs do you prefer?





# Community Visual Preference

Q: Please select the type of dining experience you would most enjoy if incorporated in the new City Hall.



Outdoor Patio Dining



Food Hall



Cafe



Food Trucks

Q: What type of event would you prefer to enjoy at the new Brookhaven City Hall?



Pop-up Markets



Exhibits



Performances

The below images were highly rated during the visual preference portion of the Brookhaven City Hall Design Charrette.





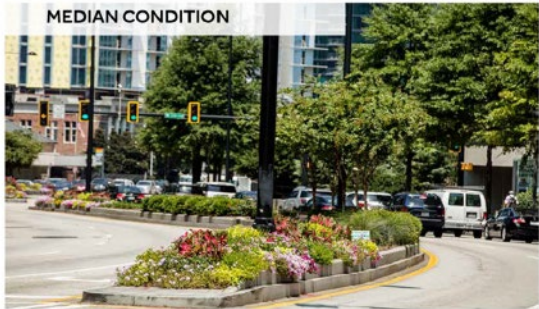
A large, ancient tree with a thick trunk and sprawling branches stands in the center of a lush, green forest. The tree's canopy is dense with vibrant green leaves, and its branches reach out in all directions. The forest floor is covered in a thick layer of green undergrowth, including ferns and other plants. The overall atmosphere is serene and natural. The text "Landscape Design" is overlaid in the center of the image in a dark green, serif font.

# Landscape Design



# Brookhaven City Center Master Plan

## PEACHTREE ROAD PROPOSED TRANSPORTATION CONDITIONS



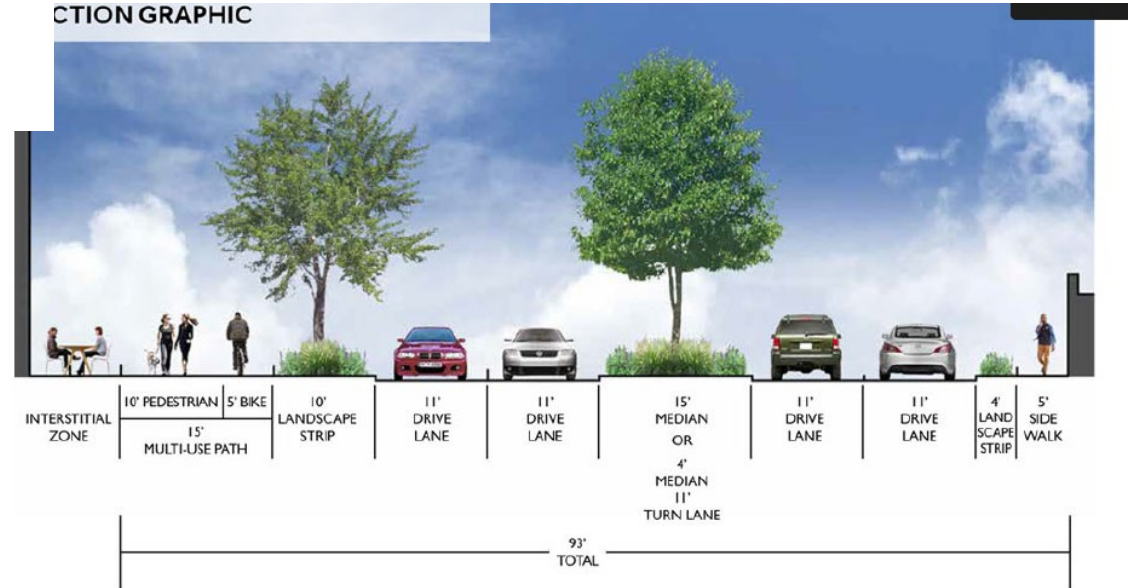
Peachtree Road is a Georgia Department of Transportation (GDOT) regulated state highway. Collaboration with GDOT on the implementation of this proposed road diet will be required. The planning team contained experts relative to bicycle, pedestrian, and automotive efficiency and safety. All recommendations made are consistent with best practices in the fields of safety and efficiency.

The road diet supports important criteria that GDOT stands for:

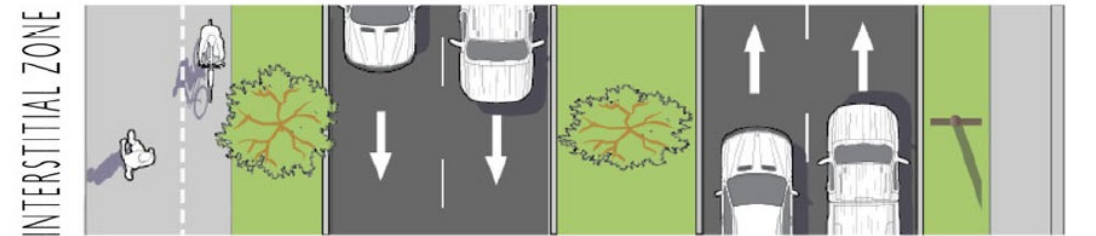
- To maintain or improve traffic mobility
- To reduce maintenance cost
- To enhance mobility through multiple modes of transportation (vehicular, pedestrian, cyclist)
- To implement the safest possible plan for moving people through the corridor

These moves will effectively save taxpayer dollars, enhance safety, and improve mobility.

