

Community Facilities and Resources Snapshot

WHY IT MATTERS

The resources local governments provide and the facilities they maintain contribute greatly to the quality of life and economic prosperity of a community. This baseline information provides an inventory of conditions to date. Answering the question of whether these services and facilities will remain adequate as the local development landscape and demographics change over time is a critical component of comprehensive planning. The planning process will further explore opportunities for changes in Brookhaven’s community facilities and resources.

PARKS AND RECREATION

In September 2013, the Parks and Recreation Department assumed operations of the city’s 14 parks. The department manages all maintenance, upgrades, and activities within the city parks. A separate Parks and Recreation Plan is currently being conducted to document a complete assessment of existing conditions and future needs of the parks system.

POLICE

The Brookhaven Police Department believes in a community-based policing philosophy and works with the community to build relationships with residents, businesses, community organizations, schools, and other groups.

The department started operations in summer 2013 and currently has 60 full time officers. It consists of three divisions:

- Uniform Patrol
- Support Services
- Criminal Investigations

HISTORIC RESOURCES

There are two sites recognized in Brookhaven by the National Register of Historic Places: Oglethorpe University’s campus and Historic Brookhaven. The National Register of Historic Places only gives recognition of the historical value of the place; it does not provide protection from demolition or new uncharacteristic development within the site boundaries. The Goodwin House, the oldest building in DeKalb County, is also located in Brookhaven at 3931 Peachtree Road. It dates back to

1831 when the original log cabin was built. The cabin was expanded into the present home from 1839-1842 and became known for hospitality to travelers heading to Atlanta.

FESTIVALS AND EVENTS

The Office of Tourism works with local businesses to promote the city by encouraging visitors to stay in Brookhaven hotels and to frequent Brookhaven’s businesses and seasonal events. Brookhaven is home to multiple annual events.

COUNTY SERVICES

The City relies on many of DeKalb County’s services including:

- Fire and Rescue
- Schools
- Library
- Water and Wastewater
- Waste Disposal

CITY DEPARTMENTS

The City of Brookhaven provides a variety of essential community services through its departments:

- City Management
- Office of the Clerk
- Communications
- Community Development
- Finance
- Human Resources
- Information Technology
- Courts
- Tourism
- Parks and Recreation
- Police
- Public Works
- Stormwater



UPPER: Murphey Chandler Park

LOWER: Public Works Street improvements

UPPER: New City Hall

LOWER: Brookhaven Police Department

Natural Resources Snapshot

WHY IT MATTERS

Natural resources provide a variety of environmental benefits such as:

- Supporting wildlife
- Improving the quality of air and water
- Providing places for people to interact with nature
- Minimizing flood damage
- Increasing property values

Ensuring these resources are being properly protected and maintained is beneficial to both the community and the local ecosystem. The Comprehensive Plan will consider opportunities to further protect and enhance Brookhaven’s natural resources within the community.

REGULATIONS

The City of Brookhaven’s development regulations and zoning code include a series of provisions that maintain consistency with regional water plans and Georgia Department of Natural Resources’ (DNR) environmental planning criteria.

- The Metropolitan North Georgia Water Planning District develops regional and watershed specific plans across the 15-county metro Atlanta area.
- The DNR developed Part V of the Georgia Planning Act provides standards for development within water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains.

