



Comprehensive Plan
Brookhaven
BOUND FOR 2044

Community Workshops

October 2023

WORKSHOP GOALS

1. Build Comprehensive Plan awareness and understanding
2. Understand your vision and priorities for Brookhaven's future
3. Provide opportunity for more focused input on all areas of Brookhaven
4. Collect input to help inform updates to the Comprehensive Plan



GROUNDING OUR DISCUSSIONS

- » Comp Plan Basics
- » Bound for 2044 (Update Process and Targeted Outcomes)
- » Considerations for Brookhaven's future growth





COMP PLAN BASICS

GUIDE FOR MANAGED GROWTH



PURPOSE & KEY COMPONENTS

- » **Defines Brookhaven's long-term vision for future growth and development**
 - Guides decision-making for future land use changes
 - Provides framework and implementation plan to advance community goals and priorities

» **Key Components**



VISION & GOALS

VISION STATEMENT

Brookhaven will be a national model for a walkable, urban community that preserves its unique character and history of neighborhoods, parks, and natural assets while welcoming higher density activity nodes that support transit use, biking, community hubs, sense of place, and diversity of residents and businesses

GOALS



LAND USE + TRANSPORTATION COORDINATION

Achieve greater walkability, bikeability, and overall mobility for day-to-day activities through transportation and land use coordination.



TRANSIT ORIENTED DESIGN

Pursue Transit Oriented Development (TOD) as a key strategy to shaping the city's future.



DIVERSITY

Preserve the economic and cultural diversity of the Brookhaven community.



NEIGHBORHOODS

Preserve the city's unique neighborhoods and communities.



UNIQUE BROOKHAVEN

Establish an identity and brand for the City of Brookhaven.



SUSTAINABILITY

Develop reputation as a forward thinking and sustainable city.



A CITY OF PARKS

Enhance the City's parks and recreation system.



ECONOMIC PROSPERITY

Ensure a balanced economic environment.



BUFORD HIGHWAY GATEWAY

Promote Buford Highway to enhance this strategic location in the city.





