

COMP PLAN OVERVIEW



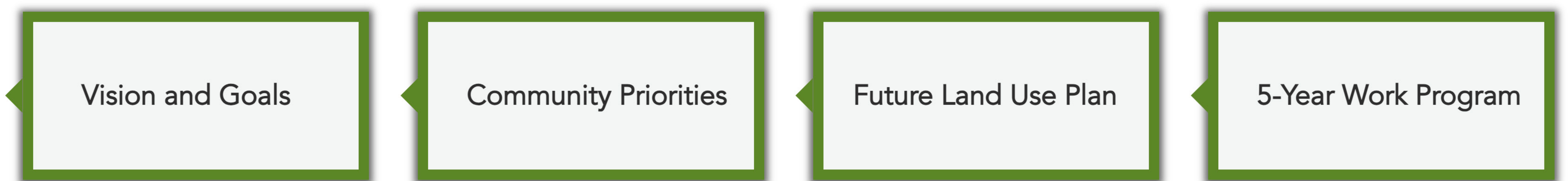
Purpose & Use

The Comprehensive Plan is the City's **long-term vision** for the future, aligning various City plans and initiatives to facilitate strategic and smart growth. It includes **policies and actions** needed to achieve the vision.

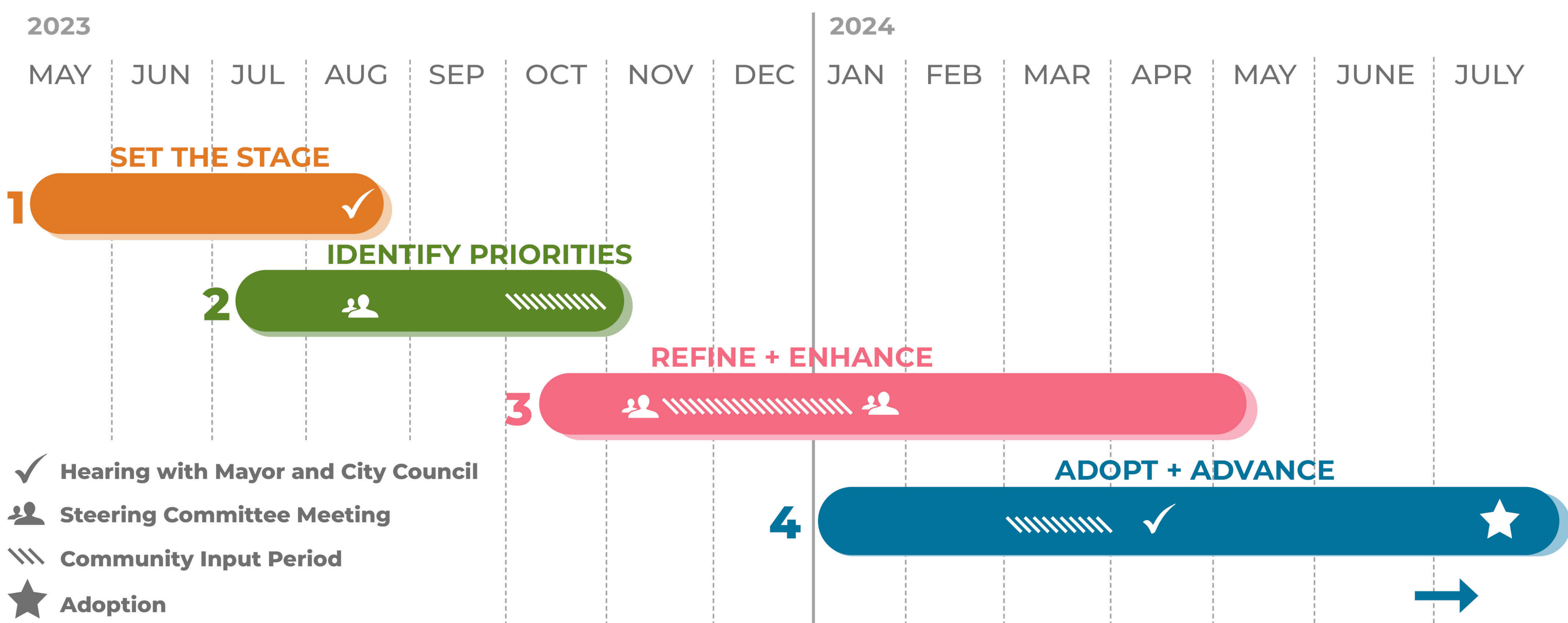
Brookhaven's Mayor, City Council, and staff use the Comprehensive Plan regularly to guide decision-making for future land use changes such as rezoning cases.

The Comprehensive Plan provides a framework for City departments and external organizations to work together on advancing the **goals and priorities identified by the community**.

COMPONENTS



10-YEAR UPDATE PROCESS & TIMELINE



INPUT OPPORTUNITIES



Community-Based Plan

The Comprehensive Plan relies on community backing and input. If you live, work, or play in Brookhaven, this plan is for you!

MAJOR WORKSHOPS & INPUT PERIODS

**Round 1: Community
Priority Setting**
October 2023

**Round 2: Defining Next
Steps**
Late November/December 2023

**Round 3: Plan Celebration
+ Feedback**
March 2024

OTHER OPPORTUNITIES TO PARTICIPATE

- **Online input:** The online input map and survey are two important tools to help us hear from a variety of people. Let your voice be heard!
- **Community listening sessions and events:** We will be meeting community members out in Brookhaven this fall. Stop by our booth at the International Festival on October 21!
- **Direct line of communication to the planning team:** Email us at info@Brookhaven2044.com

Visit the website to subscribe to project updates!



Brookhaven2044.com



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Demographic Snapshot



Brookhaven is less racially and ethnically diverse than the state or Dekalb County but is on par with its peers (Decatur, Dunwoody, Sandy Springs, and Smyrna). Compared to these peers, Brookhaven has the greatest share of Hispanic or Latino residents and the smallest Black population.

20%

of Brookhaven residents identify as Hispanic or Latino

12%

of the population is Black



The homeownership rate for Brookhaven is

54%

This is lower than state and national rates but similar to Dekalb County and all peer city rates except Decatur. Median home prices in Brookhaven (\$548,600) are much higher than in Dekalb County (\$255,600), which could help explain the low levels of homeownership.

35

is the median age in Brookhaven. As a growing city with a relatively young population, Brookhaven bodes well for future economic prospects.



NATURAL RESOURCES



Our Environment

The natural environment helps make Brookhaven special. As we plan for the future, it is important to consider the impact of growth on our major natural resources.

TREE CANOPY

Brookhaven has approximately **48%** (margin of error: 3.4%) tree canopy coverage.

The tree canopy is shown on the map to the right. There is a disparity between non-disadvantaged and disadvantaged Census tracts, with about 12% more tree canopy coverage in the non-disadvantaged tracts.

WATER RESOURCES

Though water resources (streams, creeks, lakes, and other water bodies) constitute less than **1%** of the city's total area, protection of these assets is vital for the health of the community and the broader Chattahoochee River basin.

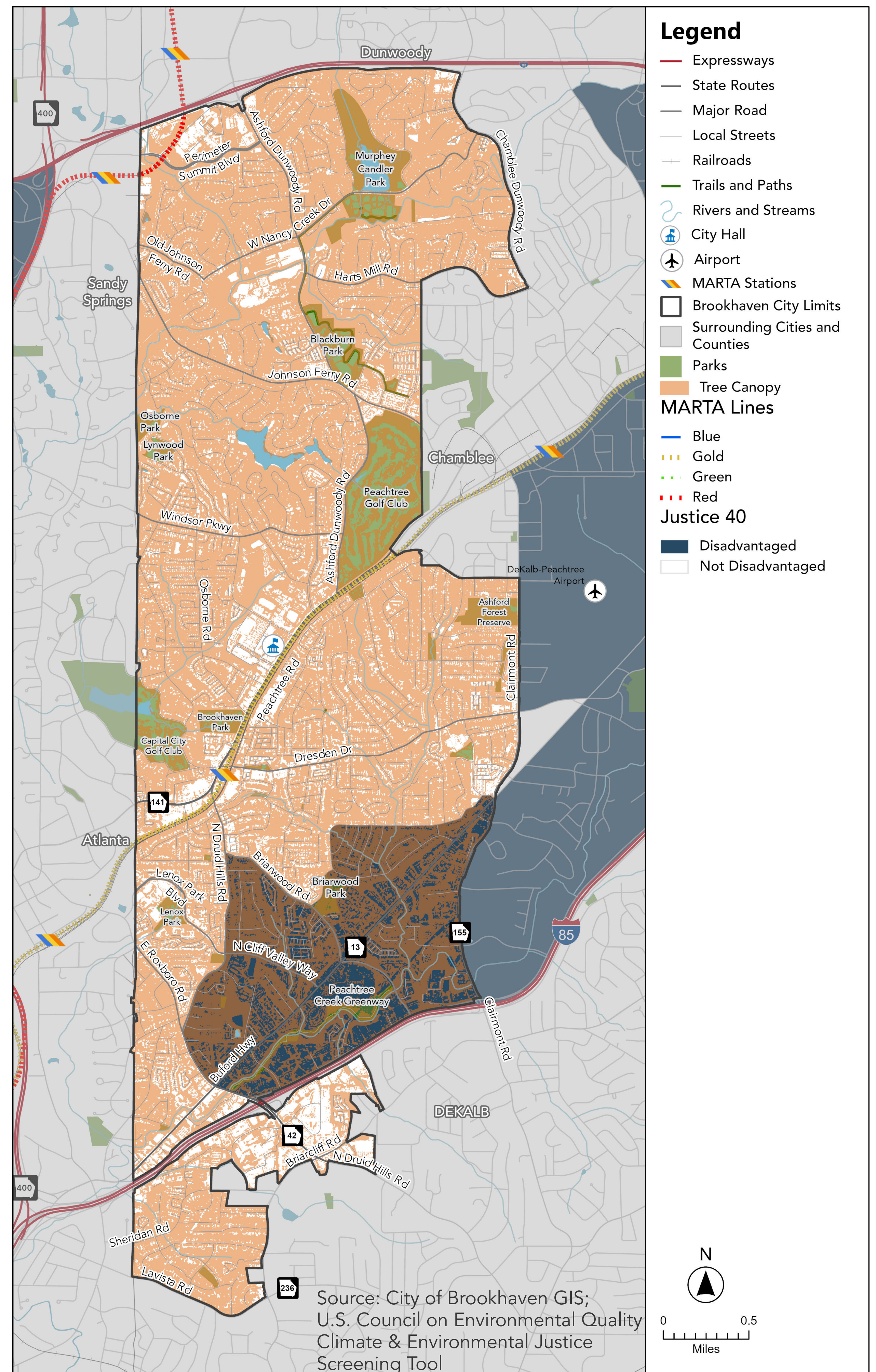
Two watersheds are found in Brookhaven: Nancy Creek in the north and North Fork Peachtree Creek in the south.