WATERSHEDS

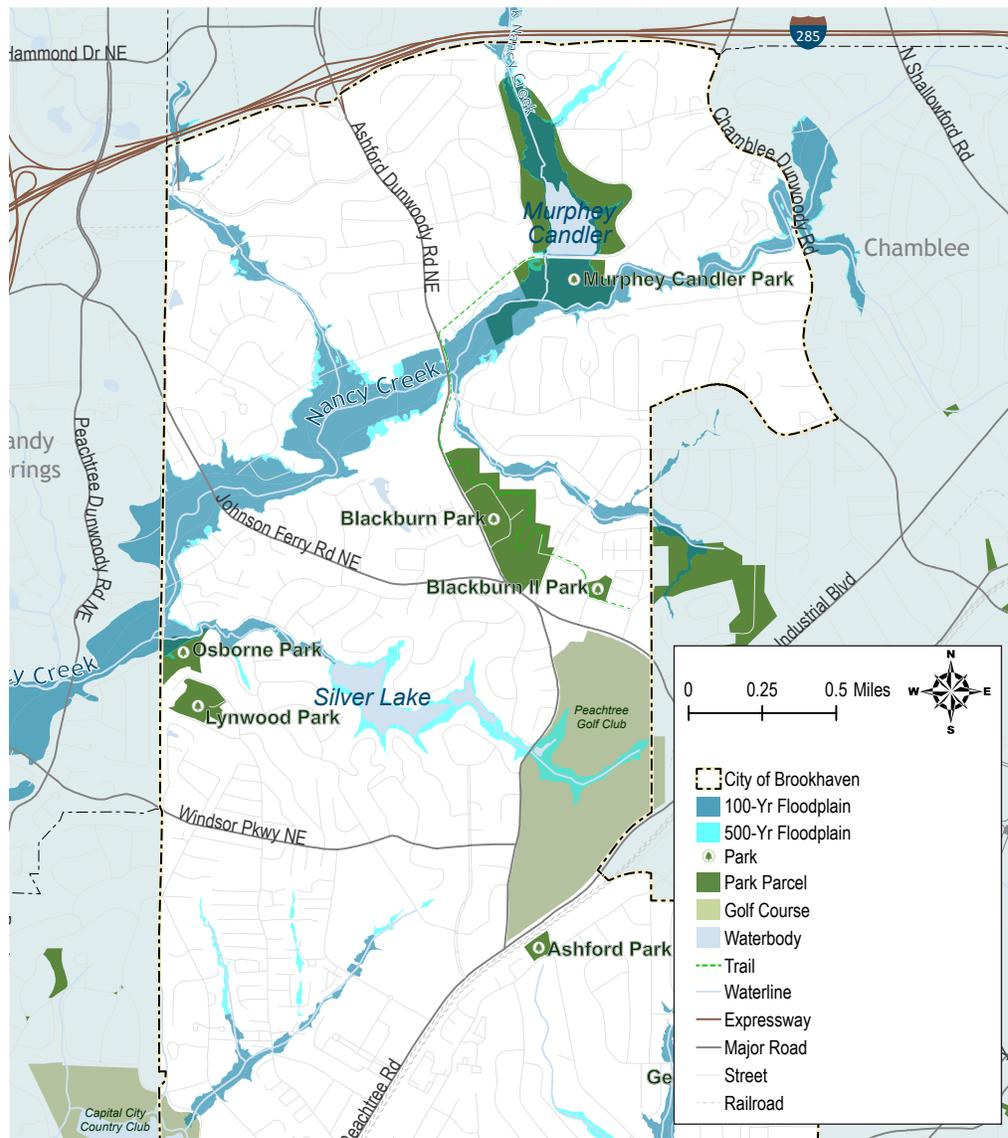
Brookhaven is located in the Upper Chattahoochee Watershed. The City’s recently adopted Stream Buffer Protection Ordinance promotes water quality and environmental protection.

FLOODPLAINS

Brookhaven’s terrain is defined by ridges and valleys. While most of the city is safe from flooding, some areas along Nancy Creek and Peachtree Creek, in the northern and southern portions of the city respectively, are within the 100 year floodplain. Within these floodplains, most development is restricted, although the land can still be utilized for parks and public open space.

URBAN FOREST

Although not formally documented, the city’s dense tree cover, particularly is another important natural resource in the community.



Natural Resources Map, Northern Brookhaven

Demographics Snapshot

WHY IT MATTERS

Demographic data was analyzed in conjunction with gathering feedback from leaders and stakeholders in Brookhaven to identify population, household, and commute trends in the city. The resulting findings will influence recommendations and be integrated into various components of the Brookhaven Comprehensive Plan. Demographic data was obtained from the U.S. Census Bureau, including counts from the 2000 and 2010 Censuses as well as the 2008-2012 American Community Survey, the most recent estimates available. The Census geographies utilized include all Census tracts that fall partially or fully within the City of Brookhaven.

EXISTING POPULATION

In 2000, Brookhaven’s population based on Census tract counts was 49,797. In 2010, the population had declined by 2.1 percent and was 48,753. For this analysis, the 2012 population, a five-year estimate, was taken into account, and it was slightly lower than the 2010 count at 48,583.

AGE DISTRIBUTION

In many communities nationwide, “young professionals,” residents between the ages of 25 and 34 are a coveted group. Brookhaven’s supply of young professionals (25.8 percent) is competitive when compared to the Atlanta metropolitan area (14.5 percent) and the state (13.7 percent). The percentage of population in the young professionals group exceeds the percentage of Brookhaven residents between 55 and 64 (14.5 percent), who are nearing retirement, meaning there are enough younger workers to eventually replace seasoned workers. However, Brookhaven must keep an eye on trends. Between 2000 and 2012, Brookhaven lost population in three key age groups: 18-24 (college-aged residents), 25-34, and 35-44.