CROSS SECTION GRAPHIC



PLAN GRAPHIC





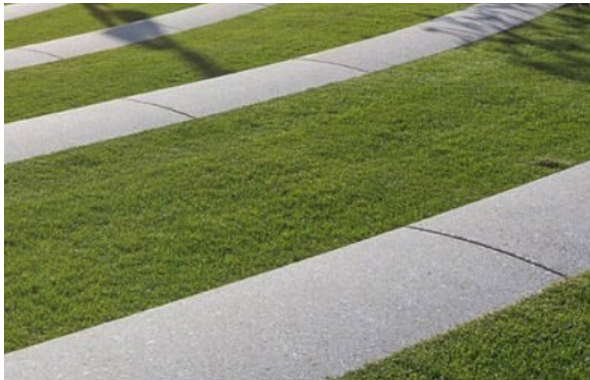
# GREENSPACE / LANDSCAPE



URBAN TOLERANT LANDSCAPE STRIPS



SHADE AND URBAN TOLERANT LANDSCAPE BELOW  
MARTA LINE



ARTIFICIAL TURF LAWN AT SOUTH PLAZA



ORNAMENTAL GRASSES ON HILLSIDE



LINEAR AND LAYERED PLANTINGS AT NORTH PLAZA



CITY CHERRY  
PLANTED ON  
SOUTHERN HILLSIDE



REGIONALLY ADAPTIVE URBAN SHADE TREES



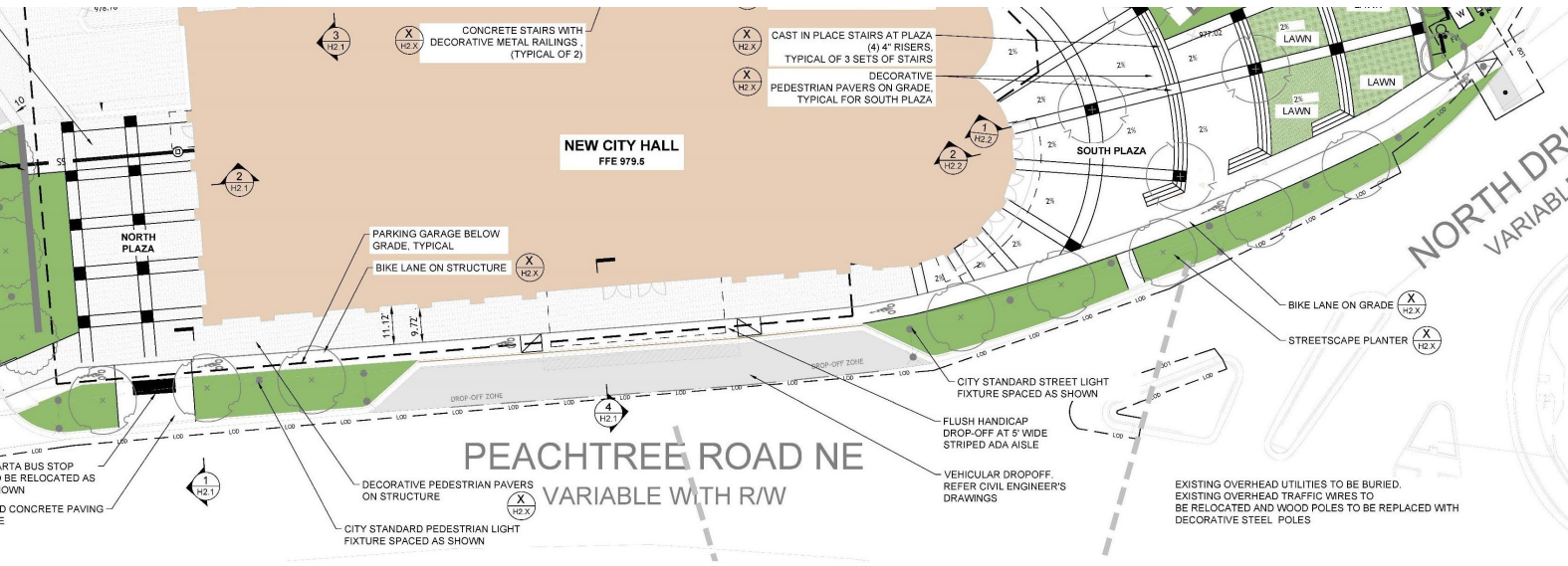
# STREETSCAPE



PROTECTED BIKE LANE WITH DECORATIVE PAVER DELINEATION



UPRIGHT VASE SHAPE PRINCETON ELM TREES



WIDE LANDSCAPE STRIP/PROTECTED BUFFER WITH URBAN TOLERANT GROUNDCOVER



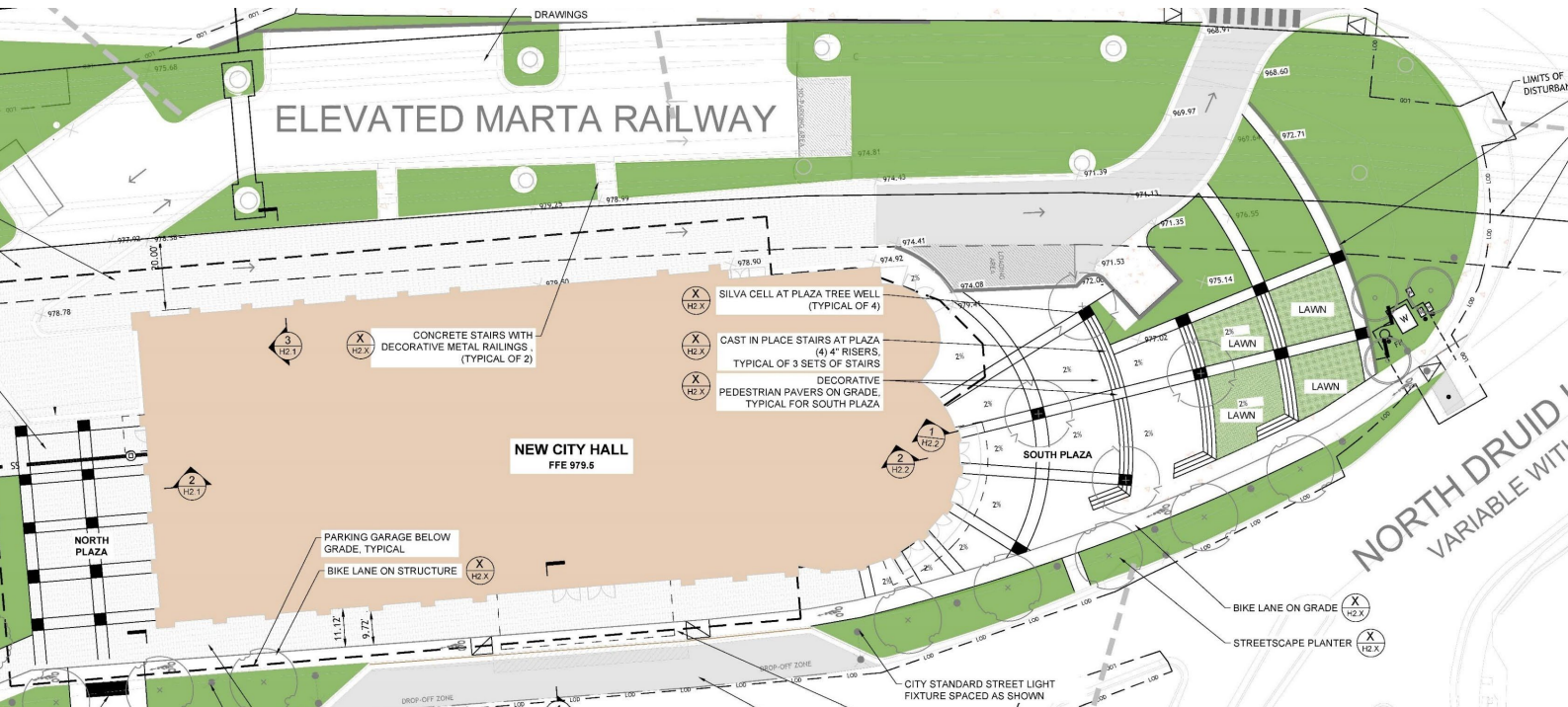
# SOUTH PLAZA



STREETSCAPE PAVERS AT TRANSITION TO STEPPED PLAZA



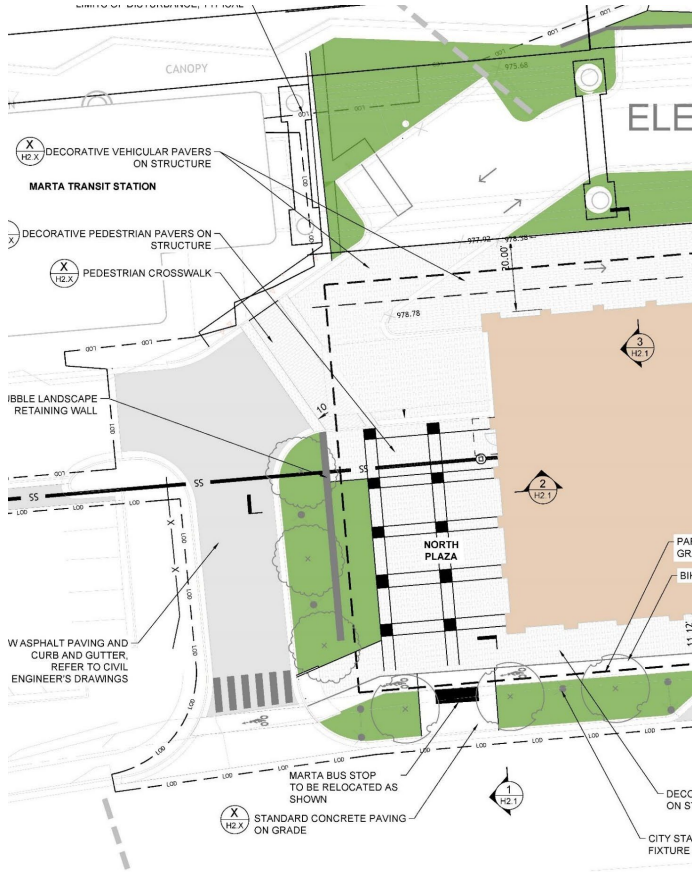
PLAZA TREES SET IN SILVA CELL PLANTERS



PLAZA TRANSITION TO TERRACED LAWN



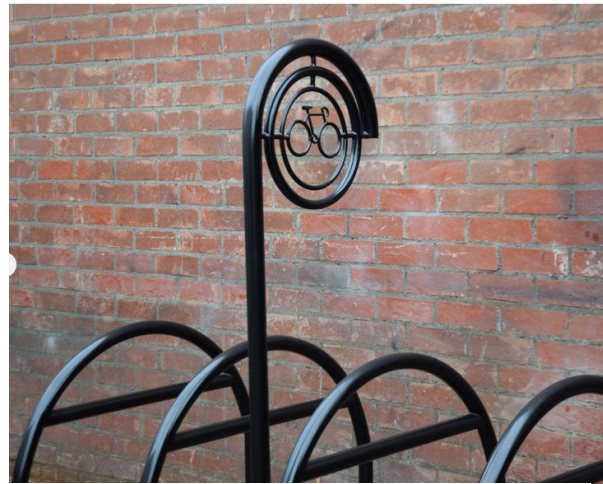
# NORTH AND WEST PLAZA



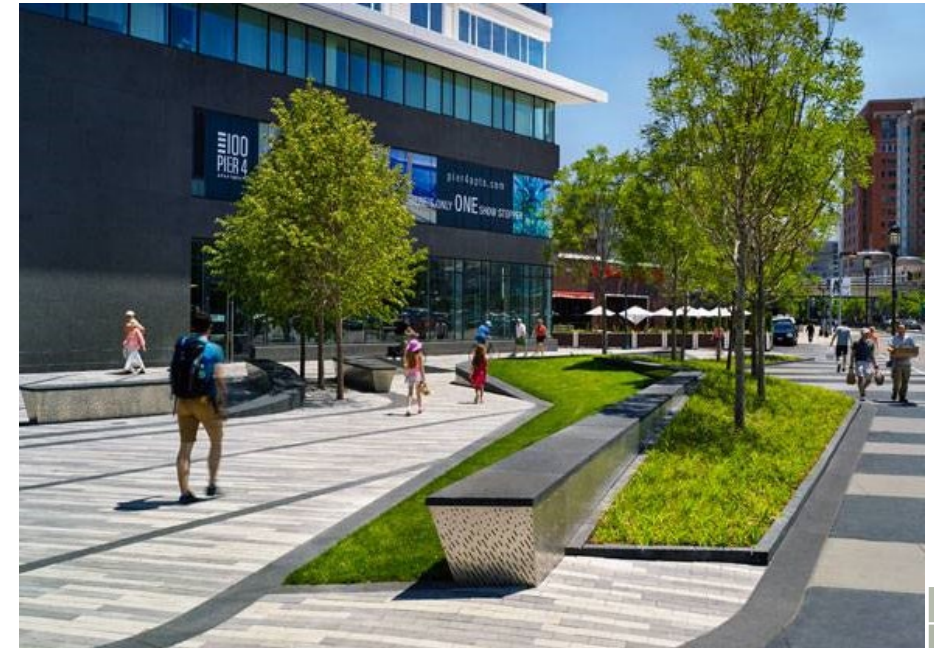
PEDESTRIAN PAVERS ON STRUCTURE: PLANK STYLE



VEHICULAR PAVERS AT WEST PLAZA  
DEDUCT ALTERNATE: INTEGRALLY COLORED  
CONCRETE PAVEMENT WITH ACID WASH  
FINISH



CITY STANDARD BIKE RACK STATION



LINEAR LANDSCAPE WALL INSET WITHIN LANSCAPE

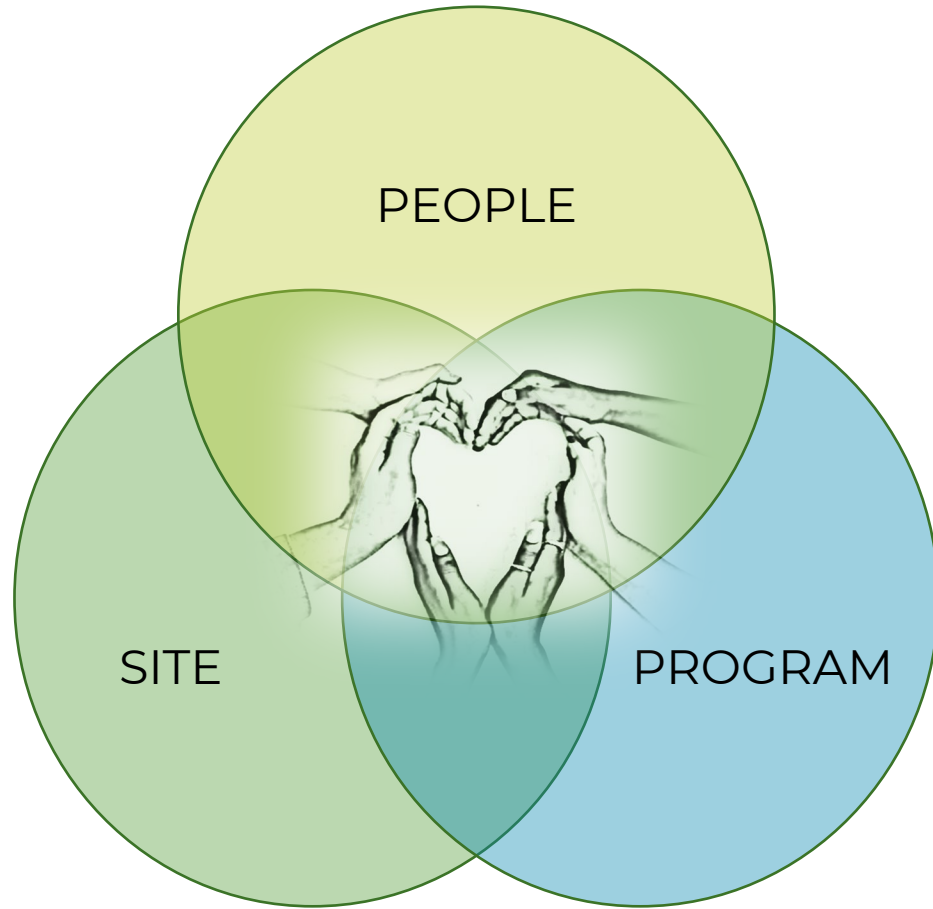


A large, ancient tree with a thick trunk and sprawling branches dominates the center of the image. The tree is surrounded by a dense forest of smaller trees and lush green foliage. The lighting is soft and dappled, suggesting sunlight filtering through the canopy. The word "ARCHITECTURE" is overlaid in a large, dark green, serif font across the middle of the tree's canopy.

# ARCHITECTURE

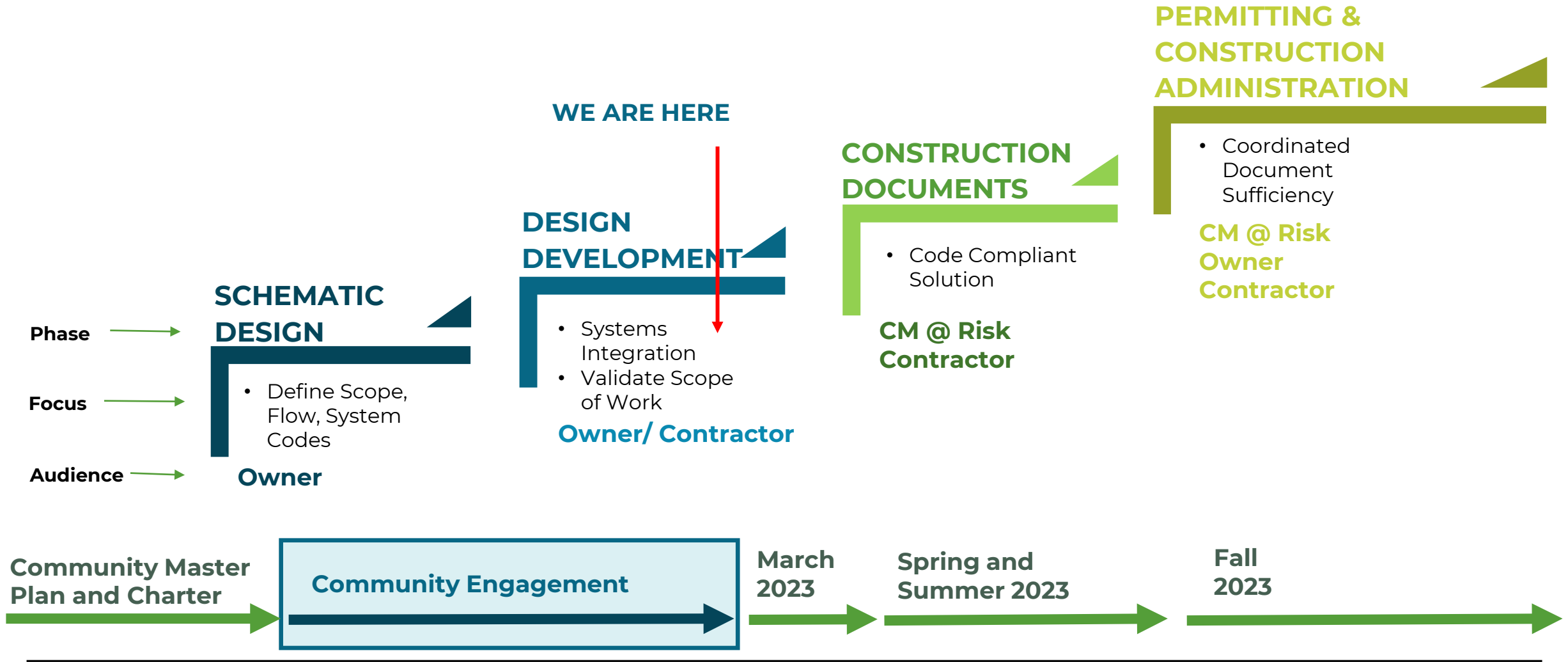


# Creating the **Heart** of Brookhaven





# The Sizemore Group Process





# Schematic Design Massing

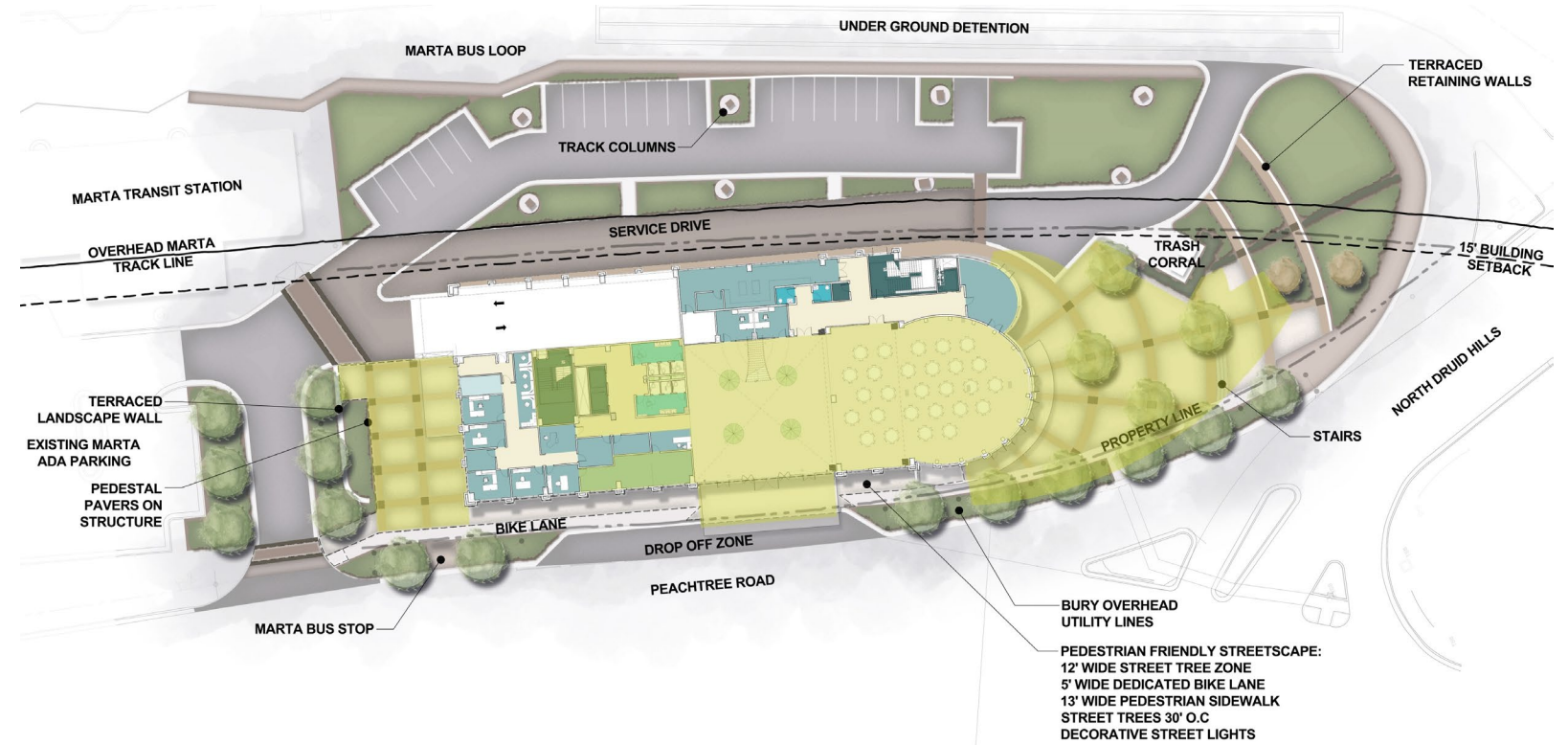
## 1. Site Acreage – 1.08 acres

## 2. Acre of Public space on ground – 0.27 acres

- A. North Plaza – 2700 sq ft
- B. South Plaza – 6900 sq ft
- C. Street Scape – 1500 sq ft
- D. Atrium – 3900 sq ft
- E. Multipurpose Hall – 4300 sq ft
- F. Chamber Space – 2500 sq ft
- G. Rooftop Garden – 4000-5000 sq ft
- H. Rentable Board Room – 1650 sq ft
- I. Public Rest Rooms – 1200 sq ft
- J. Coffee Shop and Kitchen – 1300 sq ft
- K. Explore Brookhaven Store – 650 sq ft

