

Needs & Opportunities Workshop Summary

Meeting Logistics

June 9, 2014 | 6:00 - 8:00 PM
Brookhaven City Hall (Council Chambers)

Attendees

A total of 30 individuals signed in at the workshop. Attendees included members of the Comprehensive Plan Steering Committee, members of the general public as well as other stakeholders.

Agenda

- Sign-in, Review Displays
- Welcome + Introductory Presentation
- Questions/Answers
- Workshop Activities
- Recap + Adjourn

Summary

The meeting began with a brief open house period that allowed the public to review displays and handouts and begin providing input. The open house was followed by a formal presentation that began with a welcome from the City of Brookhaven Assistant City Manager/Director of Community Development, Susan Canon. The Consultant Team project manager, Amanda Hatton with Jacobs Engineering, provided an overview presentation of the planning process, project progress, public input to date, and workshop goals and activities. Prior to adjourning, next steps were presented with final remarks from the planning team, Steering Committee and City. Community members were provided a final opportunity to ask questions.

Question & Answers/Comments

Comment: Please consider adding a few sentences describing what each of the meetings are for on the City website to help define the purpose of the meeting.

Comment: The link on the City website to the online survey does not appear to be working. *The City and Consultant Team will address this first thing in the morning.*

Workshop Activities Summary

Draft Vision & Goals

The draft vision statement and list of goals for the City’s future were displayed for review by the public. Attendees were asked to review the statement and list of goals and to provide feedback via the comment form distributed at the sign in table.

The following comment was received the night of the workshop:

- Diversity must include not only ethnic and cultural diversity but also economic diversity.

In the Year 2034, People will Say that Brookhaven Is...

The public was encouraged to continue to give input on what people will say about Brookhaven in 2034. *An uncensored list of written comments by citizens that provided input to this activity follows:*

- | | |
|--|---|
| <ul style="list-style-type: none"> • Livable; high quality of life • Diverse balanced population - economics/demographics • Art & culture beacon! • Dog-friendly • Green • Walkable • Bicycle-friendly • Responsive and transparent • High vision, national standard model • Mix of contemporary and historic • Pedestrian scaled • No single use, single story commercial buildings on Peachtree Road • Sense of community • Great neighborhoods • Parking in the rear, buildings pulled up to the sidewalk • Great walking and bike paths • Trees along the street are beautiful • Booming • Pedestrian friendly • Neighborhood feel; people on front porches and always talking • Great community! | <ul style="list-style-type: none"> • Was smart to preserve trees • Vibrant • New and fresh • Safe and able to walk alone • Fantastic parks • Crowded • Too much traffic • Green spaces! • Bike/walk/running paths • Live/work/play • Connectivity • Traffic control and relief • Conserve the trees • Sustainable • Open-minded & progressive • A desirable place to live |
|--|---|



- One of the few wooded areas left in town
- The most livable and attractive American city
- Preserve the trees in natural areas!!
- A special place
- A great city and a great place to live, work, and play
- Green spaces
- Tree canopy
- Has a linear park along the river!
- Urban neighborhoods
- A great place to raise a family! Let it be...let it be
- Some place people want to live
- Artsy
- Healthy
- Conserve trees
- A government of the people
- Green, clean and safe
- Wildlife
- Positive
- Should be no problem to be a “Tree City USA” every year

Character Area Feedback

Another portion of the workshop was designed to get feedback from the public on the draft defining narrative for character areas within the city. Each character area was represented on individual display boards that offered a description of the area, the community vision, potential and appropriate land uses. Meeting attendees were asked to place stars in the boxes to the left of each area if they agreed with the information presented. Space was also provided for comments and proposed changes.

