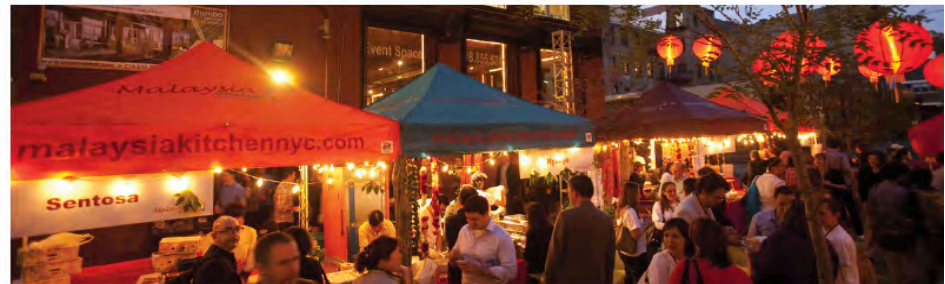


13 BuFORD HIGHWAY MASTERPLAN

A LIVABLE CENTERS INITIATIVE (LCI) PLANNING PROCESS

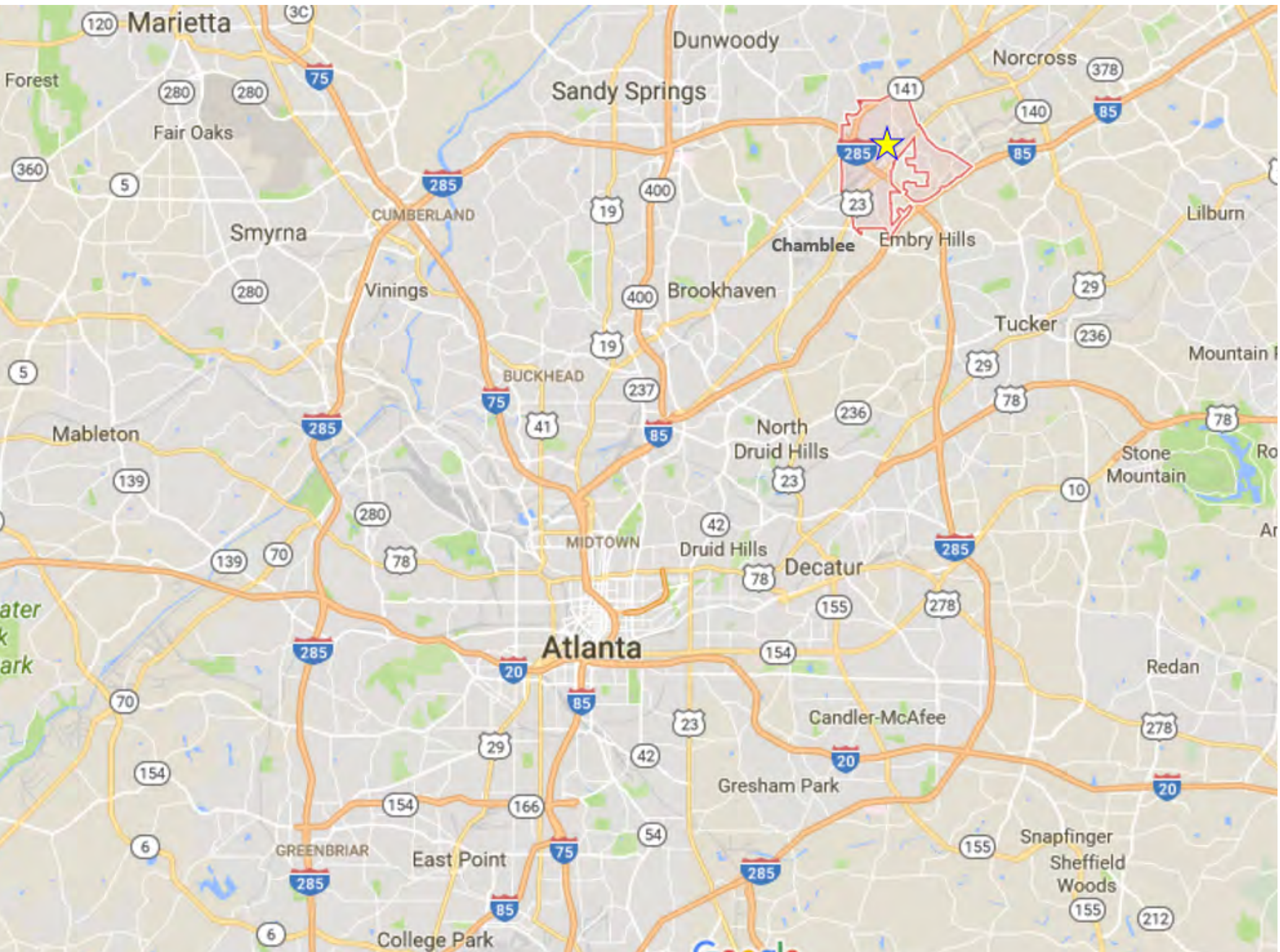


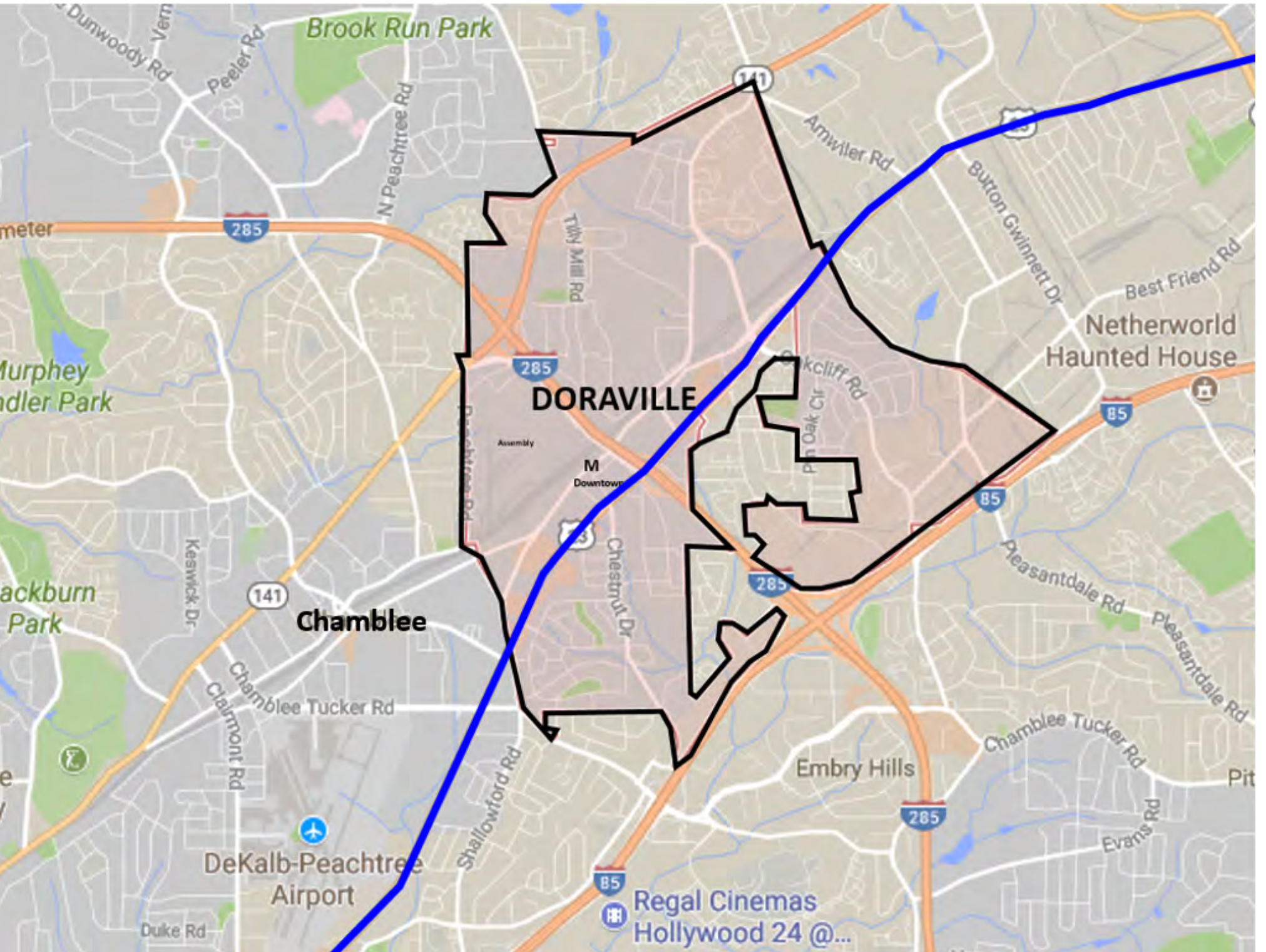
A corridor masterplan for the cities of Chamblee and