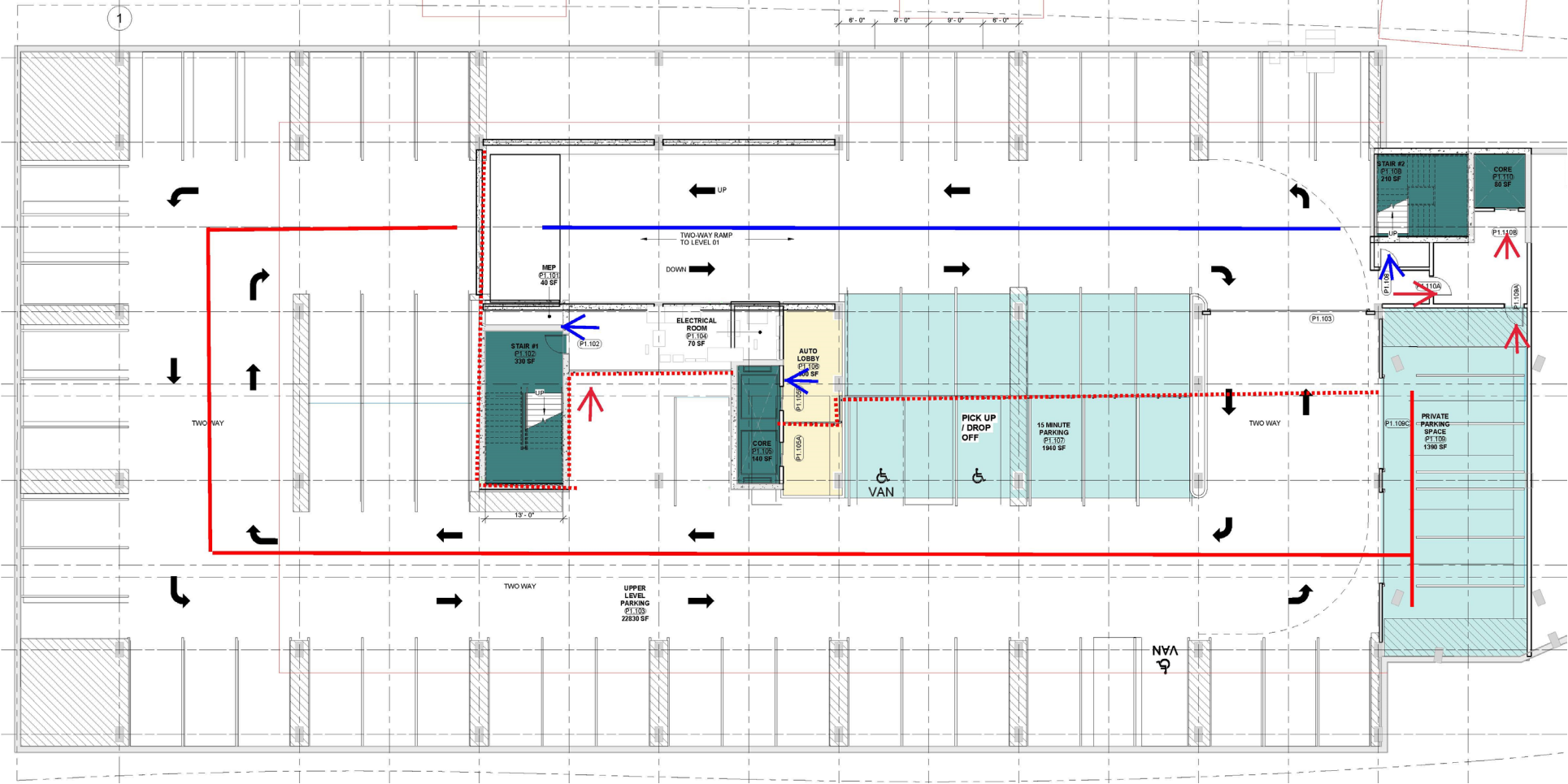
Total Public Space – 36000 sq ft  
(0.83 acres)

