



Brookhaven-Peachtree Livable Centers Initiative (LCI) Study & Action Plan

TEN-YEAR IMPLEMENTATION STRATEGY UPDATE

2017-2021



December 2016

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Introduction

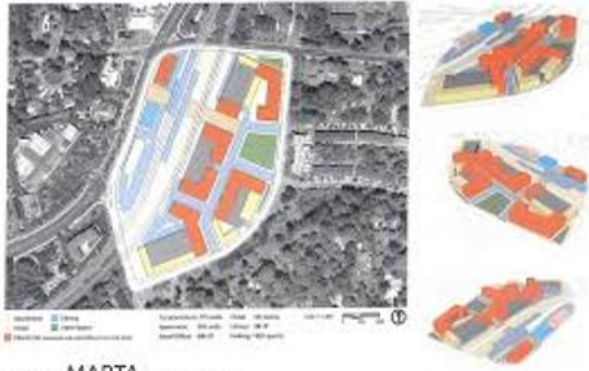
In 2005, the Atlanta Regional Commission granted DeKalb County a planning grant through its Livable Centers Initiative (LCI) program to focus on developing a long-range plan for the Brookhaven-Peachtree area, which includes the area immediately surrounding the Brookhaven-Oglethorpe University MARTA station and east along Dresden Drive to Conasauga Avenue and Ashford Road as well as the Peachtree Road corridor spanning from the Fulton County Line to Ashford-Dunwoody Road. The original study area also extended south along North Druid Hills Road to Briarwood Road and Colonial Drive, north on Ashford Dunwoody Road to Windsor Parkway, and west to the DeKalb/Fulton County line. Within the study area there exist several established single-family residential neighborhoods. Landmarks within the study area include Oglethorpe University, the Solomon Goodwin House and Harris Goodwin Cemetery, and the Brookhaven Branch of the DeKalb County Public Library.

The LCI program promotes greater livability in activity centers by identifying development opportunities and creating action plans to enhance mobility. The Brookhaven-Peachtree LCI plan provides city residents and other stakeholders an opportunity to continue envisioning the community's future by evaluating opportunities for redevelopment and establishing plans for implementation in a concerted effort to enhance the Brookhaven-Peachtree study area as a dynamic, mixed-use and pedestrian-oriented center. The plan continues to serve as a guide to city government and local neighborhoods regarding the economic development and quality of life improvement opportunities available through redevelopment of the Brookhaven-Peachtree study area.

Evaluation & Appraisal Report

The City of Brookhaven seeks to report the accomplishments of the Brookhaven-Peachtree LCI which reflects the progress of the overall vision for the study area. Eighteen (18) projects were listed in the 2011-2016 five-year action plan, which consisted of 11 transportation initiatives and one planning initiative. Of the transportation projects, four are underway and/or ongoing projects and seven projects have not commenced at this time. A detailed list of actions currently underway or not yet started can be found in Appendix B, Report of Accomplishments.

MARTA is currently in the preliminary stages of its proposed redevelopment of the Brookhaven-Oglethorpe station as a TOD. Proposed improvements to the MARTA station will be designed to maximize access to public transit and create vibrant, livable and sustainable communities. Several projects listed as a part of the LCI 5-year action plan are interwoven with the Brookhaven-Oglethorpe MARTA station redevelopment project and its objective of creating a mixed use center that will become a village center and a focal point for the Brookhaven community. The following projects have been proposed to be implemented under the MARTA TOD project:



Brookhaven MARTA Station Master Plan
Brookhaven MARTA Station Master Plan

1. Brookhaven- Oglethorpe MARTA Station Access Public Space Improvements;
2. Brookhaven-Oglethorpe MARTA Station Parking Structure;
3. Apple Valley from North Druid Hills Road to Dresden Drive and Sidewalk Improvements;
4. Peachtree Road Pedestrian Bridge/Tunnel and MARTA Station Improvements; and

Completed Actions

Several land use and policy recommendations were accomplished from the 2006 LCI. DeKalb County revised its zoning ordinance to create a Brookhaven-Peachtree Overlay District, which was later adopted by the City of Brookhaven. The following projects were completed prior to the last five-year update under DeKalb County in 2007:

1. Cross Keys Extension to Hermance Drive;
2. Develop and adopt TOD zoning classification/Brookhaven Overlay District to allow for mixed-use development;
3. Develop and adopt a new mixed-use zoning district;
4. Develop density bonus provisions for projects that include workforce housing components –
5. Further develop and adopt development guidelines for Brookhaven LCI area; and
6. Rezone priority redevelopment parcels in accordance with plan as necessary.