FLOODPLAIN

About **9.4%** of the total land area in Brookhaven is located within the floodplain.

The City has implemented several projects in recent years to manage flooding and protect properties.

For example, the Ashford Forest Preserve, located across from Peachtree-Dekalb Airport, was a strategic investment in 2019. This mature forest provides ecosystem services such as habitat, air purification, and stormwater infiltration.



Climate & Environmental Justice Screening Tool (Justice 40 Initiative)

In January of 2021, President Biden issued Executive Order 14008. The order directed the Council on Environmental Quality (CEQ) to develop a tool that defines Census tracts as "disadvantaged" based on relative measures for various indicators related to climate change, pollution, housing, transportation, and more.



MOBILITY



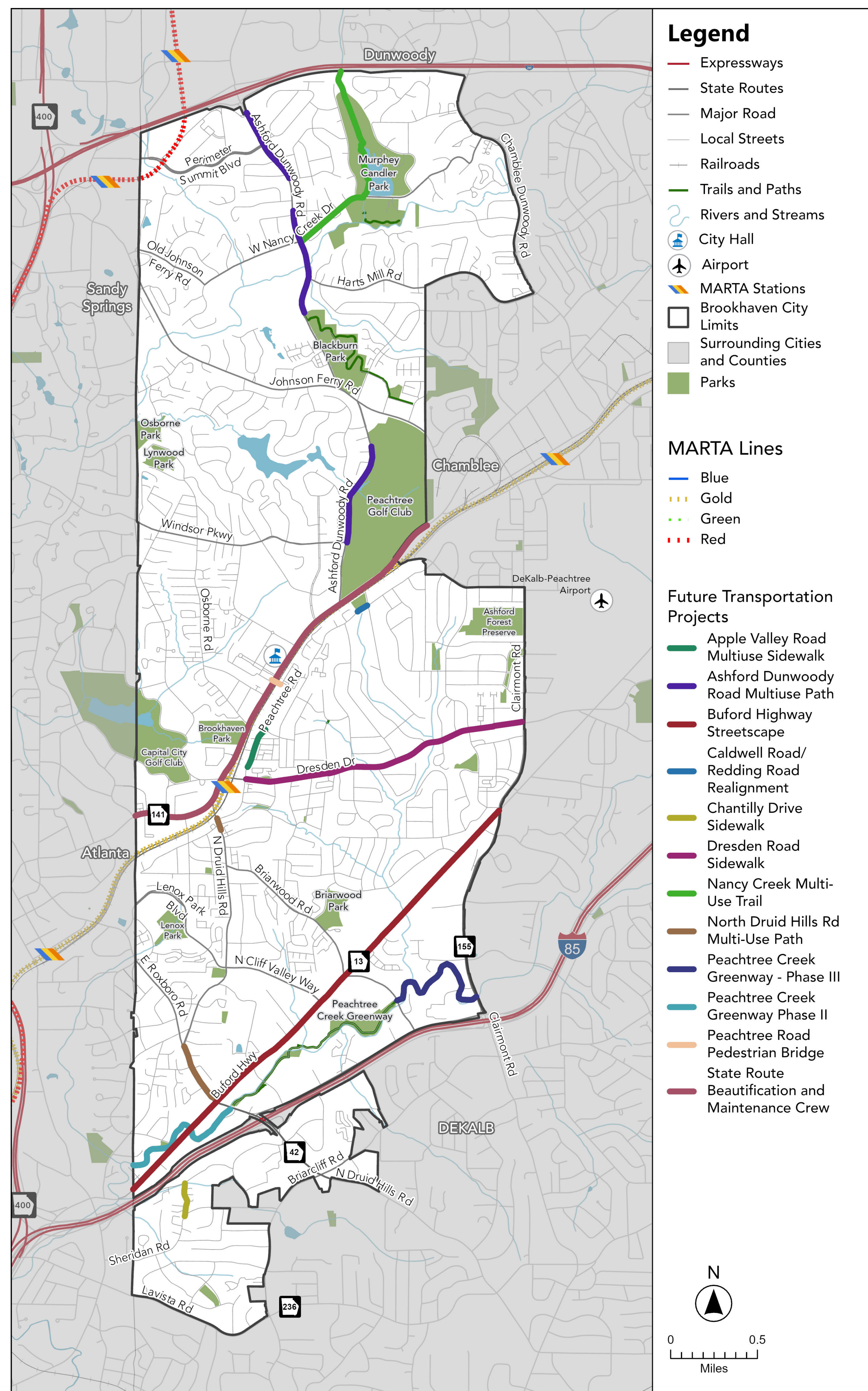
Transportation Network & Initiatives

GETTING AROUND

- Brookhaven residents enjoy quick access to metro Atlanta via I-285 to the north and I-85 to the south.
- GA-400 lies just outside the City, while Peachtree Blvd bisects it. Buford Highway is another major thoroughfare in the south.
- The MARTA Gold Line runs through the city center, providing access between Doraville and the Atlanta airport.
- Planned Transportation Projects are shown on the map to the right.

MOBILITY PRIORITIES

- The City has advanced its transportation goals (see green box) through a series of transportation-focused plans and studies, as shown in the timeline below.
- In 2022, Brookhaven adopted a Special Services District, which taxes commercial properties to fund projects such as bridge replacements, sidewalks, multi-use paths, and streetscape improvements.
- The ongoing Multimodal Plan will provide important direction for future bicycle, pedestrian, and trail investments. The plan is slated for completion in early 2024.



TIMELINE

- **2014:** Brookhaven adopts its initial CTP.
- **2016:** Brookhaven creates its first Bicycle, Pedestrian, and Trails Plan to improve accommodations for active transportation users citywide.
- **2019:** The City completes the Clairmont Road Corridor Study to establish a welcoming streetscape, improve multimodal connectivity, and ensure supportive land uses along this key thoroughfare.
- **2020:** The City develops a CTP Update to reflect implementation actions taken since the previous CTP and changing conditions.
- **2022:** Brookhaven develops the Dresden Drive Intersection Improvement Study to improve multimodal safety, operations, and traffic calming along another major corridor.

Transportation Goals

- Safety
- Mobility and Access
- State of Good Repair
- Economic Prosperity
- Public Health
- Sustainability



LIVABILITY



Parks, Trails, & Greenspace

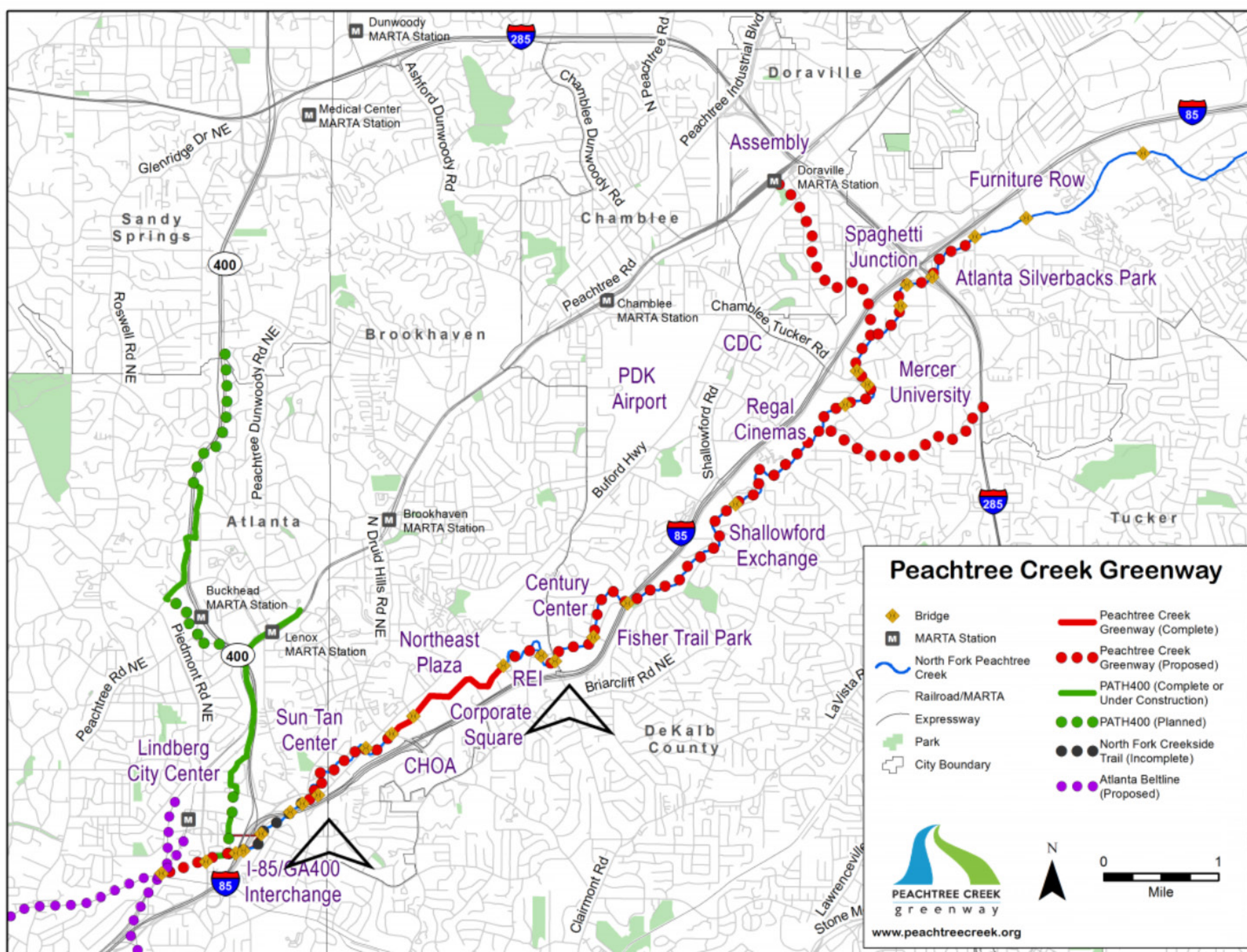
PARKS & RECREATION

- Brookhaven has 22 parks, trails, and greenspace facilities.
- **Site Specific Master Park Plans** guide improvements to each facility, while the Parks Bond supports the projects.
- The City emphasizes parks programming, including intramural and youth sports, summer camps, fitness classes, art events, and senior programs.