## 3. 62% of the Building will be dedicated to public space “The Peoples House”





# Parking Level – Security Diagram

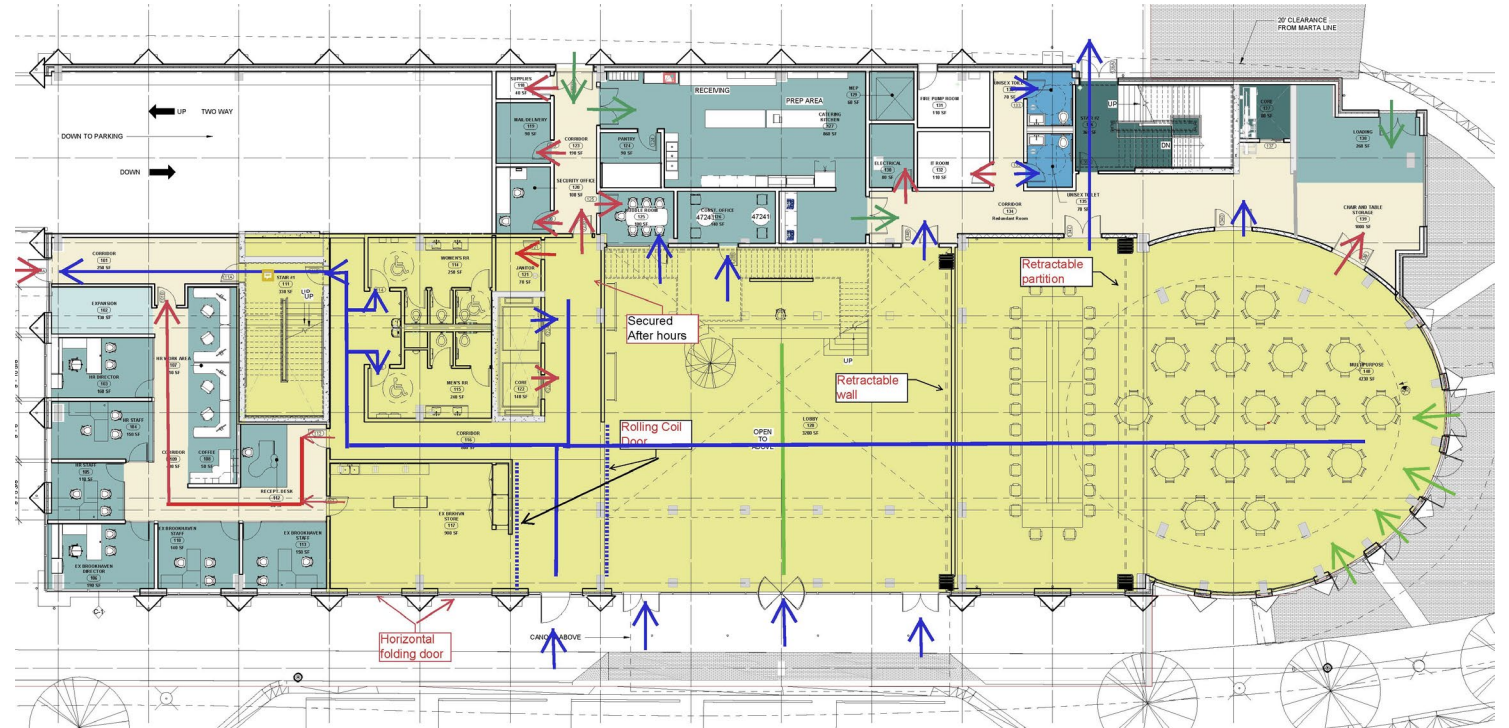




# First Level — Atrium



Highlighted areas designated Public Spaces Security Diagram

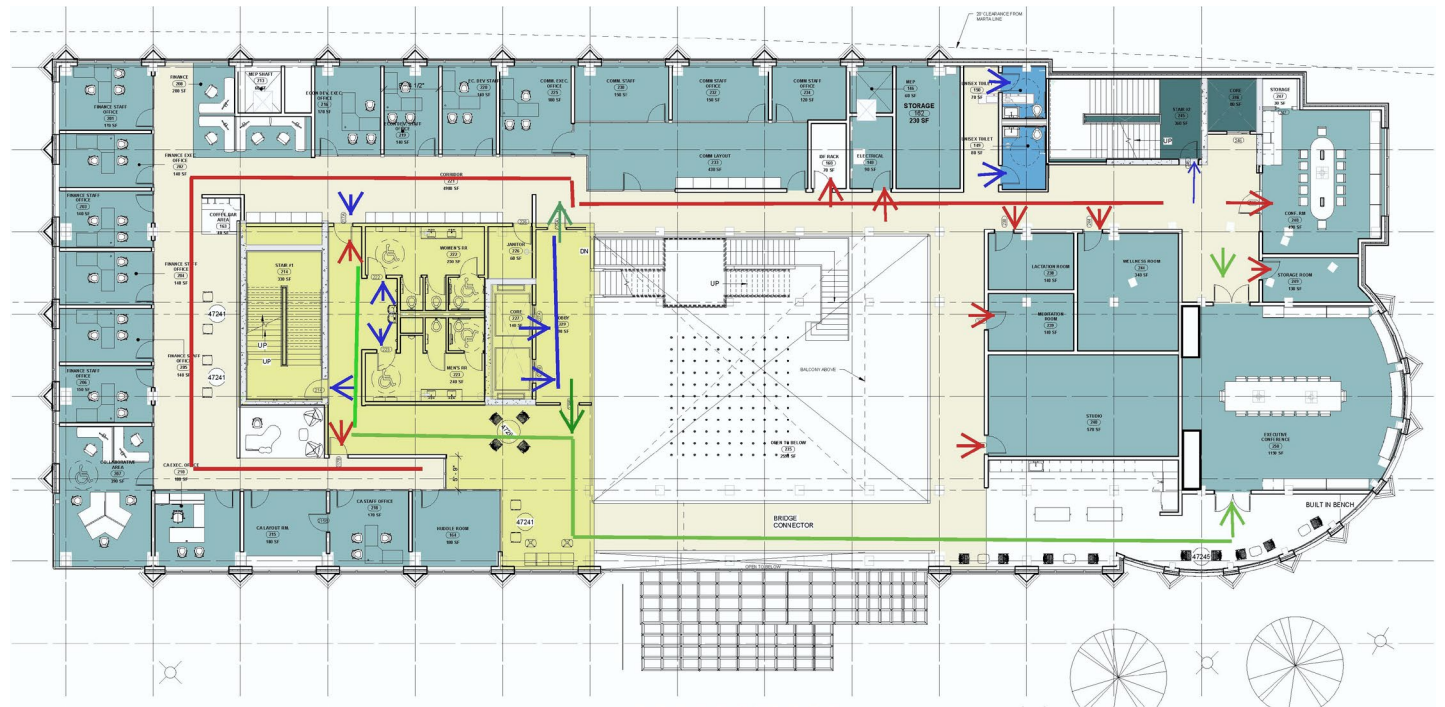




# Second Level — Common Areas/Break Room



 Highlighted areas designated Public Spaces  
Security Diagram





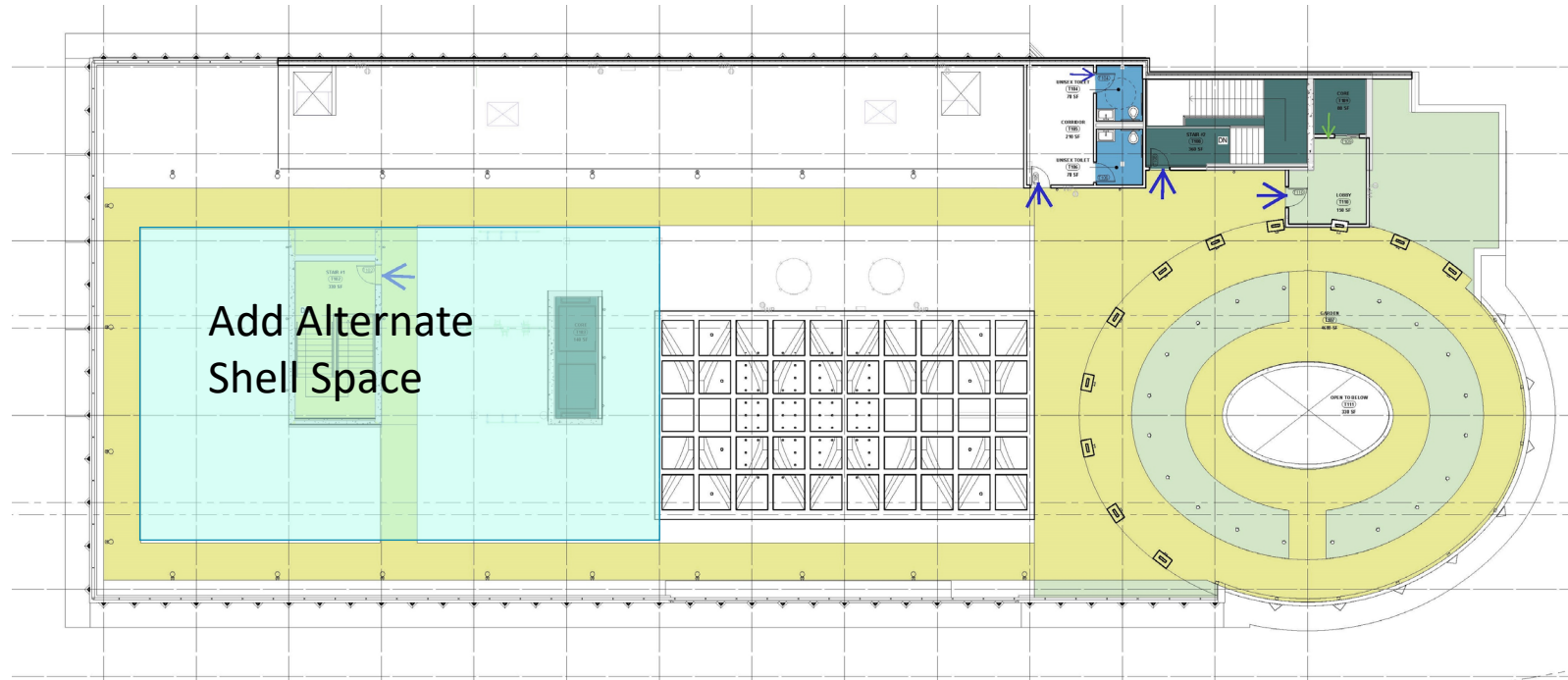




# Roof Level



 Highlighted areas designated Public Spaces





# Incorporating Art – Atrium and Parking Garage



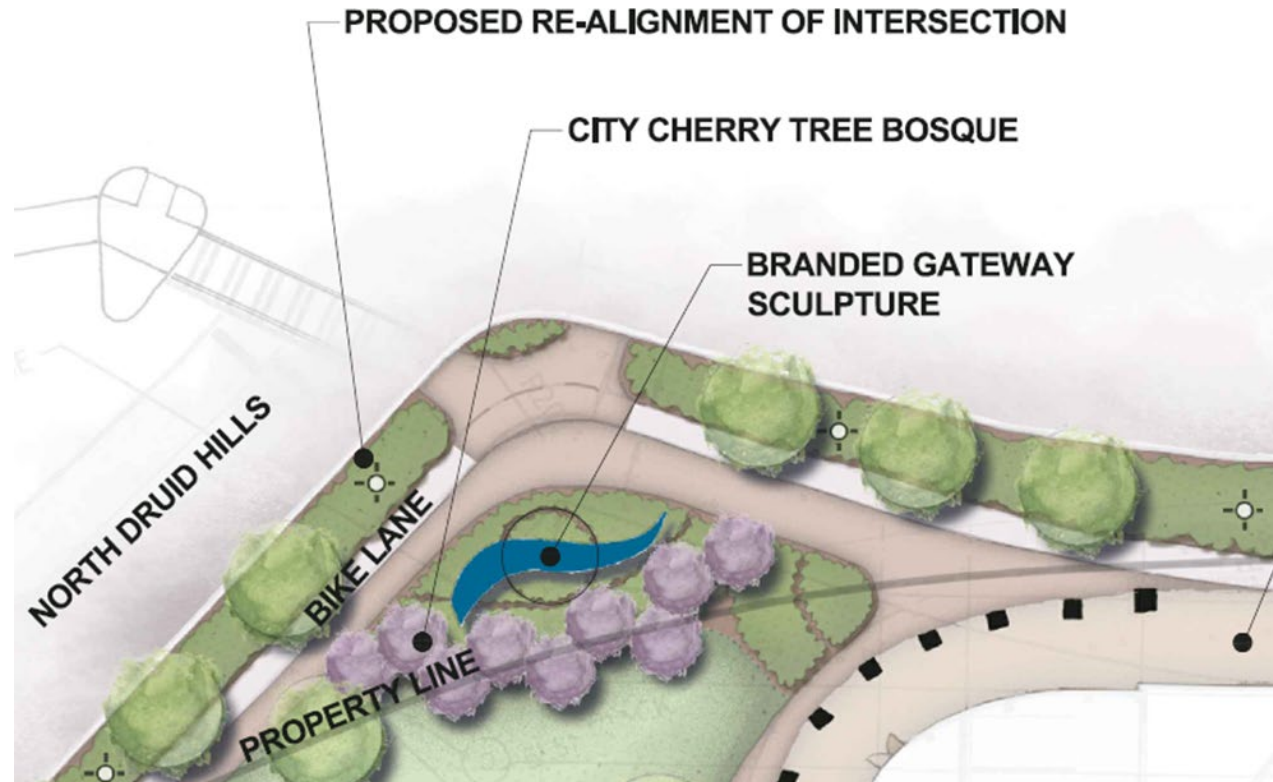
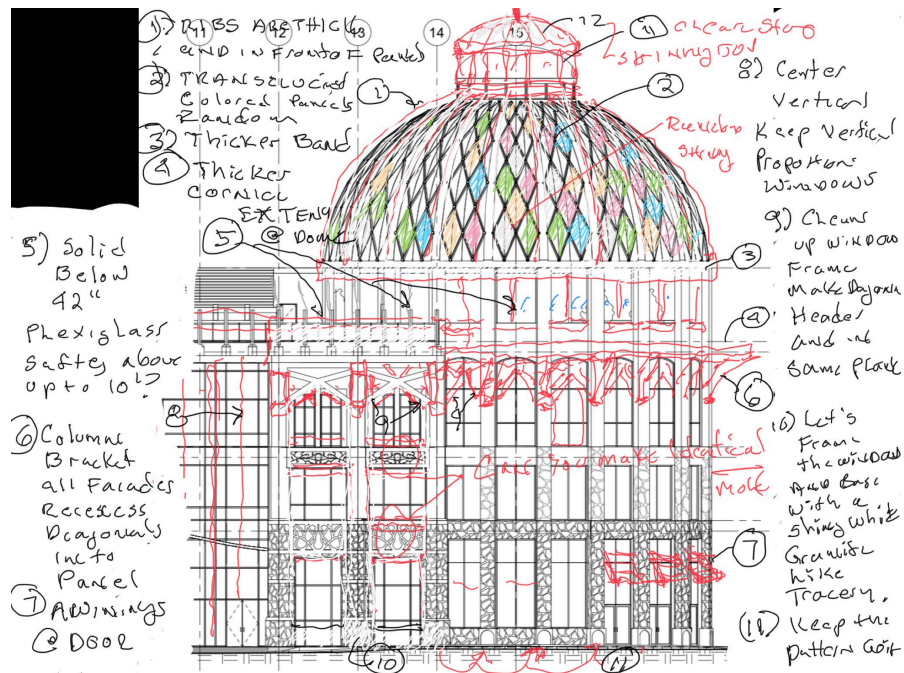
Full Height Art Wall at elevator wall 17' wide by 54 feet tall



Art Display Wall at elevator and stair wall 17 feet wide by 20 feet tall



# Incorporating Art – North Druid Hills/Peachtree Street





# Design Development Exterior Elevation





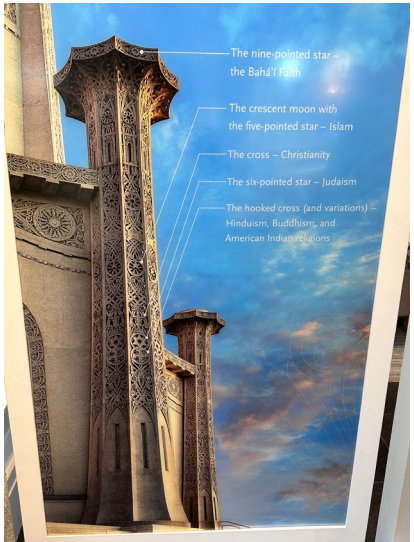
# Dome Inspirations

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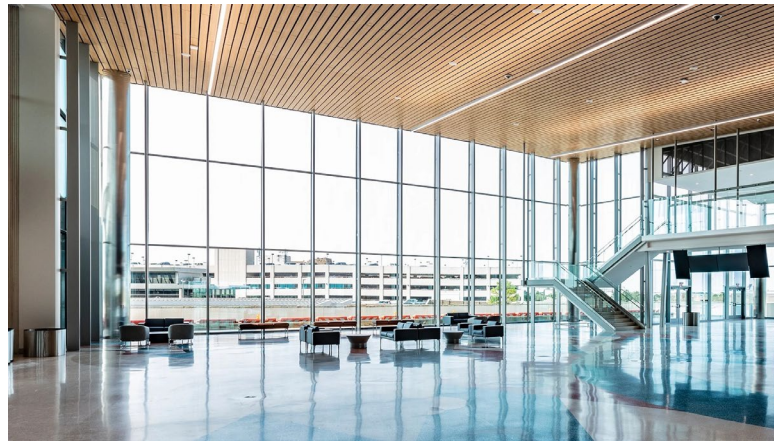
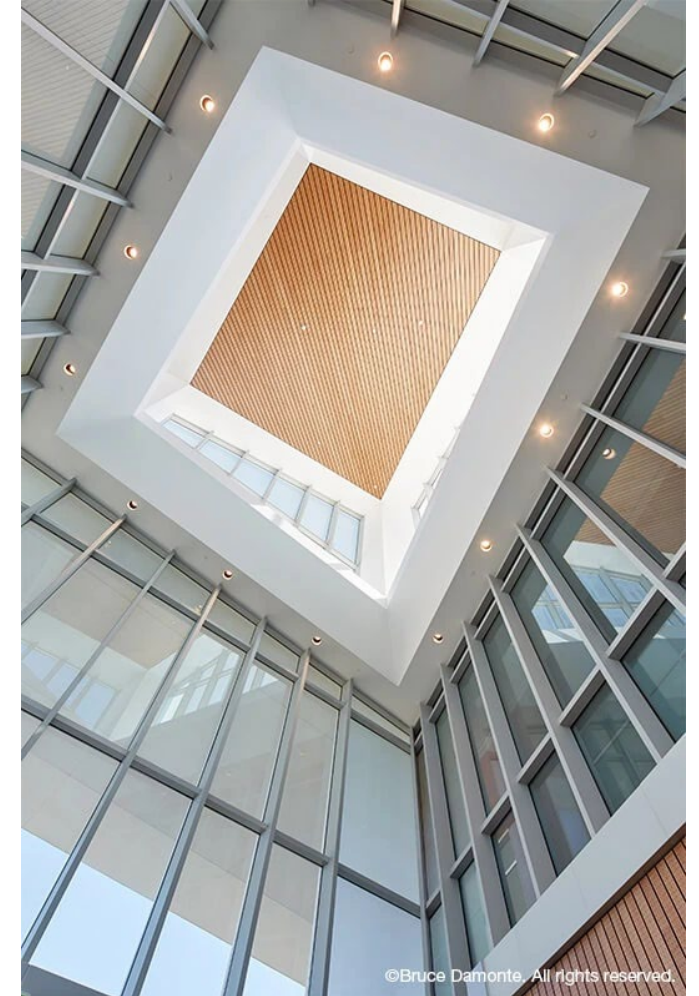
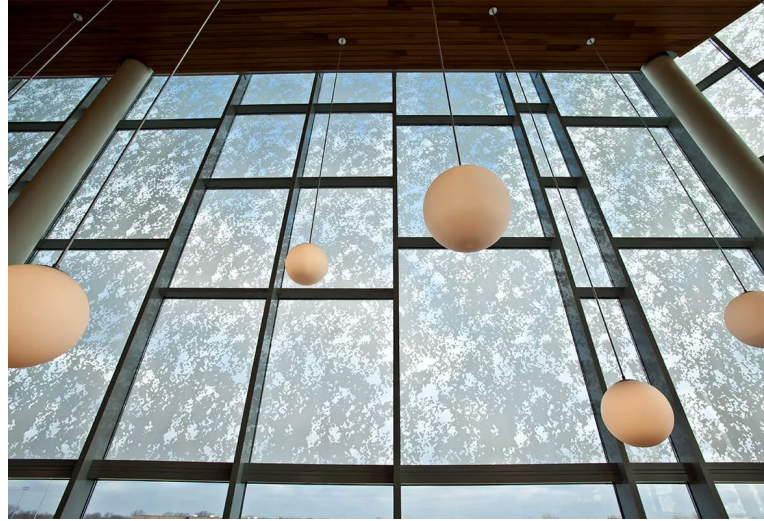
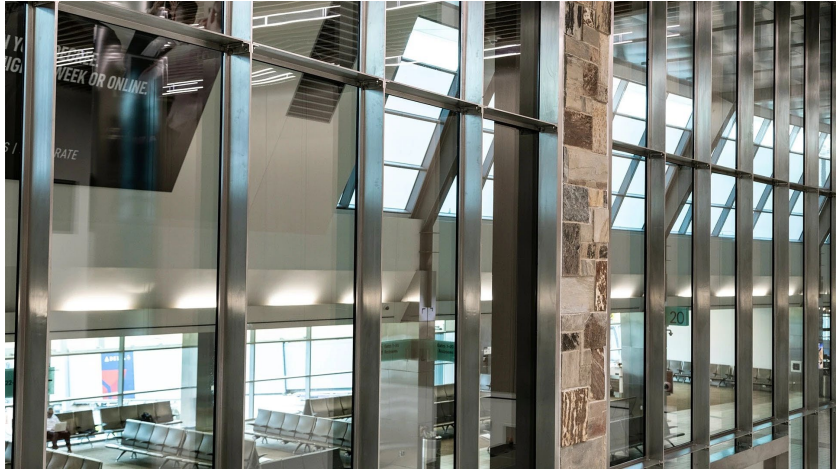


# Exterior Materials Inspiration





# Materials – Atrium Curtain Wall



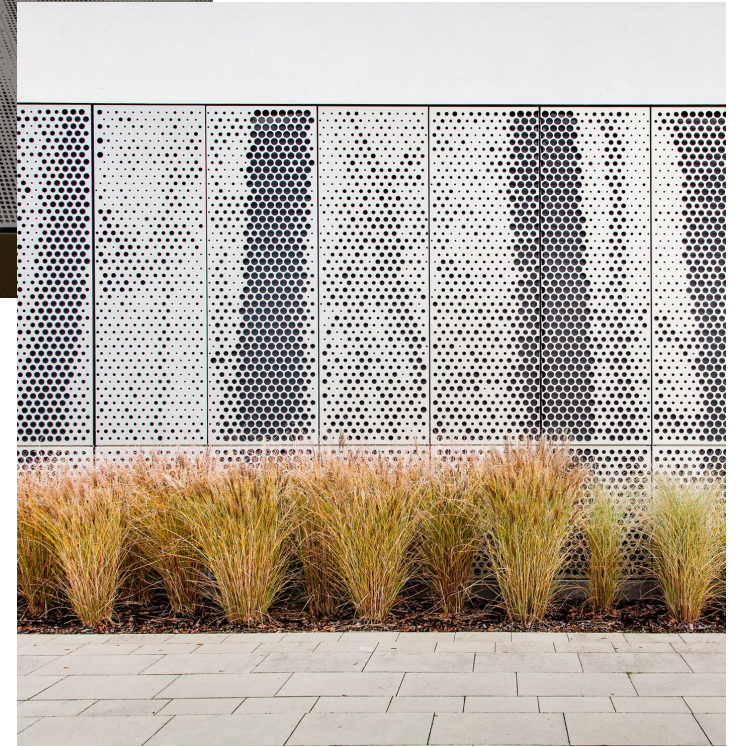
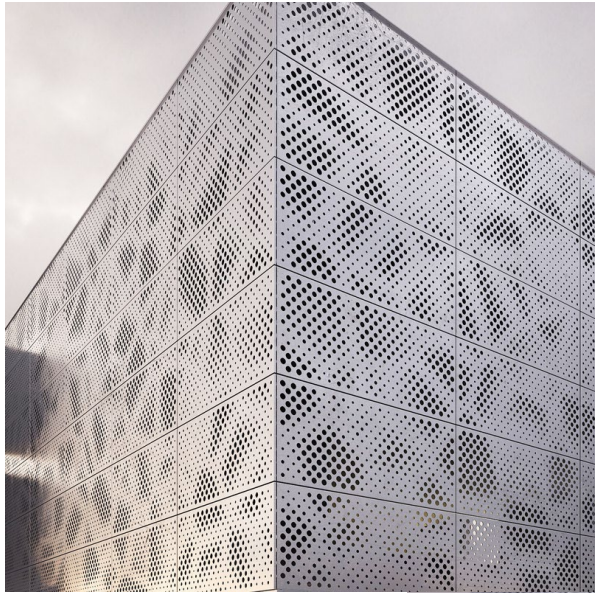