Doraville, Georgia to ensure thoughtful and equitable growth for the future of Buford Highway

prepared for:



AUGUST 2017

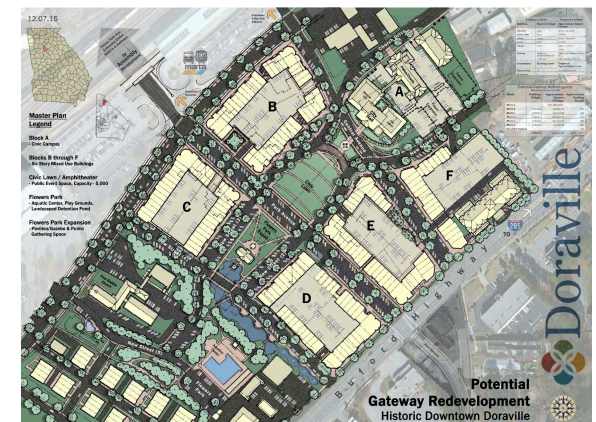
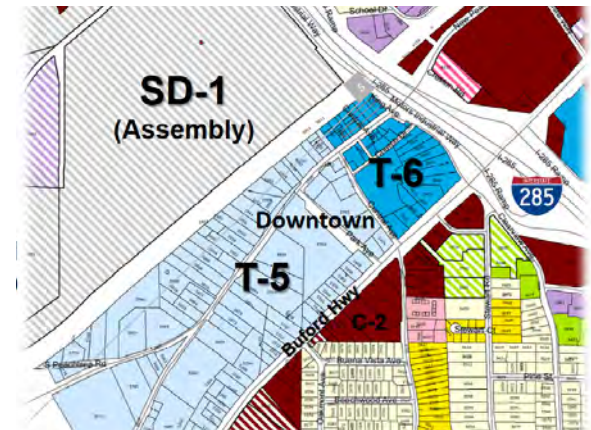




Change in Doraville

Doraville at the beginning of a new era...