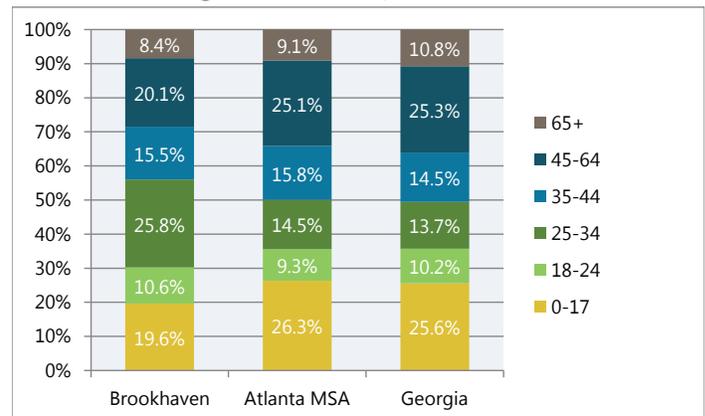
RACIAL/ETHNIC COMPOSITION

Brookhaven is less diverse than the metro area and the state—57.6 percent of residents are non-Hispanic, White, compared to 50.8 percent metrowide, and 55.8 percent statewide. Looking at race alone (not considering Hispanic ethnicity), 70.3 percent of residents are White, compared to 56.4 percent metrowide and 60.8 percent statewide. Approximately 11.5 percent of the Brookhaven population is Black, while an estimated 30.6 percent of the state and 32.4 percent of the metro area is Black. Another 5 percent of the Brookhaven population is Asian, which is slightly higher than the state at 3.3 percent yet comparable to the metro area at 4.9 percent. A higher percentage of Brookhaven’s population is Hispanic (24.5 percent) when compared to its counterparts, with the Atlanta metro area is 10.3 percent Hispanic and Georgia at only 8.8 percent Hispanic.

HOUSEHOLD SIZE

Brookhaven is a city with a high proportion of young singles and young families without children. Brookhaven’s average household size is 2.3, compared to the metro Atlanta average household size of 2.74 and state average of 2.7. Just under a quarter (23.1 percent) of Brookhaven households include children under 18, compared to 33.9 percent of metro households and 32 percent of Georgia households.

Age Distribution, 2008-2012



Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates



Montgomery Elementary School, located along Ashford Dunwoody Road

EDUCATIONAL ATTAINMENT

Education and income are inextricably linked. Brookhaven is undeniably competitive in terms of educational attainment—58 percent of Brookhaven adults over the age of 25 hold at least a bachelor’s degree, compared to 34.9 percent of adults in Atlanta metro, and 27.8 percent statewide. Over time, Brookhaven has attracted many newcomers with college training—from 2000 to 2012, the proportion of total population with only a bachelor’s degree increased by 5.3 percentage points and the proportion with a graduate degree increased by 5.6 points.

HOUSEHOLD INCOME

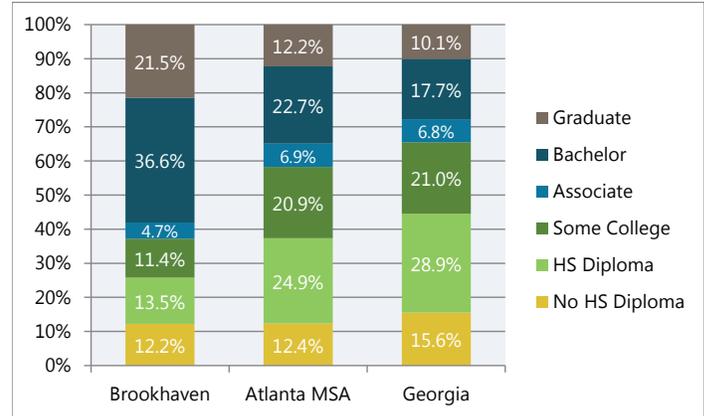
Communities with high levels of educational attainment generally also have high income levels. Brookhaven’s household income distribution reveals that many of its residents are doing well. Between 2008 and 2012, over a third of all households in Brookhaven (34.5 percent) have incomes of \$100,000 and greater, compared to one quarter of metro Atlanta households and 20 percent of Georgia households. This proportion has grown since 2000—over the time period, the percentage of households with incomes greater than \$200,000 increased by 6.4 percentage points and the percentage of those bringing in \$100,000 to \$199,999 increased by 4.9 points.

However, the proportion of households in the lowest income bracket have increased as well. In 2000, 18.5 percent of Brookhaven households had incomes less than \$25,000. The most recent data illustrates that the proportion is 20.2 percent, with 405 additional households in this bracket. This proportion is on par with the metro average of 20.3 percent.