BOUND FOR 2044



PLANNING TEAM

CITY OF BROOKHAVEN



BLUE CYPRESS



- Project Management
- Public Engagement
- Documentation
- Quality Assurance

TSW



- Land Use Lead
- Engagement Support
- Quality Review

FOURTH ECONOMY



- Housing Lead
- Economic Development Lead
- Engagement Support



PLAN COLLABORATION

**CITY OF
BROOKHAVEN**

**PLANNING
TEAM**

**COMMUNITY
MEMBERS**

**STEERING
COMMITTEE**

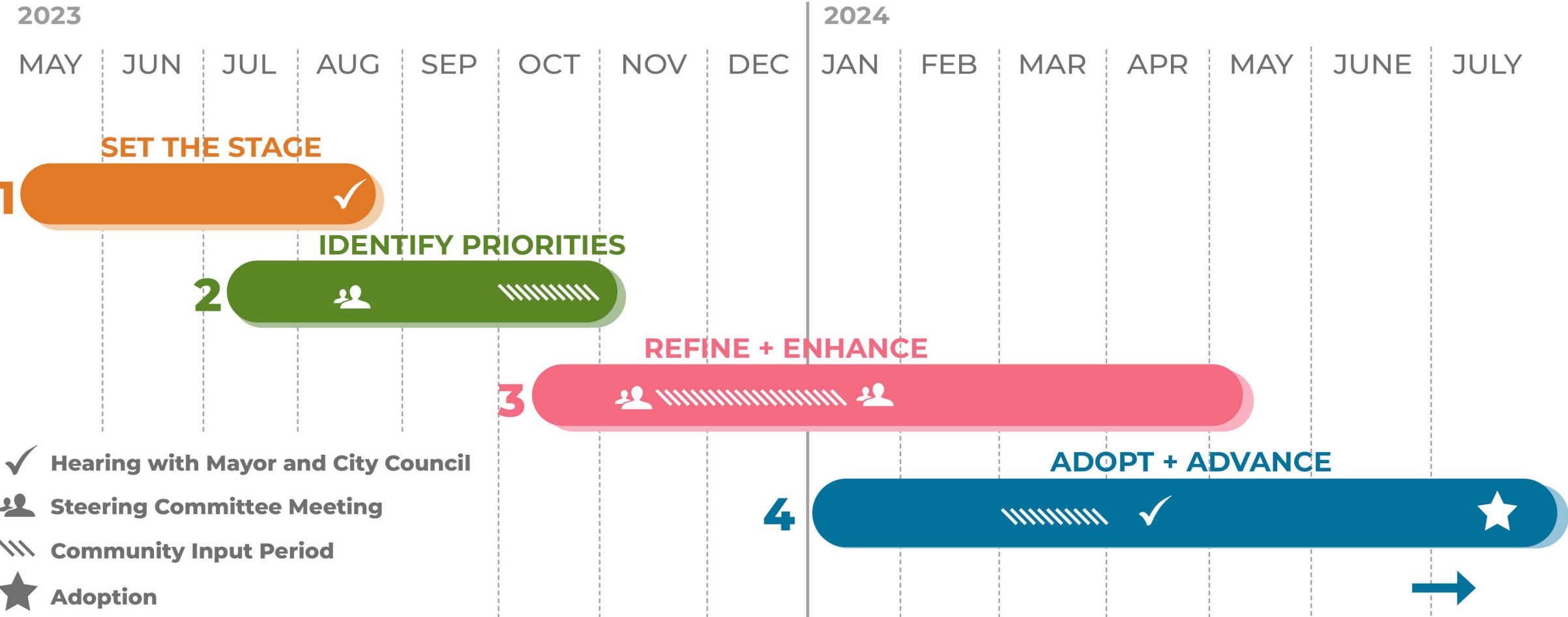
Atlanta Regional
Commission

Georgia Department
of Community Affairs

Neighboring
Jurisdictions



PROJECT PHASES & TIMELINE



HOW WE ARE CONNECTING

DIGITAL ENGAGEMENT

Project Website
Online Survey
Map Input Tool

POP UP EVENT

Brookhaven International Festival
Saturday 10/21

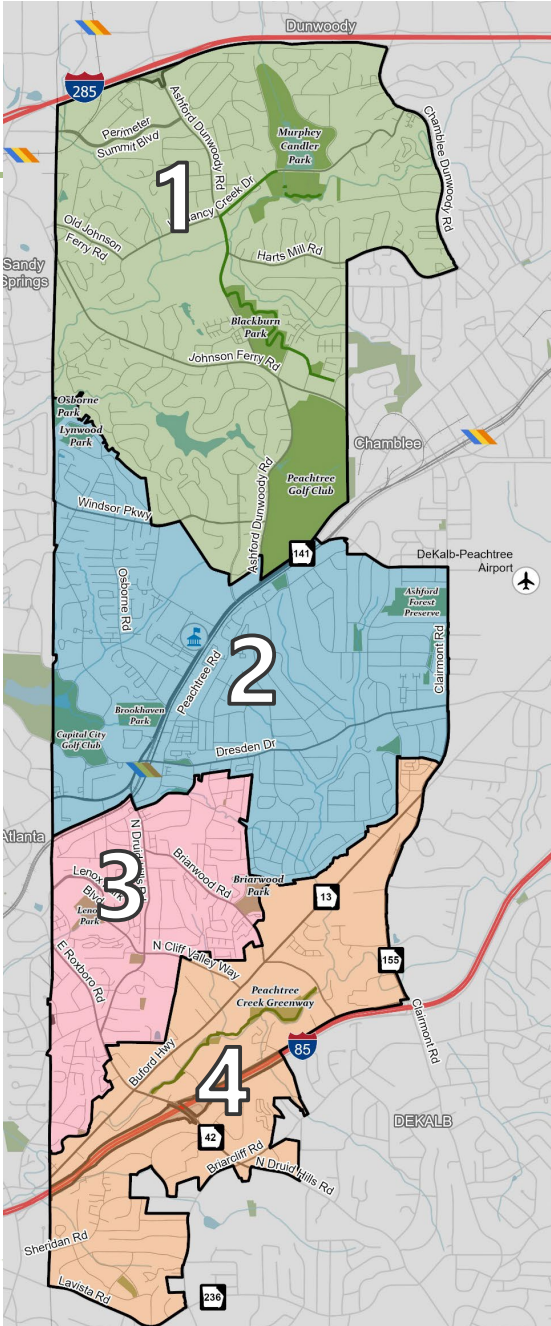
LISTENING SESSIONS

Fall 2023 (TBD)

COMMUNITY WORKSHOPS

1	10/5
2	10/12
3	10/17
4	10/23

SUBAREA PLANNING MAP





CONSIDERATIONS

PLAN FOCUS & TOPIC AREAS



Environment & Sustainability



Economic Development



Land Use Policy



People & Place



Housing



Infrastructure



Livability: Trails, Mobility & Parks



History, Art, & Culture

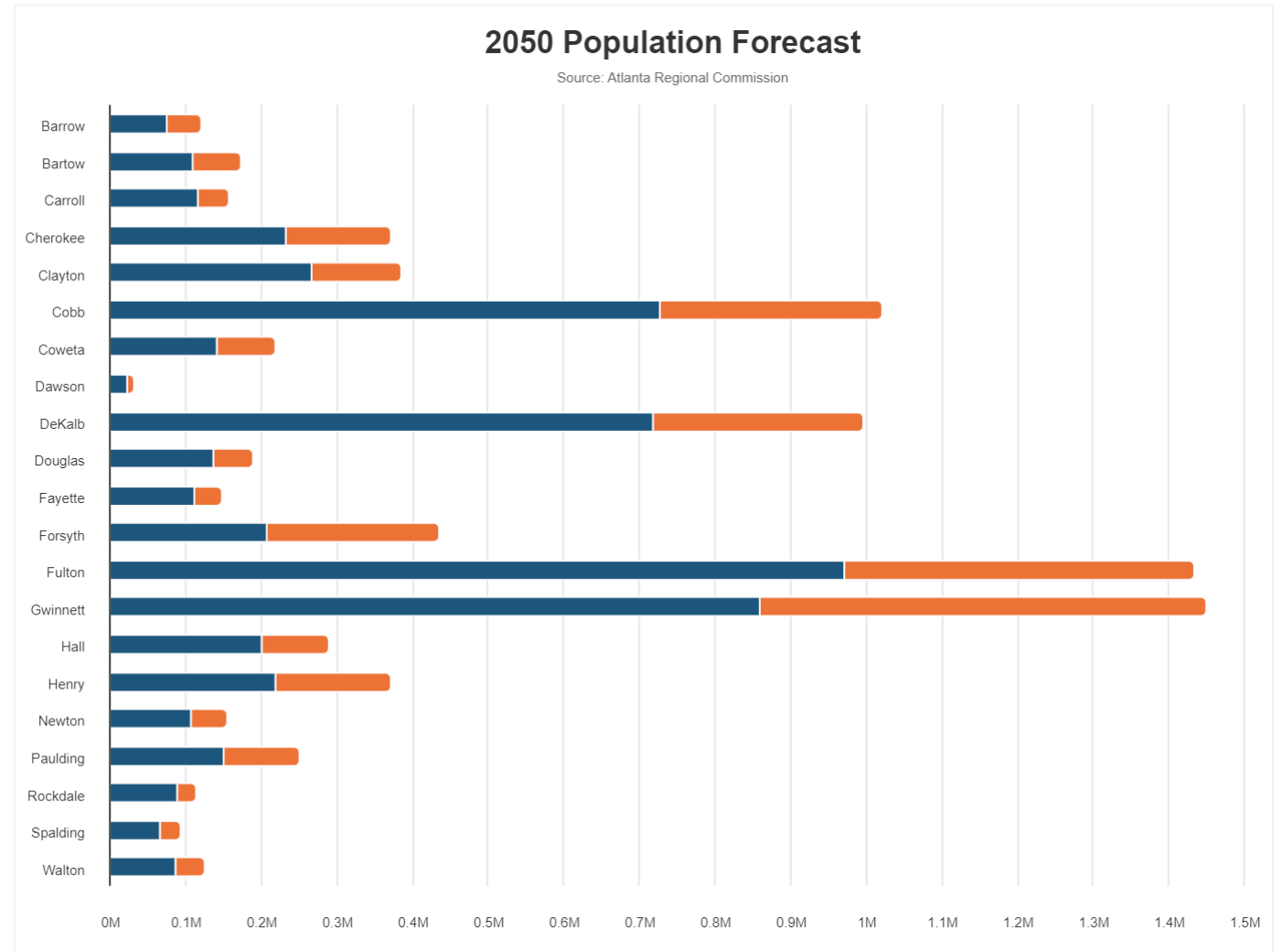


CHANGE IS INEVITABLE

- » Our country will continue to diversify.
- » Our population will continue to age.
- » Technology will continue to advance.
- » Our climate and environment will continue to evolve.
- » Population growth will come to our region.

How will we evolve and react to these changes?

How does our land use policy and investments help foster our vision and goals for Brookhaven?