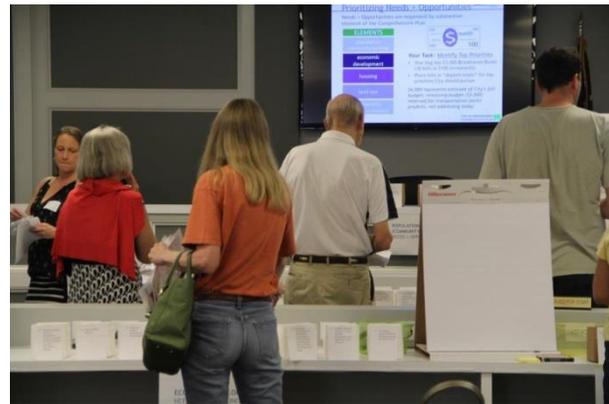
CITY OF BROOKHAVEN COMPREHENSIVE PLAN 2034	
<p>STARS ■ Ashford Park-Drew Valley</p> <p>DESCRIPTION The Ashford Park-Drew Valley character area is comprised of the Ashford Park, Drew Valley and Shaded Park neighborhoods. These are all historic neighborhoods within the city and were developed in the 1940's and 1950's. These have been combined into one larger character area given their similar development characteristics and land use patterns. They historically featured small homes on large lots, across the yard, double, these neighborhoods have experienced significant residential infill development, typically in the form of multi-unit homes.</p> <p>COMMUNITY VISION The vision for the Ashford Park-Drew Valley area is for the existing character of the single-family neighborhoods to be maintained and preserved. Infill residential development should be permitted only if it is in keeping with the character of the surrounding residential structure.</p> <p>Neighborhood commercial development is seen as appropriate for the intersection of Calhoun Road and Dresden Drive. This would serve residents on the eastern side of the character area outside of the comfortable walking distance to the existing neighborhood commercial provided within the Brookhaven Village area.</p> <p>The future vision for Ashford Park-Drew Valley also includes potential park expansion to areas removed from existing parks. These include vacant lots in Drew Valley within the FSIK designated floodplain, currently owned by DeKalb County. Another site is the large vacant wooded lot adjacent to Calhoun Road near the Peachtree-Delcak Airport.</p> <p>IMPLEMENTATION STRATEGIES</p> <ul style="list-style-type: none"> - Incorporate a series of wide and frequently-spaced pedestrian crossings along Johnson Ferry Road and Ashford Dunwoody Road to promote pedestrian connectivity. - Identify and implement appropriate traffic calming techniques to reduce vehicular speeds and increase pedestrian safety. - Pursue pocket green space interventions on former FSIK lots that can double as stormwater management facilities and small parks. - Clarify infill development standards to help ensure consistent redevelopment within neighborhoods. <p>APPROPRIATE LAND USES</p> <ul style="list-style-type: none"> - Single-Family Residential - Neighborhood Commercial - Institutional - Parks and Recreation 	<p>COMMENTS/PROPOSED CHANGES</p> <p>DESCRIPTION</p> <hr/> <p>COMMUNITY VISION</p> <hr/> <p>IMPLEMENTATION STRATEGIES</p> <hr/> <p>APPROPRIATE LAND USES</p>

The majority of input indicated overall support for the character area visions and corresponding implementation strategies. Several ideas were provided for additional implementation strategies and some ideas for adjustments to vision statements and appropriate land uses. The greatest amount of input was provided for the Lakes District, the Buford Highway Corridor, and Ashford Park-Drew Valley. *A table of all input received is provided at the end of this summary.*

Priority Needs & Opportunities

The final workshop activity solicited input on how needs and opportunities should be prioritized. Needs and opportunities were organized on display boards according to each substantive element of the Comprehensive Plan, which includes population (community building), economic development, housing, land use, and community facilities and services. Several strategies were listed on each plan element board. A flipchart and markers were made available at each board for attendees to write in any needs and opportunities that may not have been listed on the display boards.

Each attendee was given \$3,000 “Brookhaven Bucks” in \$100 denominations. A deposit box was available for each need and opportunity. Attendees were asked to review all of the needs and opportunities and to place their bills in deposit boxes representing the ones they felt should be the top priorities to be pursued by the City.



The table below summarizes the top two priorities for each plan element category based upon the amount of Brookhaven Bucks placed in each deposit box. The number of votes received for each is shown in the far right column.