COMMUTE PROFILE

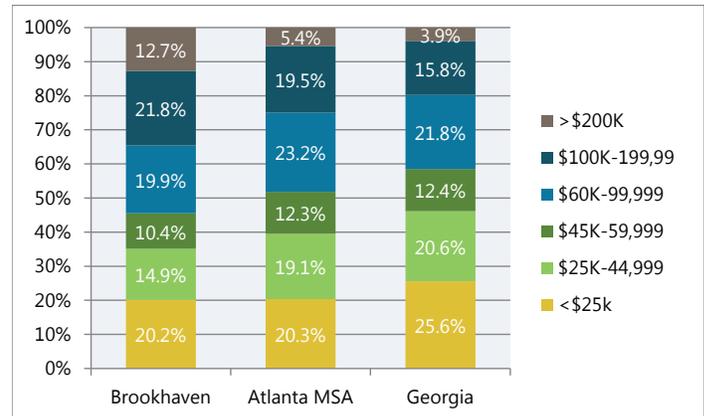
Brookhaven residents enjoy more time off the highways than the average metro or Georgia resident—only 37.6 percent of working residents more than 30 minutes traveling to work, compared to 48.3 percent of metro Atlanta workers and 39.4 percent of all Georgia workers. Brookhaven’s MARTA access is an asset, as evidenced by the significantly larger percent of working residents (10.9 percent) who use public transportation to get to work, compared to the metro average of 3.2 percent and the state average of 2.2 percent.

Educational Attainment, 2008-2012



Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates

Household Income, 2008-2012



Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates

Methodology

Sources: Data was obtained from the U.S. Census Bureau. For 2000 data, the 2000 Decennial Census was utilized. For the most recent data available, the 2008-2012 American Community Survey (ACS) was used. Due to the size of the geography, ACS estimates are five-year averages.

Geographies: An aggregation of Census tracts were used as a proxy for the City of Brookhaven. In 2000, these tracts were: 211, 212.02, 212.09, 214.01, 214.03, 214.05, and 214.06. In 2010, some of these tracts were divided, and this geography is now composed of 12 tracts: 211.01, 211.02, 212.02, 212.09, 214.05, 214.11, 214.12, 214.13, 214.14, 214.15, 214.16, and 214.17.

The Atlanta metro refers to the Atlanta-Sandy Springs-Marietta, Georgia Metropolitan Statistical Area, as defined by the December 2009 Office of Management and Budget Bulletin.

Economic Development Snapshot

WHY IT MATTERS

Holistic economic development is about more than a single event or an individual prospect. It is about more than having good retail options and requires more than just developing a strategy to recruit new companies. Economic development is about people, the places that make the community special, and building long-term prosperity for all residents. Successful economic development requires measuring progress across all these areas, not just tracking jobs and investment numbers. Economic development is about protecting investments with predictable and sustainable goals.

ECONOMIC BASE INVENTORY

Greater Brookhaven, like most communities, was hit hard by the Great Recession. The 4-ZIP code area lost 9.8 percent of its jobs between 2007 and 2010. Since then, the area has regained approximately half of those lost jobs. Most companies in Greater Brookhaven have ample talent to choose from within the city—the only sector that has to pull from outside of the city, from an employee standpoint, is Information.

The business sectors in Greater Brookhaven that have lost jobs over the past ten years are generally high-paying sectors. However, Brookhaven’s most concentrated sectors provide higher than average wages. These sectors are knowledge-driven and depend on jobs requiring college degrees—a good match with city residents.

Office buildings near I-85 are an important location for professional jobs within Brookhaven



Employment Data by Business Sector, Greater Brookhaven, 2013

NAICS Code	Description	Employment	10-Year Change	Average Annual Wage
Total		76,079	-2.6%	\$51,591
21	Mining, Quarrying, and Oil and Gas Extraction	42	133.3%	\$354,109
90	Government (except Education and Health Care)	11,285	-3.1%	\$52,752
44	Retail Trade	7,674	-6.3%	\$32,825
62	Health Care and Social Assistance	7,091	6.1%	\$38,998
54	Professional, Scientific, and Technical Services	6,402	8.8%	\$69,633
51	Information	6,393	-10.5%	\$91,319
72	Accommodation and Food Services	6,350	18.4%	\$19,538
56	Admin/Support & Waste Mgmt/Remediation Svcs	5,596	-3.7%	\$36,128
52	Finance and Insurance	3,896	-8.2%	\$77,611
81	Other Services (except Public Administration)	3,833	-1.2%	\$28,224
61	Educational Services	3,687	13.4%	\$57,229

Occupational Data, Greater Brookhaven, 2013

SOC Code	Description	Employment	10-Year Change	Average Annual Wage
Total		76,079	-2.6%	\$46,883
43	Office and Administrative Support Occupations	12,652	-9.5%	\$34,986
41	Sales and Related Occupations	8,692	-7.9%	\$40,061
35	Food Preparation and Serving Related Occupations	6,225	19.9%	\$20,821
13	Business and Financial Operations Occupations	5,777	-3.0%	\$69,867
11	Management Occupations	5,109	-1.3%	\$105,165
49	Installation, Maintenance, and Repair Occupations	3,854	-11.8%	\$43,680
53	Transportation and Material Moving Occupations	3,309	-7.5%	\$33,093
15	Computer and Mathematical Occupations	3,292	7.0%	\$75,962
37	Building & Grounds Cleaning & Maintenance Occupations	3,216	-11.2%	\$24,586
33	Protective Service Occupations	3,161	9.8%	\$38,584