PEACHTREE CREEK GREENWAY

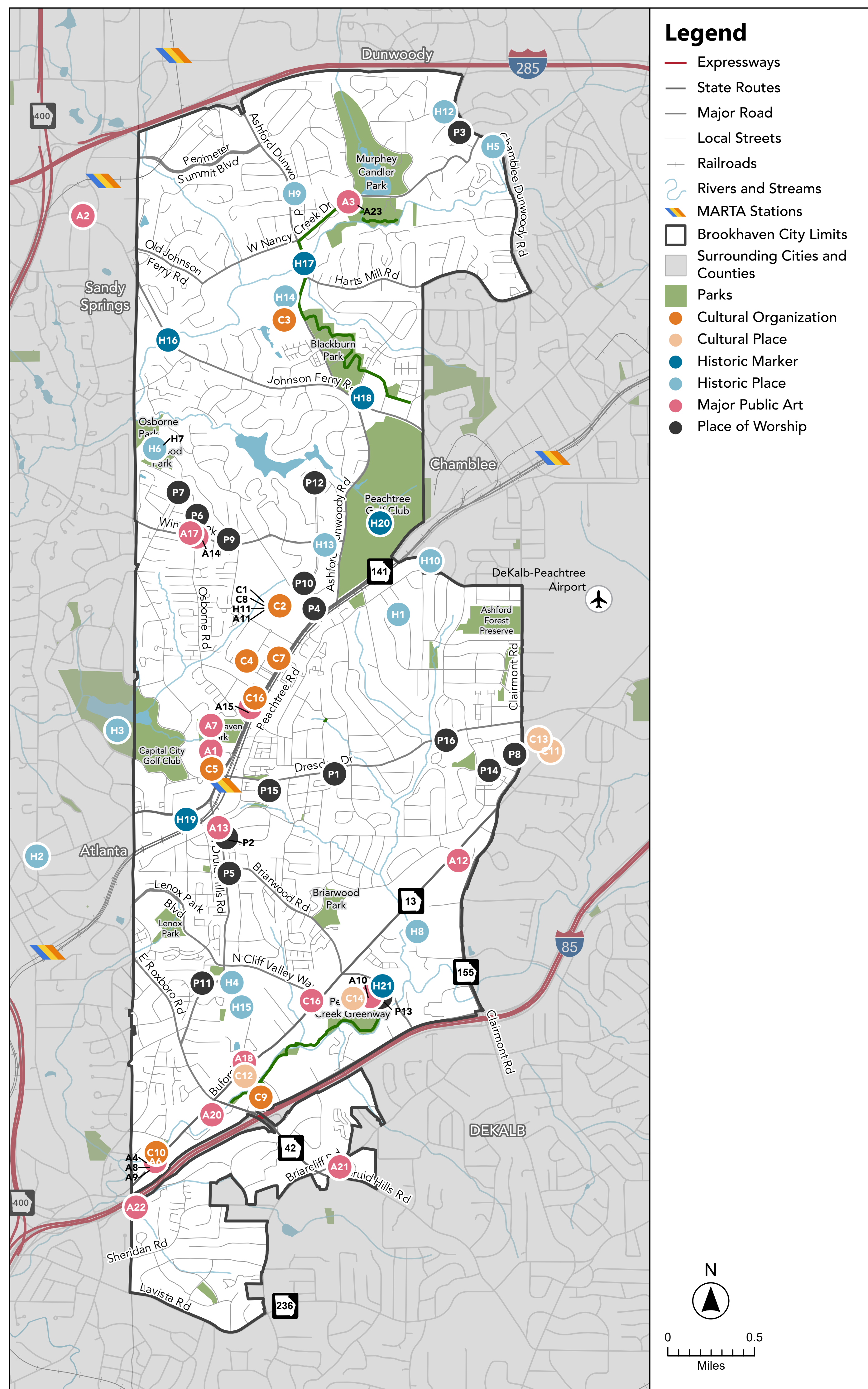
- The Greenway will connect the Beltline and the Perimeter (near Spaghetti Junction), bringing restaurant, retail, and recreation opportunities while improving flood control, water quality, and watershed protection.
- Phase I, the "**Model Mile**," opened in 2019. Phase II, scheduled for 2025, will connect the trail to the City of Atlanta. Phase III will complete the connection to Chamblee.



LIVABILITY

Arts & Culture

- Brookhaven includes over 30 pieces of major public art, including murals, statues, and creative crosswalks, resulting from strategic partnerships with local anchor institutions.
- Numerous civic and cultural organizations represent the diverse populations of the City, including Latino, Asian-American, and African-American communities.
- Buford Highway is a widely recognized international corridor, home to several hubs of immigrant-owned restaurants and businesses.
- Ensuring that all residents have access to quality art programming, ranging from children's workshops to art galleries and festivals, is a cornerstone of the **City's Arts + Culture Strategic Plan**.

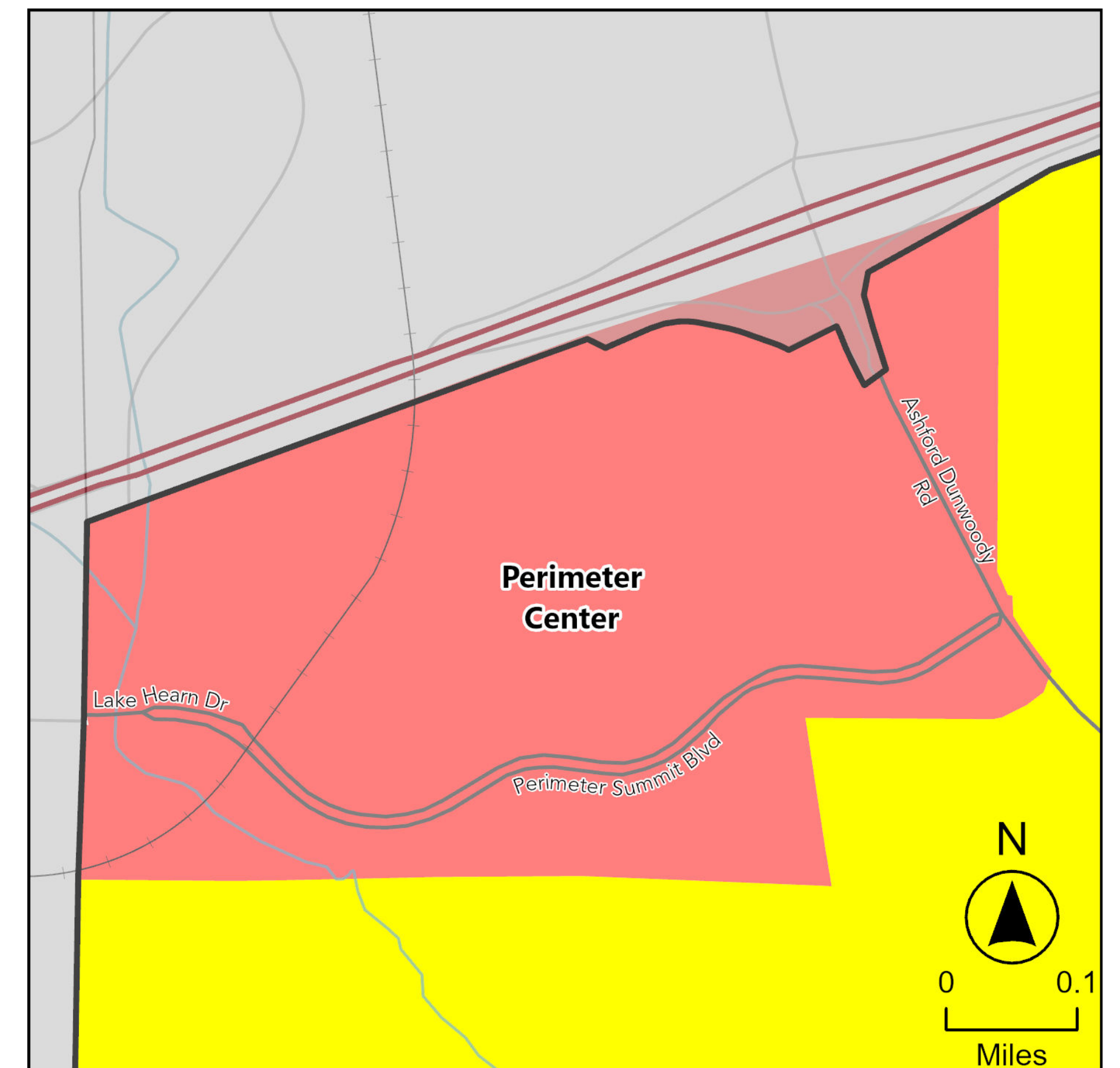


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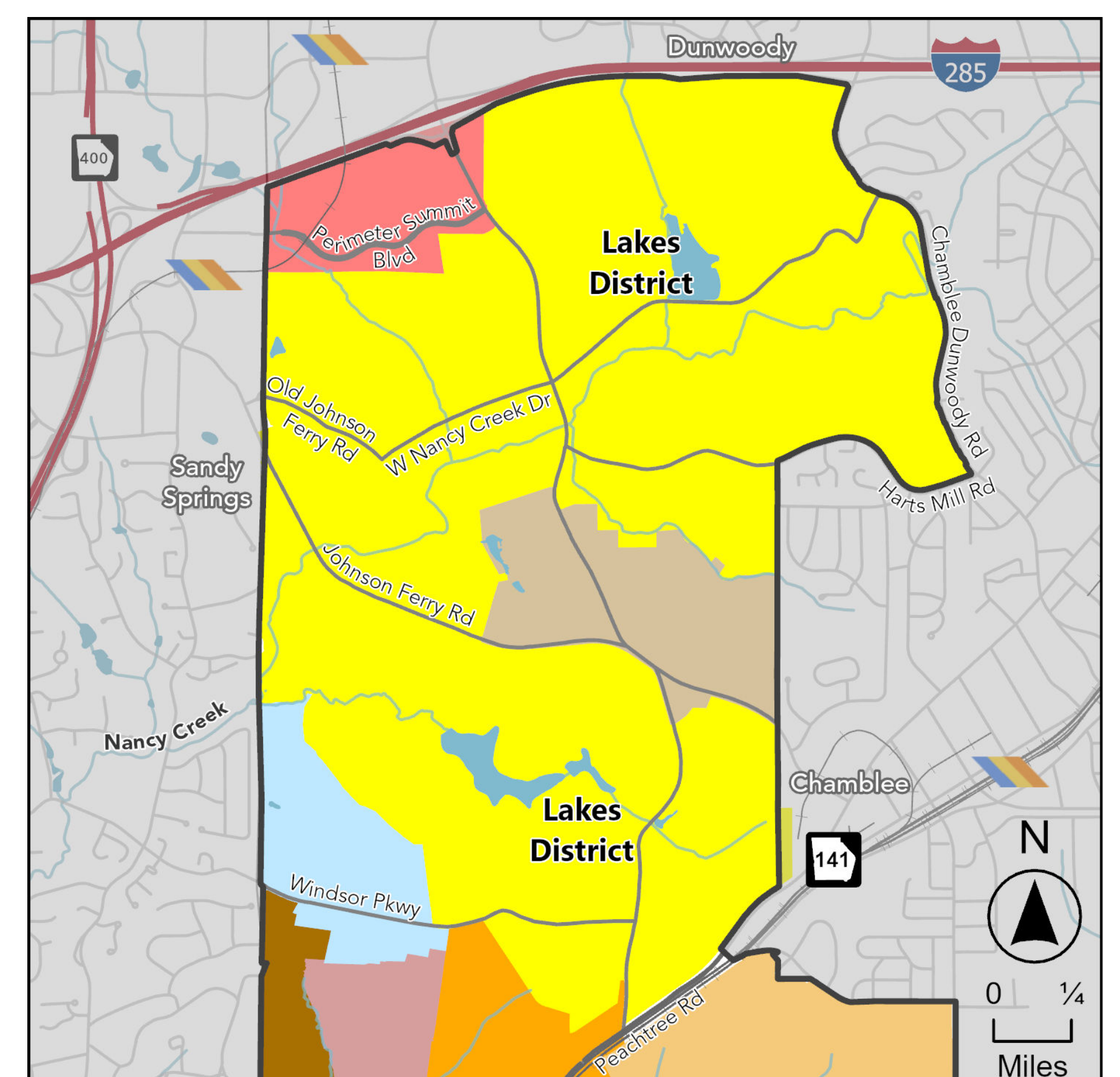
Perimeter Center

