



Buford Highway

Improvement Plan & Economic Development Strategy

July 29, 2014

URBAN PARTNERS

THE
JAEGER
COMPANY

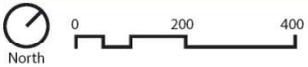
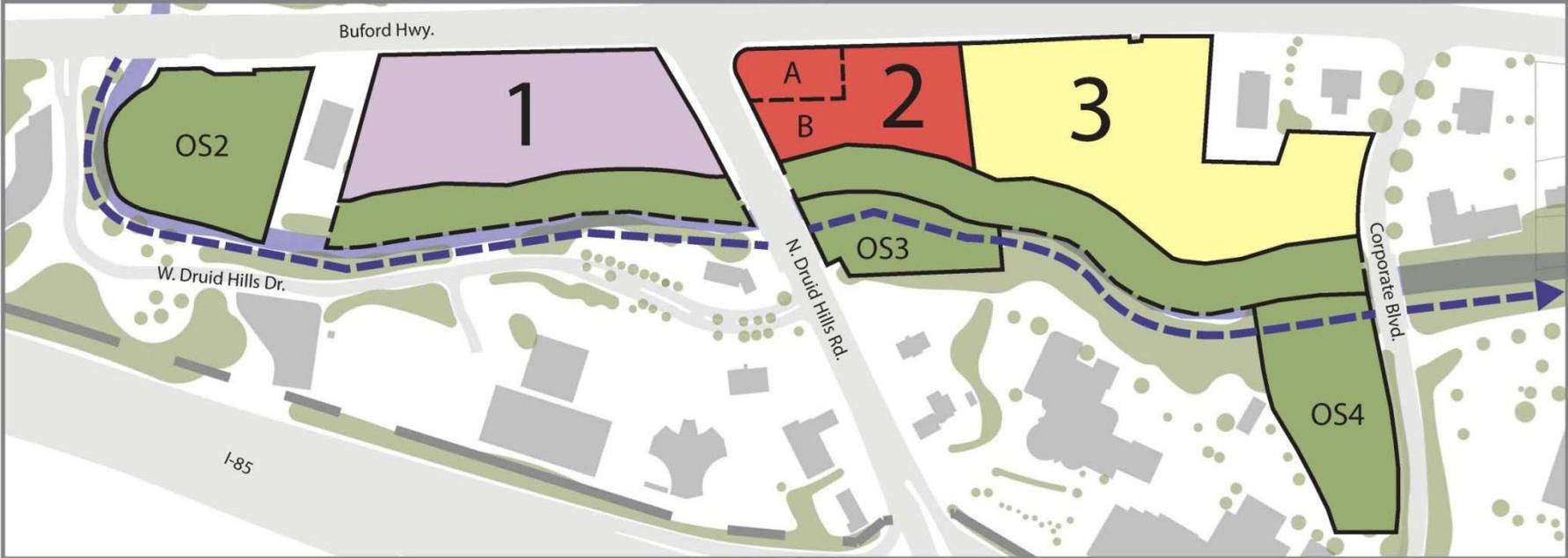
Cranston
Engineering
Group, P.C.
ENGINEERS - PLANNERS - SURVEYORS

**Brookhaven**
GEORGIA

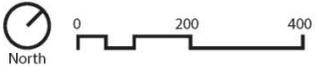
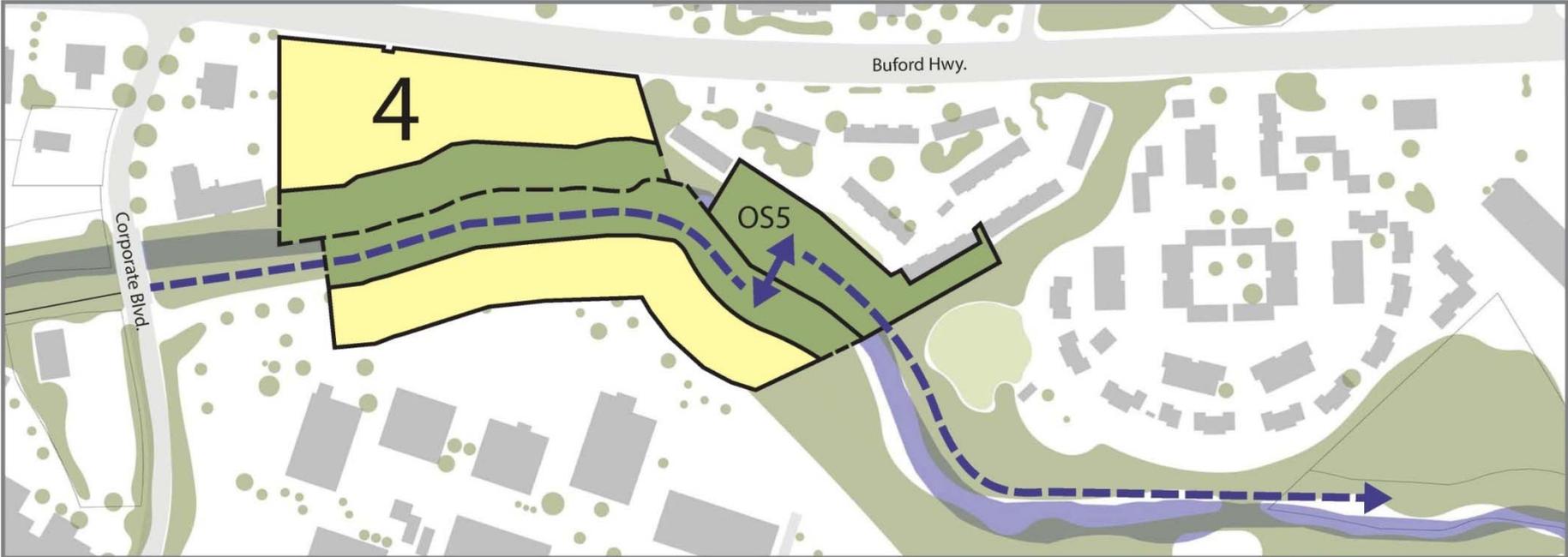
Timeline/Schedule