1 Community Facilities and Resources		
1.6	Ensure transparency in City government actions.	78
1.7	Preserve the city’s tree canopy.	65
2 Economic Development		
2.4	Leverage the Brookhaven MARTA station to further desirable development along the Peachtree Corridor.	47
2.7	Encourage redevelopment of underutilized parcels along Peachtree Road, Buford Highway, Clairmont Road, and Johnson Ferry Road.	74
3 Housing		
3.1	Preserve safe and affordable housing in the community.	17
3.3	Provide for diverse housing types to support lifecycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units.	17
4 Land Use		
4.5	Review tree ordinance (ensure appropriate protection).	49
4.14*	Further Brookhaven as a walkable and bikeable community.	60
5 Population (Community Building)		
5.1	Provide translation services for all city services (hire Spanish speaking staff).	19
5.3	Provide opportunities for the public to openly engage in development decisions in the city.	32

Comments and additional needs and opportunities were identified for many of the plan elements. This input is summarized as follows:

1. Community Facilities and Resources

- 1.2: While burying lines seems like a plus there are significant downsides in identifying and fixing problems. Typically, [this] takes longer than if above ground. Consider both sides of that equation carefully.
- 1.4: Make Brookhaven the first city to have a bikeable linear park along a beautiful river - North Fork of the Peachtree Creek!
- 1.7: Manage trees in city. They cannot be 'preserved' only conserved
- 1.7: Save canopy by making ivy on trees in the ordinance to keep off the trees. MARTA line trees will be dead from ivy in the next 5 years!
- 1.9: Use creeks for pedestrian paths/connections.
- 1.12: Consider all creeks, not just Nancy Creek.
- 1.13: Coordinate creek water quality with EPA hydrologic units (HUCs).

2. Economic Development

- 2.4: Honor the BPCA/overlay rather than allowing ZBA to undermine!
- 2.6: Identify ways to regularly engage the English and non-English speaking (Chinese, Korean, Thai, Spanish, Vietnamese, Bengali, Bhutanese languages) business communities.
- Teach ZBA the criteria for variances.
- Pursue a better balance of land uses to promote a balanced tax base, focusing particularly on the need for additional office space.

3. Housing

- 3.2: "Assisted living" - Focus on aging population. Don't want people who have lived in area for a long time to need to leave.
- Increase the number of affordable housing units.
 - I agree! Why not incentivize City contractors who hire Brookhaven workers?
 - Sembler lied - did not deliver housing.

4. Land Use

- 4.14: The coolest cities in the US are walkable and bikeable - even if not everyone walks or bikes! Good development and business will follow, as it has at the BeltLine.
- Convert long-term MARTA parking to public greenspace/plaza,
- Install bike lanes on east/south side of Peachtree from Dresden to Redding (fewer/0 curb cuts).
- Install pedestrian/bike connection (bridge over MARTA) from Town Brookhaven to Post Brookhaven Apartments (creates walking access for Ashford Park, apartments, etc.)

Additional Comments

The comment form allowed space for additional general comments. The following comments were submitted via comment form or provided to facilitators on the night of the workshop:

- A vibrant city will have to meet at least two criteria: (1) all City employees should, if they wish, be able to afford to live, recreate shop and work in the City. (2) All development should be in sync and compliment neighboring and regional jurisdictions.
- Planning Commission staff should be required, if not already required, to make and report on on-site visits as critical to recommendations placed before Commission.
- Developers should be required to specify how their proposals support or add value to vision of character area.
- Planning Commission should be empowered to mandate mediation in cases of conflict to mitigate against zero-sum votes.
- The City of Delray Beach Florida is a good benchmark community to consider when planning the City's downtown; it has been ranked the number one downtown district in country.
- The plan should make recommendations regarding documentation and preservation of the Brookhaven's historic resources. Historic resources include the Oglethorpe University, the old Fischer Mansion, and Historic Brookhaven, and Indian Trail Trace near Stratfield Drive.
- The City should consider designating its parks as national wildlife habitats via the National Wildlife Federation. The designation requires food, water, and cover be provided for habitats. Currently, there are 300 or more habitats in Brookhaven.
- Avellino's Pizzeria on Windsor Parkway is a good example of neighborhood commercial.
- It was suggested that the City should post signs similar to those provided for rezonings to help promote and inform the public about meetings.

Regroup, Recap, & Adjourn

The meeting concluded with next steps, a reminder to provide input by taking the online community survey and a reminder about the next public workshop which will be held on July 21, 2014.