Town Brookhaven Mixed Use Center

The following item was completed after the incorporation of the City of Brookhaven:

1. Partner/coordinate with MARTA for redevelopment RFQ for Brookhaven-Oglethorpe MARTA station property.

Projects Underway or Ongoing

Currently, the City is in the process of installing sidewalk and bike enhancements to provide wider pedestrian access and safe connections along Peachtree Road from the Brookhaven-Oglethorpe MARTA station. Projects currently underway include:

1. ***Peachtree Road (SR 141) from North Druid Hills Road to Bellaire Drive Roadway and Sidewalk Enhancements*** – This project is located south of North Druid Hills Road and is currently being completed as a part of a private development; any gaps in sidewalk improvements will be completed with local funds.
2. ***Dresden Drive from Peachtree Road to Thompson Road Sidewalk and Bike Enhancements*** – The project was partially completed as part of a private development and the City has proposed to implement bike lanes along this segment of Dresden Drive. This project is identified in the Brookhaven Bike/Pedestrian Plan (#160) as a mid-term five to ten-year project.
3. ***Peachtree Road (SR 141) from Ashford Dunwoody to North Druid Hills Road Roadway and Sidewalk enhancements*** - This project was included as a part of the Peachtree Pedestrian Streetscape project and is currently in its design implementation stages. Other portions of this enhancement project were implemented as part of a private design and development.
4. ***The Neighborhood Traffic Calming/Sidewalk Improvements in Brookhaven Heights, Brookhaven Fields, Ashford Park, Osborne, Hermance (Caldwell, Oglethorpe, Pine Grove, Colonial, Thornwell, and Briarwood) project*** - Traffic calming measures have been implemented on all streets, with the exception of Osborne Road. The City Council is currently working with the community to explore options for traffic calming measures that best address traffic cut-through issues which exist in Brookhaven Heights. The remainder of this project shall include miscellaneous sidewalk improvements to fill in any potential gaps that may exist along the above mentioned residential corridors.

Projects Not Yet Started

Unfortunately, a few projects were not achieved in the previous five-year implementation plan period, but remain vital projects for the LCI study area. Projects not yet started to date include:

1. ***North Druid Hills Road from Peachtree Road to Colonial Drive Sidewalk and Bicycle Enhancements*** - This project has been identified as a mid-term project in the City's Bike/Pedestrian plan (page #105).
2. ***Apple Valley Extension to Caldwell Road*** – This project has not been identified as a project or priority under the current Comprehensive Transportation Plan and no plans have been implemented for the proposed street and sidewalk infrastructure improvements.

Barriers to Implementation

The most significant barrier to local connectivity in Brookhaven is the freight and transit rail corridor along the east side of Peachtree Road which supports the MARTA Gold line and Norfolk Southern Railway. The rail corridor bisects the Study Area and includes only three street crossings, thereby establishing a challenge to neighborhood connectivity. The limited number of rail crossings impact pedestrians and transit users due to a 1.4-mile expanse along Peachtree Road between the Dresden Drive crossing point and the Redding Road crossing point. As an example, the Town Brookhaven mixed-use development is located three-quarters of a mile from the Brookhaven-Oglethorpe MARTA station. Additionally, neighborhoods such as Ashford Park are located relatively close to the Town Brookhaven mixed-use development and the Brookhaven-Oglethorpe MARTA station, but pedestrian facilities are insufficient or nonexistent from many portions of the neighborhood.

Planning for connectivity in light of the MARTA & Norfolk Southern railways and Peachtree Road is one of most significant challenges facing the Brookhaven-Peachtree Overlay District and LCI Study Area. Accessibility to greenspace is another challenge as Brookhaven Park is a fenced-in open area with sole access being through gated entry. Other challenges exist along Peachtree Road where some lots are comprised of limited depth and size and may require assemblage in order to develop highway oriented commercial and destination shopping along the major thoroughfare. In some instances, land banking may be required to encourage the creation of larger lots for development at a more suitable density for the corridor.

Comprehensive Land Use Plan

The City of Brookhaven adopted its first Comprehensive Plan in November 2014. The Comprehensive Plan designated the original Brookhaven-Peachtree LCI core area as the Peachtree Corridor Overlay District Character Area. The Brookhaven 2034 Comprehensive Plan describes the character area as promoting mixed-use, pedestrian-friendly development centered around the Brookhaven MARTA station. Matching the exact boundaries of the Brookhaven-Peachtree Overlay District (based on the LCI core area) adopted by DeKalb County and subsequently by the City, the policy recommendations for the character area promote multi-story, mixed-use development along the frontage of existing streets to establish a pedestrian-friendly, city-center context.

Land Use and Policy

Within the comprehensive plan, land use policy recommendations are included to help implement the community vision for each character area. The Peachtree Corridor Overlay District Character Area policy recommendations support the Brookhaven-Peachtree Overlay District and encourage the development of a mixed-use district of higher density in order to reduce auto-dependency and protect adjacent single-family neighborhoods by enforcing height restrictions based on proximity to single-family lots.

During the first phase of the Brookhaven LCI study public involvement process in 2005, members of the public were asked to identify transportation issues within the study area. The following issues were identified:

- Limited access to sidewalks in good condition
- Low-quality aesthetics and lack of uniformity along roadways
- Pedestrian safety issues
- Commuters using residential streets to avoid traffic
- Bus access to the MARTA Station
- Excessive vehicular speeds

Although the Peachtree Road corridor has existing sidewalks on both sides of the street, many streets in the Peachtree Corridor Overlay District Character Area do not. Desire paths can be seen along the shoulders of numerous roadways in the LCI Study Area where sidewalks do not exist. Transit service in the LCI Study Area is provided by the Metropolitan Atlanta Rapid Transit Authority (MARTA.) The MARTA rail

system operates 38 train stations with 48 route miles. MARTA rail operates from 4:45 am to 1:00 am daily. The fare at the time of this update was \$2.50.