- **Design Doraville (Comp. Plan) adopted in 2016**
 - Doraville Town Center Masterplan LCI (2005)
 - Downtown Doraville Masterplan LCI (2010)
- **2014 Adoption of new Form-based Code** (Livable Communities Code)
- **2014 City initiated rezoning** for Downtown & Assembly (former General Motors Plant)
- **Rebuilding Downtown Doraville initiated**
- **Assembly Development** (165-acre development)
 - Third Rail Film Studios
 - Serta Simmons world headquarters
 - Eviva Loft apartments
- **Carver Hills** 36-acre residential development
- **Nexus** mid-rise, mixed-use development



Downtown Doraville

The City proposes the redevelopment of Downtown through **demolition** of City Hall, Civic Center, Courthouse, Police Department, Library, and other government buildings and construction of a **new Civic Campus** that presents a unique opportunity to create:

- **Sense of place**; establish a walkable town center & a strong City identity
- **New streetscapes**
- **6-8 story mixed-use buildings** that engage the street
- **Public greenspace** for gathering and civic buildings with great architecture



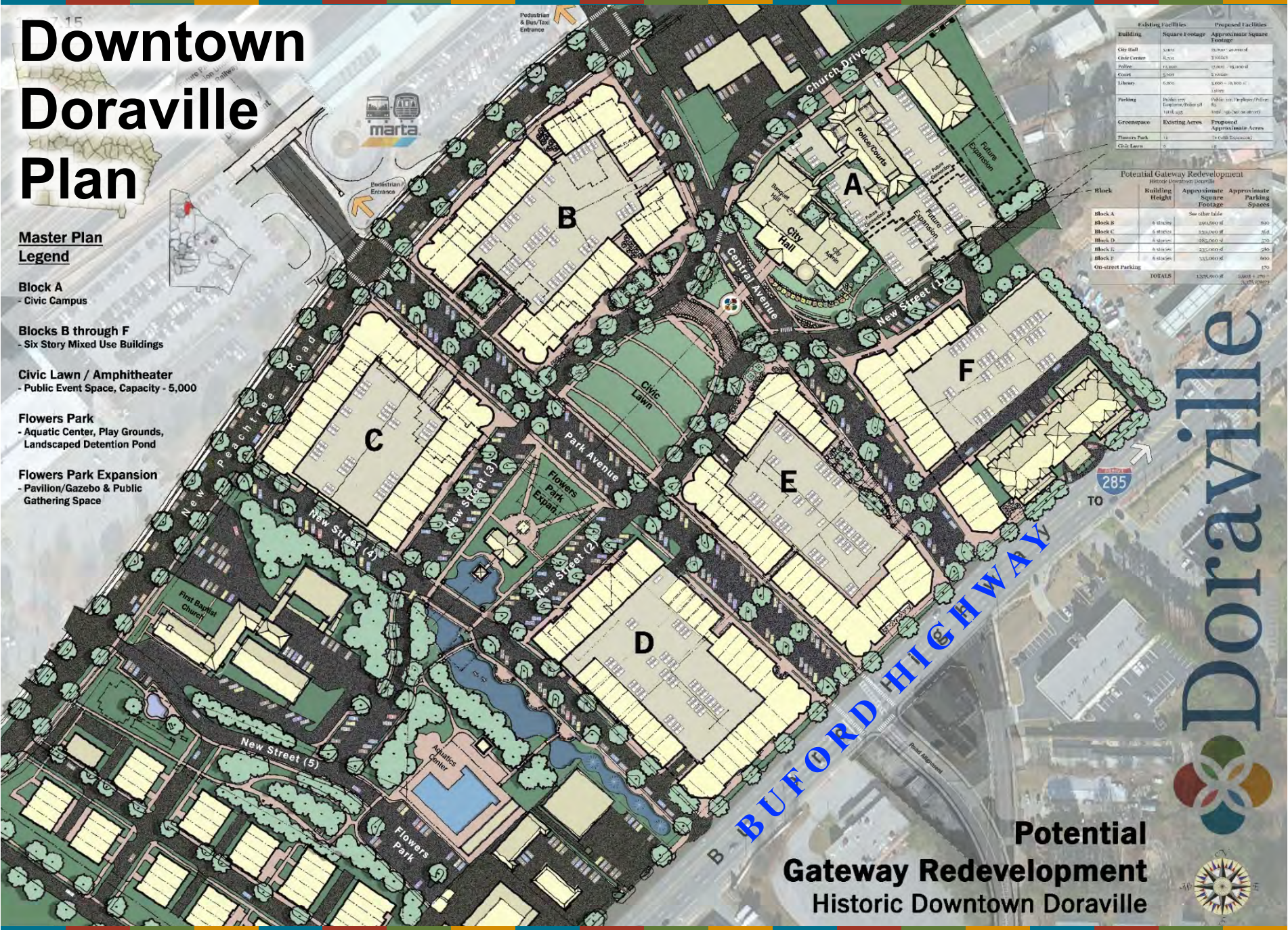
Downtown Doraville Plan

Master Plan Legend

- Block A**
- Civic Campus
- Blocks B through F**
- Six Story Mixed Use Buildings
- Civic Lawn / Amphitheater**
- Public Event Space, Capacity - 5,000
- Flowers Park**
- Aquatic Center, Play Grounds, Landscaped Detention Pond
- Flowers Park Expansion**
- Pavilion/Gazebo & Public Gathering Space

Building	Existing Facilities	Proposed Facilities
Approximate Square Footage	Approximate Square Footage	Approximate Square Footage
City Hall	2,000	10,000 - 10,000 sq. ft.
City Center	2,000	3,000 sq. ft.
Police	1,000	7,000
Courts	1,000	2,000
Library	6,000	5,000 - 10,000 sq. ft.
Parking	Public: 100 Employee: 100 Visitor: 100	Public: 100 Employee: 100 Visitor: 100
Greenpace	Existing Acres	Proposed Approximate Acres
Flowers Park	11	24 (with expansion)
Civic Lawn	0	18