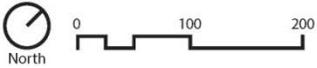
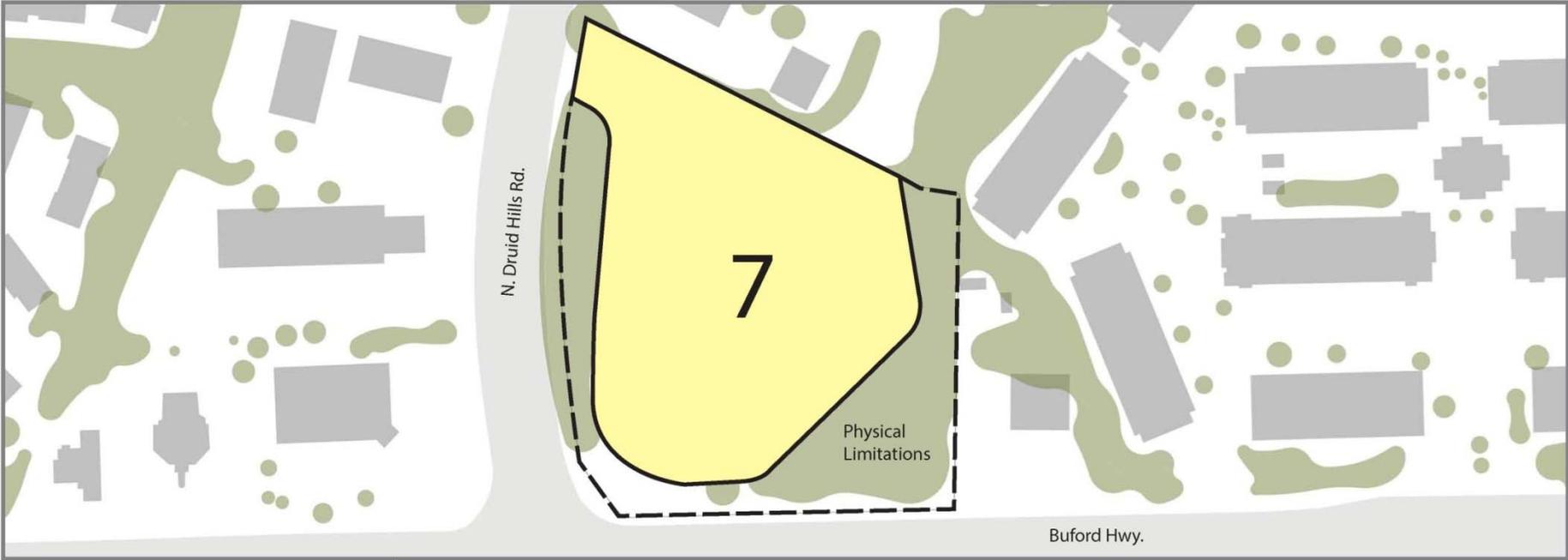
Redevelopment Opportunities