Based on the public involvement process, the following implementation strategies were identified in the LCI plan:

- Establishment of a Brookhaven-Peachtree Overlay District to allow for and encourage proposed development types
- Solidification of the partnership between MARTA and DeKalb County to oversee successful redevelopment of the Brookhaven-Oglethorpe University MARTA station

Implementation Plan with Updated Five-Year Action Plan

Originally adopted by DeKalb County in 2007, the Brookhaven-Peachtree Overlay District had previously lacked a collective vision for the future. Since adoption, the Brookhaven Comprehensive Plan provides a general vision for the Peachtree Corridor Overlay District Character Area to guide city staff and the development community in the initial stages of planning. The Brookhaven Zoning Ordinance provides design guidelines for the Brookhaven-Peachtree Overlay District to ensure that new development and redevelopment of existing projects promote the pedestrian friendly, mixed use community vision articulated from the 2006 LCI Study and its 2011 Update.

Key strengths of the Brookhaven-Peachtree LCI study area that were identified in the 2006 LCI include:

- Proximity to the regional employment and shopping centers of Midtown, Buckhead and Perimeter Center
- Mobility access via Peachtree Road, Peachtree Industrial Boulevard, Interstate 85, Georgia 400 and MARTA
- Established residential neighborhoods surrounding the LCI Study Area
- Town Brookhaven destination shopping and the Dresden Drive neighborhood shopping corridor
- Lower taxes than the nearby activity centers located in Atlanta/Fulton County

DeKalb County and the City of Brookhaven have made significant strides in implementing the projects identified in the 2011 LCI update. The redevelopment of the MARTA station has become the focal point of the city, as this area is expected to be developed as a mixed use center that is pedestrian-friendly, walkable neighborhood with attractive streetscapes and a significant residential component. The updated 2017-2021 5-year action plan includes existing MARTA projects from the previous LCI implementation plan which were described in an earlier section of report, along with projects identified in the 2034 Comprehensive Plan Community Work Program. Existing projects that are incomplete or currently underway have been carried forward to the 2017-2021 implementation plan. Projects not yet started have been extended to the 2017-2021 implementation plan. Appendix C provides the updated implementation strategy for 2017-2021.

Following the 2011 update, the City of Brookhaven incorporated in December 2012 ushering in a new wave of development in the study area. Below is a list of significant projects in various stages of development located within the Brookhaven-Peachtree Overlay District.

Project	Land Use	Address	Description	Phase
MARTA TOD	Mixed-Use	3985 Peachtree	547-units, 125-room hotel, 200,000 sf office, 56,000 sf retail	Rezoning
Dresden-Caldwell	Apartments	1336 Dresden	194 Apartments, 20,000 sf retail	Rezoning
2700 Apple Valley	Office Bldg	2700 Apple Valley	Industrial warehouse remodeled into an Office Building	Active LDP
Apple Valley Townhomes	Townhomes	1283 Dresden	29 Townhomes	Construction
Walgreens Mixed-Use	Retail, Office	3925 Peachtree	Street-level Retail with Office space above	Construction
The Aldredge	Townhomes	3770 Peachtree	Luxury Townhomes	Completed
Gables Oglethorpe	Apartments	4484 Peachtree	374 Apartments, 6,000 sf classroom for Oglethorpe University	Completed
Caliber Commercial	Commercial	4260 Peachtree	Commercial building with retail, service and office uses	Completed
1377 Apartments	Apartments	1377 Dresden	216 Apartments	Completed

TABLE OF SIGNIFICANT PROJECTS

Future components of the Brookhaven-Peachtree Overlay District should address the following:

- Mixed use Development on all properties facing Peachtree Road between Brookhaven Drive and Dresden Drive
- Mixed-Use Development on the north side of Dresden Drive between Parkside Drive and Caldwell Road,
- Medium-High Density Residential along Apple Valley Road north of Dresden Drive on properties currently zoned for industrial use/manufacturing
- Office/Professional along the west side of Apple Valley Road from Dresden to the aforementioned industrial/manufacturing properties

Conclusion

During the next five year reporting period, the City of Brookhaven and its partners will continue to achieve success as each action item is completed, accomplishing the policies and objectives set forth by the LCI. The City of Brookhaven is very pleased with the accomplishments of the past five years and has made great strides, following the work initiated by DeKalb County, in setting the tone and establishing a foundation for the next critical steps of the LCI Plan.