Block	Building Height	Approximate Square Footage	Approximate Parking Spaces
Block A		See other table	
Block B	6 stories	100,000 sq. ft.	300
Block C	6 stories	100,000 sq. ft.	300
Block D	6 stories	100,000 sq. ft.	300
Block E	6 stories	100,000 sq. ft.	300
Block F	6 stories	100,000 sq. ft.	300
On-street Parking			170
TOTALS		1,000,000 sq. ft.	1,000 + 170 = 1,170



Potential Gateway Redevelopment Historic Downtown Doraville





Assembly: Redevelopment of 165-acre former General Motors Regional Automobile Plant

ASSEMBLY

MARTA
station

I-285

← DEC 31 2015

© aerial innovations
of Georgia Inc.
770-986-0333



Assembly Redevelopment Plan

Residential: 4,300 units
Office: 2,950,00 sf
Retail: 150,000 sf
Film Studio: 130,000 sf





Assembly Vision





Assembly Vision





Nexus

Redevelopment of 13-acre former Kmart shopping center

- Multi-family including senior living (400 units)
- Townhomes (14 units)
- Hotel (120 rooms)
- 45,000 square-feet of retail



Carver Hills Redevelopment

New Residential Development

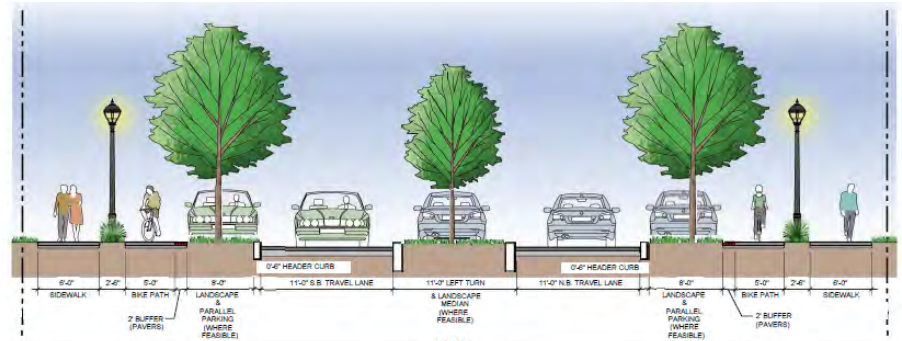
- Spanning 36.5 acres
- 7.5 acres undisturbed greenspace & floodplain
- 2 acres parks, trails, & streetscape
- 50 new single-family detached houses
- 200 new townhouses
- New streets and tree-lined sidewalks



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Other City Projects

- New Doraville gateway signage
- New Peachtree Road Streetscape
- Flowers Park expansion
- Stormwater & Traffic Mitigation
- Parks & Trails Masterplan





13 BUFORD HIGHWAY MASTERPLAN

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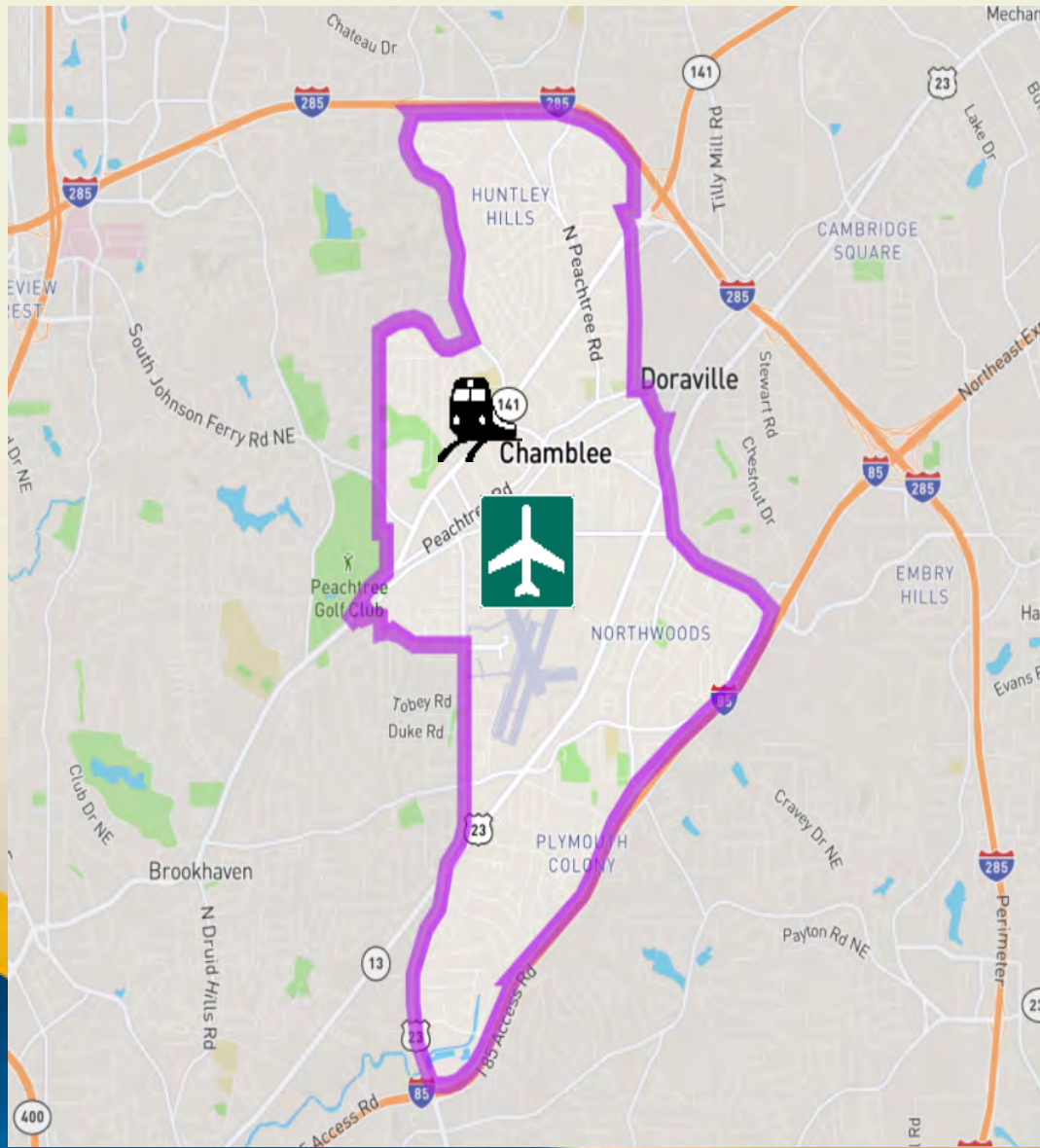
AUGUST 2017