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



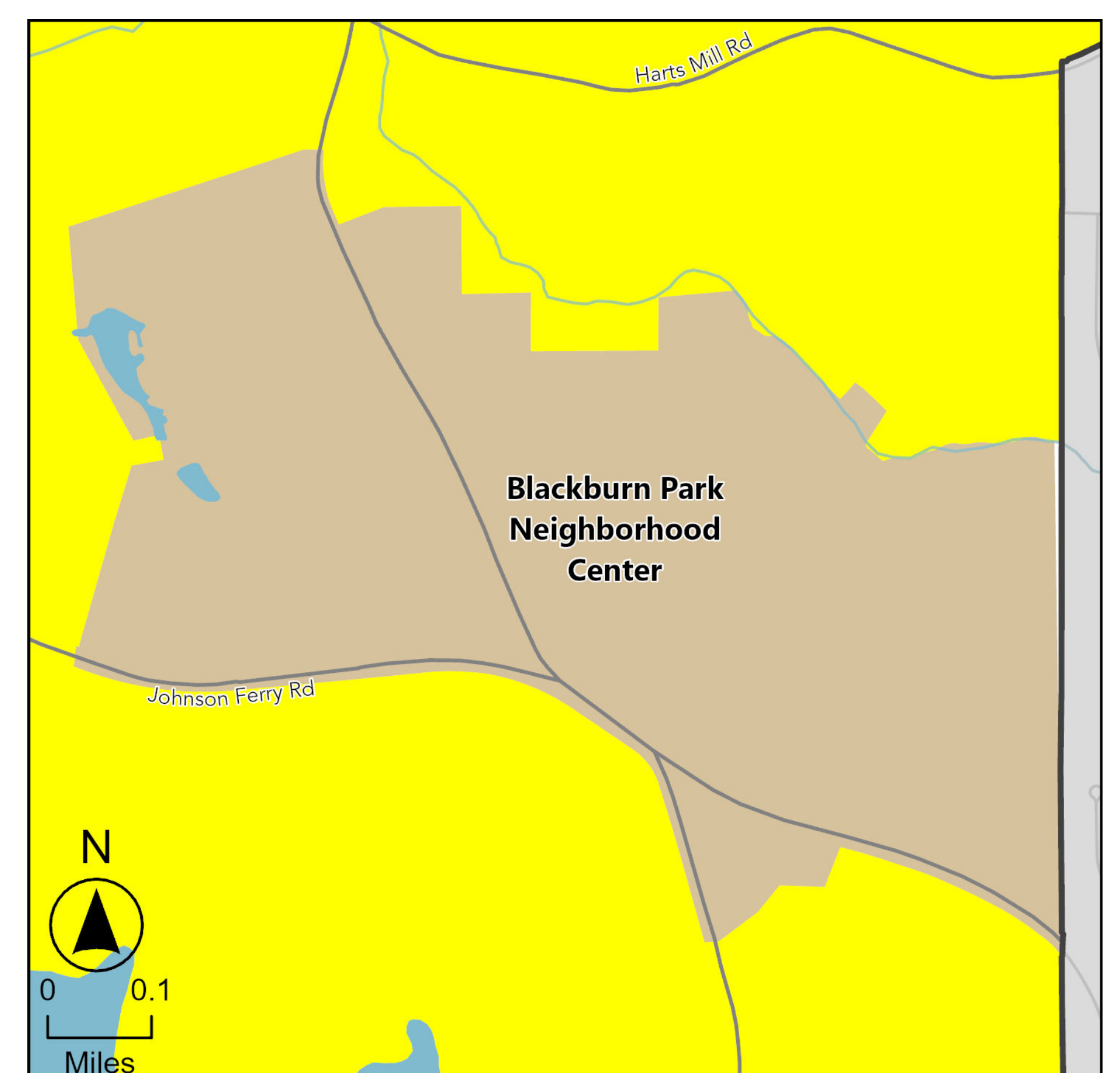
Lakes District

- 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



Source: ESRI Business Analyst 2023 Community Profile Estimates (Decennial Census data forecasted to 2023)