LOCAL LABOR FORCE CHARACTERISTICS

Residents are employed in a wide range of sectors, with half of all residents employed in one of five business sectors:

1. Professional, scientific, and technical services (15.6%)
2. Accommodation and food services (11.1%)

3. Health care and social assistance (8.1%)
4. Educational services (8.0%)
5. Retail trade (7.7%)

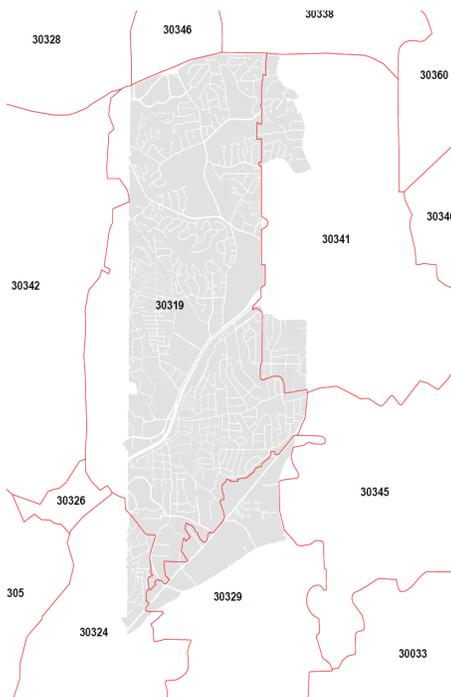
The residential labor pool is highly educated, particularly compared to the Metro Atlanta region and the state.

Residents with at least a bachelor’s degree (over the age of 25):

- Brookhaven - 58%
- Metro Atlanta Region - 34.9%
- Georgia - 27.8%

OCCUPATIONAL INFORMATION

Occupation data reveals that workers at all skill levels have access to opportunities in Greater Brookhaven. Within the occupational groups with the largest volume of workers, there are high-paying, knowledge-driven occupations requiring college and graduate degrees such as business and financial operations and management; mid-range occupations that require some training such as office and administrative support and sales and related; technical occupations that require hands-on training and certification such as installation, maintenance, and retail and transportation and material moving; and lower-wage employment such as food preparation and serving related occupations.



NEEDS AND OPPORTUNITIES

- Information
 - Develop a database of the city’s available and developable real estate portfolio
 - Integrate best practices and peer city benchmarking into City data analysis
- Develop an Economic Development Strategy and competitive incentive program.
- Acknowledgment and optimization of efforts and resources at county and regional level: Ensure that opportunities to work with and leverage efforts by DeKalb partners and the Atlanta Regional Commission are recognized and pursued
- Replication of local models: Use the Buford Highway Economic Development Strategic Plan to drive development of citywide incentive policy

Methodology

Because economic data is not available at the city level and because economic development is affected by factors beyond the local environment, this analysis focuses on a geography larger than the City of Brookhaven. “Greater Brookhaven,” for the purposes of this analysis consists of the four ZIP codes the city lies in: 30319, 30324, 30329, and 30341.

The data was obtained from Economic Modeling Specialists International (EMSI), an industry-leading provider of proprietary data.

ECONOMIC DEVELOPMENT PARTNERS AND RESOURCES

Economic development is a “team sport” and requires partnerships, collaboration, and ongoing communication.

Local Partners

- City of Brookhaven
 - Brookhaven Development Authority
 - Community Development
 - Office of Tourism
- Brookhaven Chamber of Commerce and local businesses
- Friends of Brookhaven Foundation
- Public schools, private schools, and Cross Keys Foundation
- Latin American Association, Atlanta Outreach Center
- Oglethorpe University
- Georgia Piedmont Technical College
- Perimeter Community Improvement District(s)

County-Level Partners

- DeKalb County Development Authority
- DeKalb Chamber of Commerce
- DeKalb Workforce Development

Region and State-Level Partners

- Georgia Power
- Atlanta Regional Commission
- Metropolitan Atlanta Rapid Transit Authority (MARTA)
- Georgia Department of Economic Development
- Georgia Department of Community Affairs
- Technology Association of Georgia
- Georgia Economic Developers Association
- Southern Economic Development Council

Housing Snapshot

WHY IT MATTERS

The mix of types as well as age, condition, and cost of housing within a community play a dominant role in the people who live in and comprise a community. A well-maintained single family housing supply can create stability and be an incentive for locating businesses, attracting families, and growing good schools. Having an appropriate mix of rental and multi-family units can help ensure diversity in the community and help attract young professionals and new-comers to the area while also helping attract and support a greater diversity of businesses and commercial developments, including live/work/play activity centers. As the millennial population grows along with the diversity of our population, having a balanced mix of housing types and price points is critical. The Comprehensive Plan will consider ways to encourage the desirable mix and ensure safe, accessible housing units within the city in the long-term.