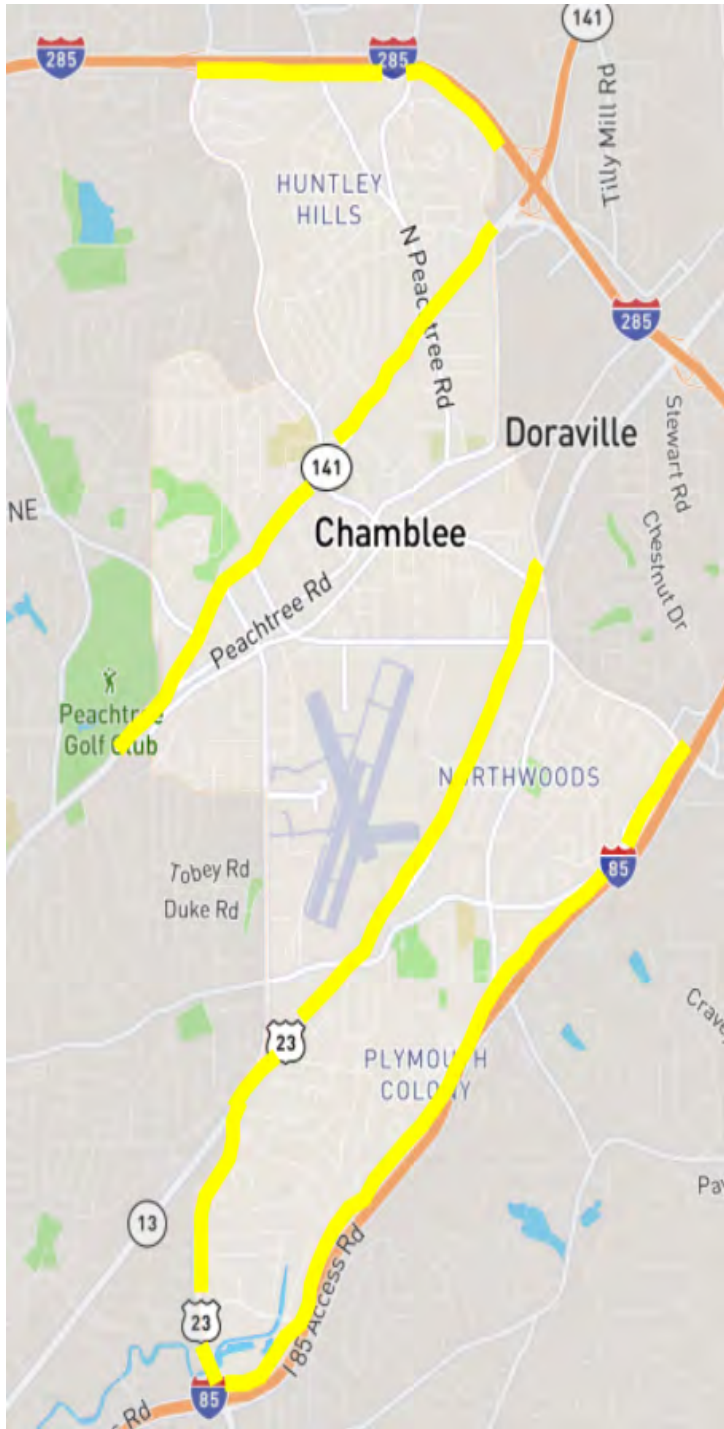
Chamblee's Transformation

Chamblee is evolving from its farming and industrial past into a modern urban center

- Two major annexations that more than tripled the population
- Leveraging transportation resources: transit, roads, airport
- Dense zoning to allow for multistory mixed-use redevelopment. Flexible, but with standards.
- Engaged leaders & staff committed to partnerships







- Chamblee is bordered and crisscrossed by many state & US highway corridors



Chamblee's Strategy

- Long range planning
 - Early LCI community
- Zoning update - UDO
- Hold to standards
- Use tools & partnerships as leverage
- Invest in ourselves





BUCKHEAD

BROOKHAVEN

TOWN
BROOKHAVEN

PEACHTREE CROSSING

Whole Foods, Taqueria del Sol, Yeah! Burger
Under Construction - 2017 Opening
Developed by S.J. Collins

PARKVIEW ON PEACHTREE

500 Residential Units, 40,000 SF retail
Under Construction - 2017 Opening
Developed by Connolly/Terwilliger Pappas

TOWNSEND AT ASHFORD PARK

98 Luxury Townhomes
Proposed by Acadia Homes

MARTA

MERCY CARE

60,000 SF Medical
Under Construction
Developed by Parkside Partners

PEACHTREE INDUSTRIAL BLVD

THE OLMSTED

280 Residential Units, 11,000 SF retail
Under Construction - 2017 Opening
Developed by Cocke Finkelstein

TRACKSIDE CHAMBLEE

5256 PEACHTREE

42,000 SF Loft Office
Completed 2009 - 100% Leased
Developed by Parkside Partners