APPENDICES

- Appendix A Resolution
- Appendix B Report of Accomplishments
- Appendix C Implementation Plan Update
- Appendix D Maps

Appendix A Resolution

**A RESOLUTION FOR THE TRANSMITTAL OF THE 2016 BROOKHAVEN-
PEACHTREE LIVABLE CENTERS INITIATIVE (LCI) TEN-YEAR UPDATE**

WHEREAS, DeKalb County received a grant from the Atlanta Regional Commission (ARC) in 2006 to conduct a Livable Centers Initiative (LCI) Study; and

WHEREAS, the LCI study was conducted in 2006 and resulted in development of the LCI Study and Action Plan document, which the CEO and Board of Commissioners adopted; and

WHEREAS, a five (5) -year update of the LCI Action Plan was completed by DeKalb County in 2011; and

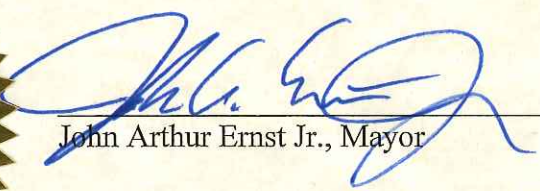
WHEREAS, the City of Brookhaven is proposing to submit the 2016 10-year update to the LCI Study which is due December 31, 2016 that reports the progress of the implementation of projects recommended in the 2011 action plan and revises the original plan in response to the developments that have taken place within the LCI study area; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Brookhaven that the City supports the LCI program and authorizes staff to submit the 2016 Brookhaven-Peachtree LCI ten-year update to ARC.

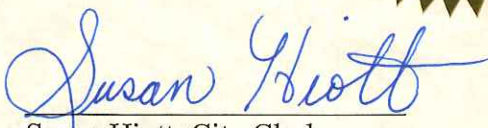
BE IT FURTHER RESOLVED, that any and all resolutions, or any part thereof in conflict with this resolution are hereby repealed. This resolution shall be effective immediately upon its adoption.

APPROVED by the Mayor and City Council of the City of Brookhaven this 13th day of December, 2016.





John Arthur Ernst Jr., Mayor

ATTEST:


Susan Hiott, City Clerk

APPROVED AS TO FORM:


Christopher Balch, City Attorney

Appendix B

Report of Accomplishments

**CITY OF BROOKHAVEN
 REPORT OF ACCOMPLISHMENTS**

Transportation Initiatives

Project	Description	PE Year	Construction Year	STATUS				Notes
				Complete	Underway	Not Started	Not Relevant	
Brookhaven- Oglethorpe MARTA Station Access Public Space Improvements	Traffic Operations & pedestrian	2012	2016				✓	MARTA TOD Developers will now be responsible for this.
Brookhaven- Oglethorpe MARTA Station Parking Structure	Parking	2012	2016				✓	MARTA TOD Developers will now be responsible for this.
Peachtree Road (SR 141) from Dresden Drive to Bellaire Drive Roadway and Sidewalk Enhancements	Traffic Operations	2012	2016			✓		Date projected TBD
Apple Valley from North Druid Hills Road to Dresden Drive Roadway and Sidewalk Enhancements	Traffic Operations Pedestrian and Bike	2012	2016				✓	MARTA TOD Developers will now be responsible for this.
Dresden Drive from Peachtree road to Thompson Road sidewalk and bike enhancements	pedestrian/ bike	2012	2016			✓		Date projected TBD
Peachtree Road (SR 141) from Ashford Dunwoody to Dresden Drive Roadway and Sidewalk enhancements	Traffic Operations and Pedestrian	2012	2016			✓		Date projected 2018
North Druid Hills Road from Peachtree Road to Colonial Drive Sidewalk and Bicycle Enhancements	Pedestrian/ Bike	2012	2016			✓		Date projected TBD
Neighborhood Traffic Calming/ Sidewalk Improvements in Brookhaven Heights, Brookhaven Fields, Ashford Park, Osborne, Hermance (Caldwell), Oglethorpe, Pine Grove, Colonial, Thromwell, and Briarwood	Traffic Operations and Pedestrian	2012	2016		✓			Ongoing
Apple Valley Extension to Caldwell Road	Traffic Operations and Safety	2012	2016	✓				
Cross Keys Drive Extension to Hermance Drive	Traffic Operations and Safety	2012	2016	✓				
Peachtree Road Pedestrian Bridge and MARTA Station Improvements	pedestrian/ bike	2012	2016			✓		Date projected TBD

Housing Initiatives

Project	Description	Study / Implementation Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
Develop and adopt TOD zoning classification/Brookhaven overlay district to allow for mixed use development		2012	✓				
Adopt density bonus provisions for projects that include workforce housing components		2012	✓				

Other Local Initiatives

Project	Description	Study / Implementation Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
Further Develop and adopt development guidelines for Brookhaven LCI Area		2012	✓				
Partner/Coordinate with MARTA for redevelopment RFQ for Brookhaven- Oglethorpe MARTA Station property		2012	✓				
Rezone priority redevelopment parcels in accordance with plan as necessary		2012	✓				