Workshop Activities

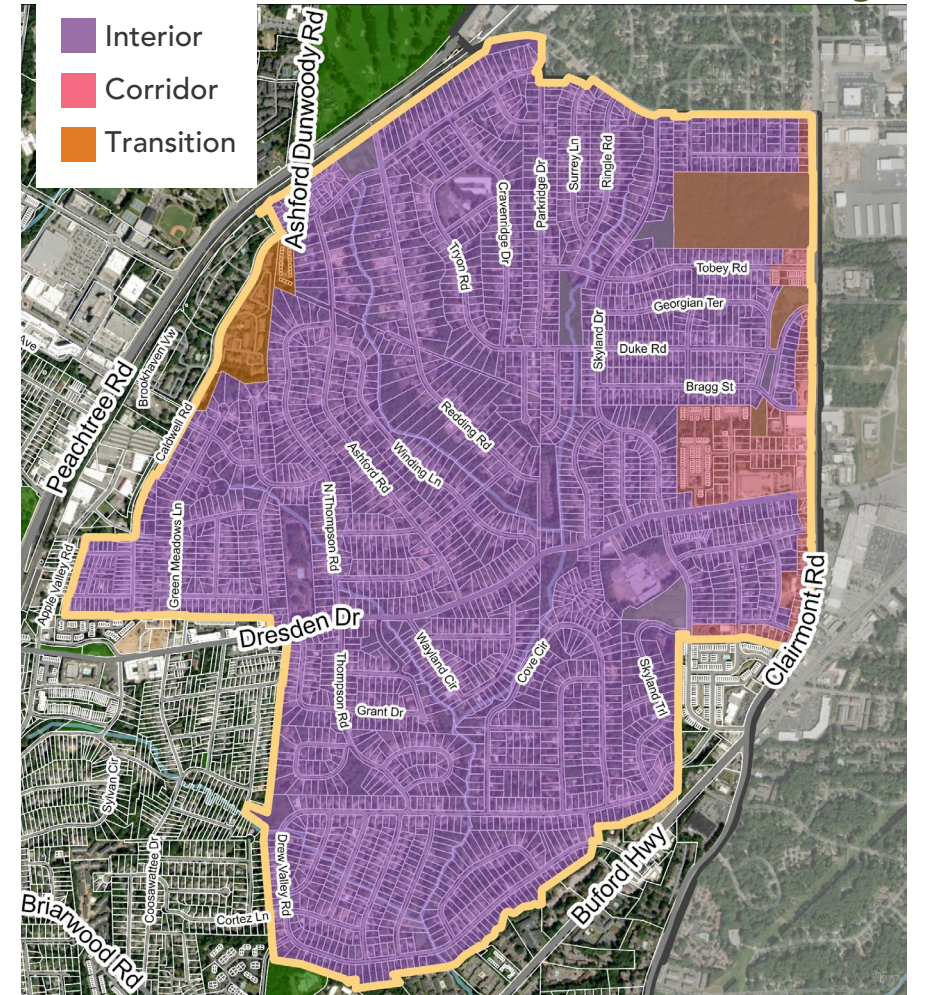
- Small Group Discussion
- Planning Subarea Policy and Boundaries Feedback
- Subarea Map Input
- Orientation Activities
 - Share Your Vision for Brookhaven
 - Key Questions
- Bonus:** Take online surveys here or at home (Make Your Mark!)



CHARACTER AREA ACTIVITY

- » Character area boundaries remain the same
- » Policy is from the current comprehensive plan
- » **We want to know which policies are still relevant and which ones need to change**
- » The existing comprehensive contained “sub-area” policies for distinct parts of a given character area:
 - Interior
 - Major Corridors
 - Transition
- » What was missing was geographically defining these sub-areas
- » **We drafted them, and want to know if these boundaries are correct**

Ashford Park-Drew Valley



CHARACTER AREA MAP

- » 15 character areas* that provide more specific
- » On October 5, we focused on the following areas:

● Perimeter Center

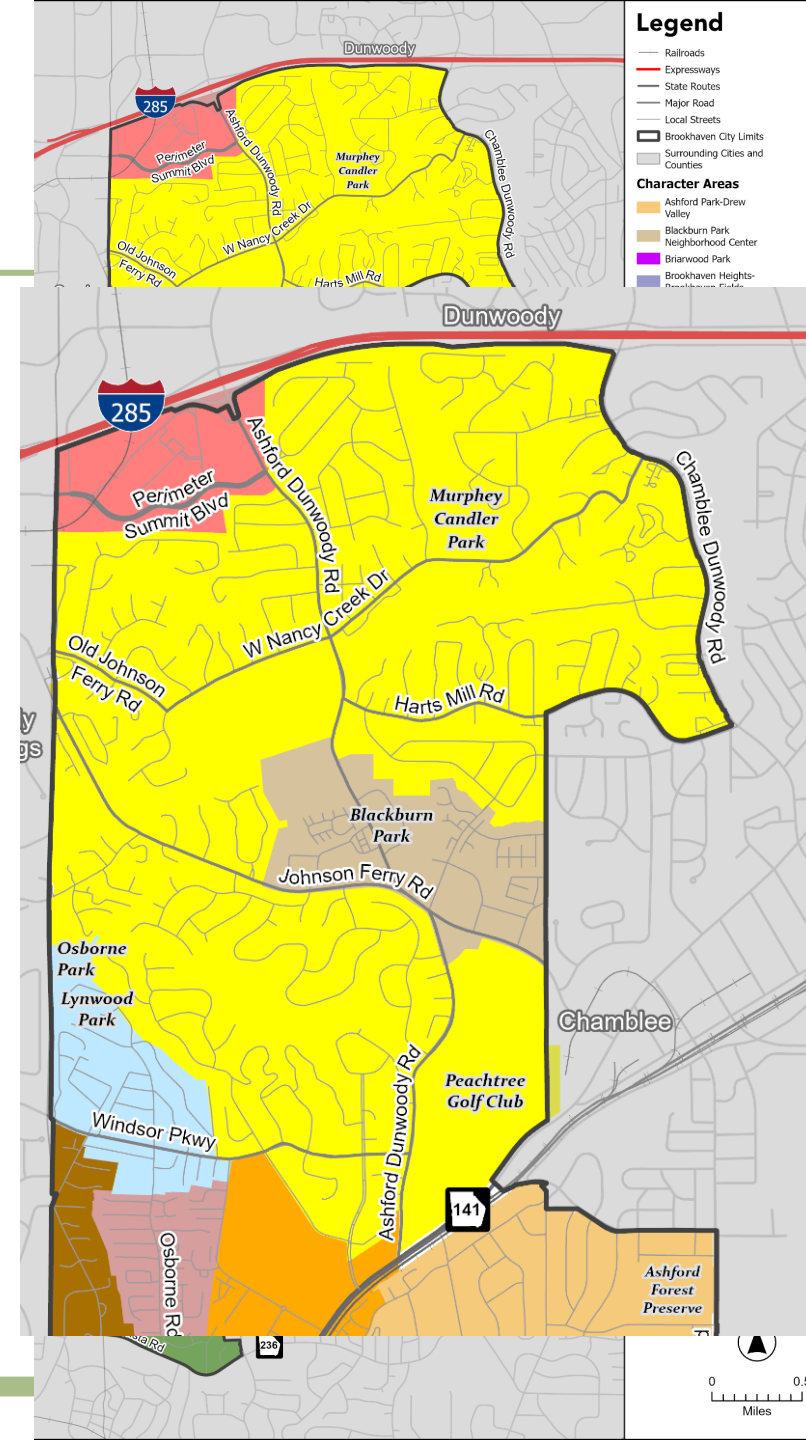
- Population: 957
- Total Housing Units: 528
 - Owner-Occupied Housing Units: 50%
 - Rental Housing Units: 44%
 - Vacant Housing Units: 6%
- Median Home Value: \$636,811