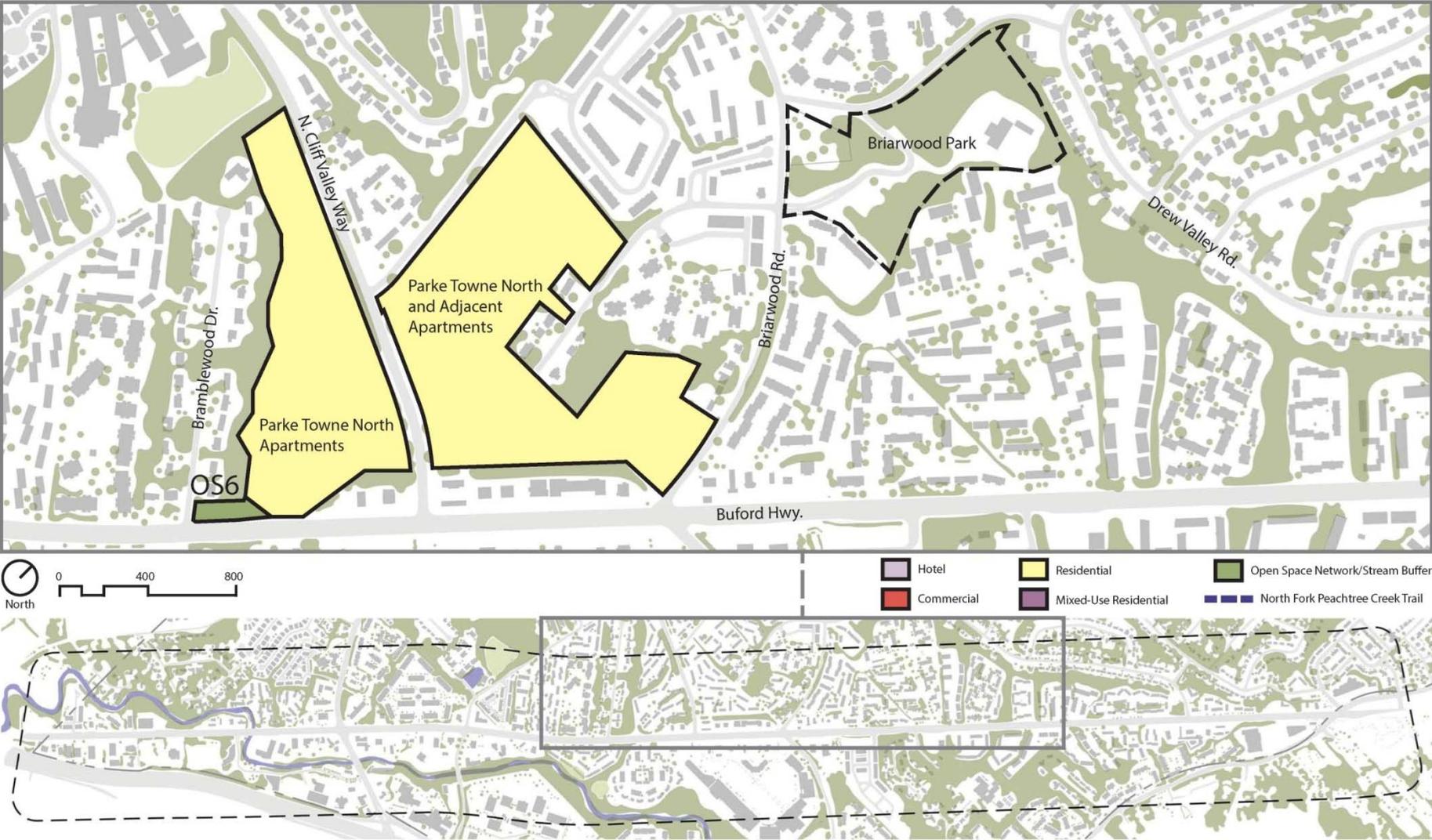
Redevelopment Opportunities



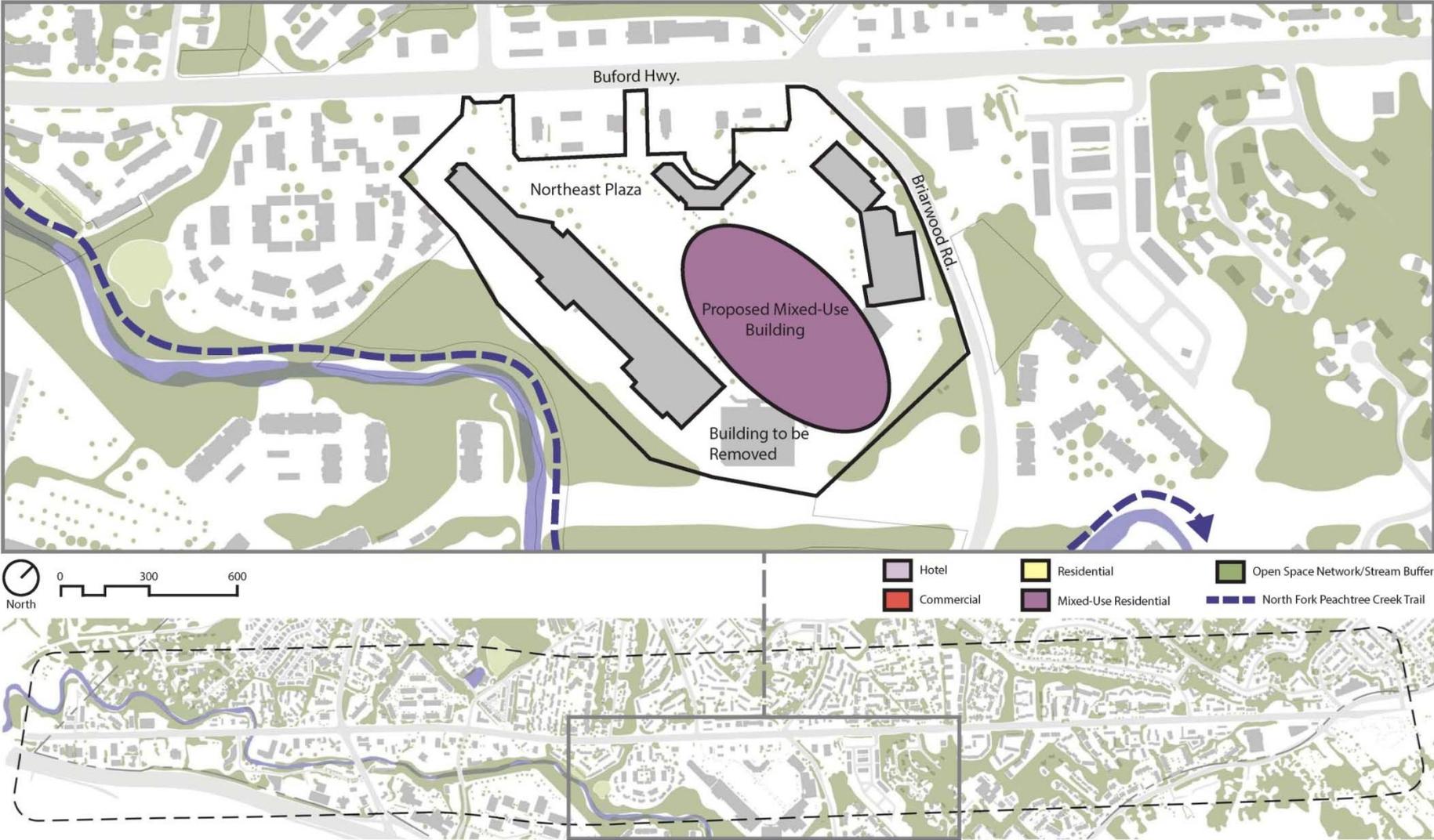
Redevelopment Opportunities



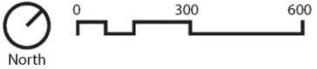
Redevelopment Opportunities



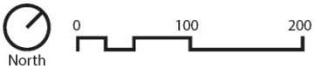
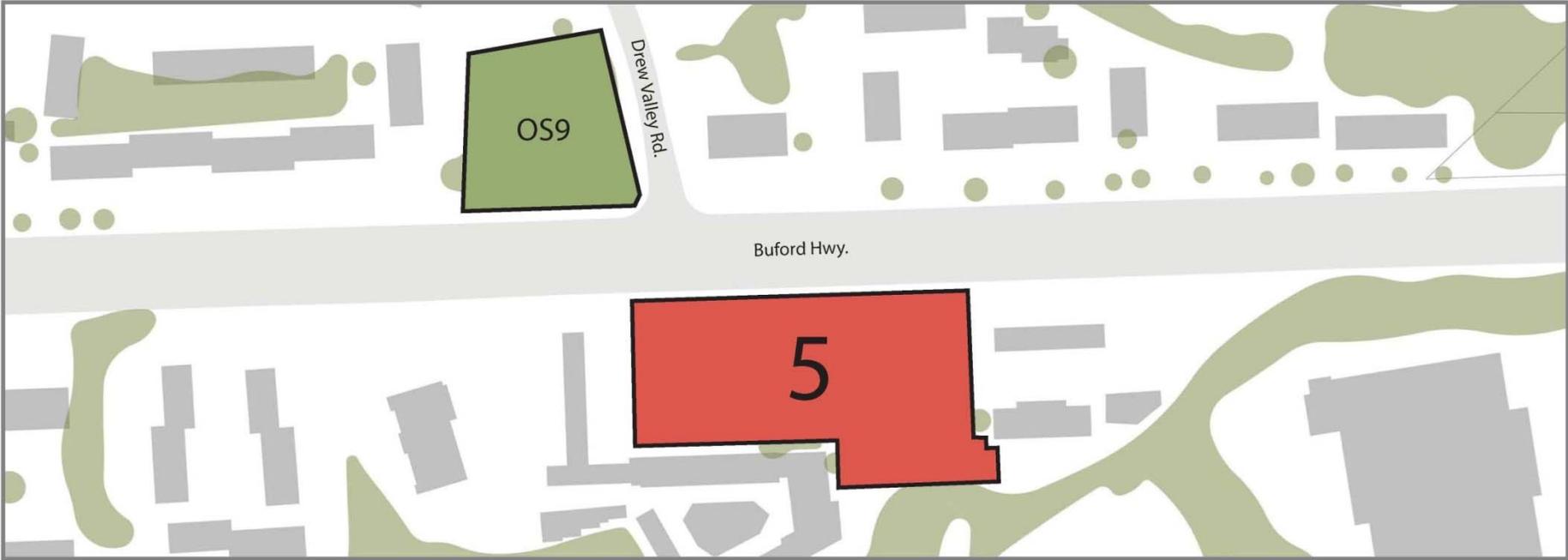
Redevelopment Opportunities