Appendix C

Implementation Plan Update

**CITY OF BROOKHAVEN
 FIVE YEAR IMPLEMENTATION PLAN**

Transportation Projects

Description	Type of Improvement	PE Year	PE Cost	ROW Year	ROW Cost	CST Year	CST Cost	Total Project Costs	Responsible Party	Funding Source	Local Source	Match Amount
Brookhaven-Oglethorpe MARTA Station Access Public Space Improvements	Pedestrian/Hardscape /Landscape	N/A	N/A	N/A	N/A	N/A	N/A	N/A	MARTA/ Developers	Private	N/A	N/A
Brookhaven-Oglethorpe MARTA Station Parking Structure	Parking	N/A	N/A	N/A	N/A	N/A	N/A	N/A	MARTA/ Developers	Private	N/A	N/A
Peachtree Road (SR 141) from N Druid Hills to Bellaire Drive Roadway and Sidewalk Enhancements	Pedestrian/ Streetscape	TBD	TBD	TBD	TBD	TBD	TBD	TBD	City/ Developers	Private/ARC-TIP/City	HOST/SPLOST /Bond/Capital Fund	TBD
Apple Valley from North Druid Hills Road to Dresden Drive Roadway and Sidewalk Enhancements	Traffic Calming/Pedestrian/ Streetscape	N/A	N/A	N/A	N/A	N/A	N/A	N/A	MARTA/ Developers	Private	N/A	N/A
Dresden Drive from Peachtree Road to Thompson Road Sidewalk and Bike Enhancements	Pedestrian/Bike/ Streetscape	Mid Term 10-20 Yrs	TBD	Mid Term 10-20 Yrs	TBD	Mid Term 10-20 Yrs	TBD	\$1,300,000	City/ Developers	Private/ARC-TIP/City	HOST/SPLOST /Bond/Capital Fund	TBD
Peachtree Road (SR 141) from Ashford Dunwoody to North Druid Hills Road Roadway and Sidewalk enhancements	Pedestrian/ Streetscape	2015	\$720,000	2018	\$1,000,000	2020	\$3,000,000	\$4,720,000	City	City/ARC-LCI	HOST/SPLOST /Bond/ Capital Fund/ MARTA Offset	\$1,820,000
North Druid Hills Road from Peachtree Road to Colonial Drive Sidewalk and Bicycle Enhancements	Pedestrian/Bike/ Streetscape	Mid Term 10-20 Yrs	TBD	Mid Term 10-20 Yrs	TBD	Mid Term 10-20 Yrs	TBD	\$1,210,000	City/ Developers	Private/ARC-TIP/City	HOST/SPLOST /Bond/Capital Fund	TBD
Neighborhood Traffic Calming/Sidewalk Improvements in Brookhaven Heights, Brookhaven Fields, Ashford Park, Osborne,	Traffic Calming/ Pedestrian	Ongoing	TBD	Ongoing	N/A	Ongoing	TBD	TBD	City	Private/City	HOST/SPLOST /Bond/Capital Fund/General Fund	TBD

Description	Type of Improvement	PE Year	PE Cost	ROW Year	ROW Cost	CST Year	CST Cost	Total Project Costs	Responsible Party	Funding Source	Local Source	Match Amount
Hermance (Caldwell, Oglethorpe, Pine Grove, Colonial, Thornwell, and Briarwood)												
Peachtree Road Pedestrian Bridge/Tunnel (at Town Brookhaven)	Pedestrian/Bike	2019	\$140,000	Mid Term 10-20 Yrs	TBD	Mid Term 10-20 Yrs	TBD	\$4,380,000	City	City/ARC-TIP	HOST/SPLOST /Bond/Capital Fund/General Fund	TBD
MARTA Station Improvements		N/A	N/A	N/A	N/A	N/A	N/A	N/A	MARTA/Developers	Private	N/A	N/A

Totals			\$860,000		\$1,000,000		\$3,000,000	\$11,610,000				\$1,820,000
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Housing Projects