● Lakes District

- Population: 9,857
- Total Housing Units: 3,874
 - Owner-Occupied Housing Units: 71%
 - Rental Housing Units: 24%
 - Vacant Housing Units: 5%
- Median Home Value: \$602,031

● Blackburn Park Neighborhood Center

- Population: 3,718
- Total Housing Units: 1,955
 - Owner-Occupied Housing Units: 44%
 - Rental Housing Units: 51%
 - Vacant Housing Units: 5%
- Median Home Value: \$523,010



CHARACTER AREA MAP

- » 15 character areas that guide policy and decisions
- » On October 12, we focused on the following areas:

Lynwood Park

- Population: 1,694
- Total Housing Units: 587
 - Owner-Occupied Housing Units: 94%
 - Rental Housing Units: 4%
 - Vacant Housing Units: 2%
- Median Home Value: \$708,193

Historic Brookhaven

- Population: 674
- Total Housing Units: 248
 - Owner-Occupied Housing Units: 59%
 - Rental Housing Units: 23%
 - Vacant Housing Units: 18%
- Median Home Value: \$599,490

Osborne

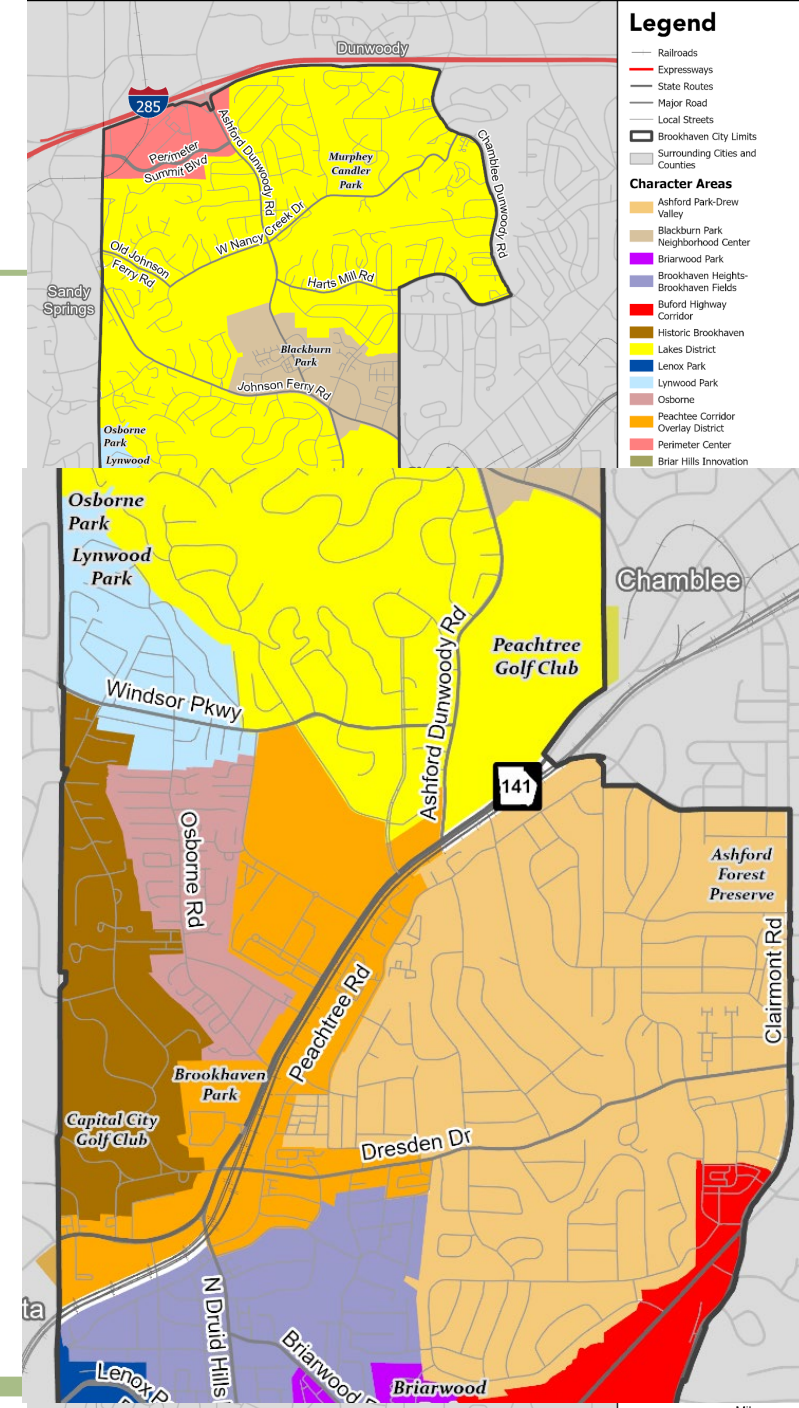
- Population: 1,760
- Total Housing Units: 821
 - Owner-Occupied Housing Units: 73%
 - Rental Housing Units: 22%
 - Vacant Housing Units: 5%
- Median Home Value: \$578,351

Ashford Park-Drew Valley

- Population: 7,873
- Total Housing Units: 3,243
 - Owner-Occupied Housing Units: 65%
 - Rental Housing Units: 29%
 - Vacant Housing Units: 6%
- Median Home Value: \$642,710

Peachtree Corridor Overlay District

- Population: 6,114
- Total Housing Units: 4,197
 - Owner-Occupied Housing Units: 36%
 - Rental Housing Units: 51%
 - Vacant Housing Units: 13%
- Median Home Value: \$678,336



