



# EXECUTIVE SUMMARY

## **The City's 2044 Comprehensive Plan marks an important milestone for the City of Brookhaven.**

After 10 years of progress toward its vision, the City has paused and collectively taken a fresh look at its plan for future growth and development. The 2044 Comprehensive Plan is the first major update to the plan document since the City's inaugural plan, completed in 2014. The Bound for 2044 planning process listened to community members in multiple formats, incorporated recent plans, and made strategic updates to the plan itself based on the direction, opportunities, and priorities that rose to the top. The 2044 Comprehensive Plan supports long-term community aspirations while grounding the plan in directive policy and actionable steps.

## **We Are Brookhaven is a resonating theme.**

A shift in the 2044 Comprehensive Plan is the refined focus on being uniquely Brookhaven rather than striving to be a national model. This shift includes increased focus on strategic growth, equitable development, and continued connectivity. Sustainability and culture & place are also important implementation areas. Additionally, there is a new focus on actively encouraging greater housing variety in coordination with multimodal improvements recommended by the 2024 Multimodal Study. By establishing stronger policies to encourage housing variety, the City aims to further active transportation and reduce dependency on cars.

## **For community members, this plan provides specific future land use direction for where you live, play, and work.**

The 2044 Comprehensive Plan provides a focused vision for your neighborhood and the places you frequent within Brookhaven. This includes detailed guidance for future housing and land uses in each of City's 14 character areas, spanning from the Lakes District and Perimeter Center in the north to LaVista Park and the Briar Hills Innovation District in the south.

Within each character area you will find delineation of up to four different sub-areas. This new aspect of the plan recognizes the importance of protecting the heart of interior neighborhoods while unlocking opportunities along corridors, transition areas, and special use areas to further the City's long-term vision and goals. The policies and direction for future land use balance both preservation of neighborhood character while establishing policy guidance and implementation actions that will help accommodate equitable growth and investment amid threats of rising land values and both residential and commercial gentrification.



# YOUR PLAN GUIDE

The **nine chapters** in this document set a distinct plan for managing growth and development, furthering Brookhaven as a sustainable, forward thinking community headed strategically for 2044.

## FOUNDATION

**Chapter 1** defines what we are building upon. This plan values and expands upon the core tenets of the 2034 Comprehensive Plan and 5-year update while taking stock of changes in context, needs, and other recent planning efforts that have important influence on the plan.

## VISION

**Chapter 2** provides a concise statement of our long-term vision and goals (pages 22-24) as well as the citywide Character Area Map. The long-term vision and goals are set to inspire yet concisely document where we are headed as a City. The chapter also introduces the priority focus areas that are advanced through future land use policy (Chapter 3) and the implementation plan (Chapters 4 through 9). Pages 30-31 summarize priority needs and opportunities.

## FUTURE LAND USE

**Chapter 3** details the future land use policy for the City articulated through the character areas and further delineation of subareas within each. Housing diversification and connection to the City's major transportation and multimodal investments are critical to achieving the City's goals for an equitable and vibrant community. Residents and property owners can easily locate their neighborhood within the character areas and follow a 2-to-4-page description of future vision, strategies, and land use recommendations.

## OUR PRIORITIES

**Chapters 4 through 8** detail how the City will take strategic actions to address priority needs and opportunities, organized by five focus areas: strategic growth, equitable development & investment, culture & place, and connectivity & active transportation. The priority focus areas serve as an organizing framework for the implementation plan. Some strategies are part of day-to-day operations that the City already has in place while others require Brookhaven to move boldly forward with creative initiatives and/or funding.

## ACTION PLAN

**Chapter 9** provides a detailed five-year (2024-2029) Community Work Program, organized by priority focus area rather than by topical area. This is a change from the 2034 Comprehensive Plan.