OVERALL CHARACTERISTICS

The City of Brookhaven is dominated by residential uses. In fact, residential uses make up an estimated 72% of the city's overall land uses. The number of housing units in the city was estimated at 22,154 units (2010 Decennial Census, block counts).

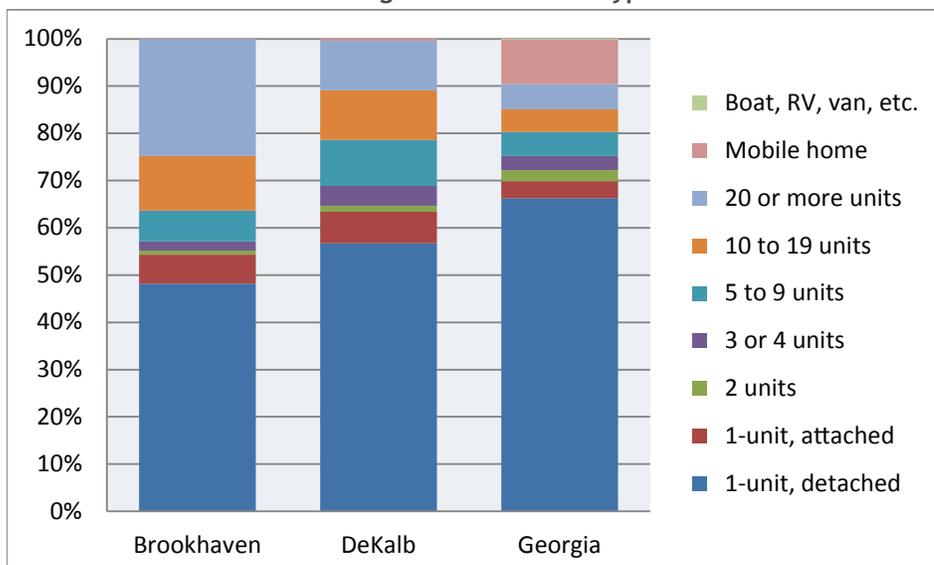
Brookhaven has a variety of single family and multi-family units. Single family homes are pervasive throughout the community, particularly in areas north of the Buford Highway corridor. Brookhaven has an estimated

126 single family residential neighborhoods and 66 apartment complexes. Compared to DeKalb County and the State of Georgia, Brookhaven has a notably higher percentage of multi-family units: roughly 45%, compared to 35% in DeKalb and 18% in Georgia. Multi-family residences predominate along major corridors, including Buford Highway and increasingly along Peachtree Road, Dresden Road, and Johnson Ferry Road, increasingly in the form of mixed use development. The City is currently completing an analysis of its apartment stock to ensure safe living environment that meet the Life Safety Code (completion expected late 2014).

OCCUPANCY

The city has a low housing vacancy rate (7.6%) compared to the County (10.9%) and the Georgia (12.3%), per the 2010 Census. The low vacancy rate is likely, in part, a reflection of Brookhaven's strategic location in the metro area, in close proximity to many jobs and major employment centers in Sandy Springs (Medical Center), Dunwoody (Perimeter Center), and Atlanta (Buckhead and nearby Midtown). An estimated 49% of Brookhaven's occupied housing units are owner-occupied, compared to a 56.9% owner occupancy rate in DeKalb County and 65.7% occupancy rate in the State of Georgia.

Housing Units Structure Type



Source: 2008-2012 American Community Survey 5-Year Estimates (Brookhaven Census Tracts)



ABOVE: Multi-family housing along Buford Highway
 BELOW: Established single family housing



AGE

Most of the single family housing stock in Brookhaven was built in the 1960s or later; however, the City has a sizable supply of housing units that could be considered historic (50 years or older, with no substantial changes). Most notable among these historic units is the Historic Brookhaven neighborhood, located just north of Peachtree Street, south of the Brookhaven MARTA station; it is listed as a historic district on the National Register of Historic Places. Infill housing, the building of new housing within established neighborhoods, is a dominant trend in Brookhaven. As shown on the map to the right, infill housing is playing a notable role in the neighborhoods in around Peachtree Road in particular.