CHARACTER AREA MAP

- » 15 character areas that guide policy and decisions
- » On October 17, we focused on the following areas:

● Lenox Park

- Population: 1,200
- Total Housing Units: 753
 - Owner-Occupied Housing Units: 27%
 - Rental Housing Units: 66%
 - Vacant Housing Units: 7%
- Median Home Value: \$592,687

● Brookhaven Heights-Brookhaven Fields

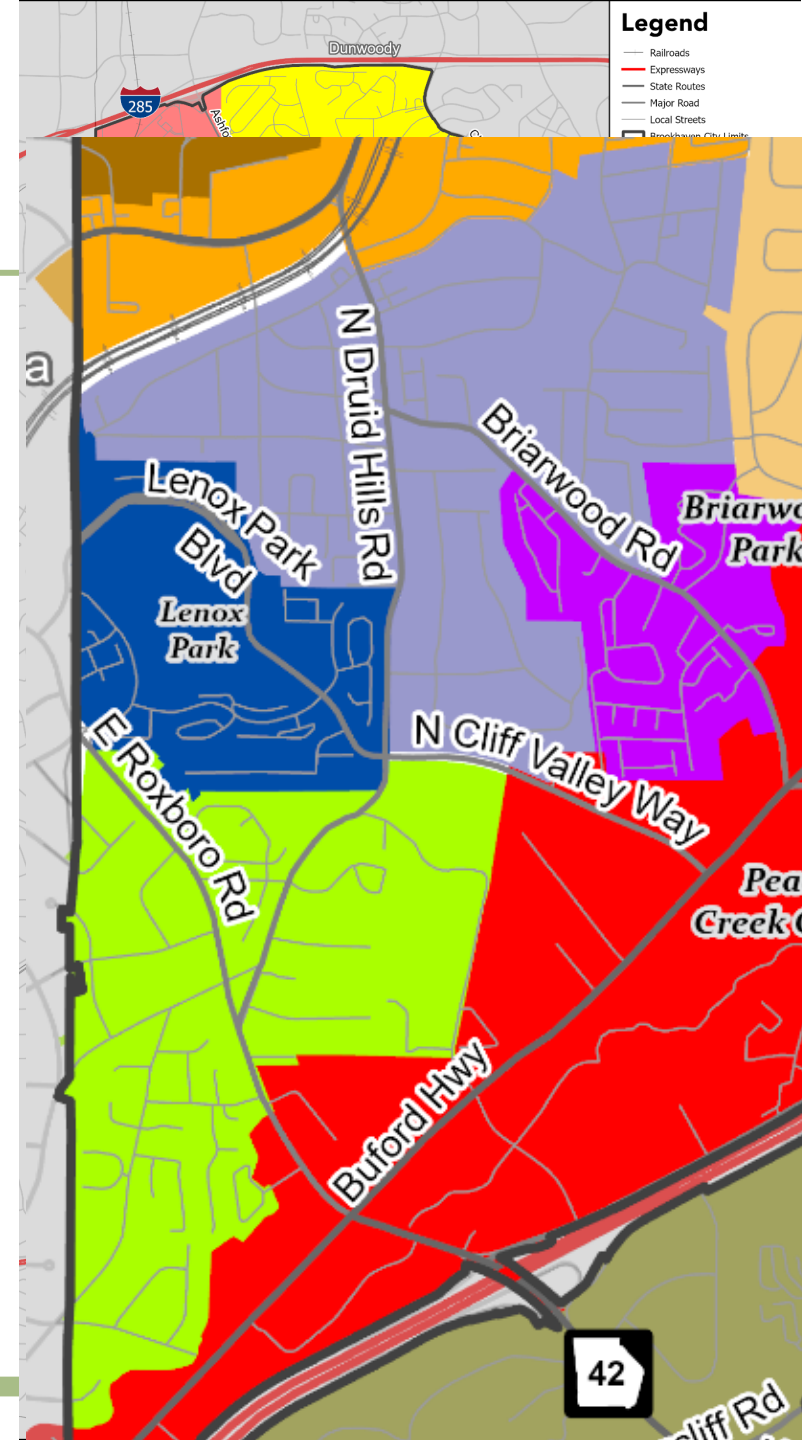
- Population: 3,823
- Total Housing Units: 1,895
 - Owner-Occupied Housing Units: 58%
 - Rental Housing Units: 34%
 - Vacant Housing Units: 8%
- Median Home Value: \$627,042

● Roxboro

- Population: 2,662
- Total Housing Units: 1,173
 - Owner-Occupied Housing Units: 37%
 - Rental Housing Units: 57%
 - Vacant Housing Units: 5%
- Median Home Value: \$581,754

● Briarwood Park

- Population: 2,640
- Total Housing Units: 1,196
 - Owner-Occupied Housing Units: 66%
 - Rental Housing Units: 31%
 - Vacant Housing Units: 3%
- Median Home Value: \$544,005



CHARACTER AREA MAP

- » 15 character areas that guide policy and decisions
- » On October 23, we focused on the following areas:

● Buford Highway Corridor

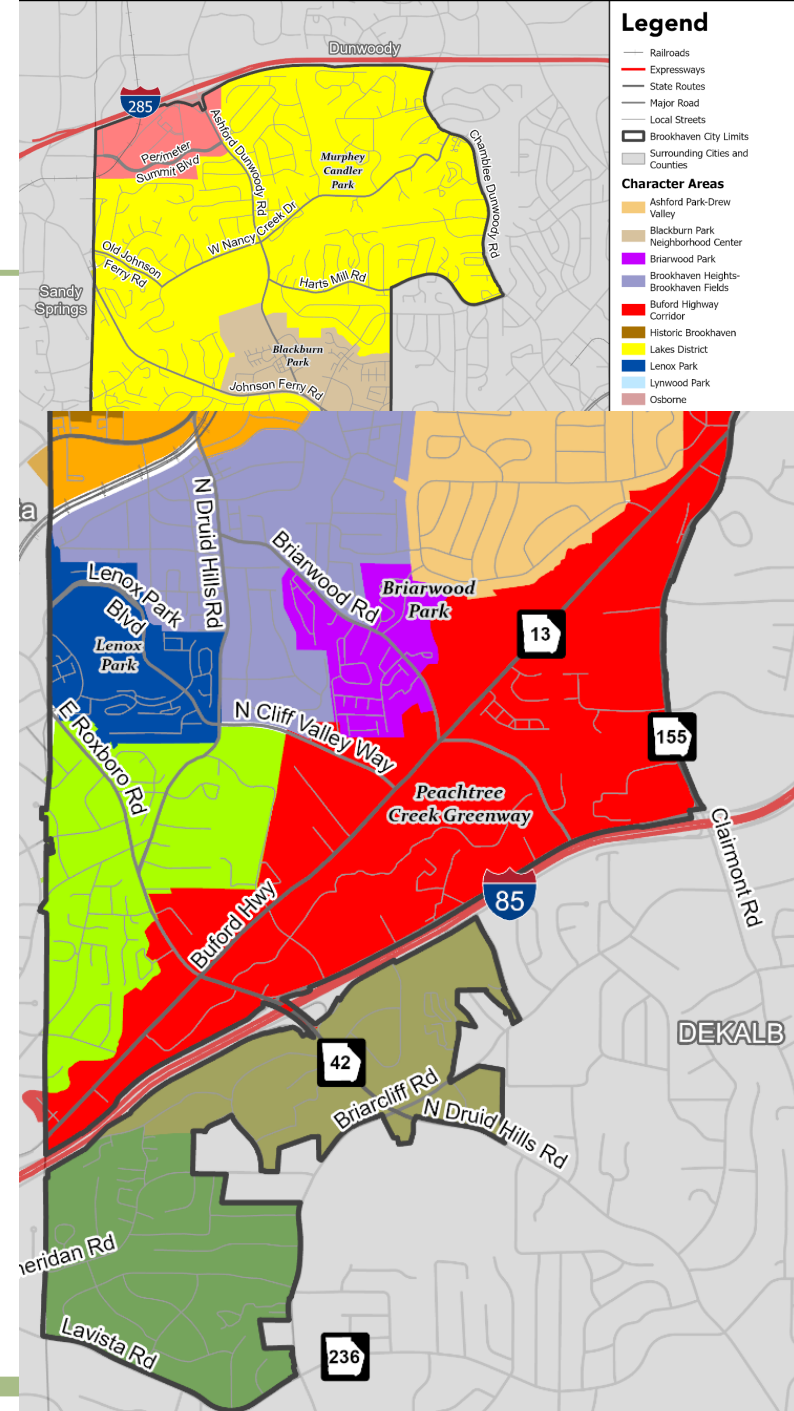
- Population: 12,215
- Total Housing Units: 5,192
 - Owner-Occupied Housing Units: 18%
 - Rental Housing Units: 74%
 - Vacant Housing Units: 8%
- Median Home Value: \$401,212

● Briar Hills Innovation

- Population: 1,650
- Total Housing Units: 1,155
 - Owner-Occupied Housing Units: 25%
 - Rental Housing Units: 68%
 - Vacant Housing Units: 7%
- Median Home Value: \$357,143

● LaVista Park

- Population: 1,895
- Total Housing Units: 1,067
 - Owner-Occupied Housing Units: 48%
 - Rental Housing Units: 47%
 - Vacant Housing Units: 6%
- Median Home Value: \$619,960



SUB-AREA 1

- » Other than residential development, Subarea 1 has not witnessed dramatic change
 - Of note, a single-family cottage court development on Chamblee Dunwoody Rd
- » However, growth is occurring near Perimeter Center to the northwest and in Chamblee to the east.

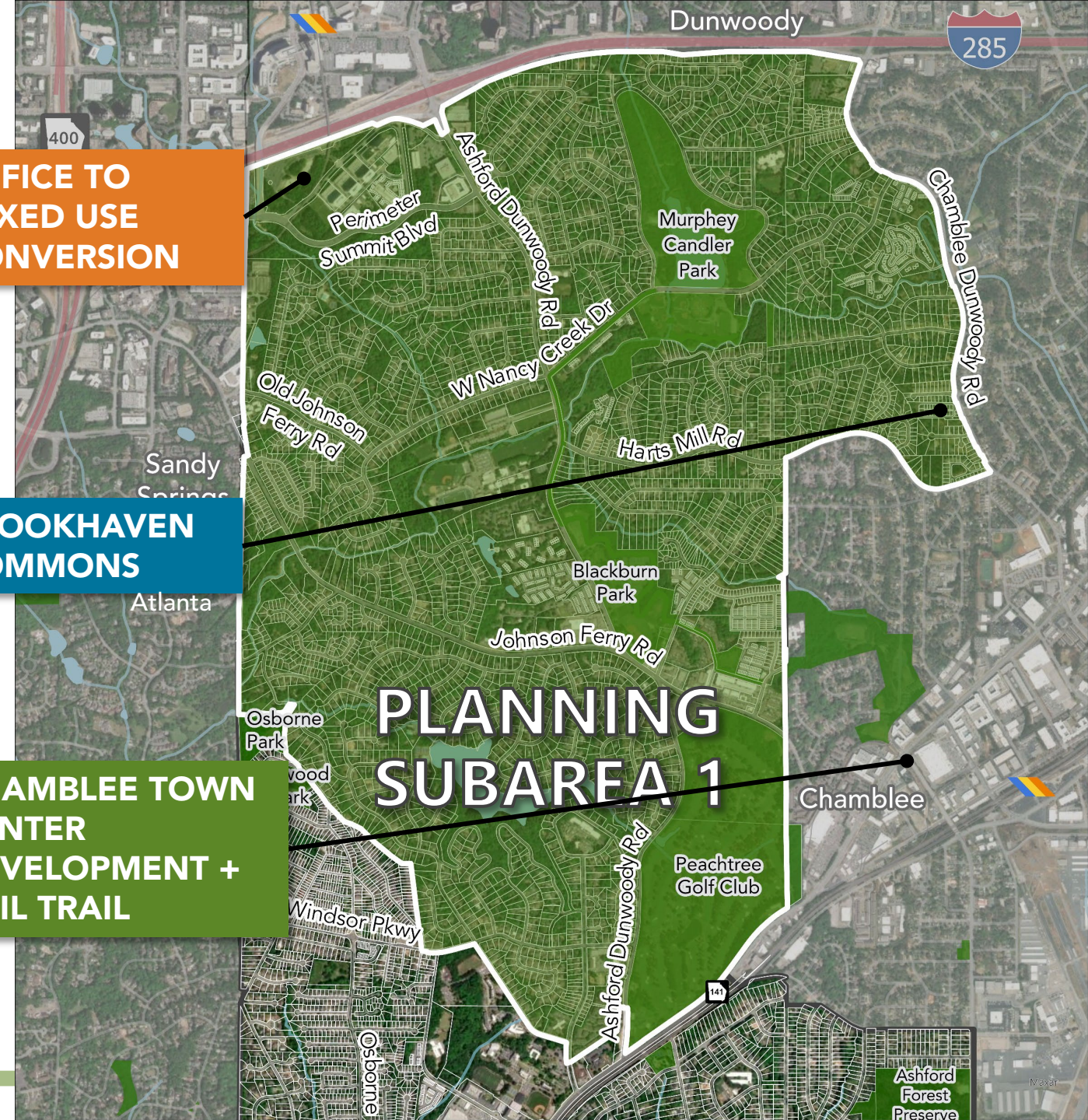


Brookhaven Commons: cottage court-type single family development.