Redevelopment Opportunities



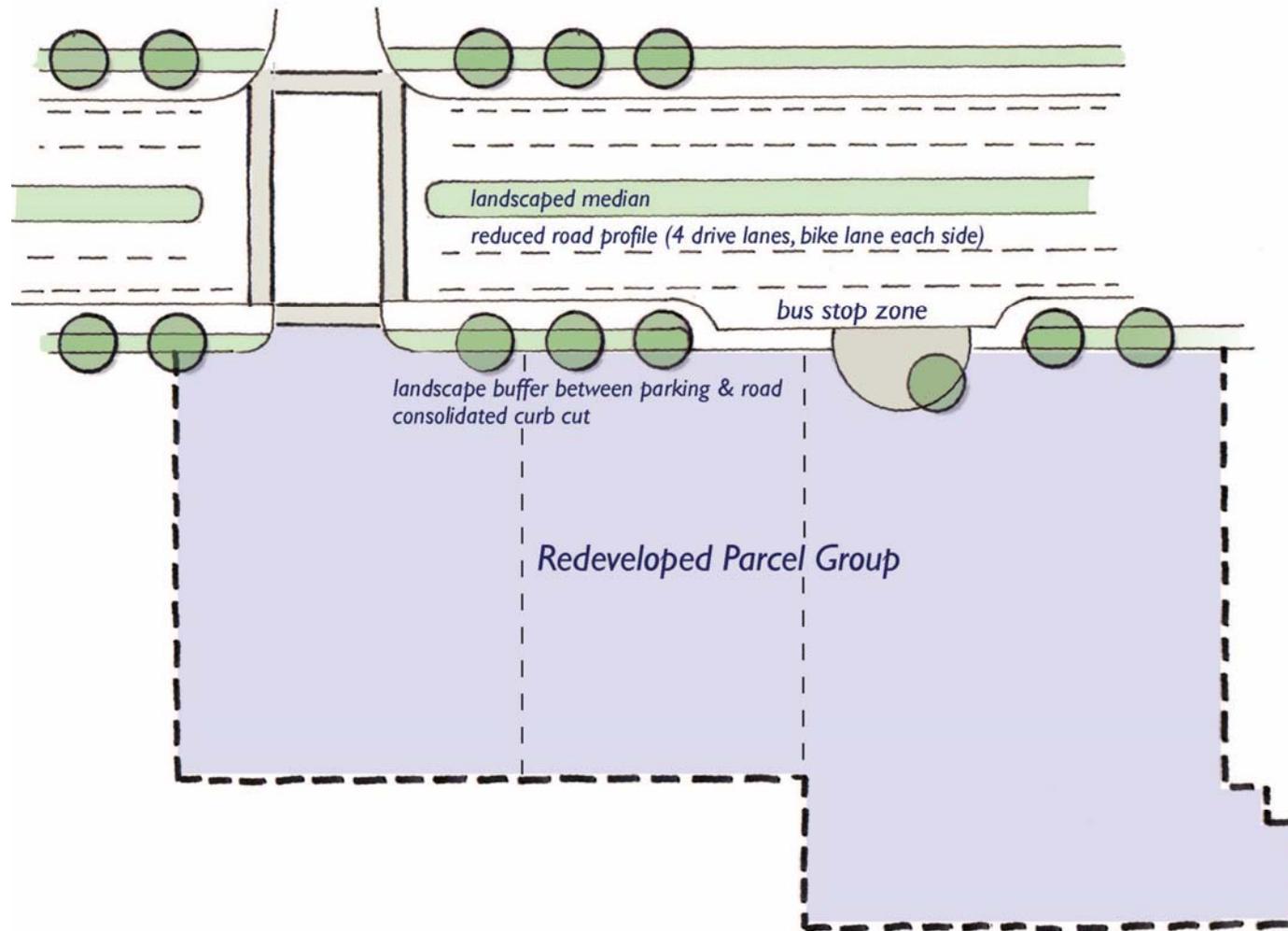
Redevelopment Opportunities



Redevelopment Opportunities

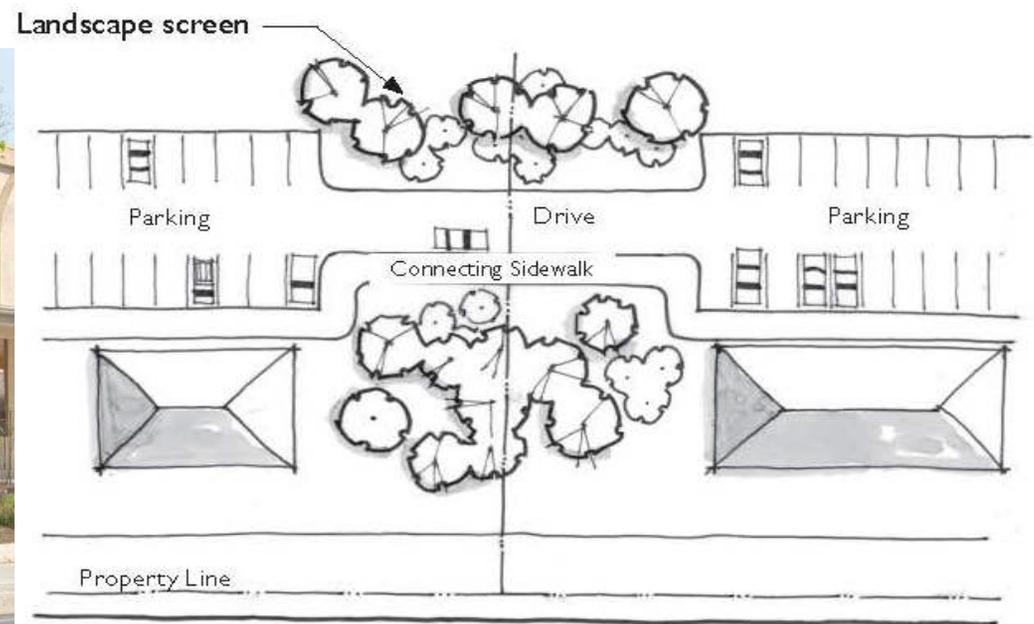


Typical Redevelopment Parcel



Redevelopment Standards

Incorporate **landscape buffers** between parking and the roadway. In some cases, the city would need to require a **planted buffer on private property** where it adjoins the public right of way. This buffer could be approximately six to ten feet in width to allow for vegetation including trees, grasses and shrubs. Buffers will **visually enhance the corridor and the redeveloped parcels.**



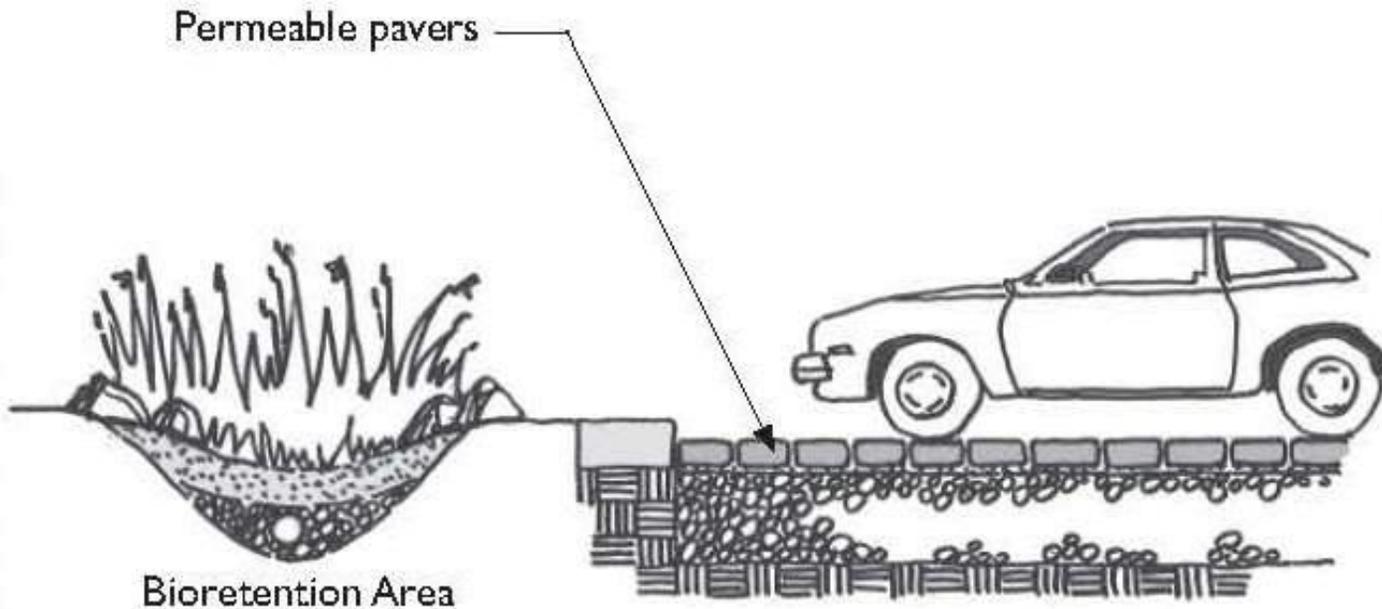
Redevelopment Standards

Landscape buffer areas could be developed as **rain gardens** – this allows stormwater runoff to infiltrate while providing a vegetated buffer from the road. New landscaping within the corridor should use **native plant materials** to reinforce local identity, attract wildlife, and provide sustainability through drought tolerance.



Redevelopment Standards

New parking areas should be developed using **ecological approaches** and have the goal of handling stormwater quality improvements on-site. These approaches could include the use of bio-swales in lieu of buried pipe systems. Retention areas should be **designed as wetland areas** with vegetated slopes which can serve as **wildlife habitat areas**.