# Materials – Timber Curtain Wall



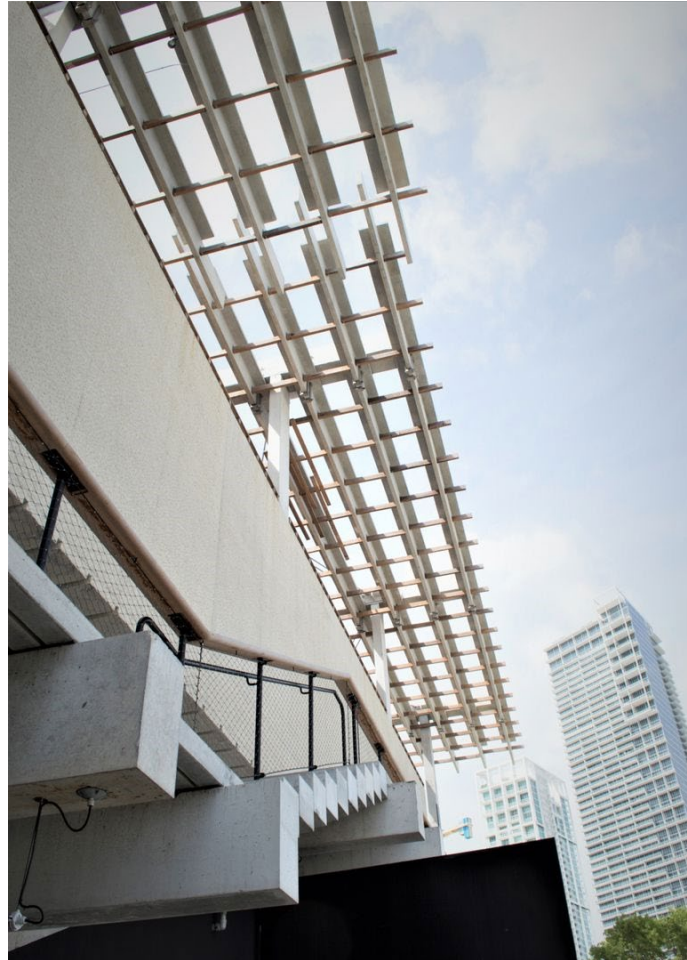


# Materials – Screen Walls



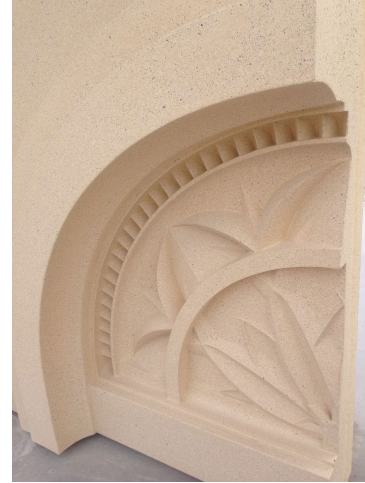
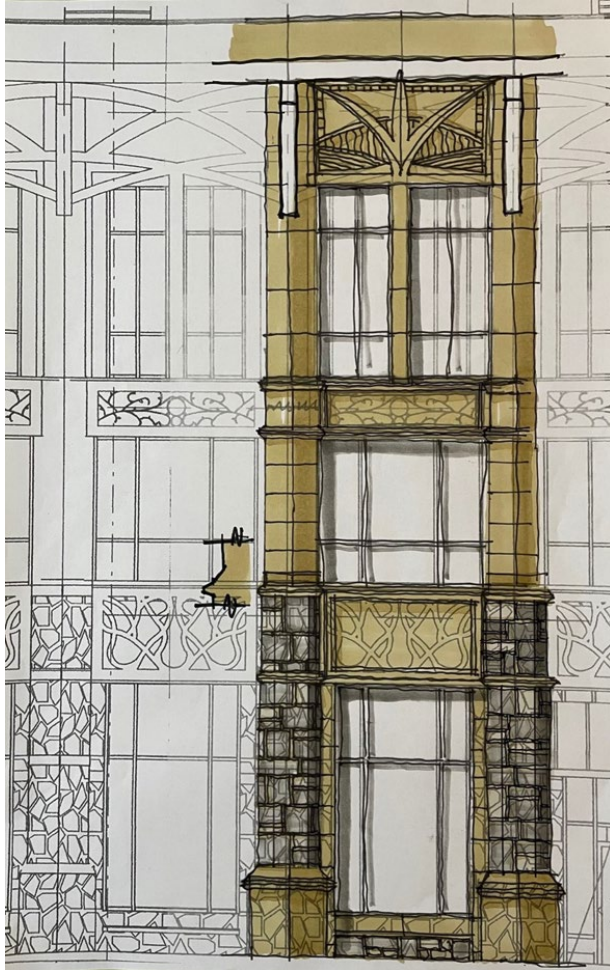


# Materials – Precast Concrete



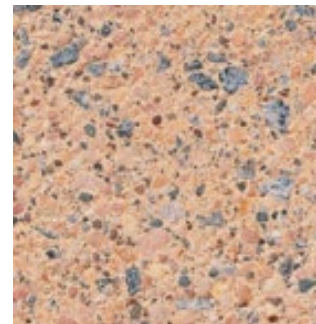
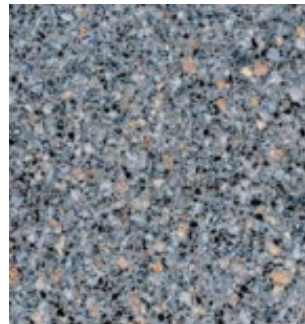
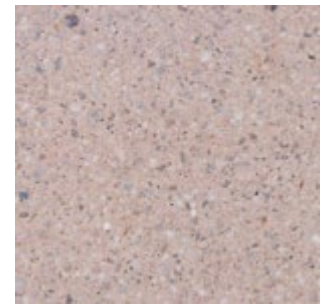
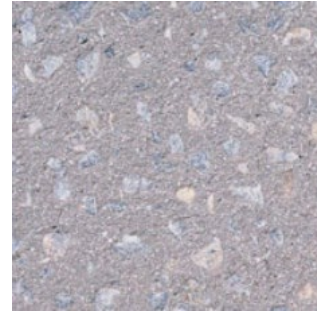
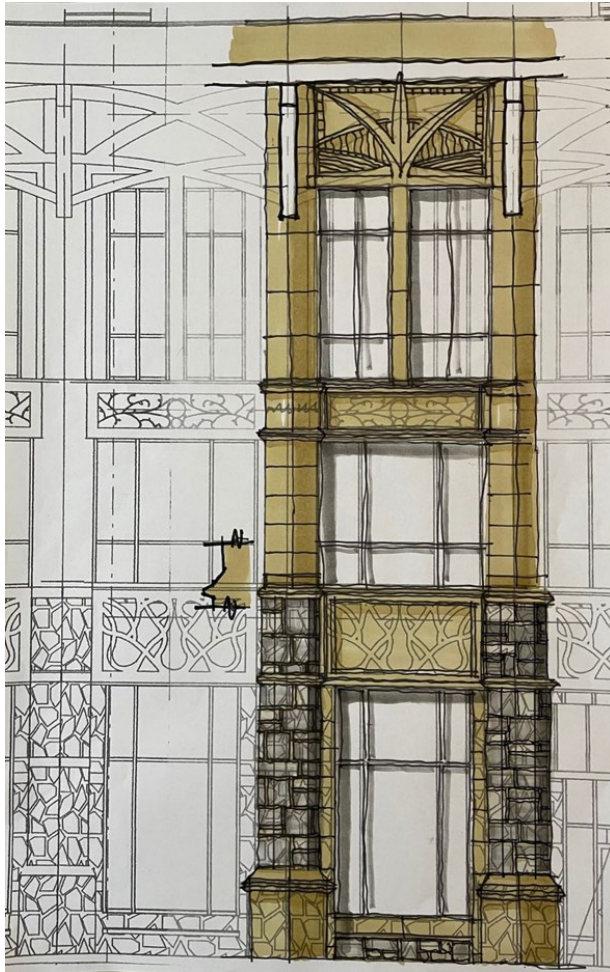


# Materials – Precast Concrete – Details





# Materials – Precast Concrete – Details





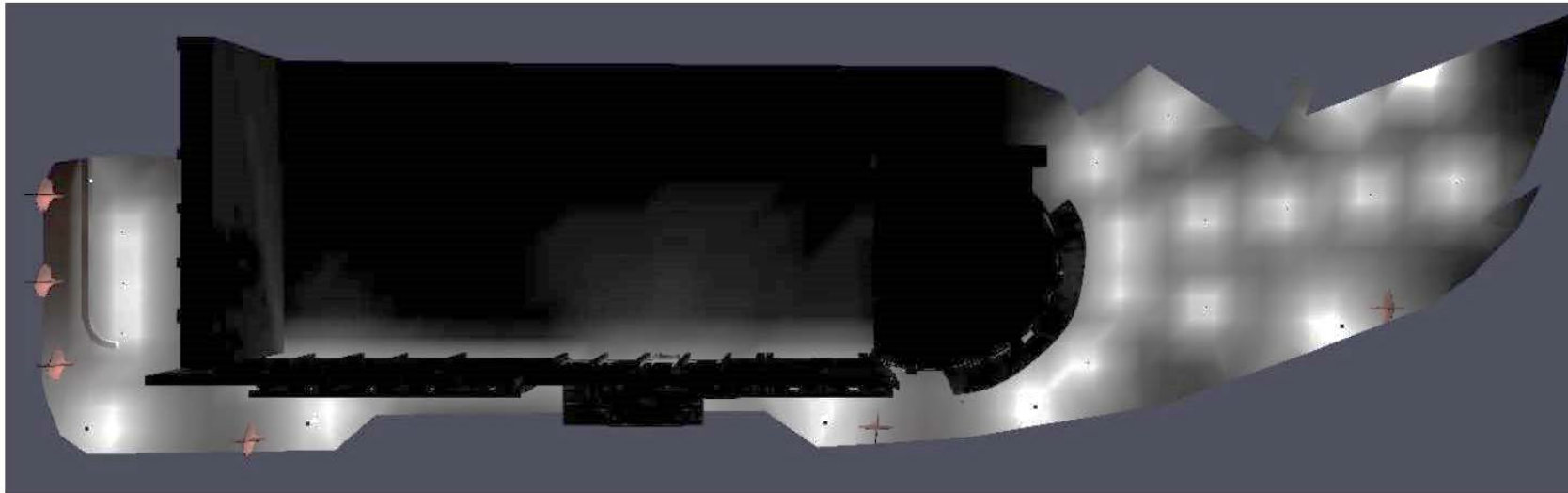
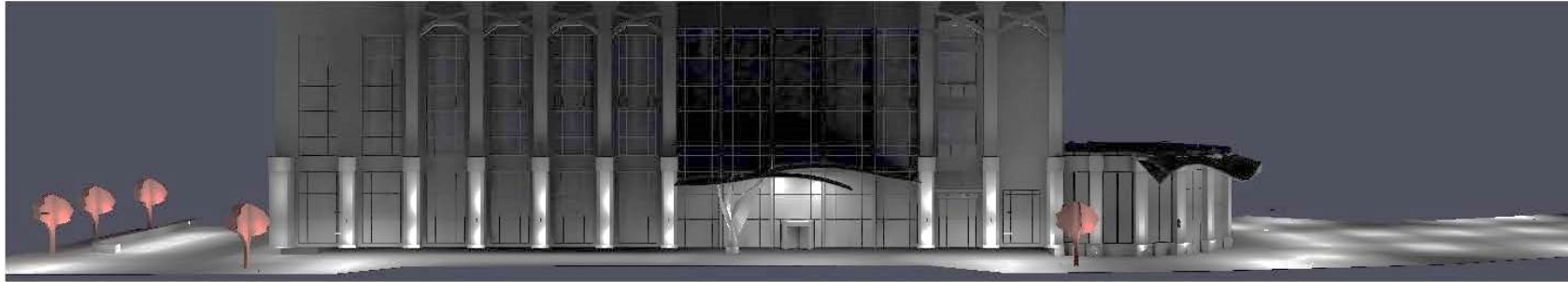
# Design Development Exterior Elevation – Night View





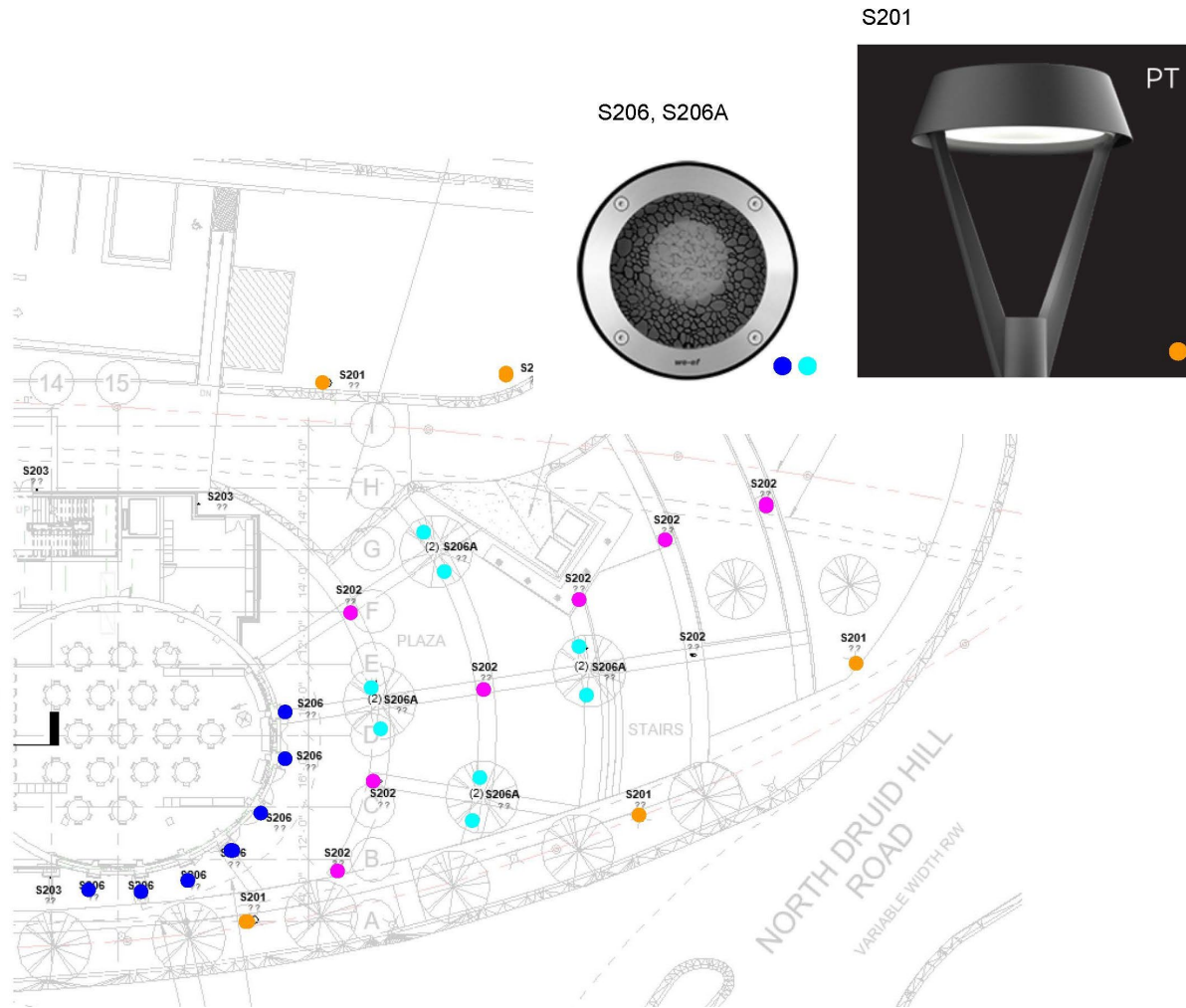
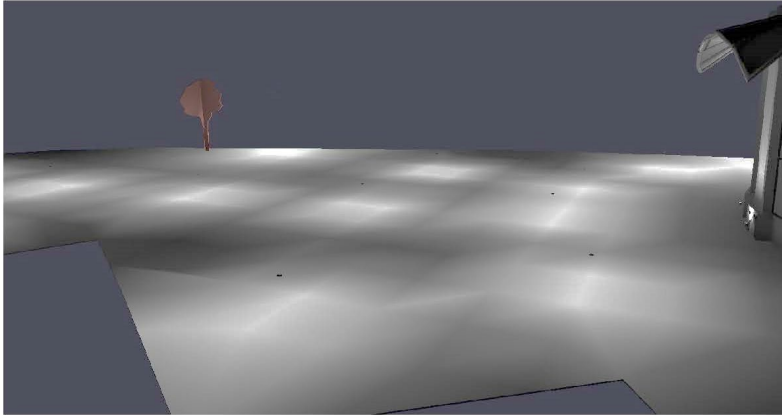
# Exterior Lighting Studies