OFFICE TO MIXED USE CONVERSION

BROOKHAVEN COMMONS

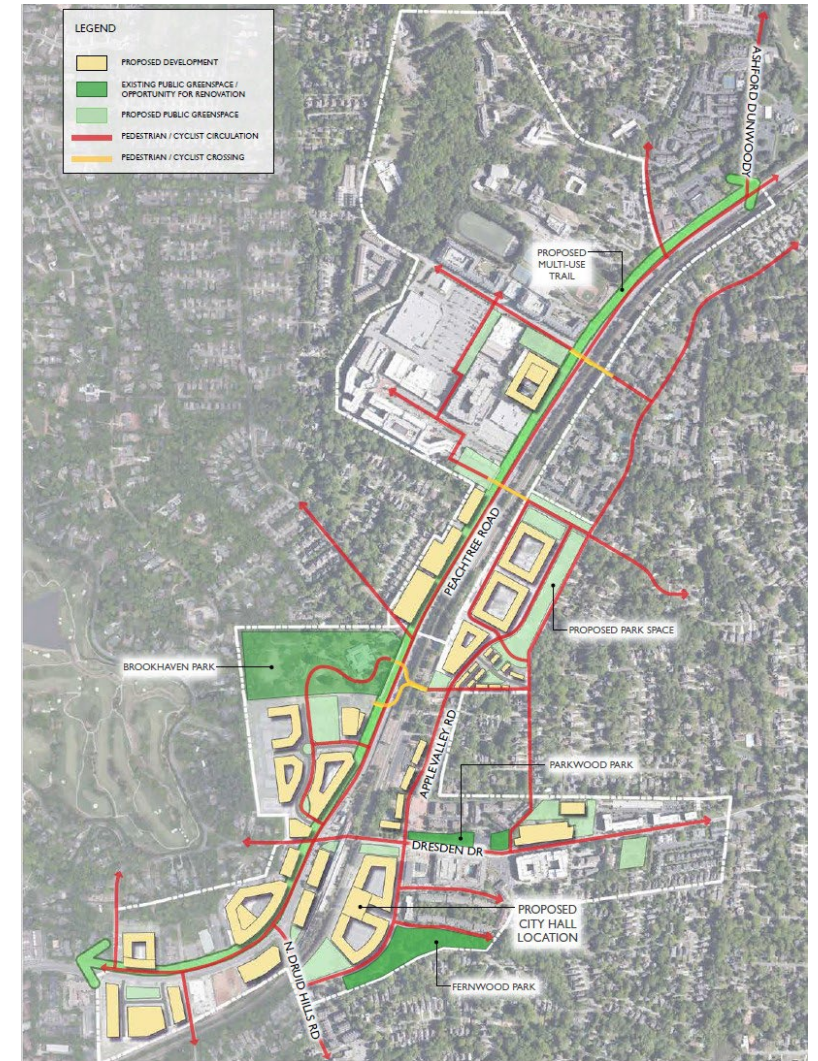
CHAMBLEE TOWN CENTER DEVELOPMENT + RAIL TRAIL



SUB-AREA 2

- Peachtree Road is one character area without sub-area policy
- Its growth is guided by the Peachtree Road Corridor Overlay and the City Centre Master Plan
- The Master Plan identified
 - Potential redevelopment opportunities
 - Bike/pedestrian infrastructure
 - Other mobility improvements
- There is a lot of current buzz about the Peachtree Road corridor and particularly the new City Hall
- But remember! We're looking out 20 years into the future
- Let's keep our vision forward and focus on guiding future growth and development into 2044

CITY CENTRE MASTER PLAN FRAMEWORK



SUB-AREA 3

- » Other than residential development, Subarea 3 has not witnessed dramatic change
- » However, planning studies and in-progress developments expect growth just outside of these character areas
- » On Peachtree Road, Buford Highway, and North Druid Hills
- » Plans and development include:
 - City Centre Master Plan
 - Buford Highway Activity Nodes Master Plan
 - CHOA's North Druid Hills Campus
 - Emory at Executive Park Master Plan

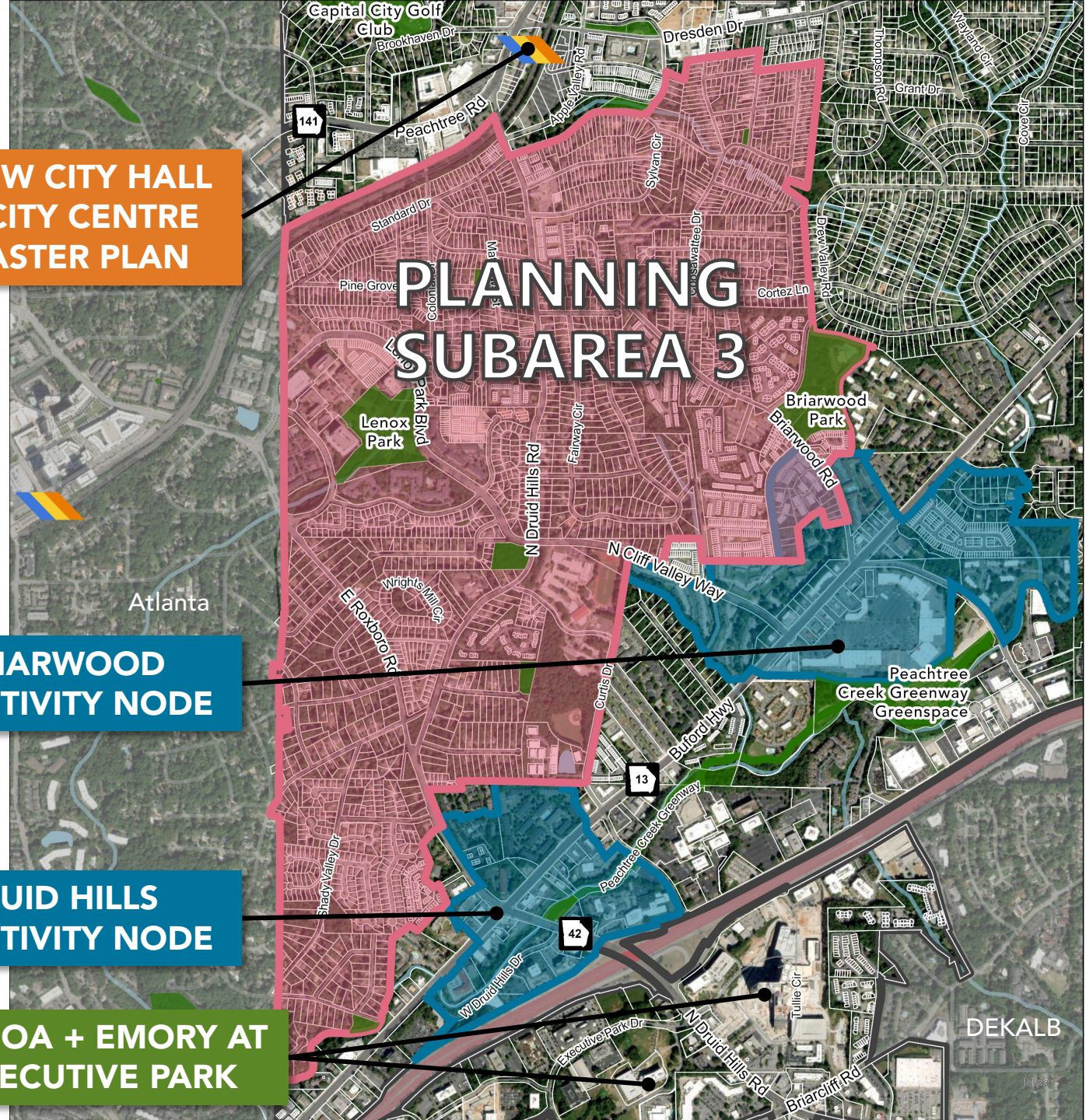
**NEW CITY HALL
+ CITY CENTRE
MASTER PLAN**