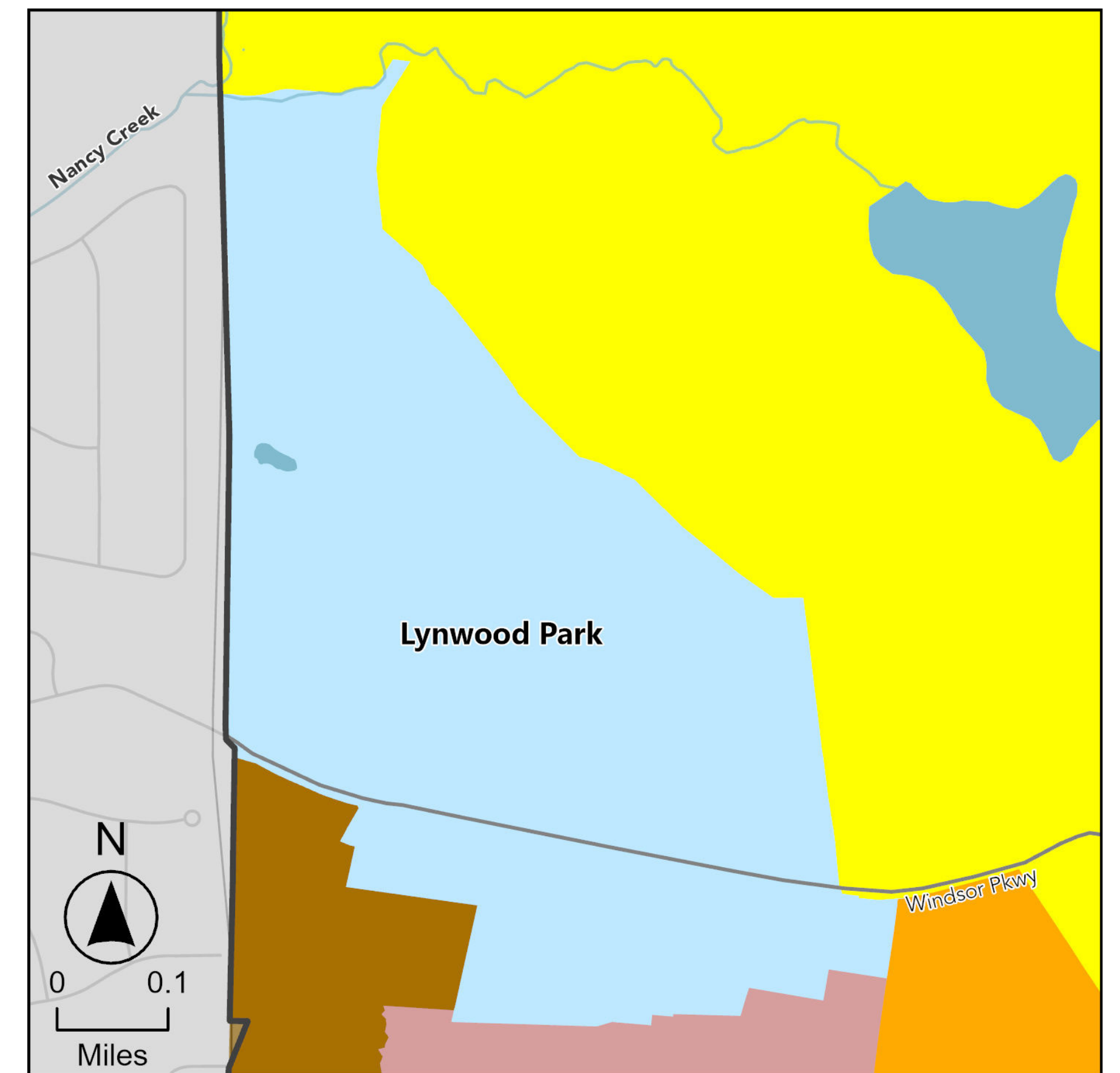


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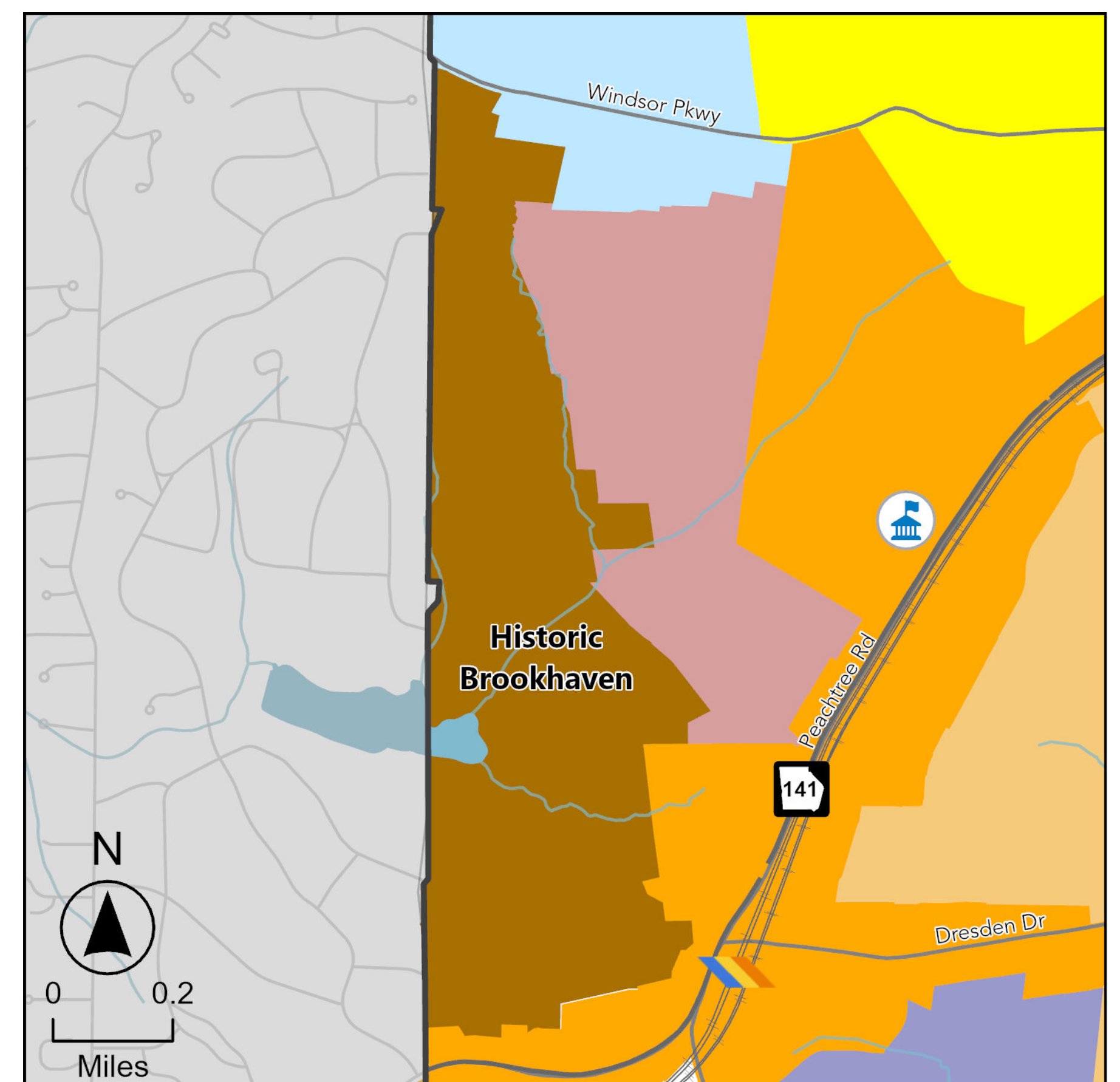
Lynwood Park

- 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



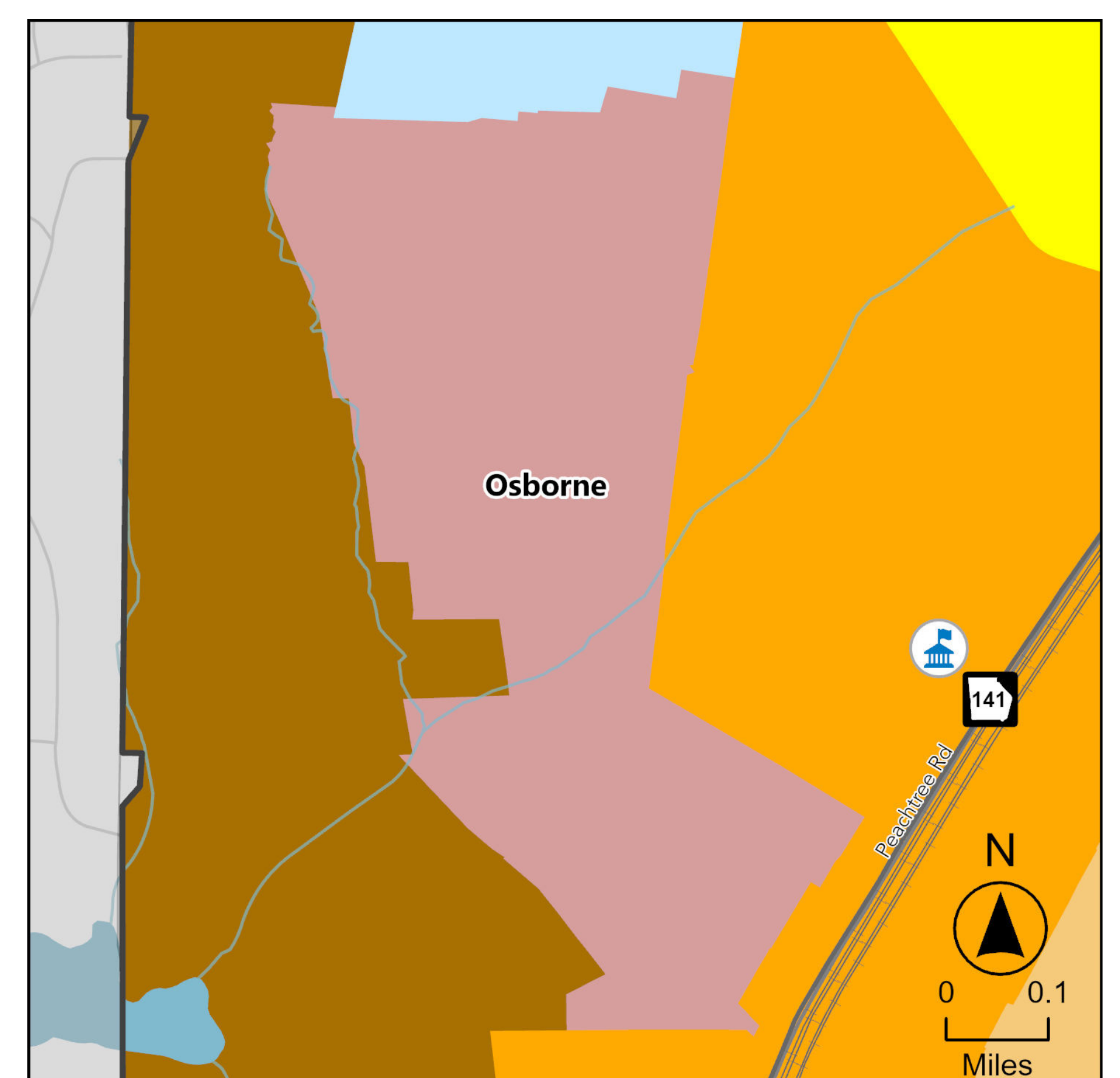
Historic Brookhaven

- 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



Source: ESRI Business Analyst 2023 Community Profile Estimates (Decennial Census data forecasted to 2023)