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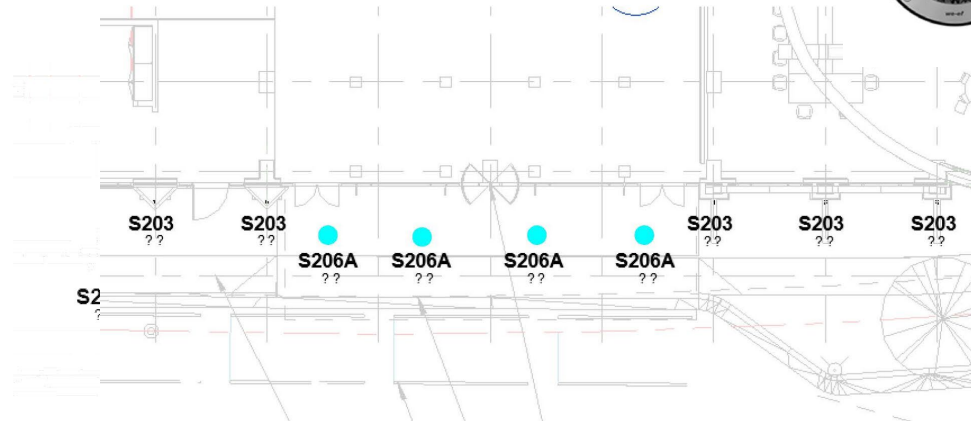
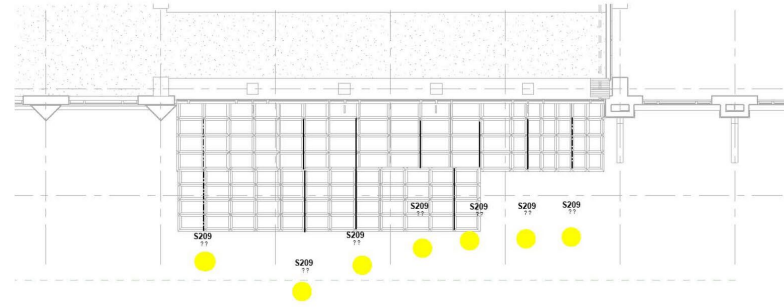


# Exterior Lighting Studies

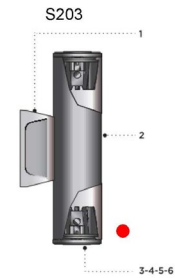
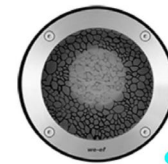




# Exterior Lighting Studies



S206A

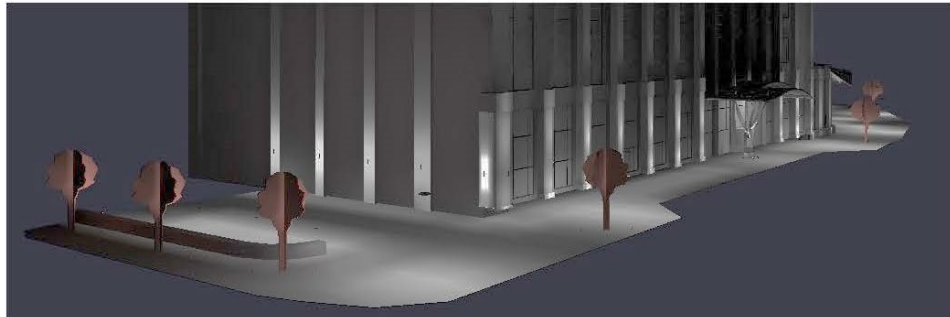
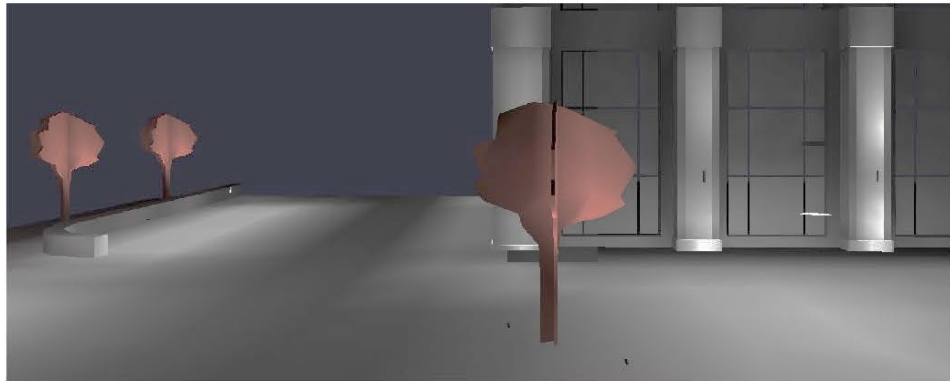


S209





# Exterior Lighting Studies



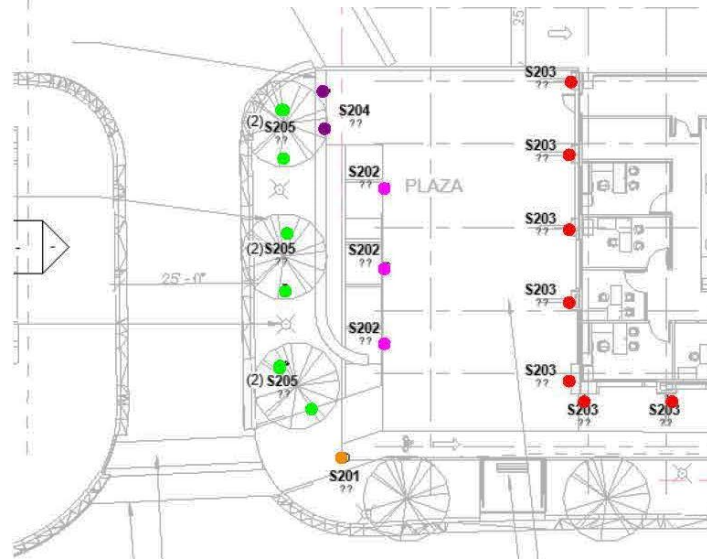
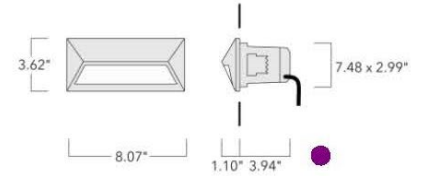
S201



S205



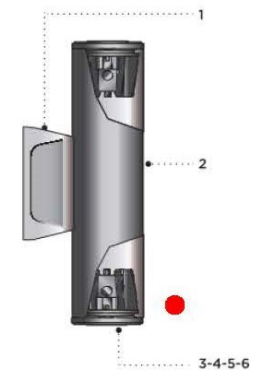
S204



S202



S203

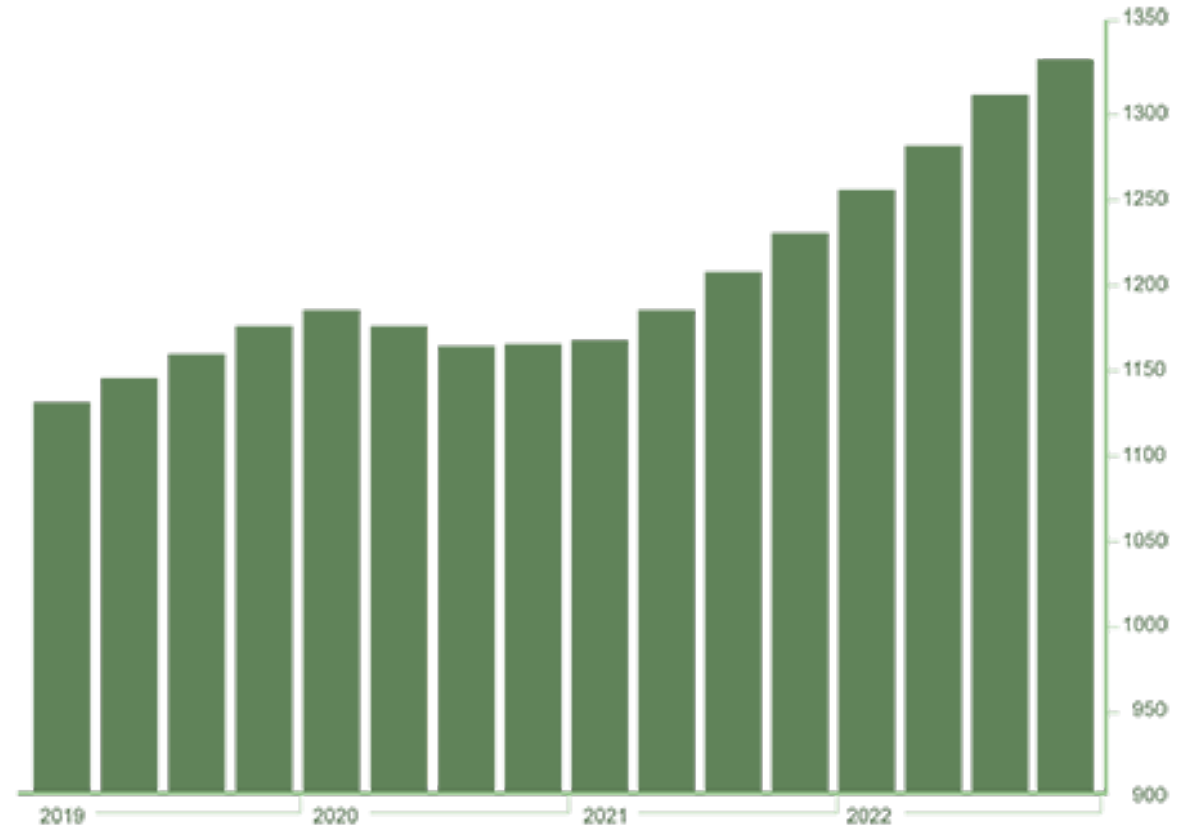




# Fourth Quarter 2022 Turner Building Cost Index

The Fourth Quarter 2022 Turner Building Cost Index measures costs in the non-residential building construction market in the United States. The index showed an increase to the value of 1332. This represents a 1.6% quarterly increase from the Third Quarter 2022 and an 8.29% yearly increase from the Fourth Quarter 2021.

*“While transportation costs and costs for materials such as steel, lumber, and aluminum began to stabilize, the shortage of skilled labor leads continues to be an issue, particularly in regions with robust levels of construction activity.” – Attilio Rivetti, Vice President*





# Equity & Inclusivity\*



**Equitable access** to, understanding of, and use of places and services for all populations is a key factor that can influence health outcomes. In buildings, this includes the use of inclusive or **universal design principles**.

**Welcoming and accessible for all ages and abilities.**

*\*with reference to WELL standards*



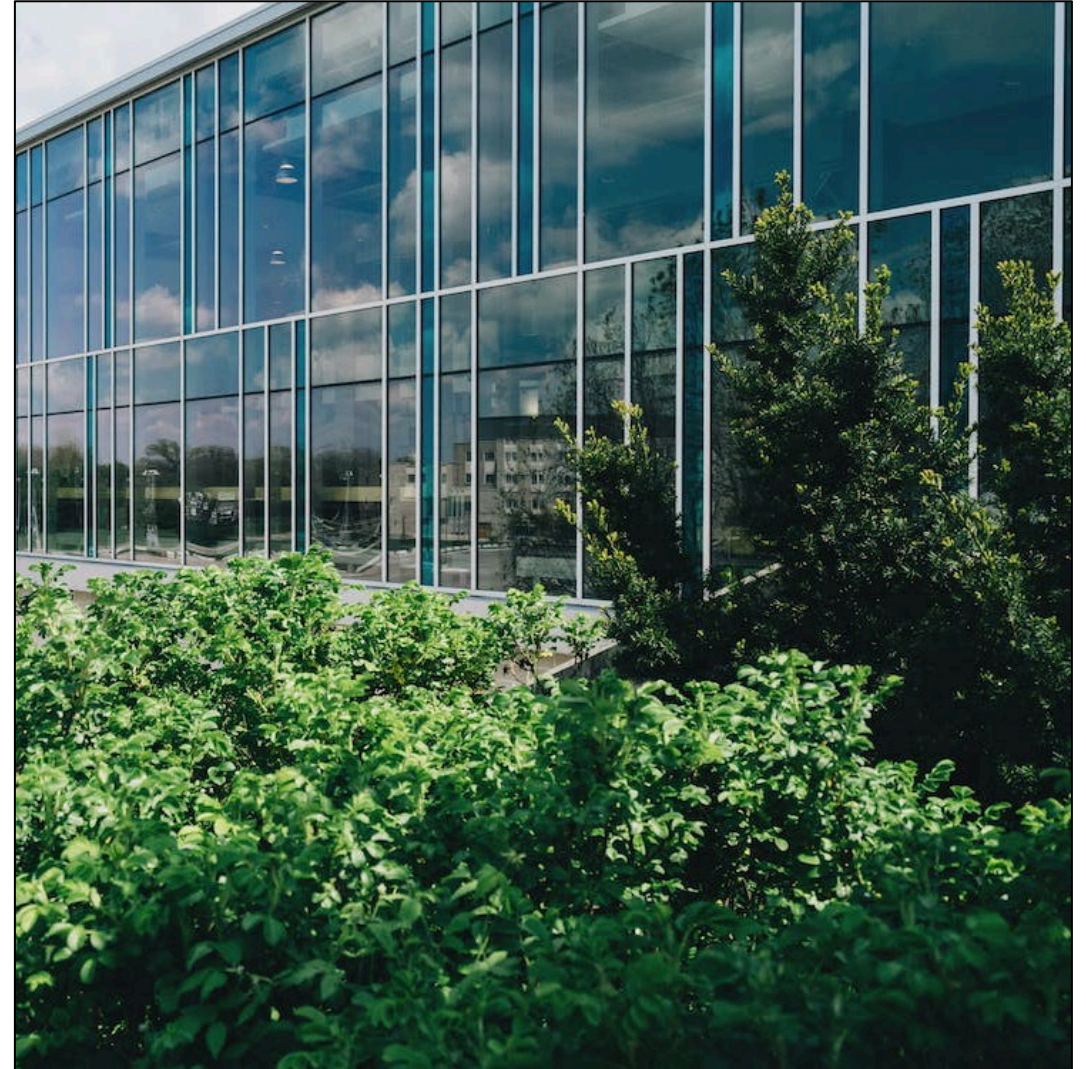
# Material Impact\*

There is extensive research which demonstrates the benefit of human contact with nature. **Access to nature at the building scale can have multiple positive health and performance outcomes.**

Specific gaps and opportunities in this area include:

- advancing evidence on the benefits of access to nature within buildings;
- connecting the benefits to outcomes such as human performance and mental, physical and social health;
- understanding how cultural and regional differences may impact health, well-being, and performance outcomes.