PEACHTREE RD

PARKSIDE CHAMBLEE

55,000 SF Loft Office
Under Construction
Developed by Parkside Partners

THE MALONE

190 Residential Units
Proposed by Easian Capital

PEACHTREE DEKALB
AIRPORT

WHOLE
FOODS

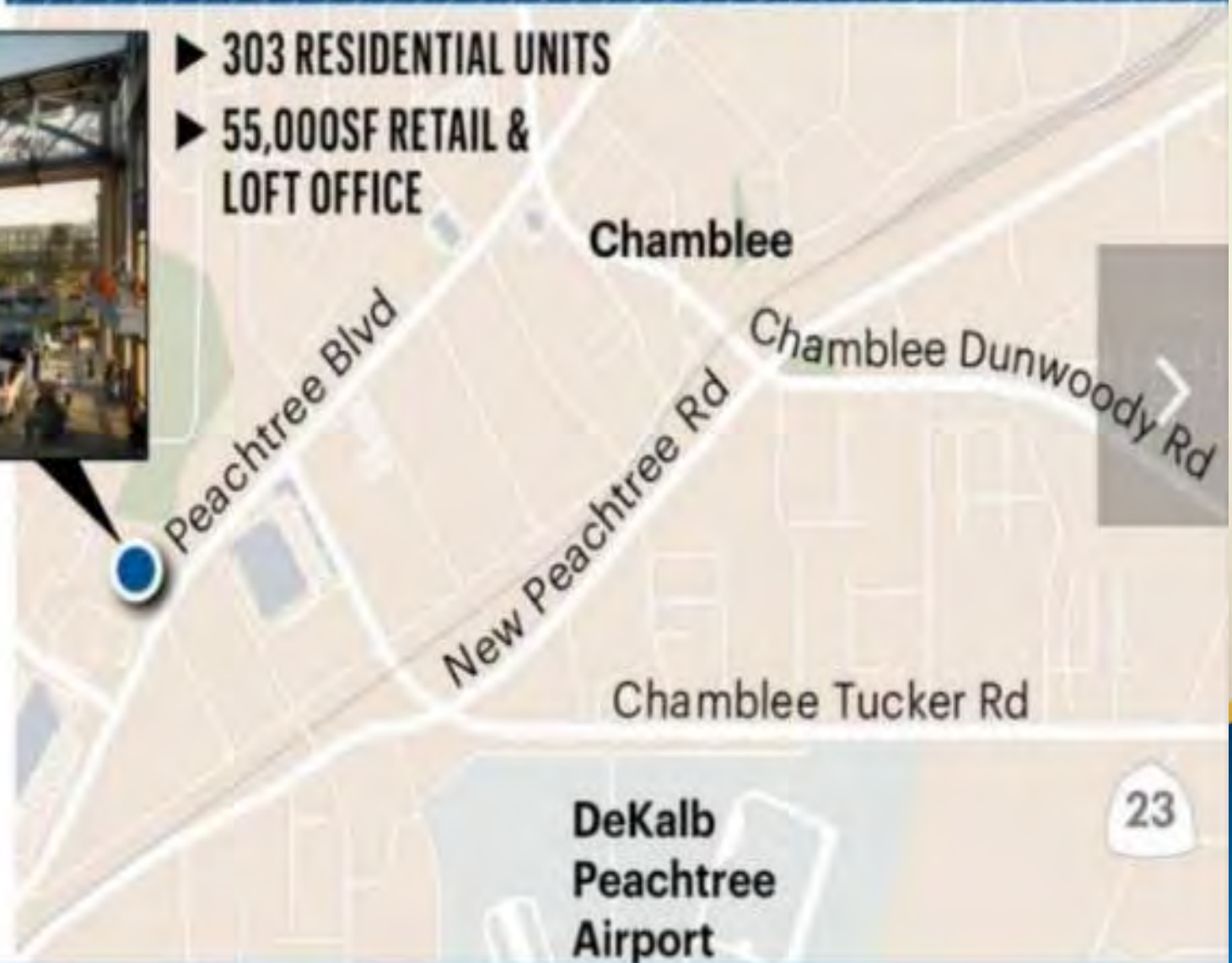
Lowe's

Walmart

PARKVIEW ON PEACHTREE