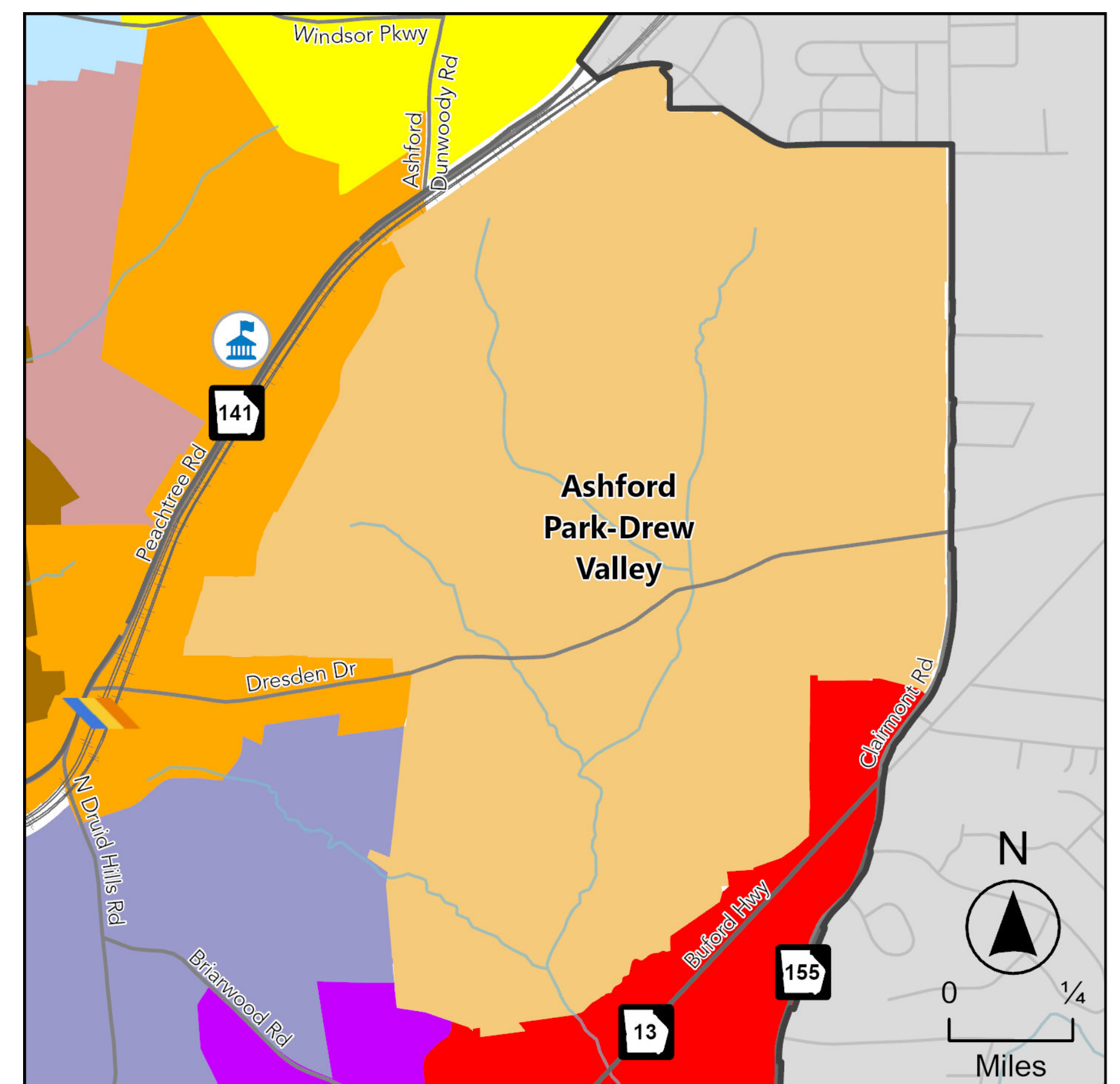


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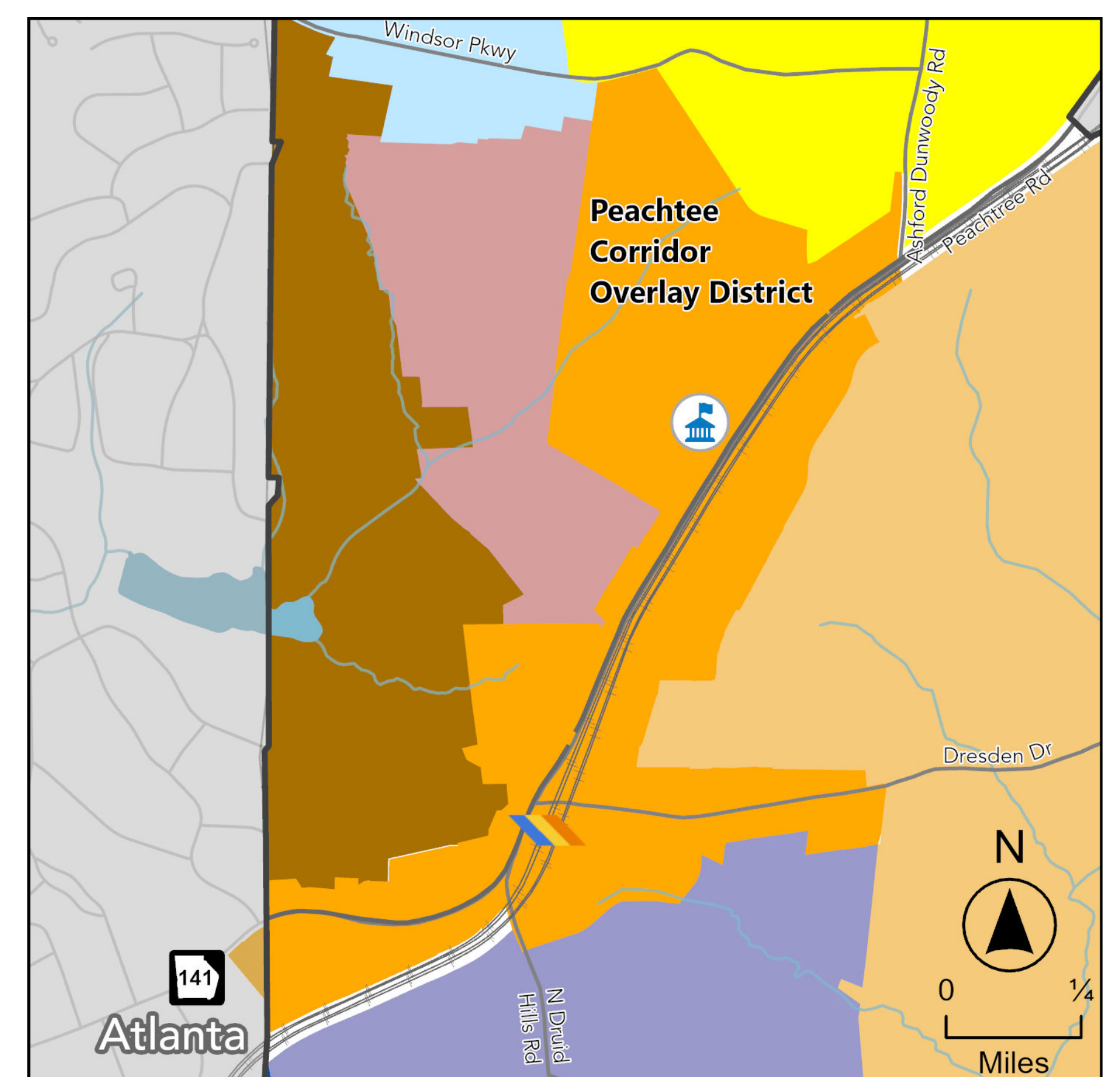
Ashford Park-Drew Valley

- 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



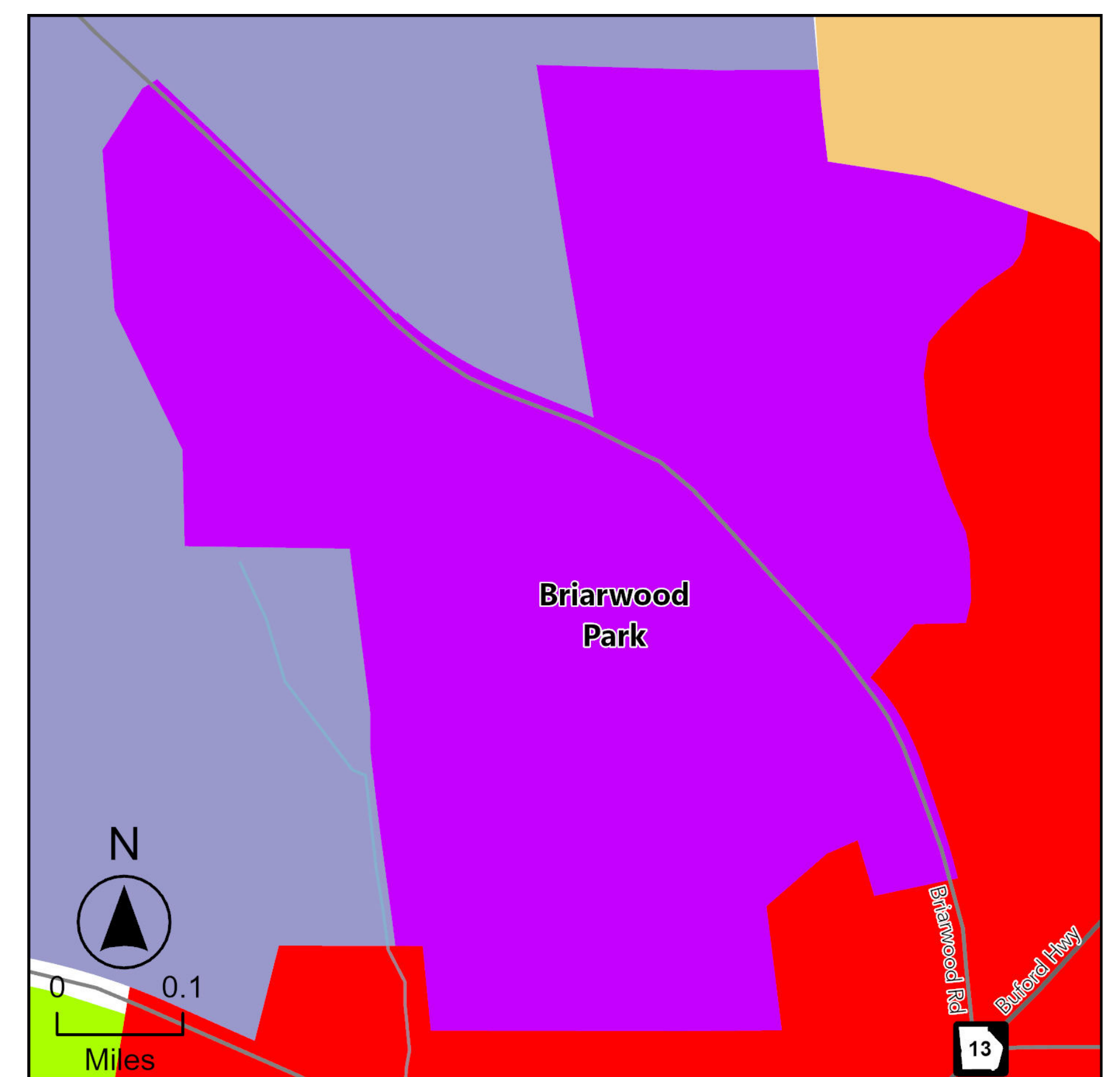
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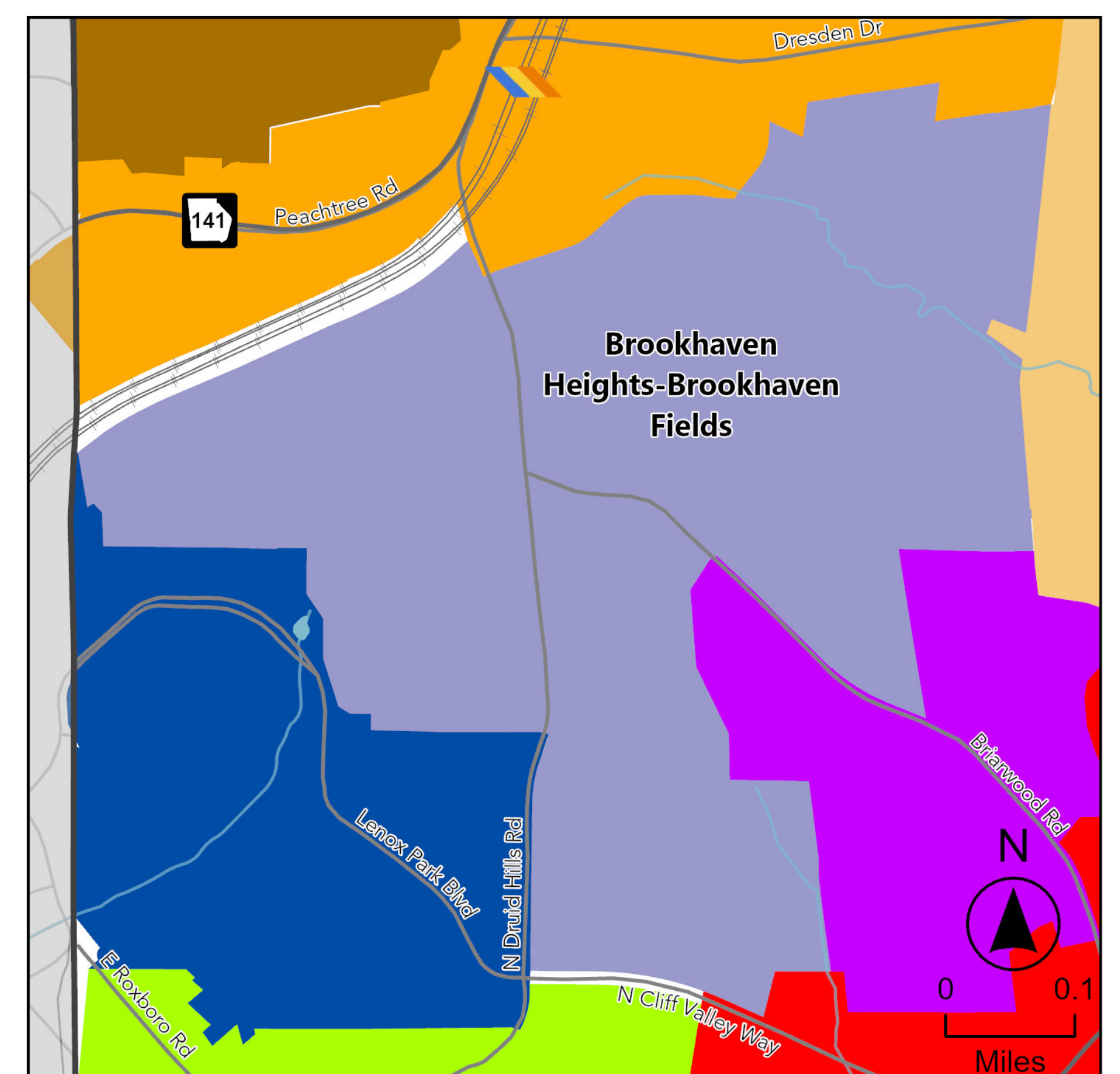
● Briarwood Park