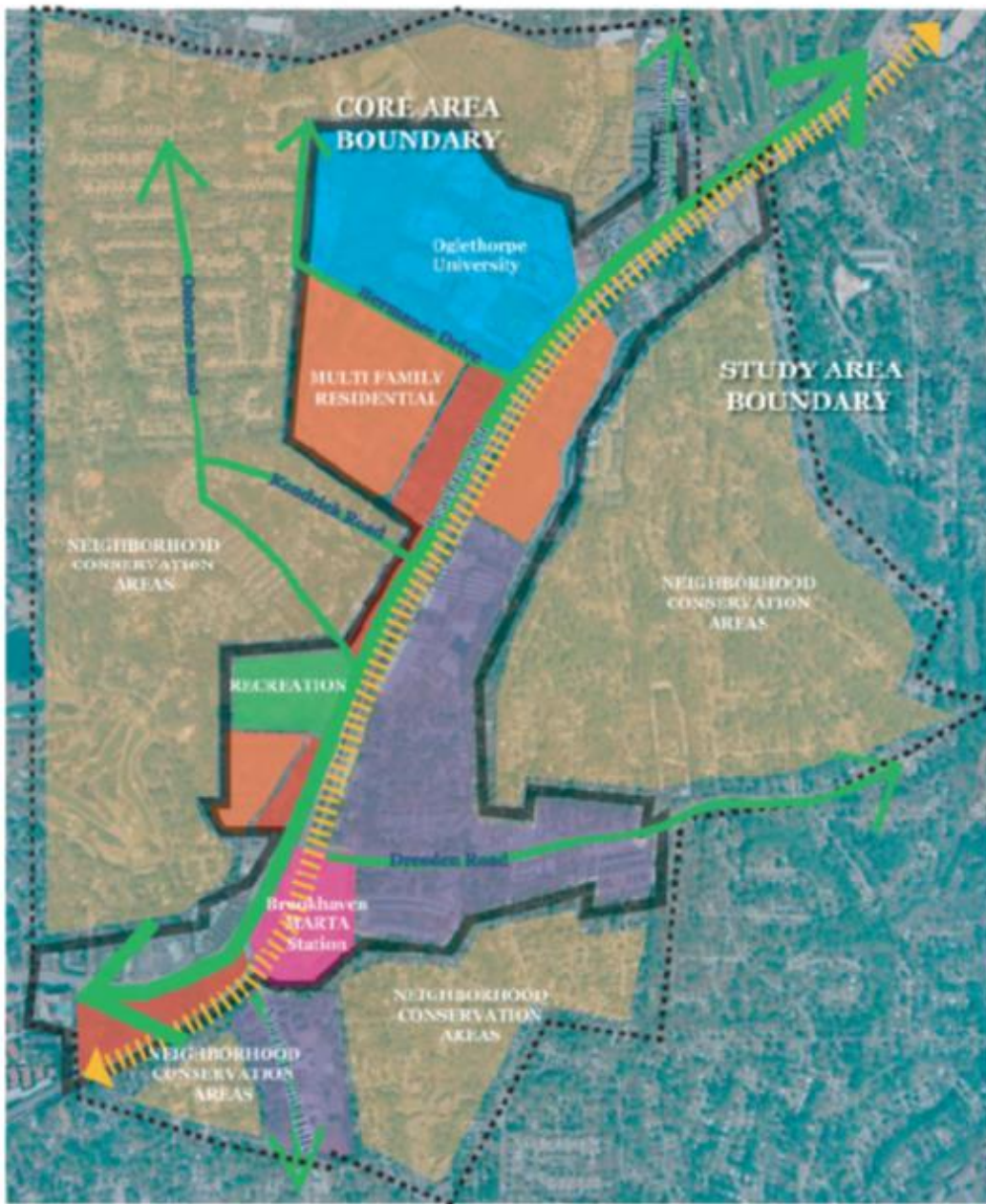
Description/Action	Cost	Year	Responsible Party	Funding Source
Conduct neighborhood specific surveys regarding infill uses for designated neighborhoods in the city	Element of ZO Rewrite (see below)	2017	City	General Fund
In alignment with Comprehensive Plan, as a part of the City's Zoning Ordinance and Development Regulations, ensure that a variety of housing types and densities are available to ensure a full mix of housing is allowed	Element of ZO Rewrite (see below)	2017	City	General Fund
Complete an analysis to explore application of accessory housing units in different areas of Brookhaven	Element of ZO Rewrite (see below)	2017	City	General Fund

Other Local Initiatives

Description/Action	Cost	Year	Responsible Party	Funding Source
Partner/coordinate with MARTA for redevelopment RFQ for Brookhaven-Oglethorpe MARTA station property	N/A	2016	City/MARTA	N/A
Zoning Ordinance Rewrite to include update of Brookhaven-Peachtree Overlay District with streetscape, utility burying, and other standards	\$118,000	2017	City	General Fund