Redevelopment Standards

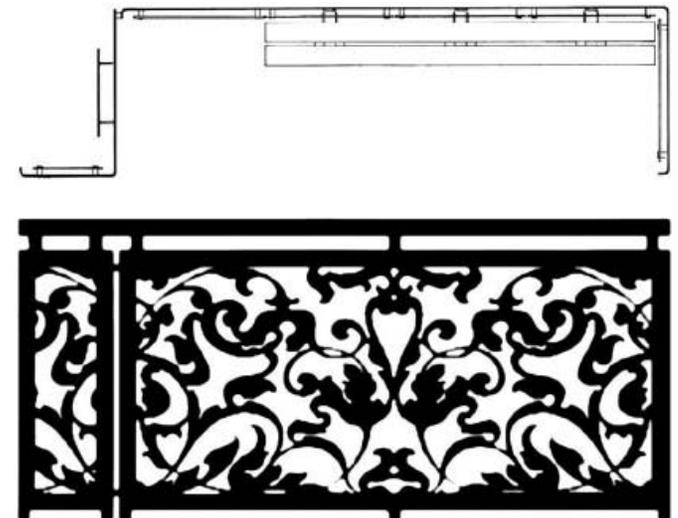
Ecological Stormwater Design



Redevelopment Standards

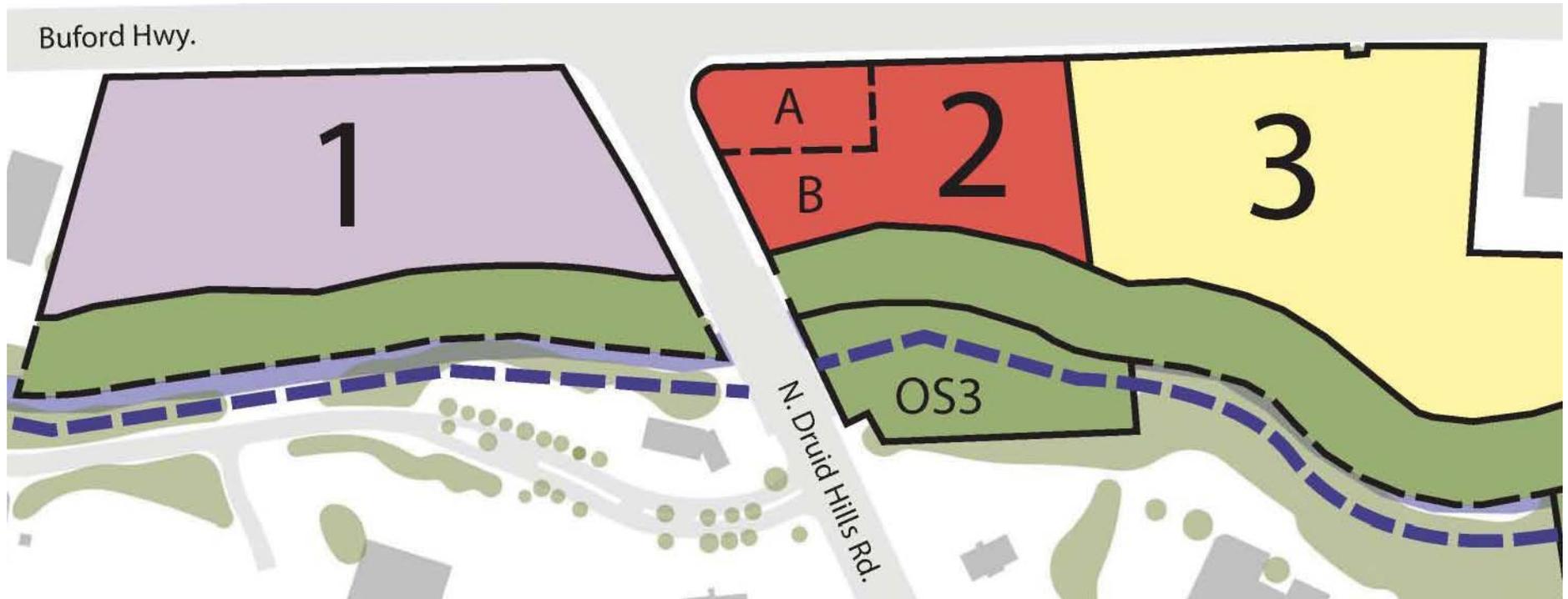
Where possible, consolidation of parcels and parcel redevelopment should encourage the **development of public open space** adjacent to the right-of-way. These open spaces could be as simple as a **small plaza or bus stop area** that provides seating and shade.

Example of an artistic bus shelter—provides shade, paved plaza area, and seating.



Redevelopment Standards

In redevelopment, provide connection to open space network and nearby multi-use trails. Preserve/enhance sensitive habitats where possible.



Physical Character of the Corridor

Buford Avenue

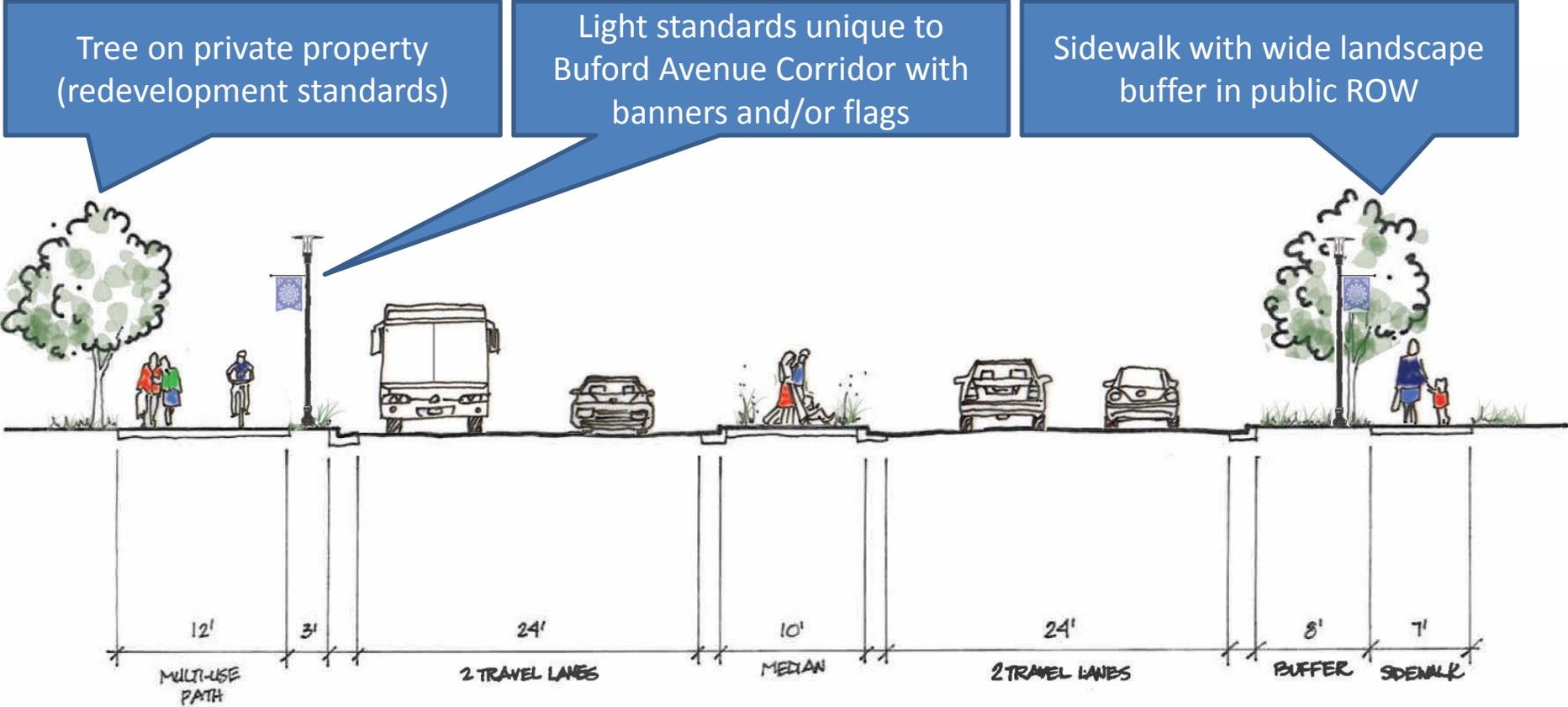
The New “Buford Avenue” – Plan Goals:

- Provide a high level of ***pedestrian safety***
- Add ***open space and park land*** to the City of Brookhaven
- Provide ***connectivity*** to multi-use trail system both within Brookhaven and metro-Atlanta
- Improve the ***visual quality*** of the corridor
- Provide standards for ***“green” development*** within the corridor
- Provide opportunities for ***improved access*** to multi-modal transit



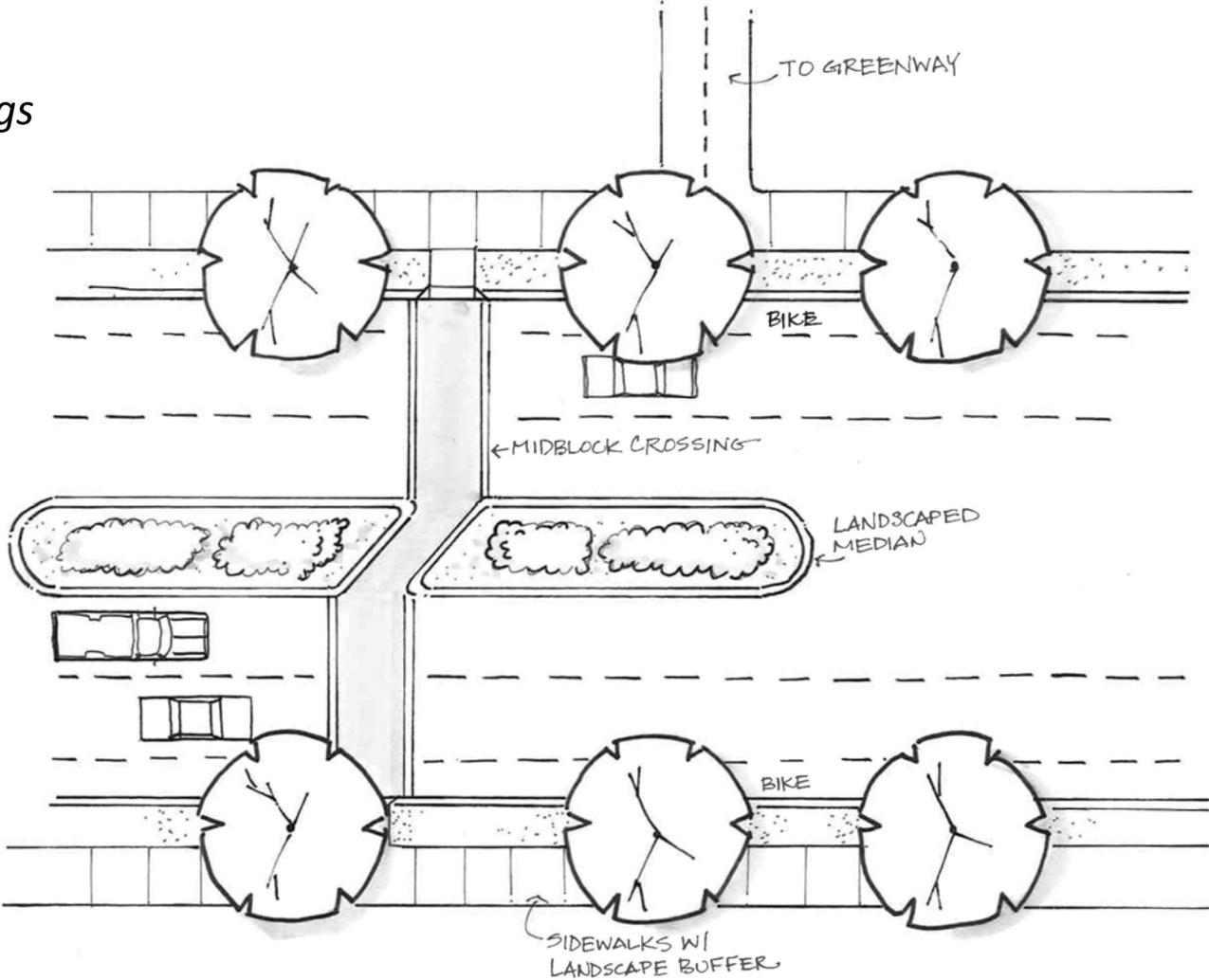
Physical Character of the Corridor

The Street Section



Physical Character of the Corridor

The Street Plan Mid-Block Crossings



Physical Character of the Corridor

The Street Plan



The New *Buford Avenue*

Physical Character of the Corridor

Streetscape and Pedestrian Amenities

Goals:

- Consistency (modern, unique to the corridor but in keeping w/ other city-wide standards)
- Sustainability (LED fixtures, provisions for alternate transportation)
- Durability (metal benches/trash)



(805)566-9474 www.bega-us.com

The New *Buford Avenue*

CITY OF BROOKHAVEN
Buford Highway Improvement Plan &
Economic Development Strategy

Physical Character of the Corridor

Street Trees and Landscaped Medians

Large Deciduous Trees:

Southern Sugar Maple – *Acer barbatum*

Red Maple – *Acer rubrum*

Blackgum – *Nyssa sylvatica*

Scarlet Oak – *Quercus coccinea*

Southern Red Oak – *Quercus falcata*

Laurel Oak – *Quercus hemispherica*

Overcup Oak – *Quercus lyrata*

Willow Oak – *Quercus phellos*

Shumard Oak – *Quercus shumardii*

Small Flowering Trees:

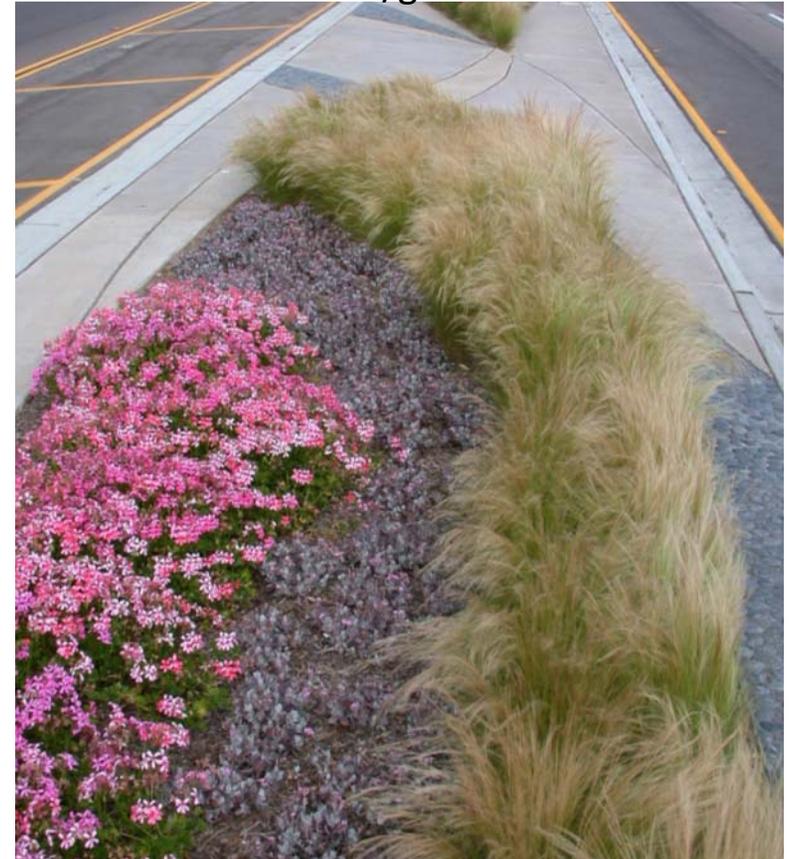
Flowering Dogwood – *Cornus florida*

Fringetree – *Chionanthus virginicus*

Hophornbeam – *Ostrya virginiana*

Redbud – *Cercis canadensis*

Medians: Low shrubs/grasses



<http://www.drasla.com/2008/08/grand-avenue-median/>

Physical Character of the Corridor

Bus Waiting Zones



http://www.asla.org/2011awards/images/smallscale/230_10.jpg

Goal – Provide:

- Safe waiting area (lighting)
- Seating
- Shade
- Hardscape

Physical Character of the Corridor

Bus Waiting Zones



The New *Buford Avenue*

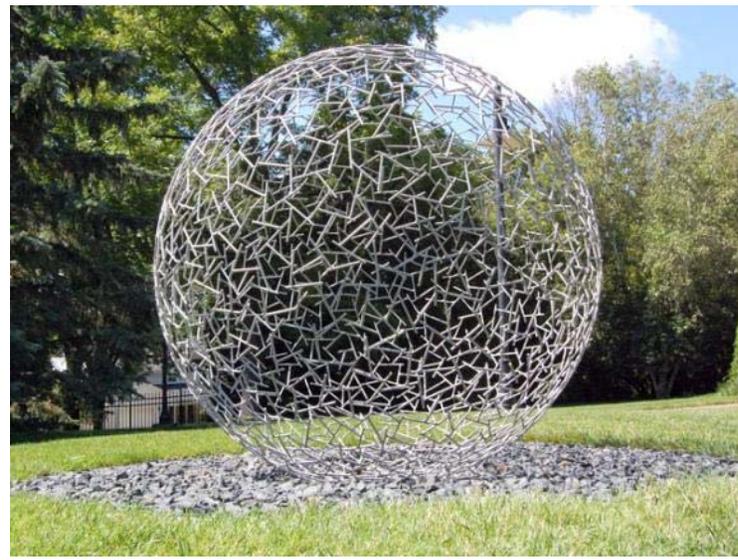
Physical Character of the Corridor

Gateway Features

- highlight *international assets*
- incorporate city-wide *wayfinding* standards
- emphasize connection to North Fork Peachtree Creek (city logo)



<http://static.panoramio.com/photos/large/10761.jpg>



<http://i21.photobucket.com/albums/b289/drdog/WSP09-Sphere-8-09.jpg>

Physical Character of the Corridor

Gateway Locations

South:

- GDOT property immediately before city limits
- Wall on west side of Buford Highway



Physical Character of the Corridor

Gateway Locations



The New Buford Avenue

Physical Character of the Corridor

Gateway Locations

N Druid Hills:

- integrate gateway at trailhead location – opportunity to promote North Fork Greenway



The New *Buford Avenue*

Physical Character of the Corridor

Gateway Locations

North:

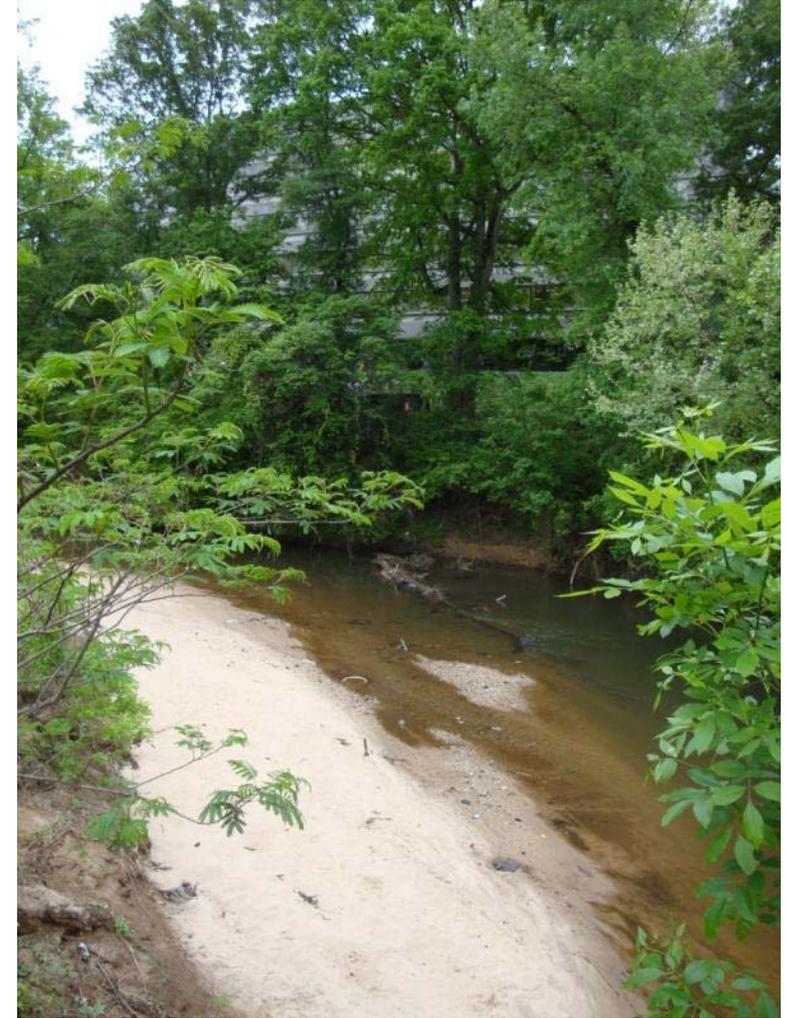
- integrate into redevelopment plans for west corner of Clairmont & Buford Highway
- integrate into median design near the intersection