- 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



● 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



Source: ESRI Business Analyst 2023 Community Profile Estimates (Decennial Census data forecasted to 2023)



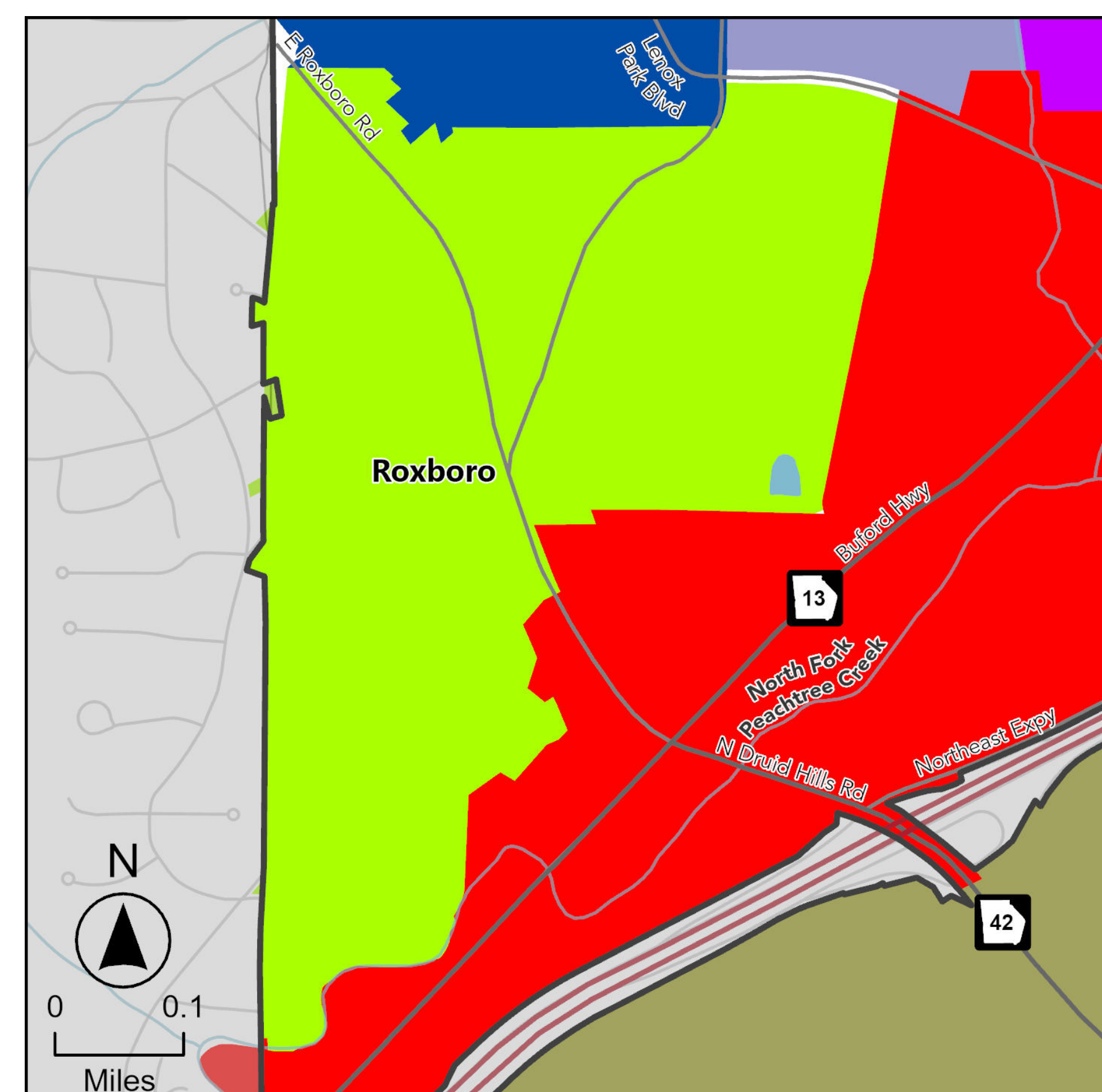
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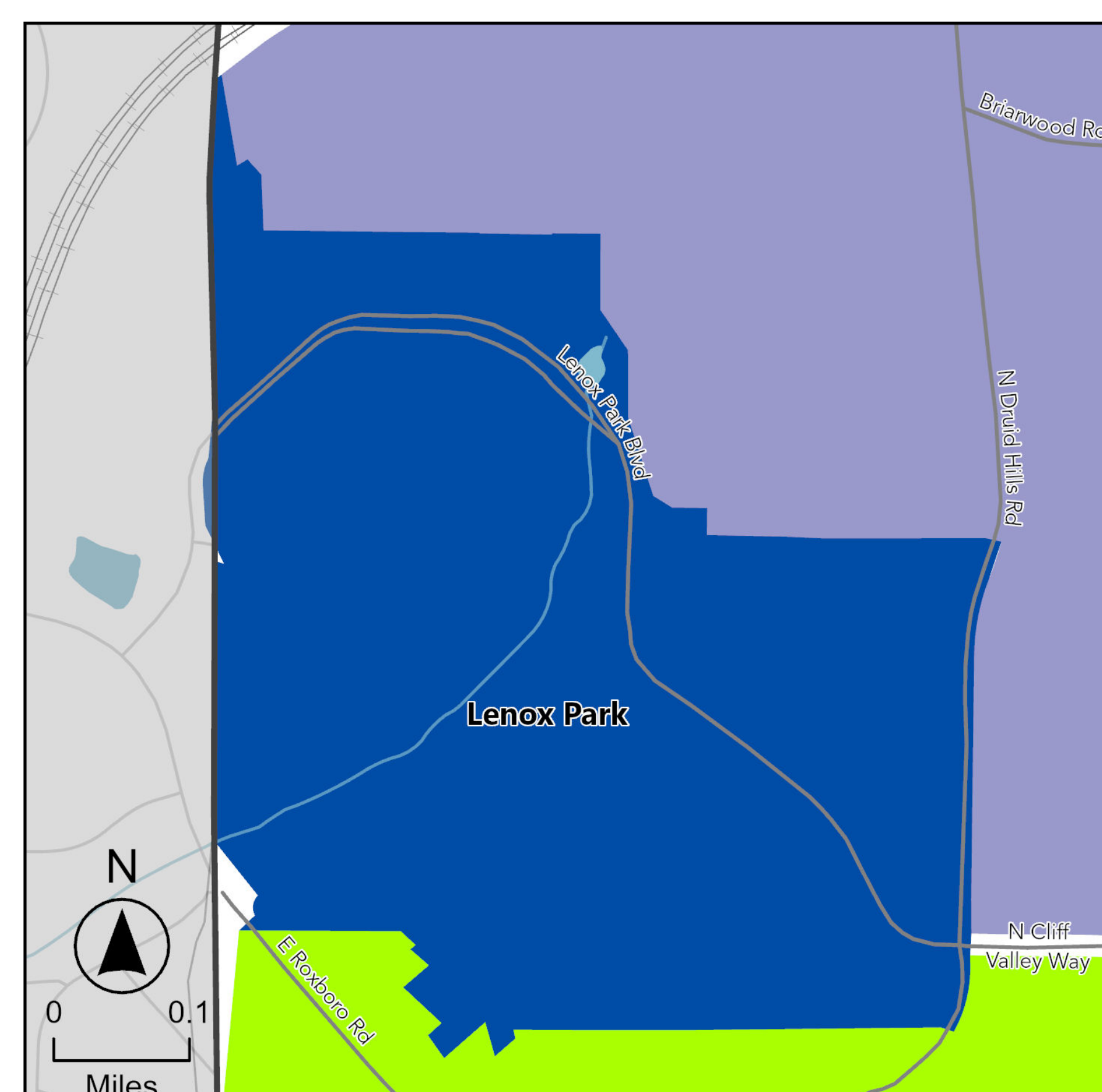
Roxboro