Addendum of Input from Workshop Activities

Full Results from Priority Needs & Opportunities

1	Community Facilities and Resources	Votes
1.1	Balance multi-family growth and commercial/office growth.	13
1.5	Document historic resources.	14
1.12	Protection of Nancy Creek corridor.	20
1.3	Identify infrastructure capacity improvements (water and sewer)needed to support Future Land Use Plan.	21
1.8	Establish a Civic/City Center.	22
1.4	Additional park space in Council District 4 (Buford Hwy area).	23
1.1	Better coordination with DeKalb County schools or development of a City-run school system.	23
1.9	Leverage City’s creek system for greater access by community.	28
1.2	Establish policies for burying utilities along strategic corridors (consider Buford Highway, Peachtree Road, Johnson Ferry, and Ashford Dunwoody).	31
1.11	Stormwater management - evaluate existing program to ensure sufficient capacity to meet management needs.	47
1.7	Preserve the city’s tree canopy.	65
1.6	Ensure transparency in City government actions.	78
2	Economic Development	Votes
2.2	Improve alcohol licensing.	2
2.5	Use the Buford Highway Economic Development Strategy to drive development of citywide incentive policy.	2
2.9	Coordinate/optimize efforts and resources at county and regional levels.	8
2.1	Develop a citywide economic development strategy, leveraging the Buford Highway Economic Development Strategy.	13
2.6	Identify ways to regularly engage business community in feedback on city needs and concerns and vice versa.	16
2.8	Establish additional incentives to further desirable development in city (opportunity zones, TADs, etc.).	17
2.3	Continue to enhance diversify/attract unique restaurants.	23
2.4	Leverage the Brookhaven MARTA station to further desirable development along the Peachtree Corridor.	47
2.7	Encourage redevelopment of underutilized parcels along Peachtree Road, Buford Highway, Clairmont Road, and Johnson Ferry Road.	74
3	Housing	
3.2	Work with DeKalb County to target HUD funding for improvement and preservation of affordable housing in city.	7
3.4	Increase the number of affordable housing units	7
3.1	Preserve safe and affordable housing in the community.	17

3.3	Provide for diverse housing types to support lifecycle housing needs, such as accessory units, townhomes, assisted living, and a variety of single family and multifamily units.	17
4	Land Use	
4.17	Convert long-term parking at Brookhaven MARTA station to a public plaza or greenspace	3
4.3	Ensure smooth transition from urban to suburban locations in city.	4
4.18	Install bike lanes on the east/south side of Peachtree from Dresden to Redding to increase bike safety	5
4.19	Install bike/pedestrian bridge connection from Town Brookhaven development over MARTA to neighborhoods	5
4.1	Streamline zoning and development regulations.	8
4.2	Establish new zoning ordinances to allow for desirable growth.	8
4.6	Establish requirements and/or incentives for incorporating publicly accessible open space as a part of new development.	8
4.11	Engage DeKalb County Schools in city development proposals.	9
4.9	Welcome and properly manage growth and higher density in city.	12
4.15*	Improve pedestrian safety along Buford Highway.	12
4.1	Align zoning and development regulations with Comprehensive Plan.	13
4.13	Further development of a live-work-play community by allowing for mixed-use development in appropriate locations.	14
4.12	Further health and exercise in the community through design of supportive infrastructure and design.	15
4.8	Address visual clutter in the community.	17
4.4	Establish streetscape standards and/or incentives along major corridors.	22
4.7	Ensure pedestrian connectivity standards are an element of development along key corridors and connecting neighborhoods to key corridors.	23
4.16*	Establish complete streets policies and regulations along key pedestrian and bike routes for both public and private investment.	28
4.5	Review tree ordinance (ensure appropriate protection).	49
4.14*	Further Brookhaven as a walkable and bikeable community.	60
5	Population (Community Building)	
5.5	Create a greater sense of community.	8
5.6	Grow the City's arts and cultural offerings.	9
5.7	Provide services and facilities to support the aging population.	10
5.2	Complete a strategic wayfinding and branding study for the city that considers signage, lighting and landscaping unique to Brookhaven.	11
5.4	Provide opportunities for community members from all districts to serve on boards.	15
5.1	Provide translation services for all city services (hire Spanish speaking staff).	19
5.3	Provide opportunities for the public to openly engage in development decisions in the city.	32

*Requires coordination with City's Comprehensive Transportation Plan.
 Grey highlighting indicates a new need or opportunity identified by the public that was given Brookhaven Bucks.

Full Results from Character Area Activity

Counts equal number of stars provided for each item. Stars indicated agreement with content.