The New Buford Avenue

Future Open Space Network

North Fork Peachtree Creek



The New Buford Avenue

Future Open Space Network

Open Space Opportunities

Trailheads, Passive Recreation Spaces, Community Garden Opportunities



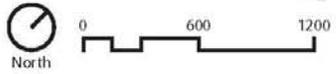
Future Open Space Network



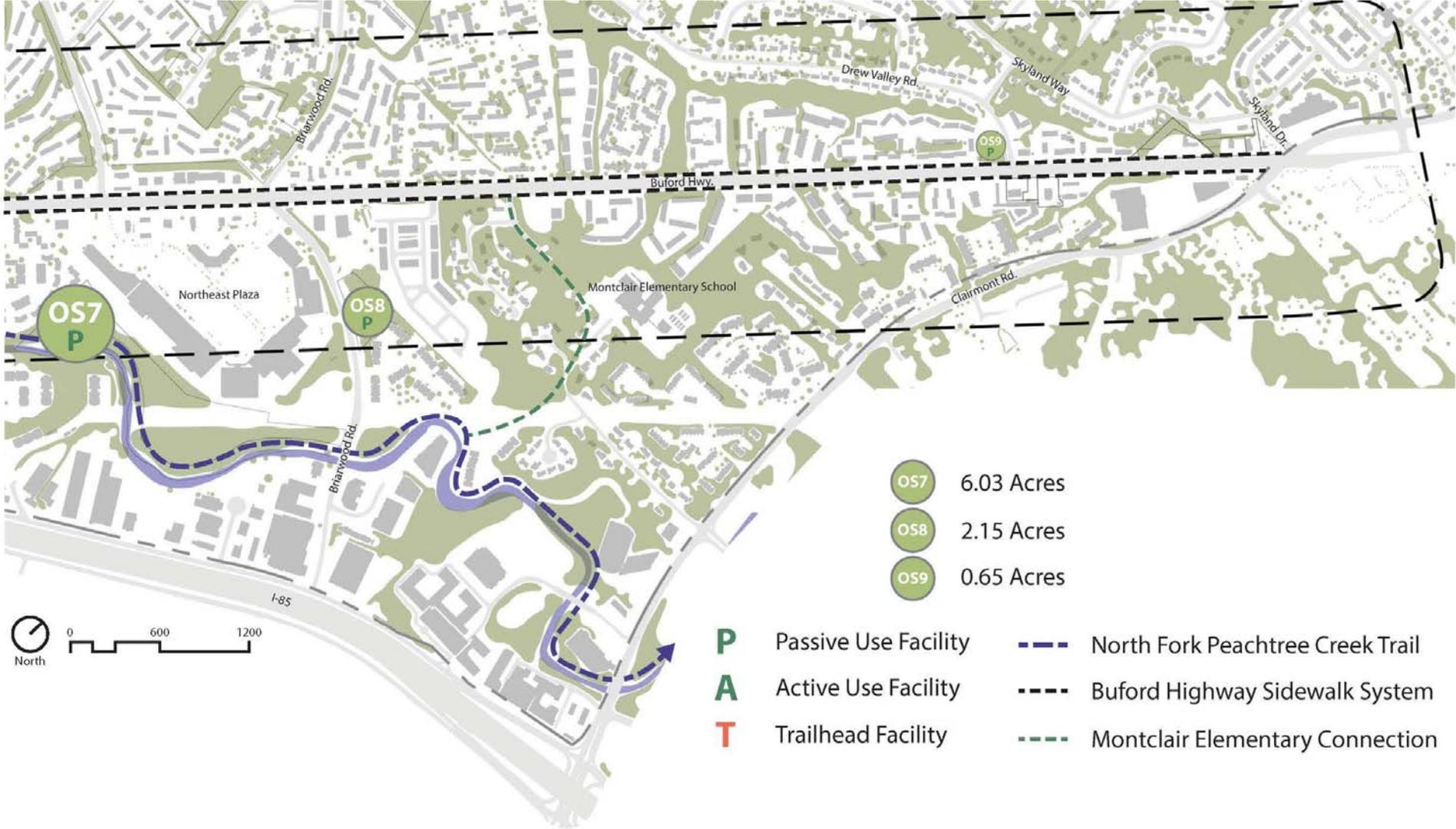
- | | | | |
|-----|------------|-----|------------|
| OS1 | 1.54 Acres | OS5 | 1.83 Acres |
| OS2 | 2.57 Acres | OS6 | 0.62 Acres |
| OS3 | 1.28 Acres | OS7 | 6.03 Acres |
| OS4 | 2.39 Acres | | |

- P** Passive Use Facility
- A** Active Use Facility
- T** Trailhead Facility

-  North Fork Peachtree Creek Trail
-  Buford Highway Sidewalk System



Future Open Space Network

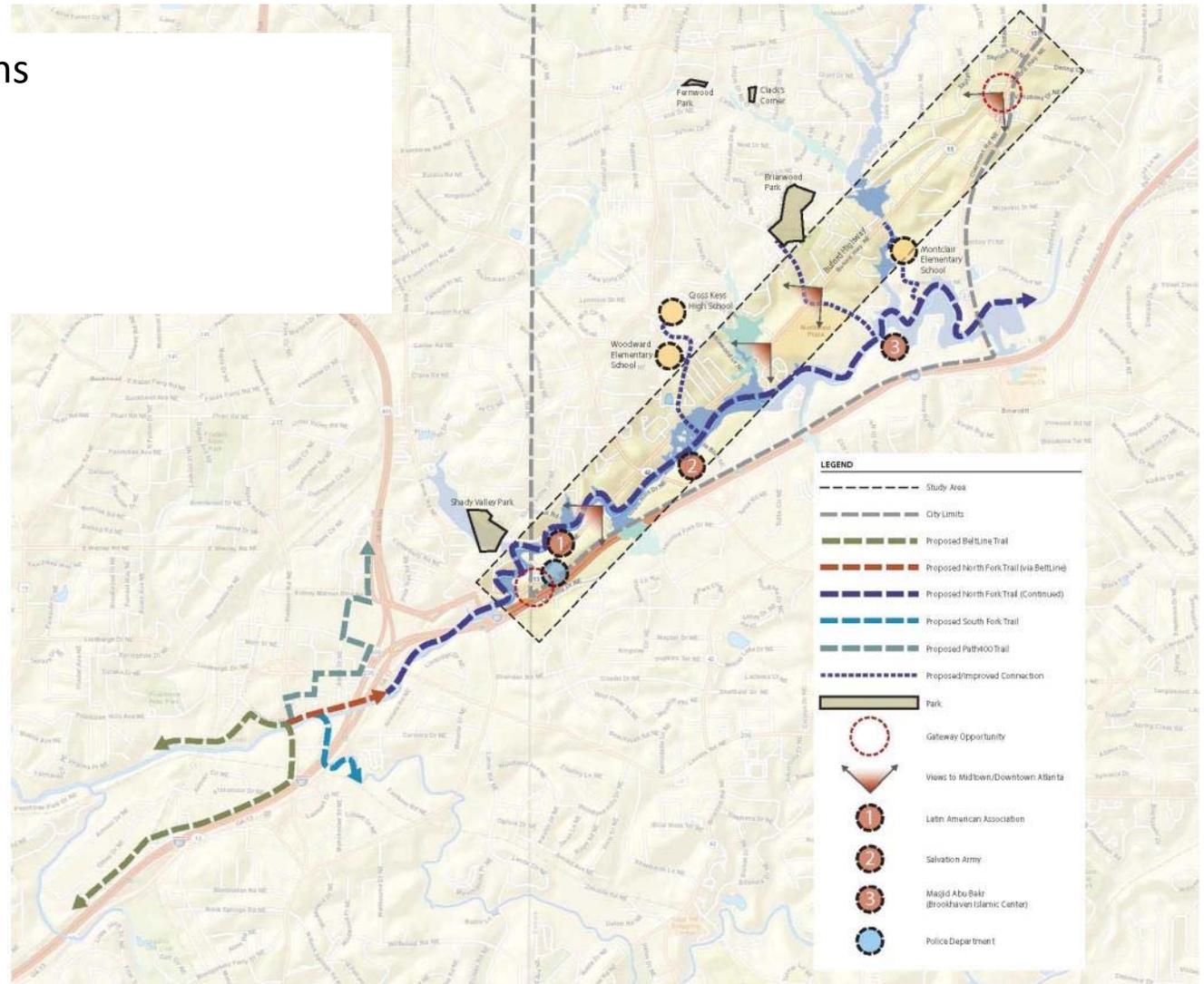


The New *Buford Avenue*

Future Open Space Network

North Fork Trail Connections

- GDOT Creekside Trail
- South Fork Trail Network
- Atlanta BeltLine
- PATH 400 Trail



The New *Buford Avenue*

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