- 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



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



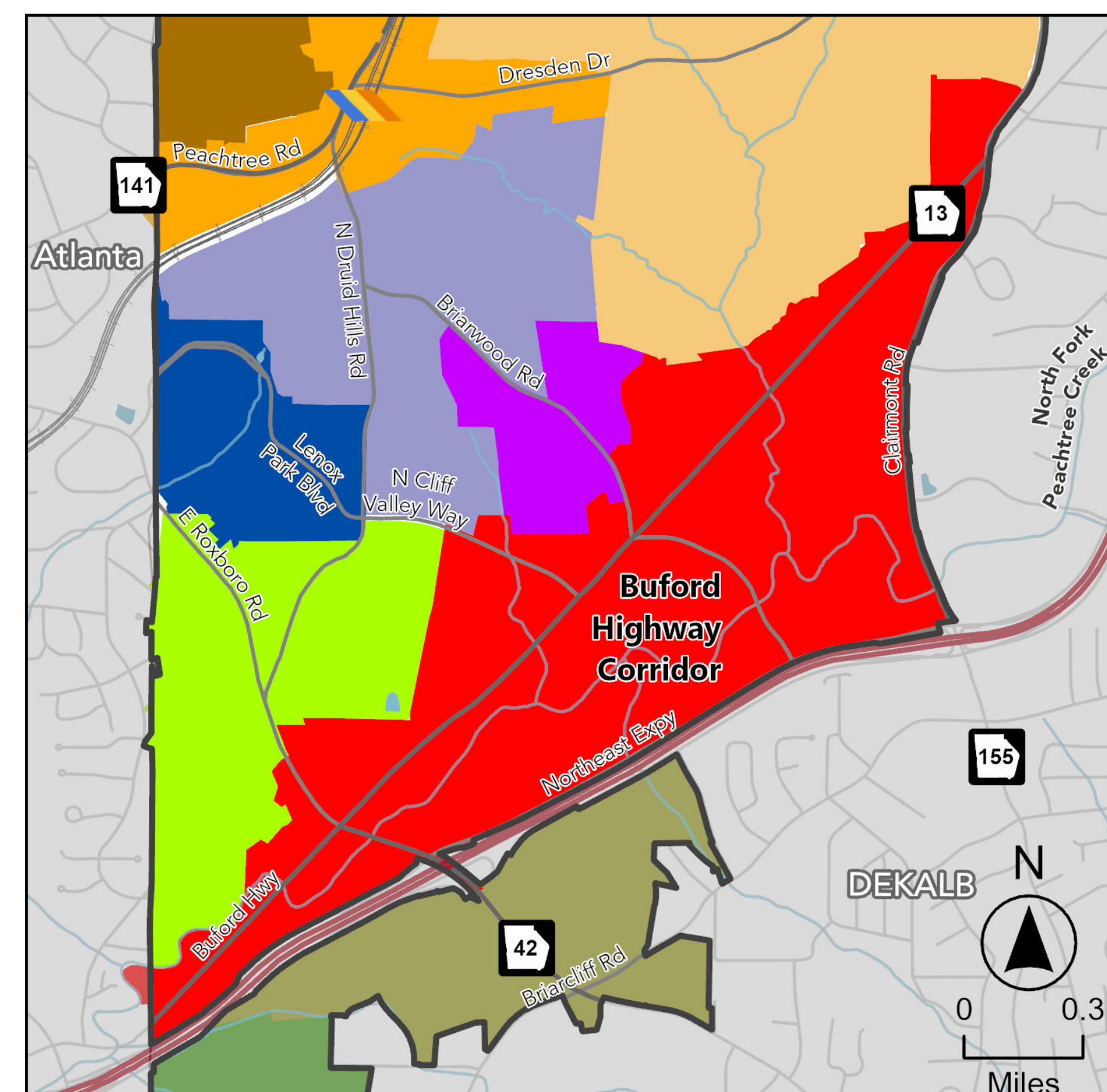
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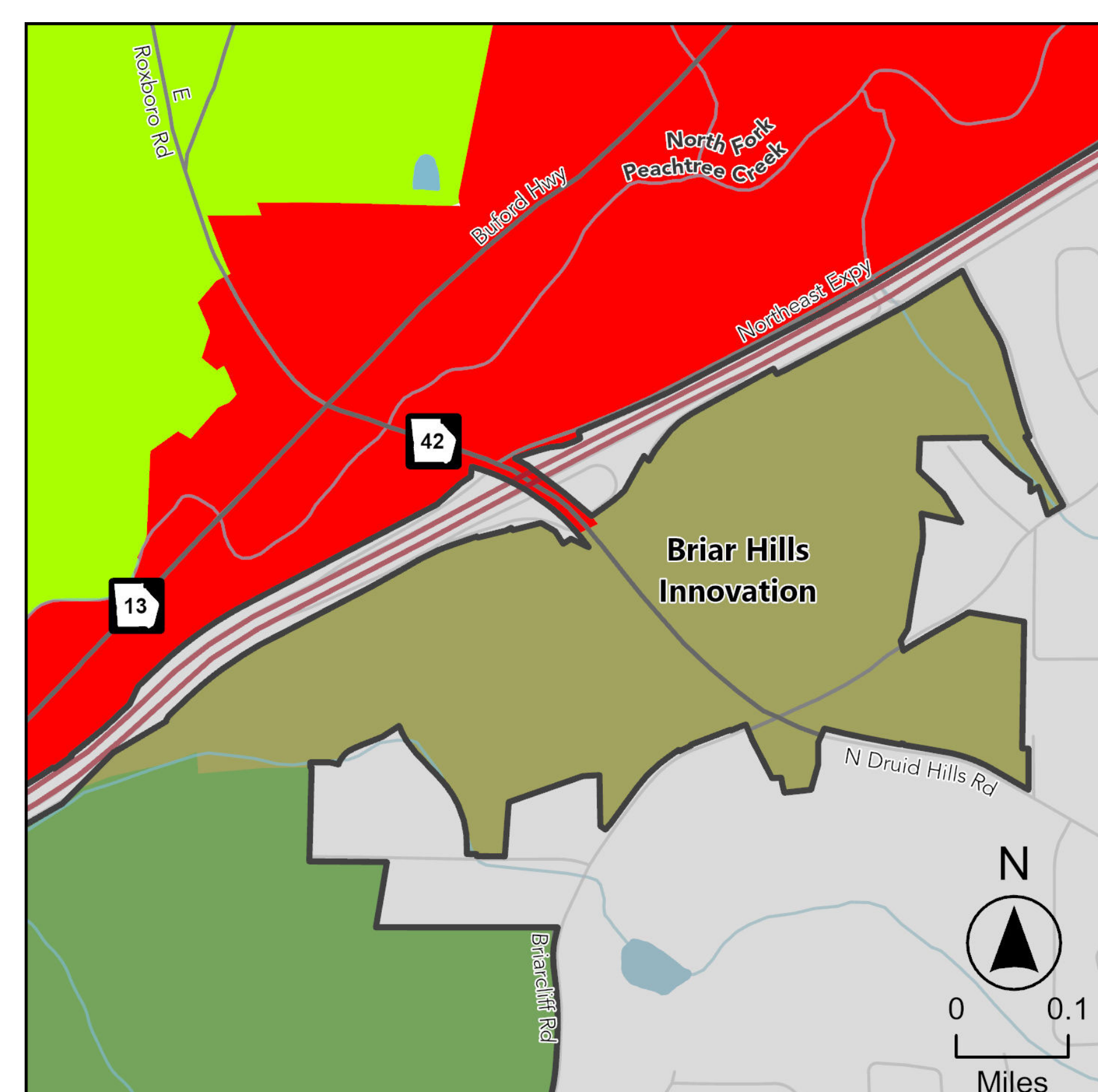
● Buford Highway Corridor

- 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



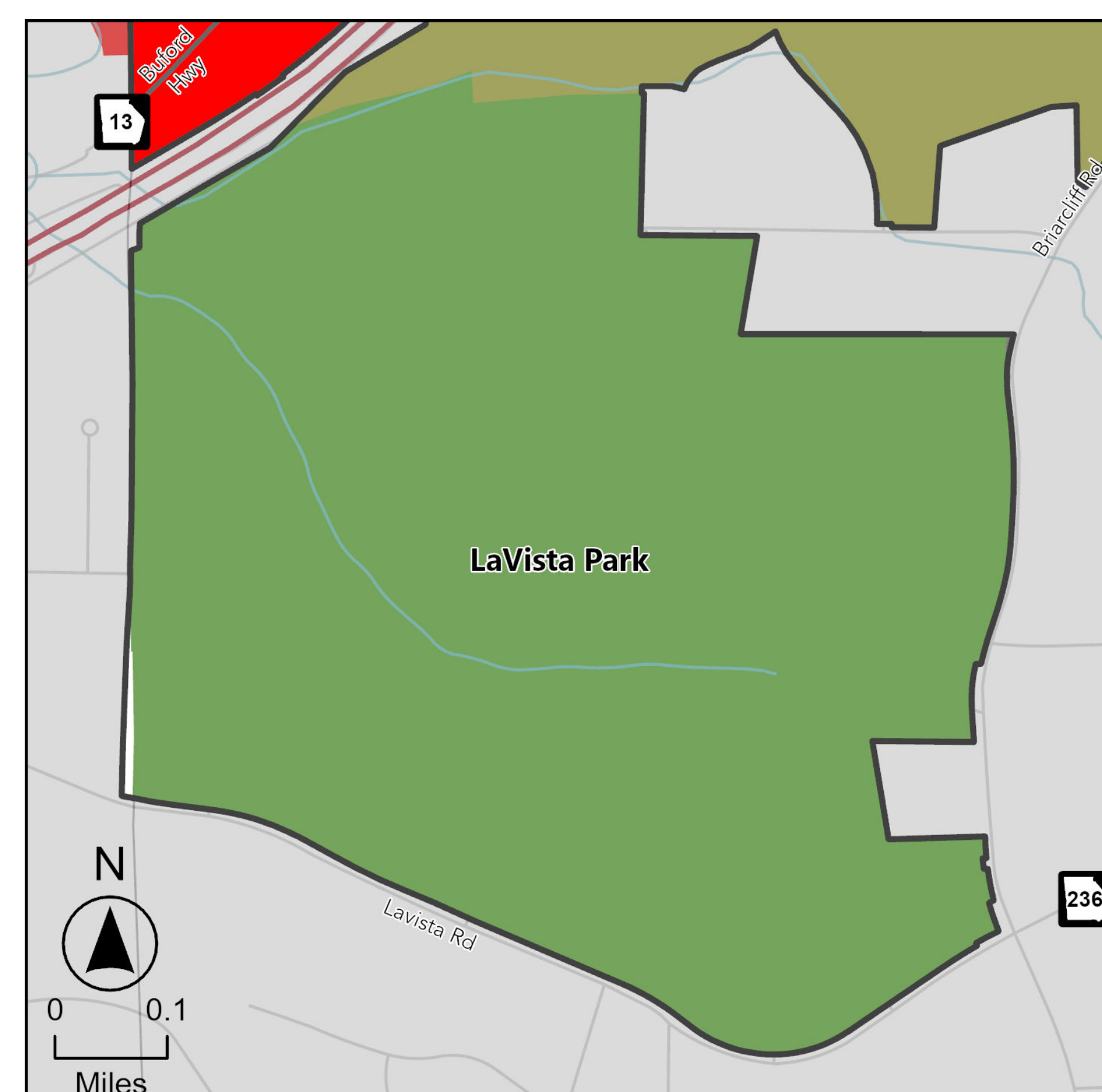
● Briar Hills Innovation

- 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



Source: ESRI Business Analyst 2023 Community Profile Estimates (Decennial Census data forecasted to 2023)



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COMMUNITY VISIONING



Let's Reflect Your Values!

The below vision statements were created when Brookhaven first became a city. This plan update allows us to consider, ten years later, if the statements are still on point.

- Do they reflect the vibrancy, diversity, and uniqueness of the City?
- Do they reflect the City's commitment to equity and inclusion?
- Do they reflect the values, communities, and aspirations of Brookhaven?

CITYWIDE VISION STATEMENT

Brookhaven will be nationally recognized as a beautiful community where multiple generations can live in safety, flourish in business, and succeed in a historic, sustainable environment with exceptional education and transportation options.

LAND USE VISION (2040 COMPREHENSIVE PLAN)

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.



PHOTO BOOTH

What is **most important to you** as you think about **Brookhaven's future?**

Which words or phrases best describe who we are and who we aspire to be as a city? Snag the props and take a photo! Props include thoughts we've heard from stakeholders to date. You can also add your own ideas to the blank props.

Please sign a consent form if you agree to be photographed, acknowledging that your photo may be used in the City's plan materials and/or website.



HOW WILL WE ADAPT?

What is needed to support a diversifying population?

What should we do to prepare for climate change?

How will we accommodate an aging population?

How can we embrace technology to become a smarter city?