Appendix D

Maps



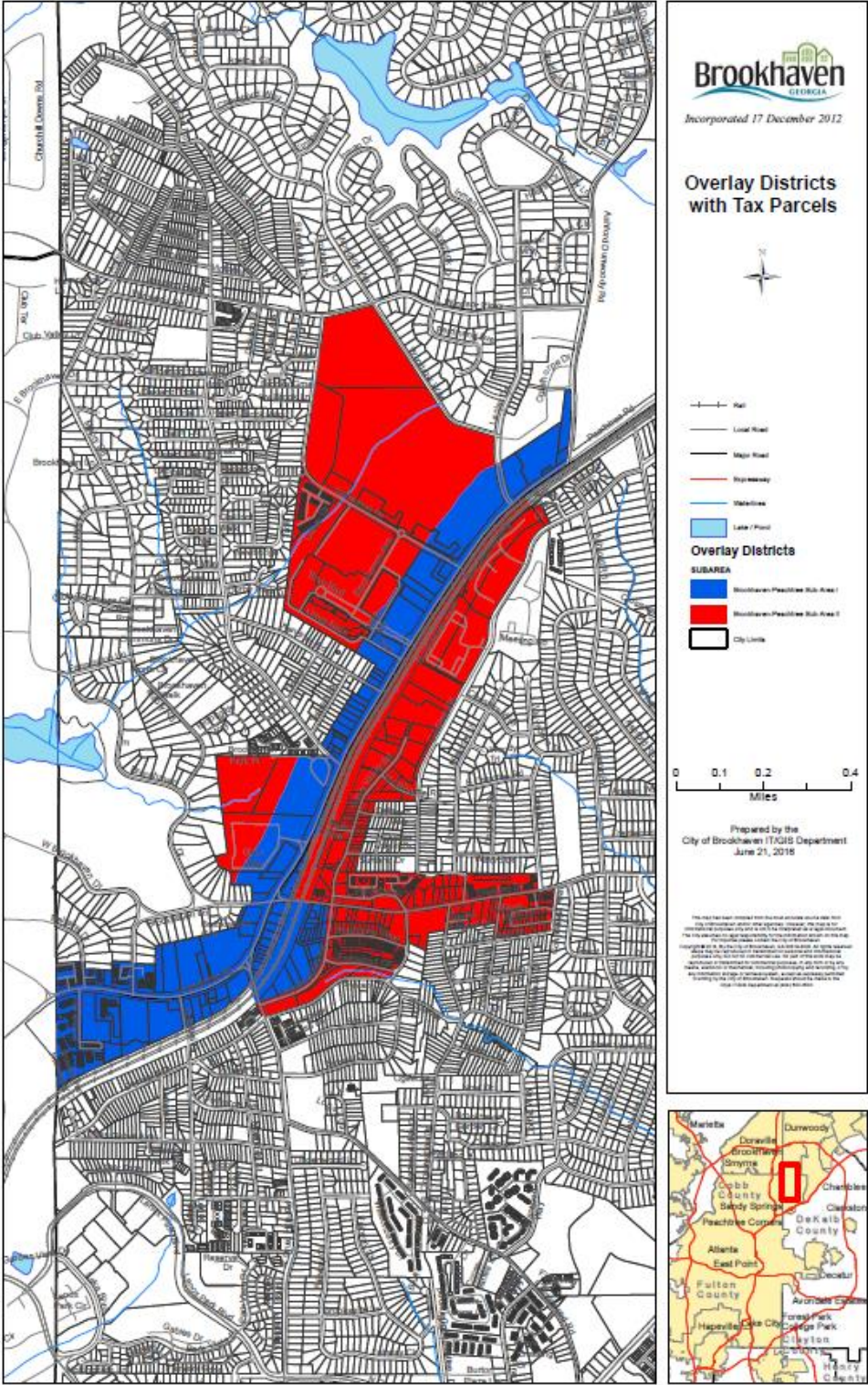
BROOKHAVEN - PEACHTREE LCI

Prepared For: DeKalb County
Prepared By: Urban Collage, Inc.

LCI STUDY AREA
July 2005

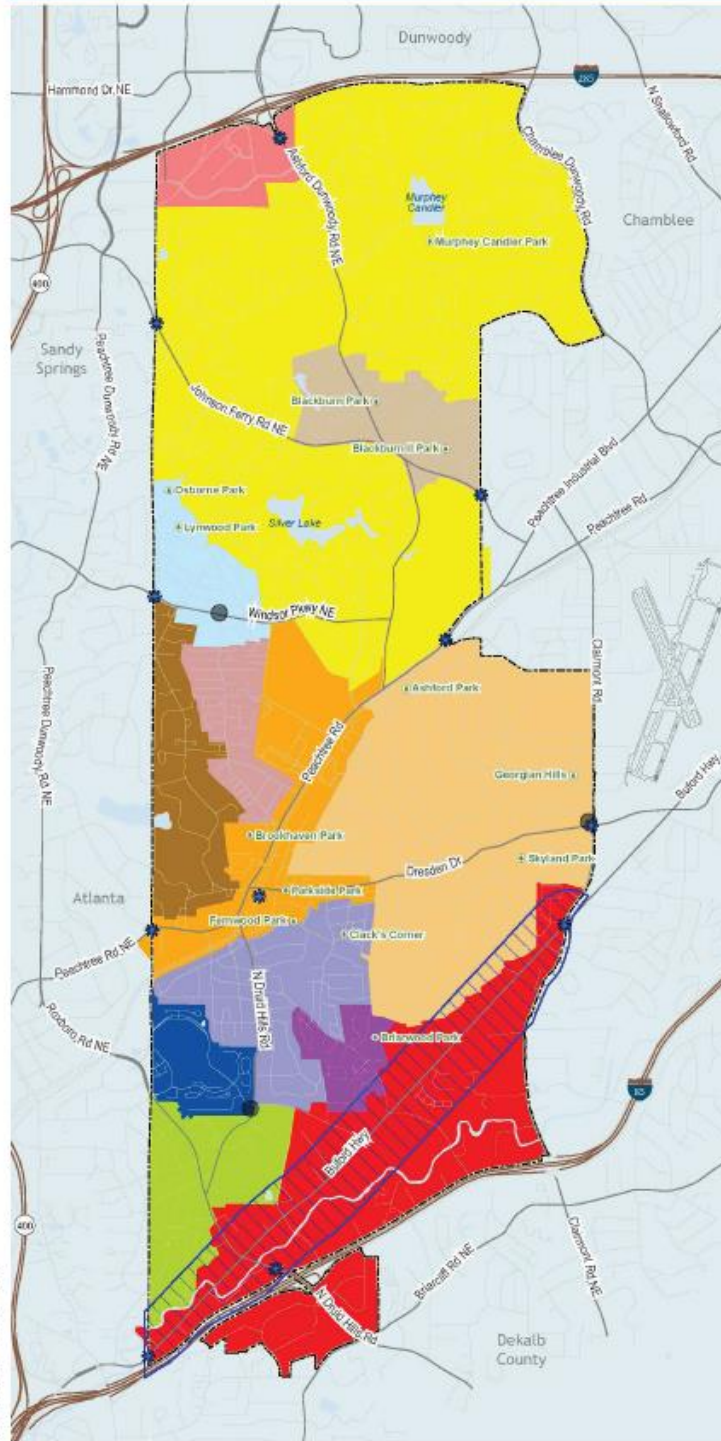


Brookhaven-Peachtree LCI Study Area
Source: Brookhaven-Peachtree LCI, 2006



Brookhaven-Peachtree Overlay District Map (LCI Core Area Boundary)
Source: City of Brookhaven IT/GIS Department, 2016