- ▶ 303 RESIDENTIAL UNITS
- ▶ 55,000SF RETAIL & LOFT OFFICE



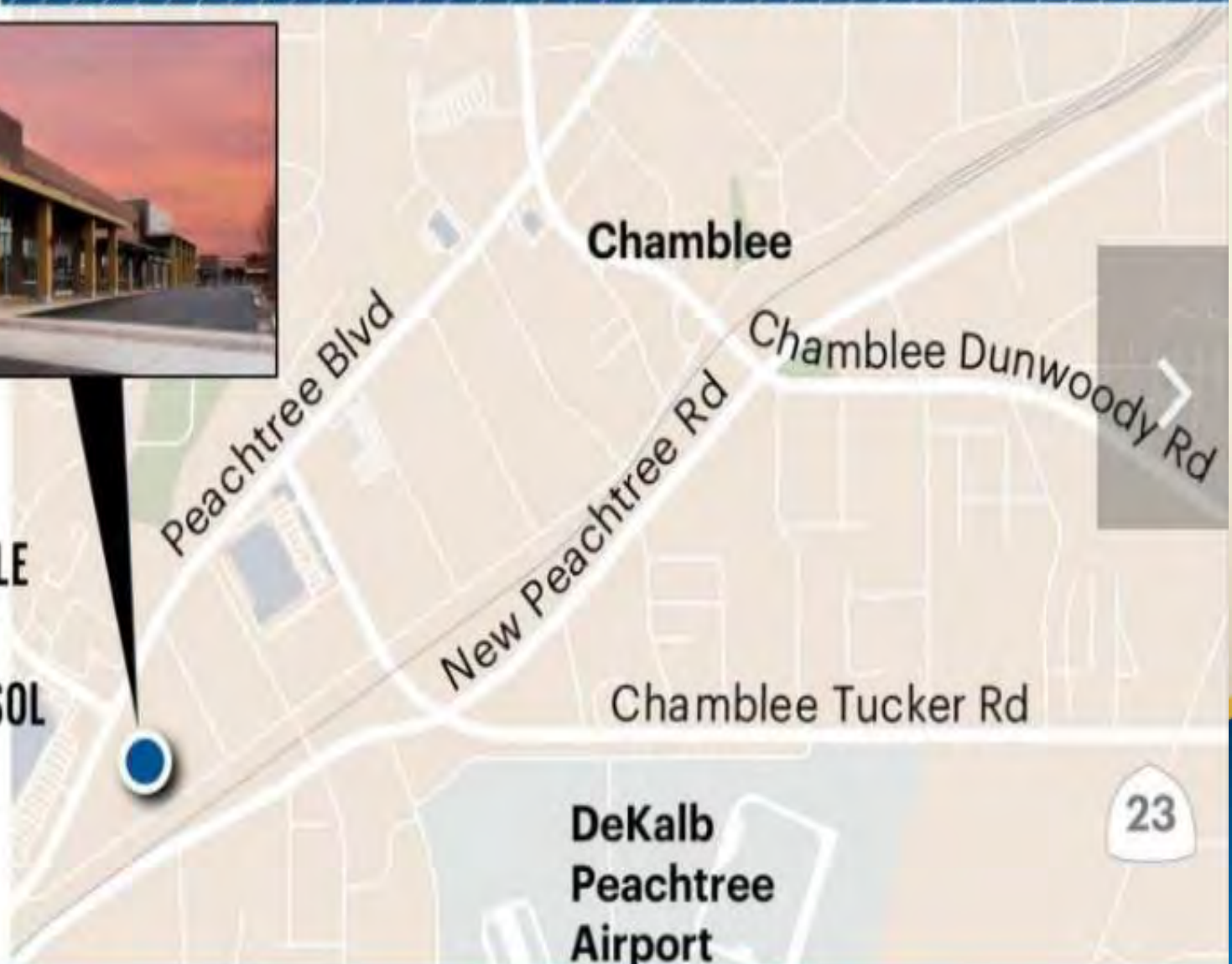


COOPER CARRY

PEACHTREE STATION



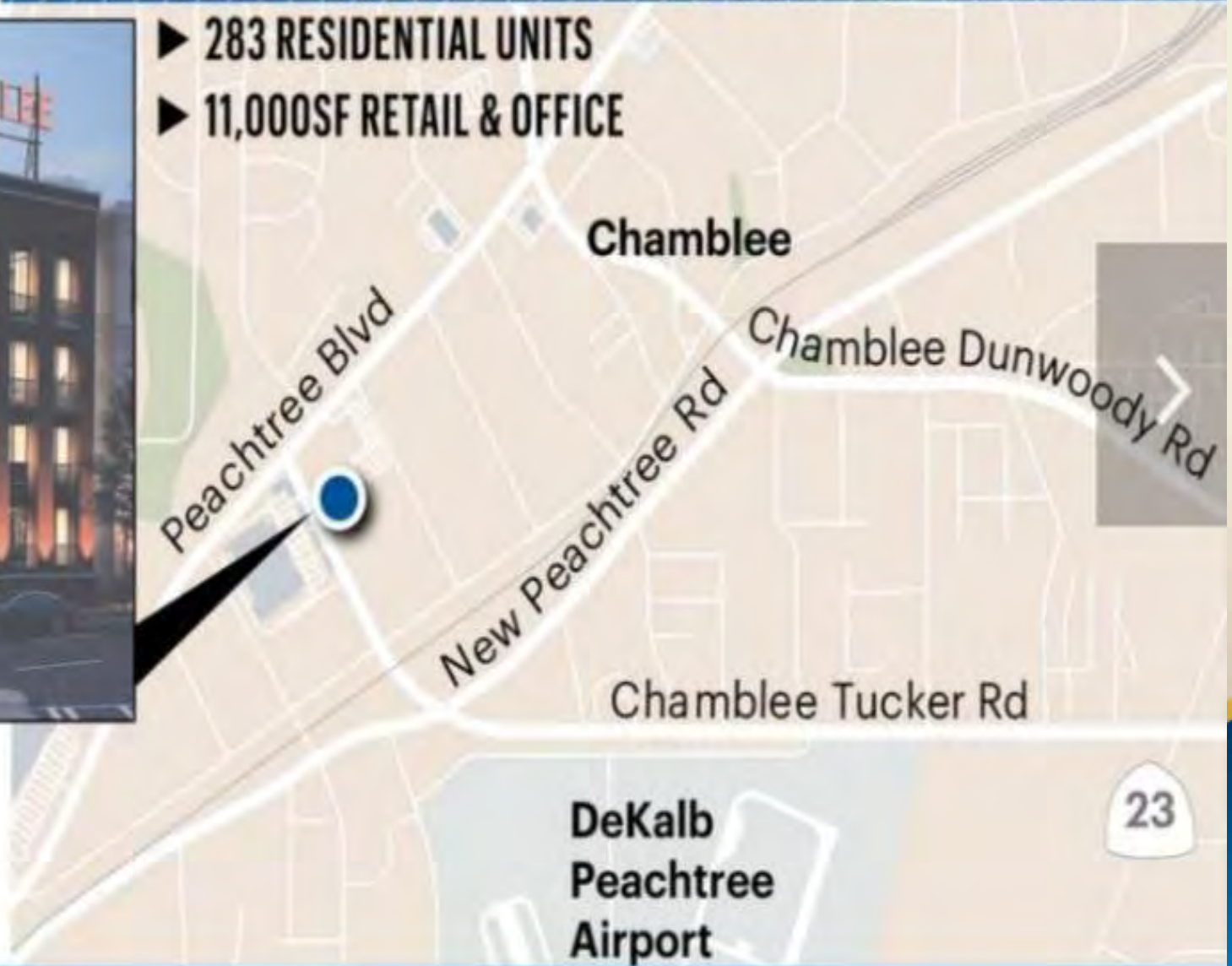
- ▶ 107,000SF OF RETAIL
- ▶ 45,000SF WHOLE FOODS MARKET
- ▶ TAQUERIA DEL SOL
- ▶ YEAH! BURGER
- ▶ STARBUCKS
- ▶ CHIPOTLE