COST OF HOUSING

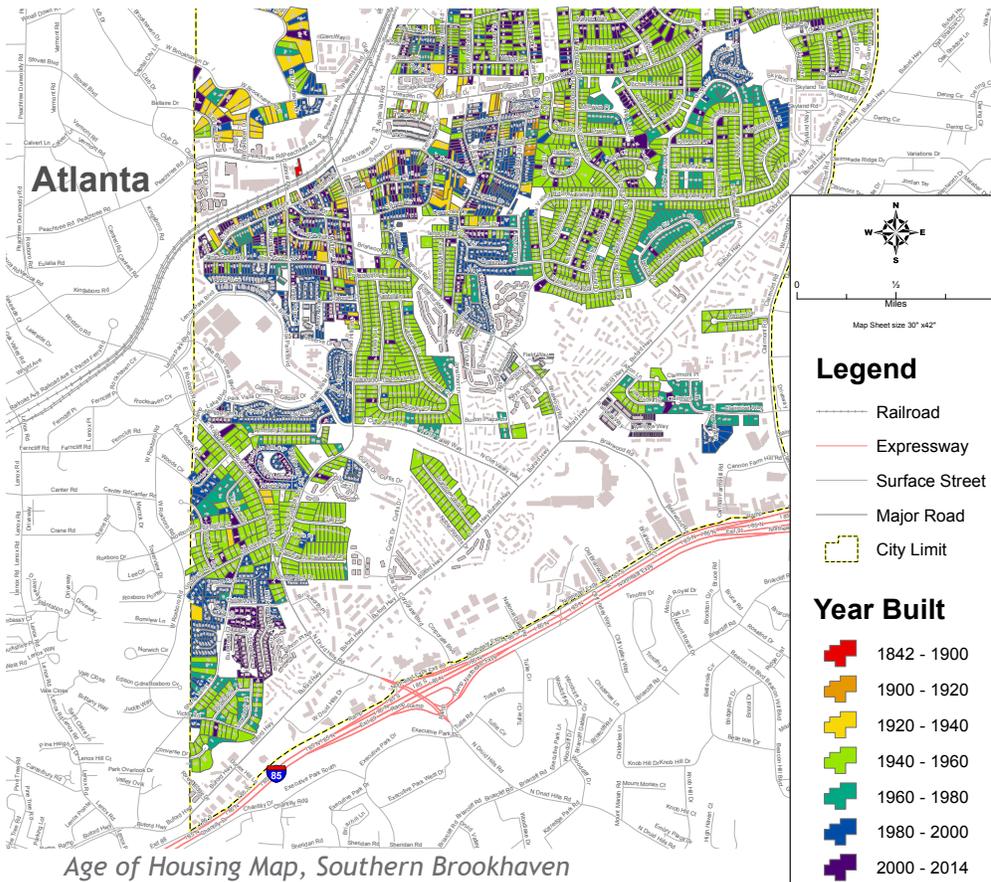
The cost of single family housing in Brookhaven is relatively high: Over 70% of owner occupied housing units in Brookhaven are valued at \$300,000 or more; this is noticeably higher than average costs in DeKalb County and the State of Georgia. An estimated 40% of renters in Brookhaven are paying more than 30% of household income on housing.

SPECIAL NEEDS HOUSING

Is housing stock accessible to the elderly, disabled, and cost burdened households? The DeKalb County Consolidated Plan addresses special needs housing for the entire county, including Brookhaven, and helps coordinate federal funds to further identified needs.

KEY FINDINGS

- Brookhaven has a large diversity in its housing types, although this is not balanced throughout the community.
- The city’s strategic location will likely continue to place high demand on the city’s housing supply.
- Infill single family housing will continue to have an impact on the character of neighborhoods and may require additional attention, particularly as it relates to the City’s zoning and development policies.
- Multi-family housing can continue to play an important role in creating lively, activity nodes like Town Brookhaven, development along Dresden Drive, and Perimeter Summit at I-285 and Ashford Dunwoody Road.
- Ensuring a safe supply of accessible and affordable housing should be considered in the City’s long term plan.
- The City should continue to communicate with DeKalb County to address special housing needs in the community.



Age of Housing Map, Southern Brookhaven

Residential units above commercial uses along Dresden Drive



Land Use Snapshot

WHY IT MATTERS

Land use planning is a central component of the comprehensive planning process. Within comprehensive plans, land use plans and policies help establish and clarify the community’s vision for future development. These plans and policies serve as a framework to guide future development decisions made by elected officials. The land use planning process will result in a Character Areas Map that will be adopted by the City and consulted when making rezoning decisions. Before future land use plans and policies can be developed, a thorough review of existing land uses and development characteristics is necessary. This fact sheet provides an overview and key findings from this analysis.

EXISTING LAND USE ANALYSIS

The table to the right shows the acreages and percentages of land uses in the City of Brookhaven by type. The results show that the City of Brookhaven is virtually built-out with no sizable vacant parcels available for development. Only 2.7% of the city is classified as undeveloped and these areas can be found within protected floodplains or are limited by development restrictions resulting from proximity to Peachtree-DeKalb Airport. In light of this, the primary avenue of land use change within the 2034 planning horizon is anticipated to result from the redevelopment of existing commercial and residential land uses.