*\*with reference to WELL standards*





# Material Impact\*



Improve Task Performance



Enhanced Mood



Stress Reduction



Heightened Focus



Increase Socialization



Creativity



# FINISHES

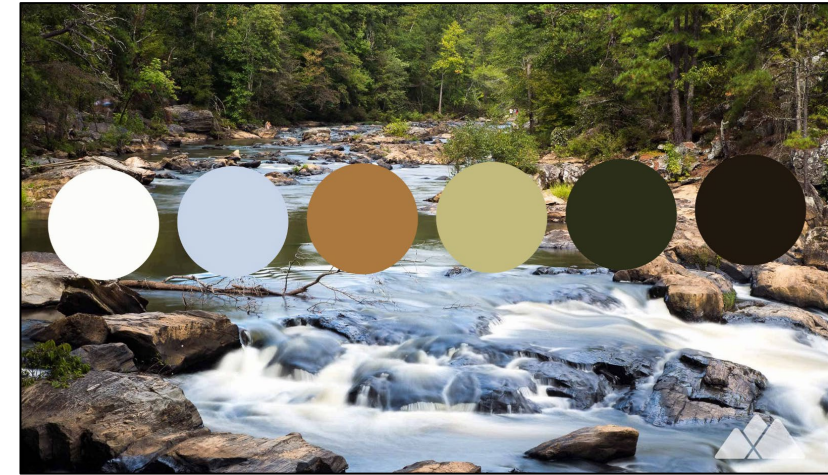
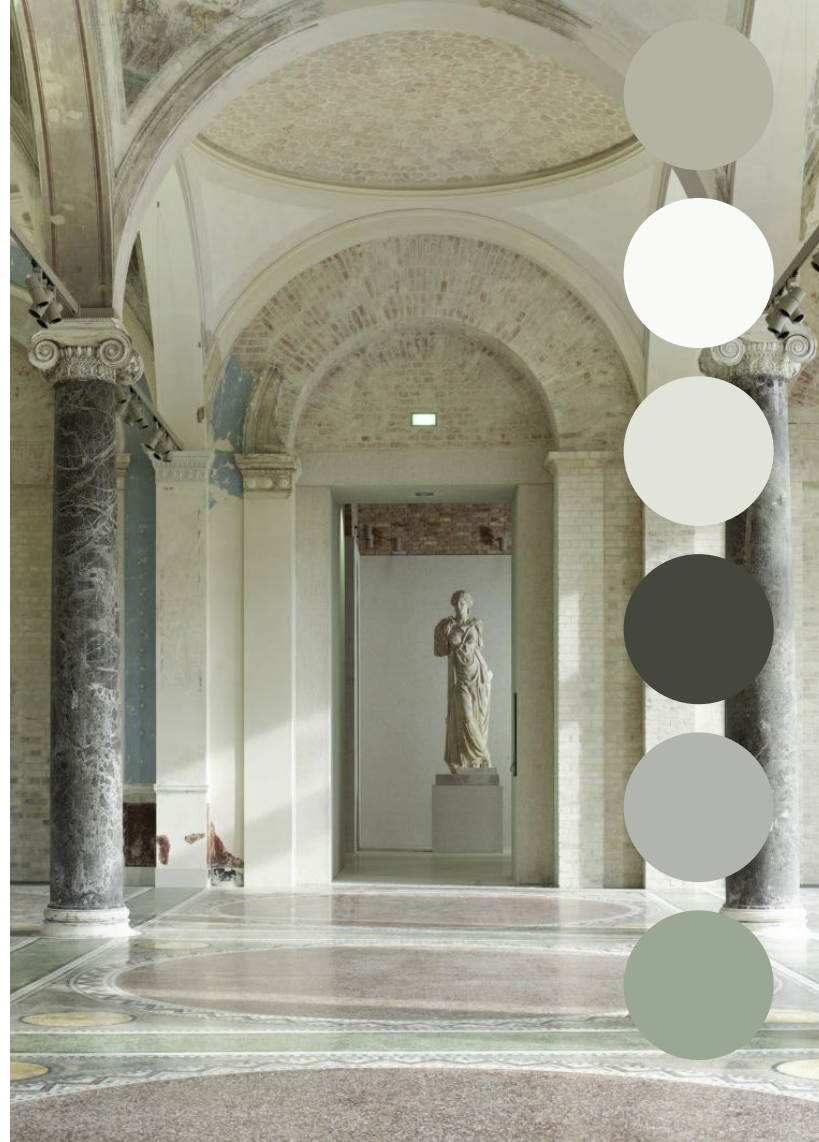
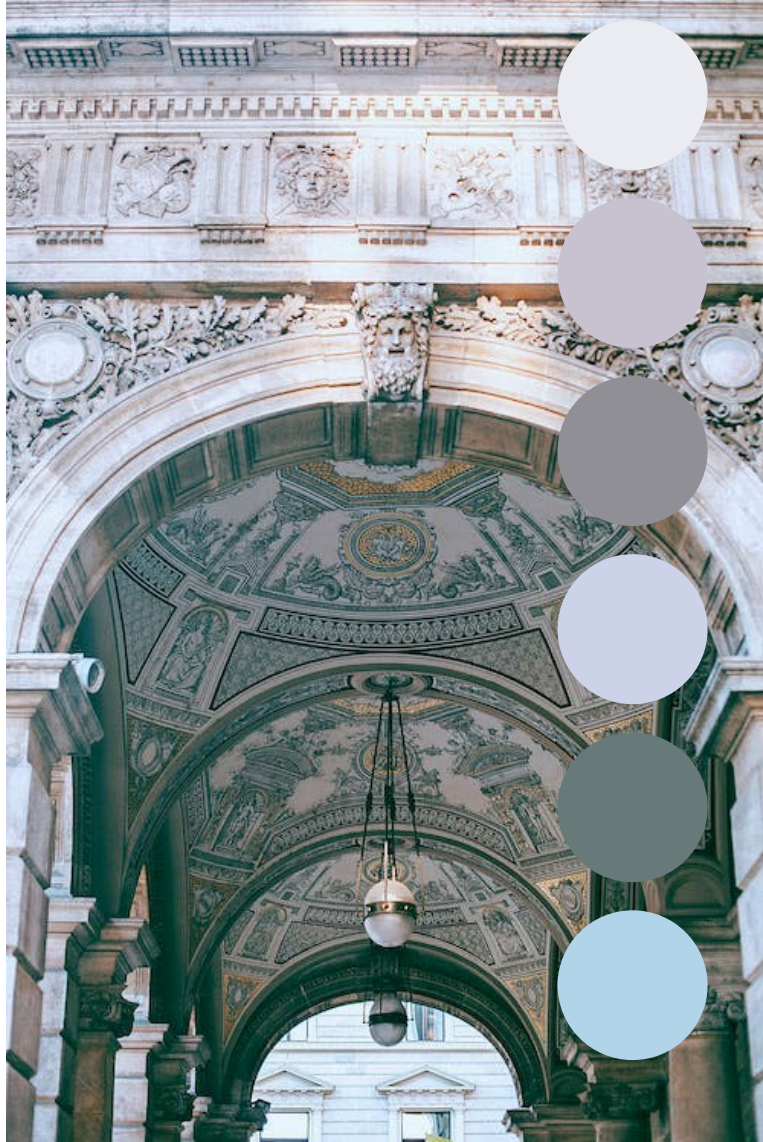
# BROOKHAVEN CITY HALL

**50% DD's**

Tuesday, March,28th, 2023



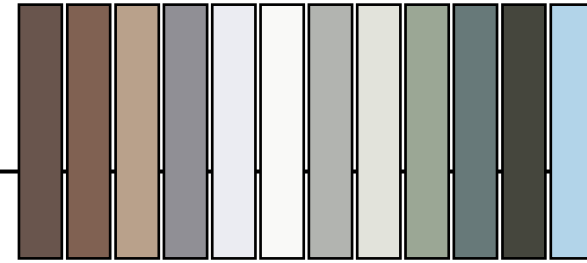
# COLOR PALETTE – Timeless



BUILDING FOR THE AGES



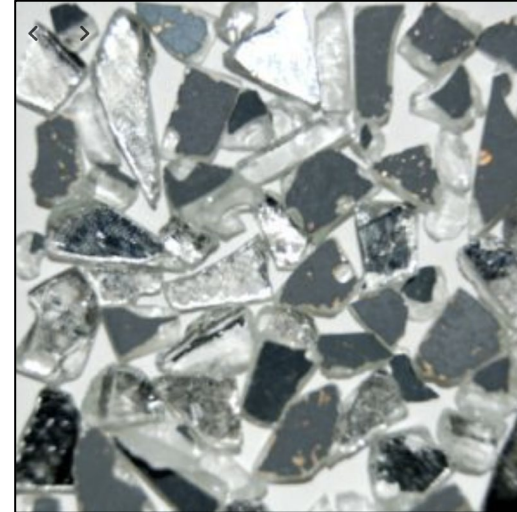
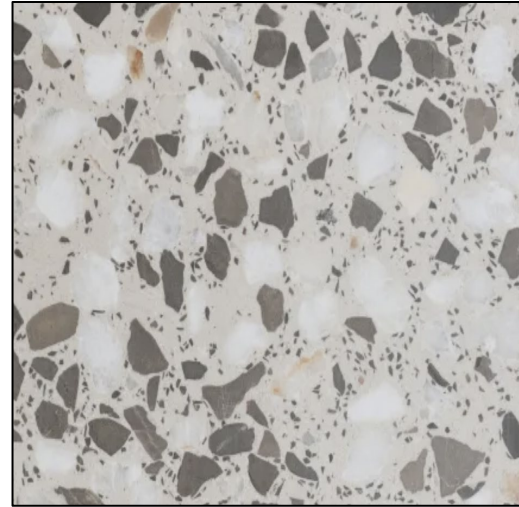
# COLOR PALETTES – Timeless



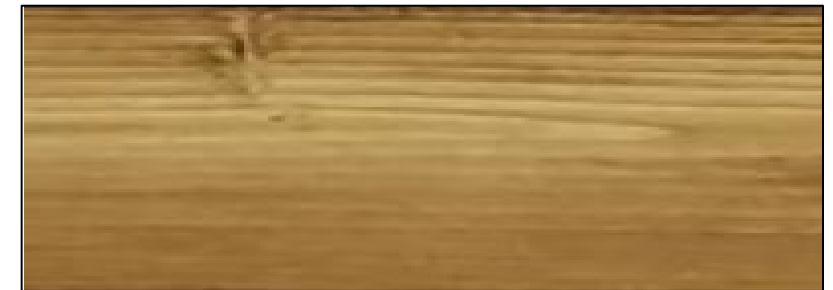
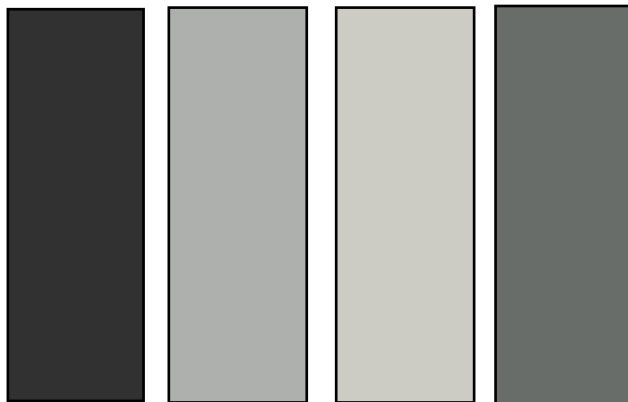
## Primary Colors