Character Area



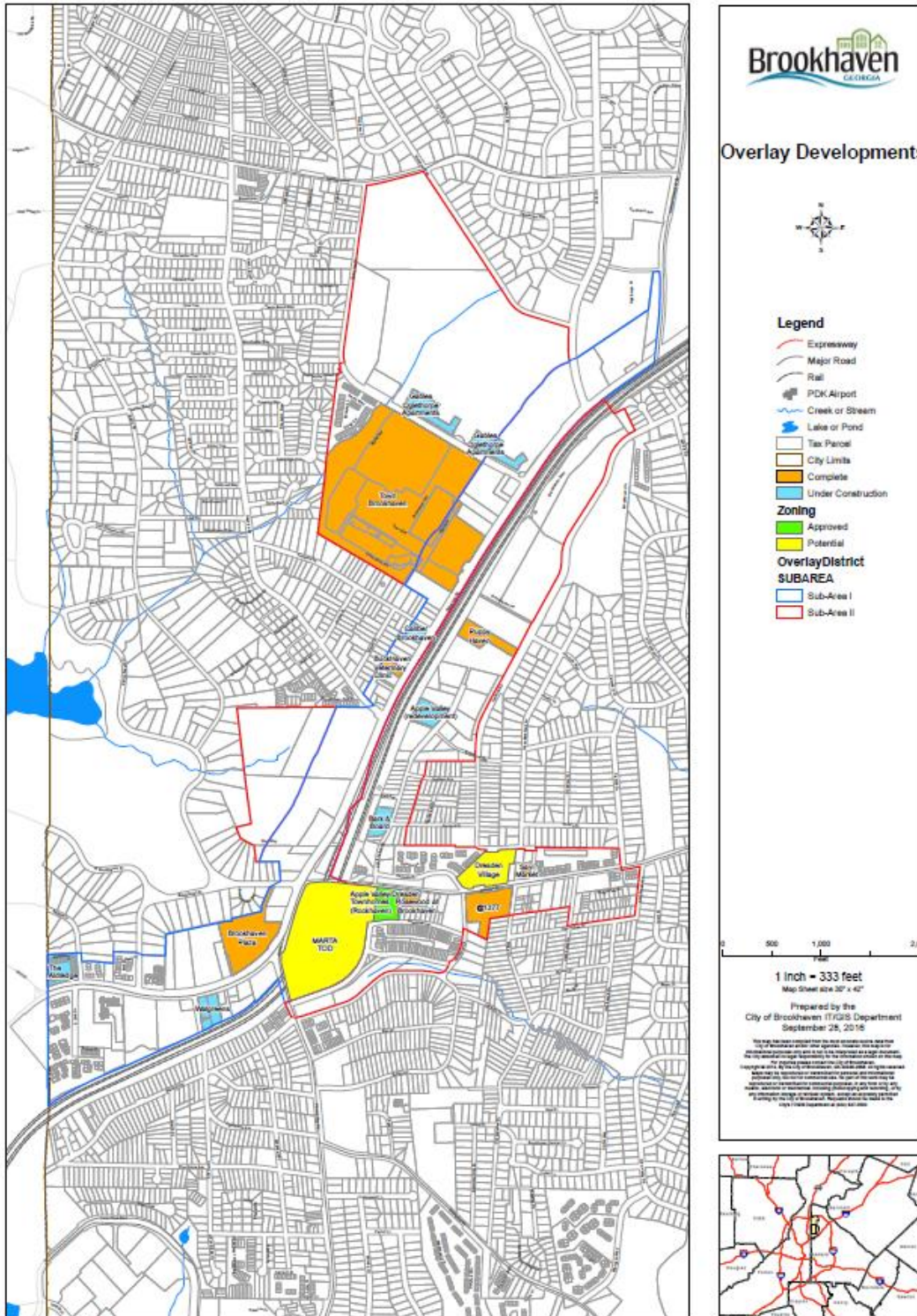
- City of Brookhaven
- Buford Hwy Improvement Plan
- Perimeter Center
- Lakes District
- Blackburn Park Neighborhood Center
- Lymwood Park
- Historic Brookhaven
- Osborne
- Peachtree Corridor Overlay District
- Ashford Park-Drew Valley
- Brookhaven Heights-Brookhaven Fields
- Lenox Park
- Briarwood Park
- Rosboro
- Buford Highway Corridor
- Neighborhood Commercial Target Area
- Gateway Feature
- Waterbody
- Waterline
- Expressway
- Major Roads
- Street
- Railroad

Appendix A.3, Map Enhancements

Source: City of Brookhaven IT/IGR Department, April 15, 2014; Aerial data added January 6, 2016



Brookhaven 2034 Comprehensive Plan Character Area Map
 Source: Brookhaven 2034 Comprehensive Plan, 2016 update



Brookhaven-Peachtree Overlay District Development Activity Map 2011-2016
 Source: City of Brookhaven IT/GIS Department, 2016