Single-Family Residential

Single-Family Residential is the most common land use category in the city, representing 59.3% of the land area. Brookhaven can be truly described as a city of neighborhoods with over 120 named single-family neighborhoods. The character of these neighborhoods is diverse and varies significantly in regards to architectural style, home size, lot size, block size and street network. The city features historic neighborhoods dating back prior to the 1940s, numerous mid-century neighborhoods established between 1940-1960, and many subdivisions built in recent decades.

City of Brookhaven Existing Land Use Composition

Land Use Type	Acres	Percentage
Single-Family Residential	4,306.67	59.3%
Multi-Family Residential	914.34	12.6%
Commercial/Office	717.96	9.9%
Park-Recreation-Conservation	566.37	7.8%
Public-Institutional	306.17	4.2%
Forest-Undeveloped	194.13	2.7%
Under Construction	175.85	2.4%
Transportation-Communication-Utilities	84.32	1.2%

Source: ARC LandPro 2010

Multi-Family Residential

Multi-Family Residential is the second most common land use category within the city comprising 12.6% of the city. This category includes apartments, condominiums, and townhome communities. Brookhaven contains over 66 apartment complexes, with the majority of these being found adjacent to Buford Highway. Other clusters of apartments can also be found in the Lenox Park area, Peachtree Road corridor, and the Blackburn Park area. Apartment ages range from recently constructed units in Town Brookhaven and along the Dresden Road corridor to complexes that are many decades old in the Buford Highway corridor.

Commercial/Office

Commercial land uses are the third most common land use category within the city comprising 9.9% of

the total land area. This category includes large shopping centers, office development, and strip retail. The majority of the city’s retail uses can be found along the Buford Highway corridor, Peachtree Road corridor, the Blackburn Park area.

Large-scale office development can be found within Lenox Park, Corporate Square, and the Perimeter Summit area adjacent to I-285.

DEVELOPMENT TRENDS

Two major trends evident within the city include a move towards mixed-use pedestrian-friendly development and residential infill redevelopment within older neighborhoods. Redevelopment of aging commercial/office uses may be on the horizon

Mixed-Use Development

The most notable mixed-use development within the city is Town Brookhaven. This development has a zoning designation of OCR (Office-Commercial-Residential) which is a category used to promote the redevelopment of existing commercial or light industrial uses into mixed-use developments of medium intensity. The development also falls within the boundaries of the Brookhaven-Peachtree Overlay District, which seeks to implement the vision of the Brookhaven-Peachtree Livable Centers Initiative study, calling for mixed-use Transit-Oriented Development in areas near the Brookhaven MARTA station. Town Brookhaven has been successful in achieving a portion of this vision. The development is a 48 acre pedestrian-friendly urban village, which includes 460,000 sq. ft. of retail, 950 residential units, 20,000 sq. ft. of office, and 20 restaurants.

Another notable mixed-use area developing within the city is the Dresden Drive corridor, known as Brookhaven Village. This area is also included within the Brookhaven-Peachtree Overlay District. The corridor is transforming into an urban boulevard with multi-family residential above street-lined retail.

Town Brookhaven



This development form provides retail, services, restaurants, and offices within walking distance of surrounding neighborhoods.

Perimeter Summit at I-285 and Ashford Dunwoody is another mixed-use node in the community with office and multi-family housing.

Infill Housing

Within the past decade significant residential infill development has occurred in older neighborhoods throughout Brookhaven. This is particularly evident in Ashford Park, Drew Valley, Lynwood Park, Brittany, Brookhaven Heights, and Brookhaven Fields. This development type can present numerous issues relating to neighborhood cohesiveness, historic character, privacy, light, construction impacts, and increased density.

Given Brookhaven’s high quality of life, desirability and proximity to major employment centers within the region this trend is expected to continue. The Comprehensive Plan should thoroughly examine this issue and adequately address it through appropriate policies and strategies to minimize any negative impacts that may occur from future residential infill.

KEY FINDINGS

Important key findings from the Baseline Assessment that will help inform later stages of the planning process are as follows:

- Brookhaven is virtually 100% developed and does not feature significant amounts of vacant land available for development. As a result land use changes within the planning horizon are expected to result largely from the redevelopment of commercial/ office and residential land uses.
- Significant redevelopment potential is evident along the Buford Highway corridor, Peachtree Road corridor, and within the Blackburn Park commercial center.
- The City has innovative zoning districts to promote mixed-use and pedestrian-friendly development. These include OCR (Office-Commercial-Residential), PC (Pedestrian Community), and the Brookhaven-Peachtree Overlay District.
- Residential infill development is common within many neighborhoods in the city and should be addressed within the comprehensive plan to minimize potential negative impacts.
- Mixed-use development is a recent development trend in the community with widespread public acceptance. The comprehensive plan should focus on identifying appropriate locations and tools to facilitate mixed-use development and to ensure land use regulations are conducive to this form of development.