Character Area	Additional Strategies or Comments	Description	Vision	Implementation Strategies						Appropriate Land Uses												
				1	2	3	4	5	6	O	MF	TH	H	MU	R	NC	SF	I	PR	In		
Perimeter Center	Implementation Strategies: 1) Read the AJD author John Kessler who wrote how frightening it was to walk to a Perimeter Center restaurant from an office. Sidewalks! 2) Workforce housing. (1 star)	8	6	10	10	9	6	9		1												
Lakes District	Vision: 1) Five stars around vision statement "residential infill development should be permitted only if it complements character of the surrounding neighborhood." 2) Maintain the existing tree canopy (1 star); Implementation Strategies: 1) Traffic circle at Johnson Ferry Ashford Dunwoody and Donaldson (4 stars). 2) Fix Johnson Ferry Ashford Dunwoody (1 star). 3) Require approval of nearby property owners before allowing any rezoning of existing residential areas (1 star). 4) Prohibit clear cutting of residential assemblages.	2	33	12	10	4	15															6

Character Area	Additional Strategies or Comments	Description	Vision	Implementation Strategies						Appropriate Land Uses										
				1	2	3	4	5	6	O	MF	TH	H	MU	R	NC	SF	I	PR	In
Blackburn Park Neighborhood Center	Vision: 1) Move entrance to Blackburn Park north, adding a deceleration and acceleration lane on east side of Ashford Dunwoody. 2) Move playground near tennis center away from road and near parking.	0	8	11	7	6	12	12	6					4						
Lynwood Park	Implementation Strategies: 1) Biking walking on Windsor is dangerous! 2) Developers/home builders should include sidewalks for infill housing. Appropriate Land Uses: 1) National Wildlife Federation Habitat.	0	6	6	6							1					2			
Historic Brookhaven	Appropriate Land Uses: National wildlife federation habitat	3	18	5	3	7											2		2	
Osborne	<i>No additional input provided.</i>	0	11	5	8												1			
Peachtree Corridor Overlay District	Vision: 1) Protect the overlay (5 stars). 2) Strengthen the overlay (4 stars). Implementation Strategies: 1) Incorporate a series of safe and frequently spaced pedestrian crossings. 2) Protect the overlay.	1	30	7	15	4	12			1	0	0	0	1	0	0			0	

Character Area	Additional Strategies or Comments	Description	Vision	Implementation Strategies						Appropriate Land Uses										
				1	2	3	4	5	6	O	MF	TH	H	MU	R	NC	SF	I	PR	In
Brookhaven Heights - Brookhaven Fields	Vision: 1) Fernwood is not a park; it should be called a green space. 2) Enhance bridge on Colonial: take down ugly chain link fence, provide lighting, and fix sidewalks and street. Implementation Strategies: 1) ZBA is approving every Tom/Dick/Harry in these neighborhoods! New townhomes can be built, but not from lot line to lot line (5 stars). 2) Have new home builders or extensive remodelers build a sidewalk (2 stars). 3) ZBA should be appointed by City Council, not mayor (7 stars).	0	9	11	6												1			
Lenox Park	Vision: 1) Provide connectivity between Lenox Park and Brookhaven Heights. Appropriate Land Uses: 1) National Wildlife Federation Habitat.	1	6	5						2				1						
Roxboro	Implementation Strategies: 1) I disagree with higher density homes, townhomes, duplexes, etc. Homes that could be built on 1/10 to 1/8 acre lots.	0	8	8	4											1	0	0	0	

Character Area	Additional Strategies or Comments	Description	Vision	Implementation Strategies						Appropriate Land Uses										
				1	2	3	4	5	6	O	MF	TH	H	MU	R	NC	SF	I	PR	In
Briarwood Park	<p>Vision: 1) Limited condo development. 2) Is "high quality" a buzzword for gentrified? No, please, no! 3) Why increase density unless it is mixed use?</p> <p>Implementation Strategies: 1) Enhance pool - it is a potential gem. It would be a shame not to make it all that it can be!</p> <p>Appropriate Land Uses: 1) National Wildlife Refuge.</p>	0	2	10								1	1					0	0	0
Buford Highway Corridor	<p>Description: 1) Pedestrian mass transit vs. "automobile"? 2) "Major" is an overstatement. The changes for pedestrian safety need to be massively improved. 3) Add parallels I-85 and does not need to be six lanes. Community Vision: 1) Hooray! North Fork Linear Park! (1 star). 2) No need to limit North Fork park to "local." The Beltline is not "local." Aim higher. Implementation Strategies: 1) Equal redevelopment along all portions of Buford Hwy - north, south, middle. Doesn't need to be the same type, but, it needs to be redeveloped along whole of Buford Hwy in ways appropriate for section in question.</p>	0	20	1	9	16	21			1										