**PLANNING
SUBAREA 3**

**BRIARWOOD
ACTIVITY NODE**

**DRUID HILLS
ACTIVITY NODE**

**CHOA + EMORY AT
EXECUTIVE PARK**



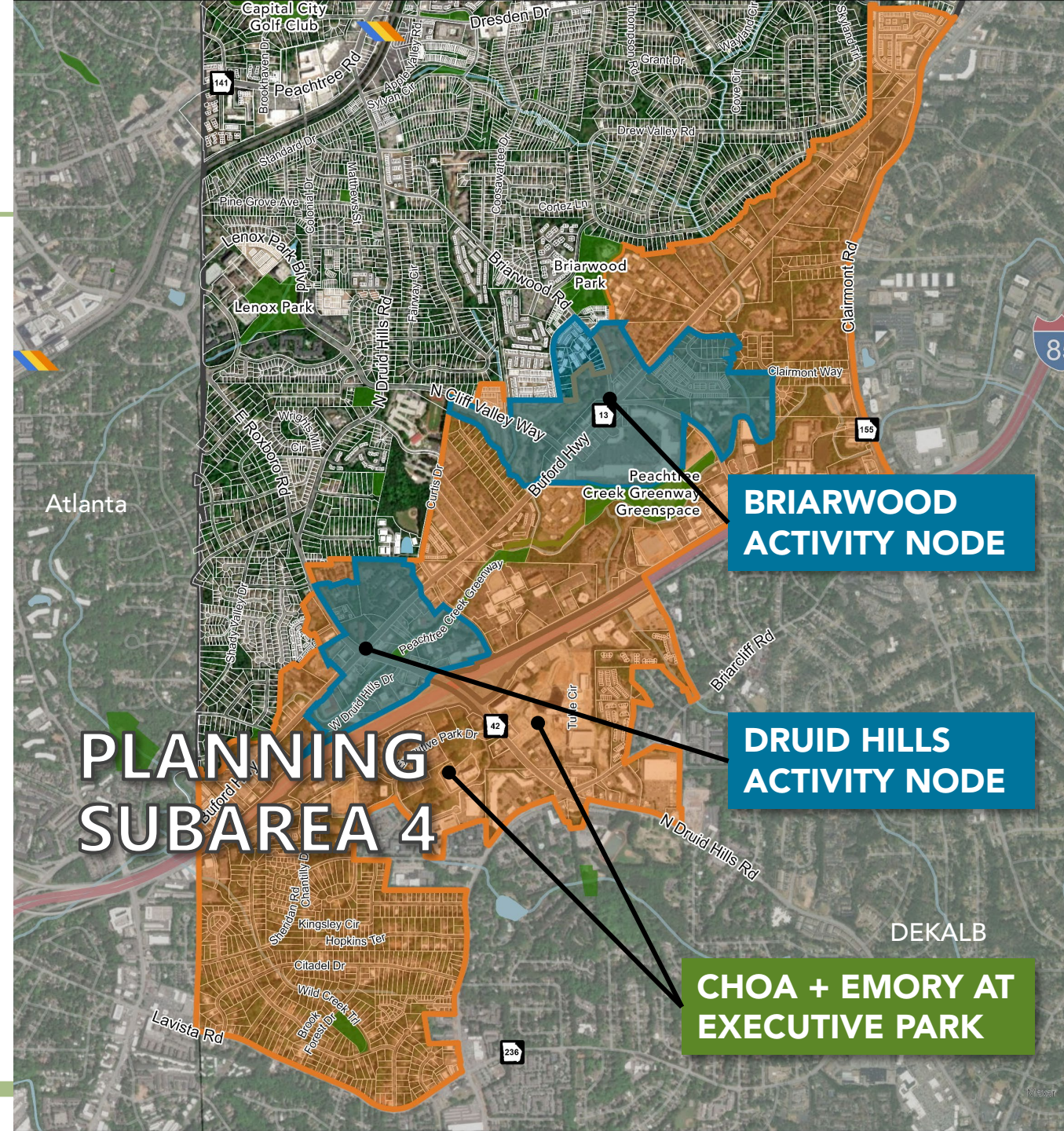
SUB-AREA 4

» Recent plans:

- Gateway South Character Area Study
- Buford Highway Activity Nodes Master Plan

» Major infrastructure and development:

- Completion of the Peachtree Creek Greenway
- CHOA's North Druid Hills Campus
- Emory at Executive Park
- Roadway and sewer capacity improvements on North Druid Hills Road
- Planned pedestrian + vehicular bridges over I-85
- Buford Highway streetscape project



OUTCOMES OF PRIORITY SETTING

- » What areas of Brookhaven need more detailed focus and adjustments to vision/goals/policies?
- » What planning/policy topics require greatest attention?
- » To what extent does future land use plan need to change?



MORE INFORMATION

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