## Material Palette Options



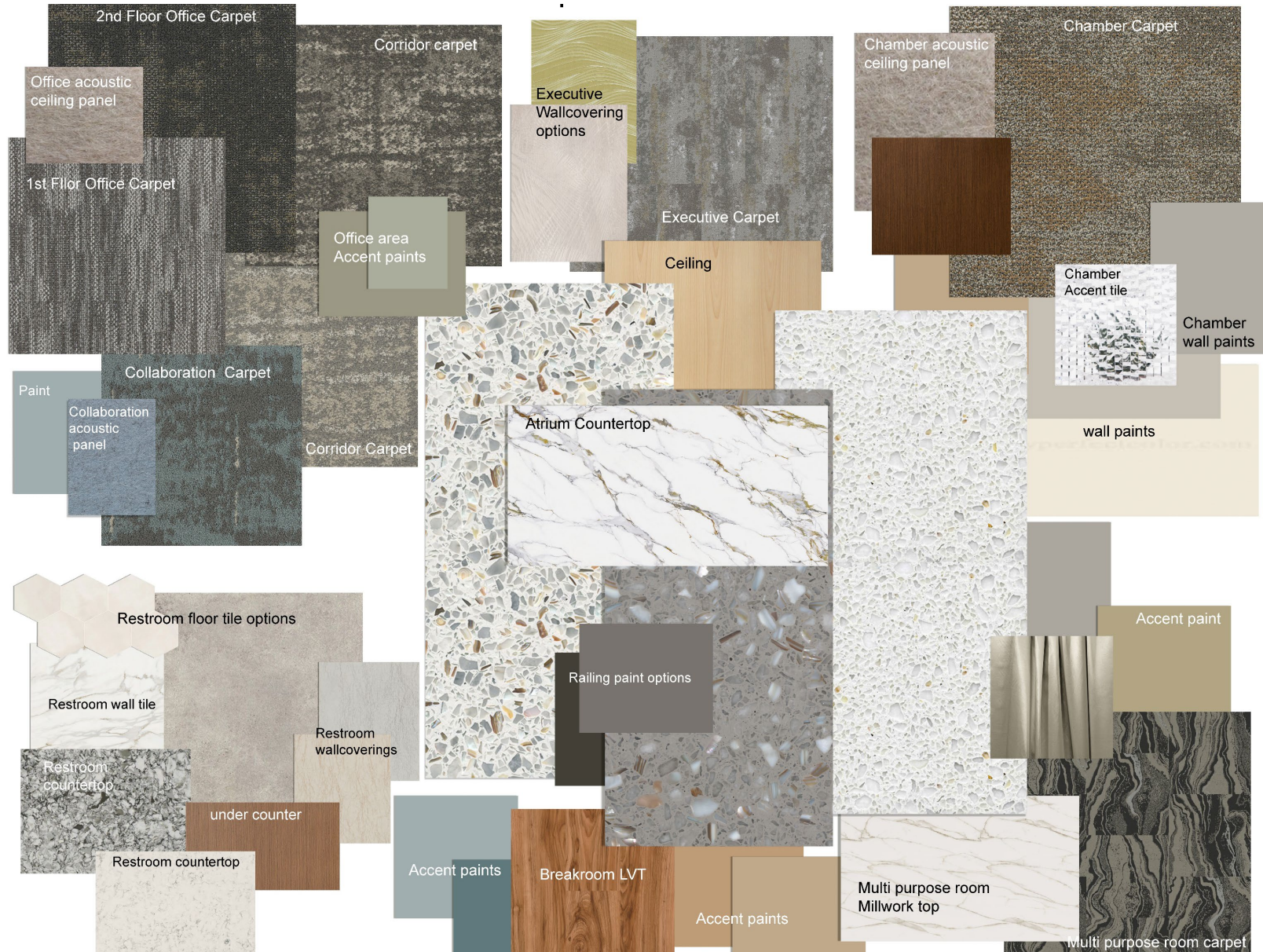
## Accent Colors



SUSTAINABILITY, WELCOMING, WARMTH



# CONCEPTUAL FINISH BOARD



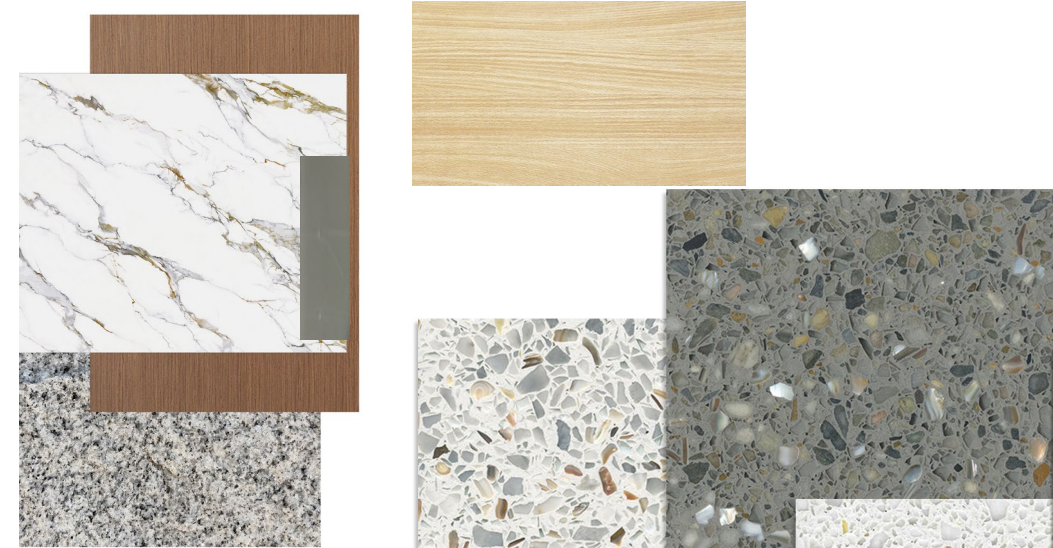
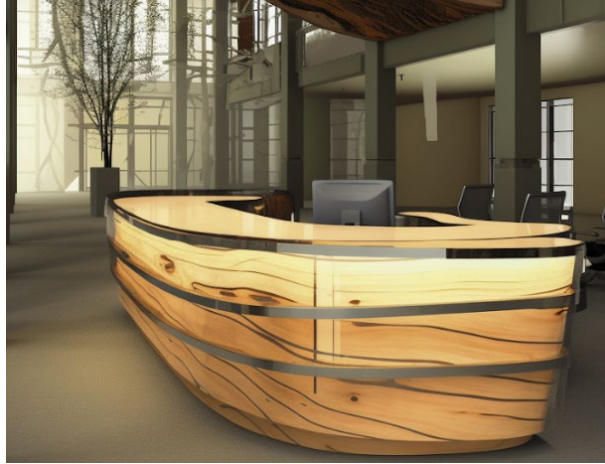


# CONCEPTUAL VIEWS – The Atrium

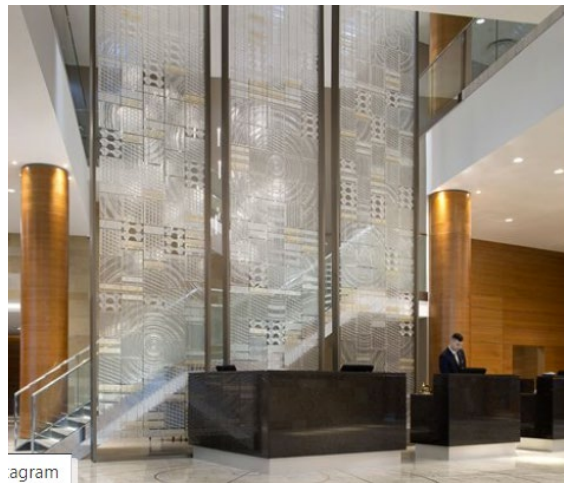




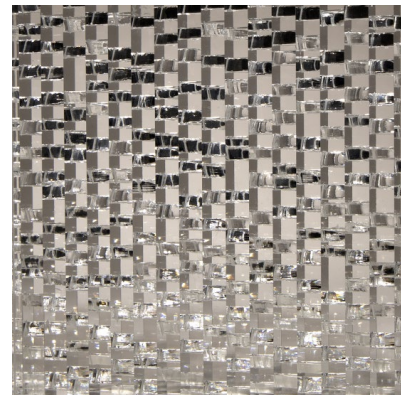
# ATRIUM



Granite  
Reception Desk



agram



Glass Panel



Terrazzo Pattern



# CONCEPTUAL ATRIUM AND MULTIPURPOSE ROOM





# MULTI PURPOSE ROOM



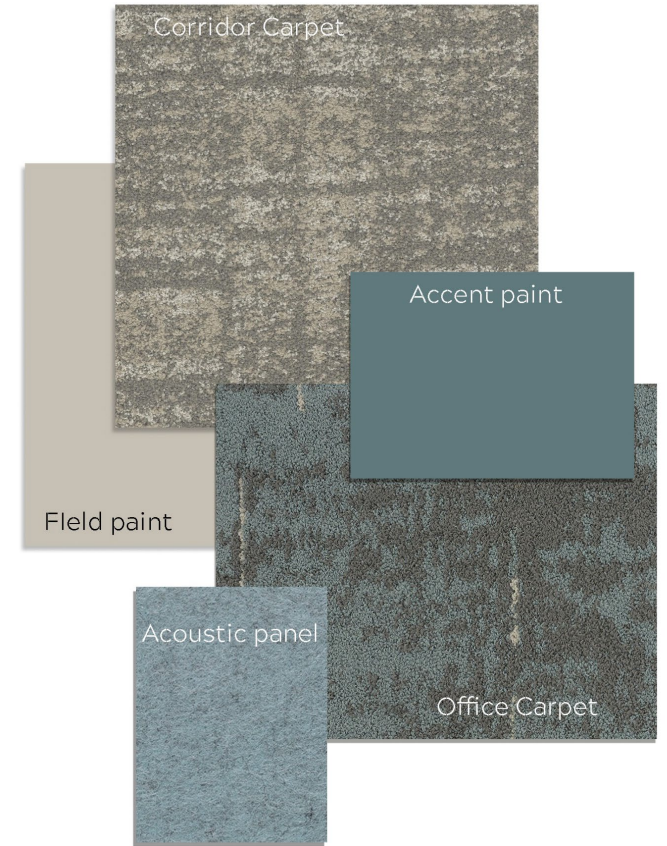
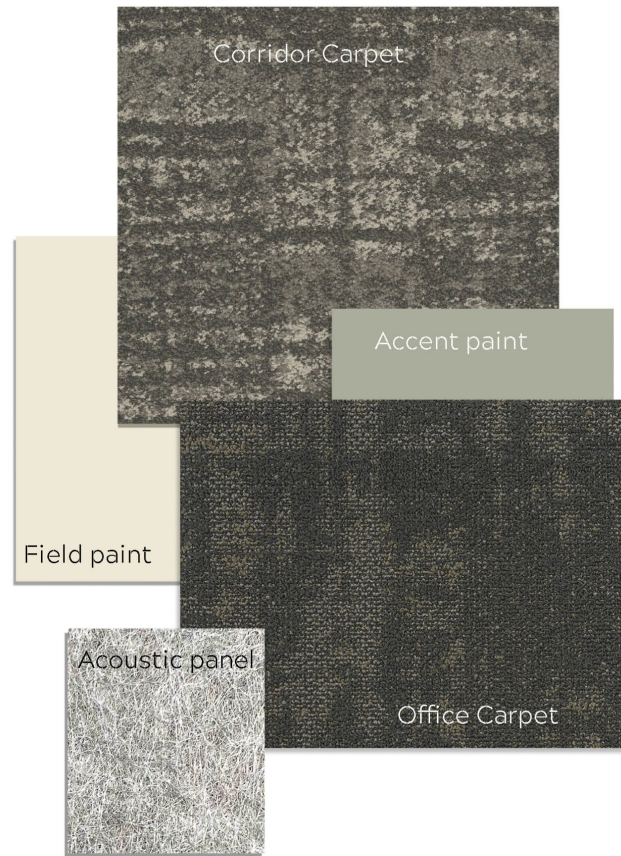


# RESTROOM |



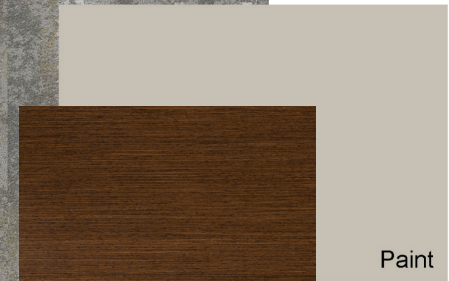
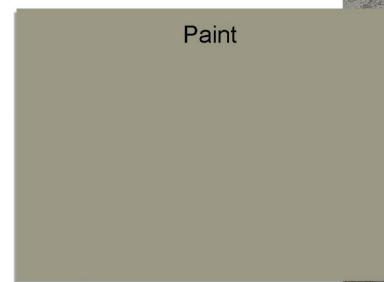
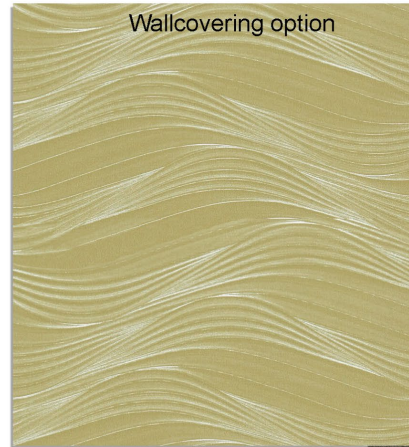


# PRIVATE OFFICES |



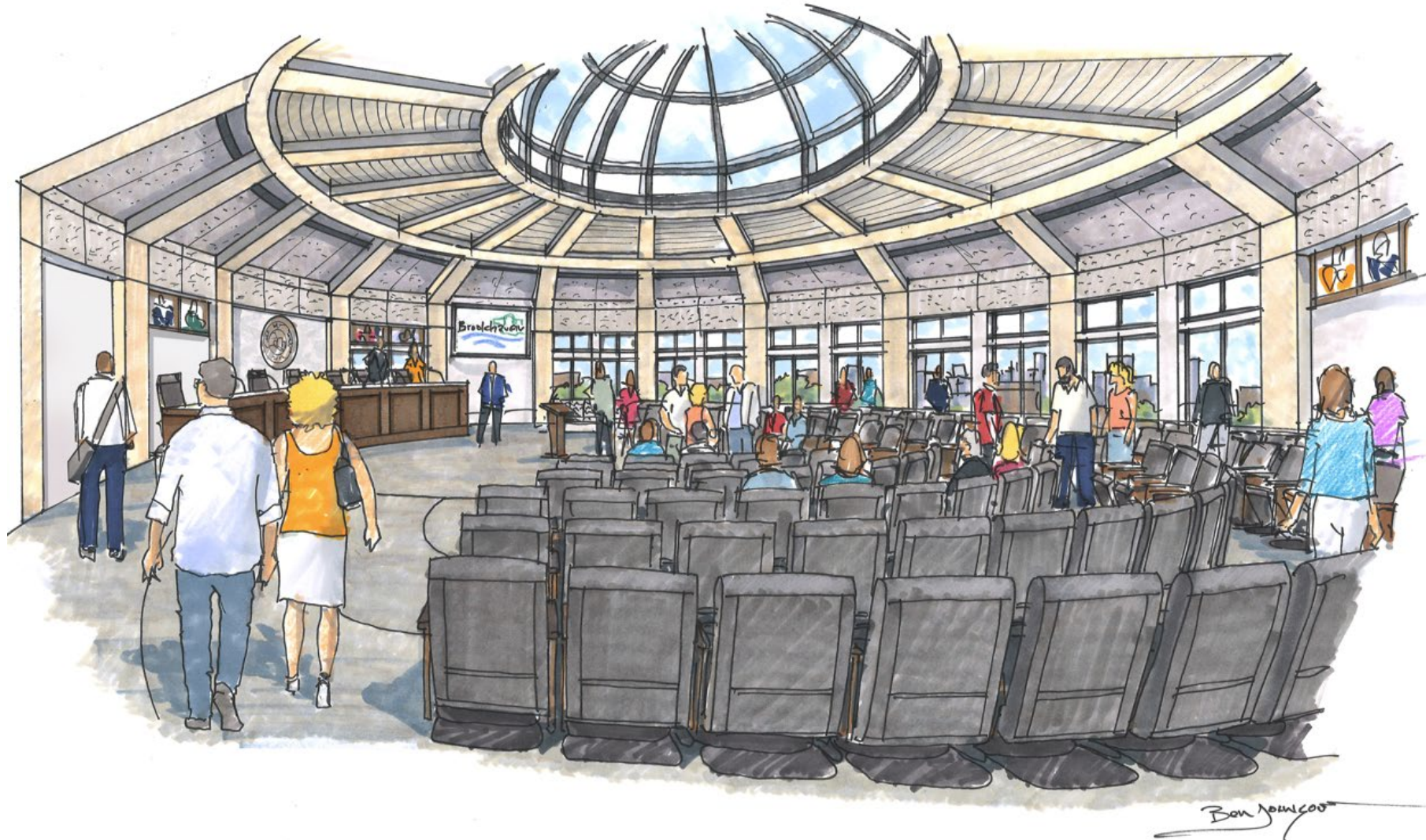


# EXECUTIVE CONFERENCE ROOM |





# CONCEPTUAL VIEWS – The Chamber





# CHAMBER ROOM |



Fixed Seating

Fixed Seating

Overhead beams and columns

Carpet

Paint

Dais desk

Granite

Bench built in

Acoustical panel

Glass panel



Thank You!