Blackburn Park Neighborhood Center

1. Incorporate a series of safe and frequently-spaced pedestrian crossings along Johnson Ferry Road and Ashford Dunwoody Road to promote pedestrian connectivity.
2. Identify and implement appropriate traffic calming techniques to reduce vehicular speeds and increase pedestrian safety.
3. Establish a new zoning district that supports mixed use development in area.
4. Pursue opportunities to connect existing path network with new pedestrian networks.
5. Implement streetscaping standards that promote walkability along portions of Johnson Ferry Road and Ashford Dunwoody Road.
6. Require majority of parking be located in rear of buildings.

Lynwood Park

1. Provide incentives to promote the development of neighborhood commercial on the commercially zoned properties at Windsor Parkway and Osborne Road.
2. Pursue opportunities to better link Lynwood Park and Osborne Park, as guided in Parks and Recreation Master Plan.

Historic Brookhaven

1. Maintain the existing large lot single-family residential zoning designation (R-100, which permits lot minimums of 15,000 Sq. Ft. or roughly 1/3 of an acre) to ensure the large lot residential character is retained.
2. Explore establishing a City-designated historic district designation for portions of this area to help protect historic structures and guide future development.
3. As development occurs along Peachtree Road, ensure appropriate buffers and transitions from higher density uses to Historic Brookhaven.

Osborne

1. Ensure that the appropriate zoning is in place to maintain the character of the existing single family residential neighborhood.
2. Promote strategies that encourage walking and biking to Peachtree Road activity center and neighborhood commercial in the Lynwood Park Area.

Peachtree Corridor Overlay District

1. Complete a strategic plan to identify the location of Brookhaven's permanent City Hall and civic land uses.
2. Pursue recommendations of the Parks and Recreation Master Plan to make improvements at Brookhaven Park.
3. Update Peachtree-Brookhaven Overlay District to clarify ambiguous and overly prescriptive language.
4. Establish gateways at entrance and exit points of city along Peachtree Road.

Ashford Park-Drew Valley

- ~~1. Incorporate a series of safe and frequently-spaced pedestrian crossings along Johnson Ferry Road and Ashford Dunwoody Road to promote pedestrian connectivity.~~
2. Identify and implement appropriate traffic calming techniques to reduce vehicular speeds and increase pedestrian safety.
3. Pursue pocket green space interventions on former FEMA lots that can double as stormwater management facilities and small parks.
4. Clarify infill development standards to help ensure consistent redevelopment within neighborhoods.

Brookhaven Heights-Brookhaven Fields

1. Clarify infill development standards to ensure consistent zoning applications within area as redevelopment occurs.
2. Provide appropriate buffers between new Transit Oriented Development (TOD) in adjacent Peachtree Corridor Overlay District and single-family neighborhoods.

Lenox Park

1. Conduct a small-area planning study within Lenox Park. This study should include a concept plan identifying areas appropriate for additional development and the appropriate scale and type of development. It should also recommend any needed changes to land use regulations to help facilitate the desired development types.

Roxboro

1. Coordinate with the Parks and Recreation Master Plan planning process to identify potential locations for future parks within this area.
2. Promote neighborhood commercial development in designated target areas.

Briarwood Park

1. Develop a more complete sidewalk network along Briarwood Road and add pedestrian crossings at intersections and adjacent to Briarwood Park entry points.
2. Ensure that the area is properly zoned to ensure a mix of appropriate land uses.
3. Ensure that new developments provide connectivity to Buford Highway activity center area.

Buford Highway Corridor

1. Implement recommendations of the Buford Highway Improvement Plan and Economic Development Strategy.
2. Pursue development of additional park space in area.
3. Leverage North Fork Peachtree Creek as an asset to be preserved and better enjoyed by public.
4. Preserve diversity of area by promoting international businesses and variety of housing multi-family housing type and price points.