THE OLMSTED

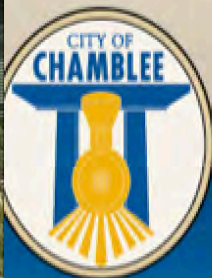
- ▶ 283 RESIDENTIAL UNITS
- ▶ 11,000SF RETAIL & OFFICE



THE
OLMSTED
HOTEL & RESIDENCES

CHAMBLEE

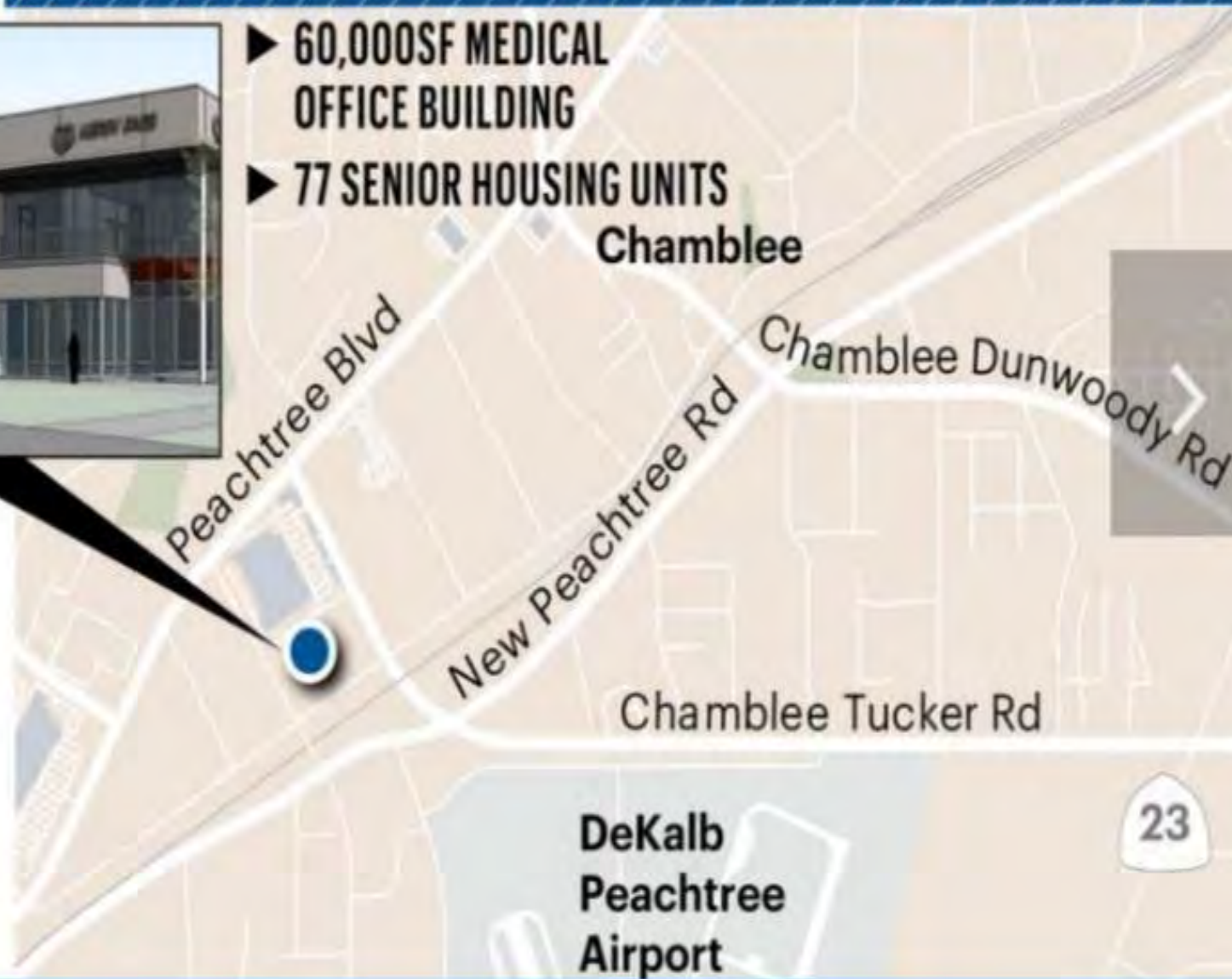




MERCY CARE



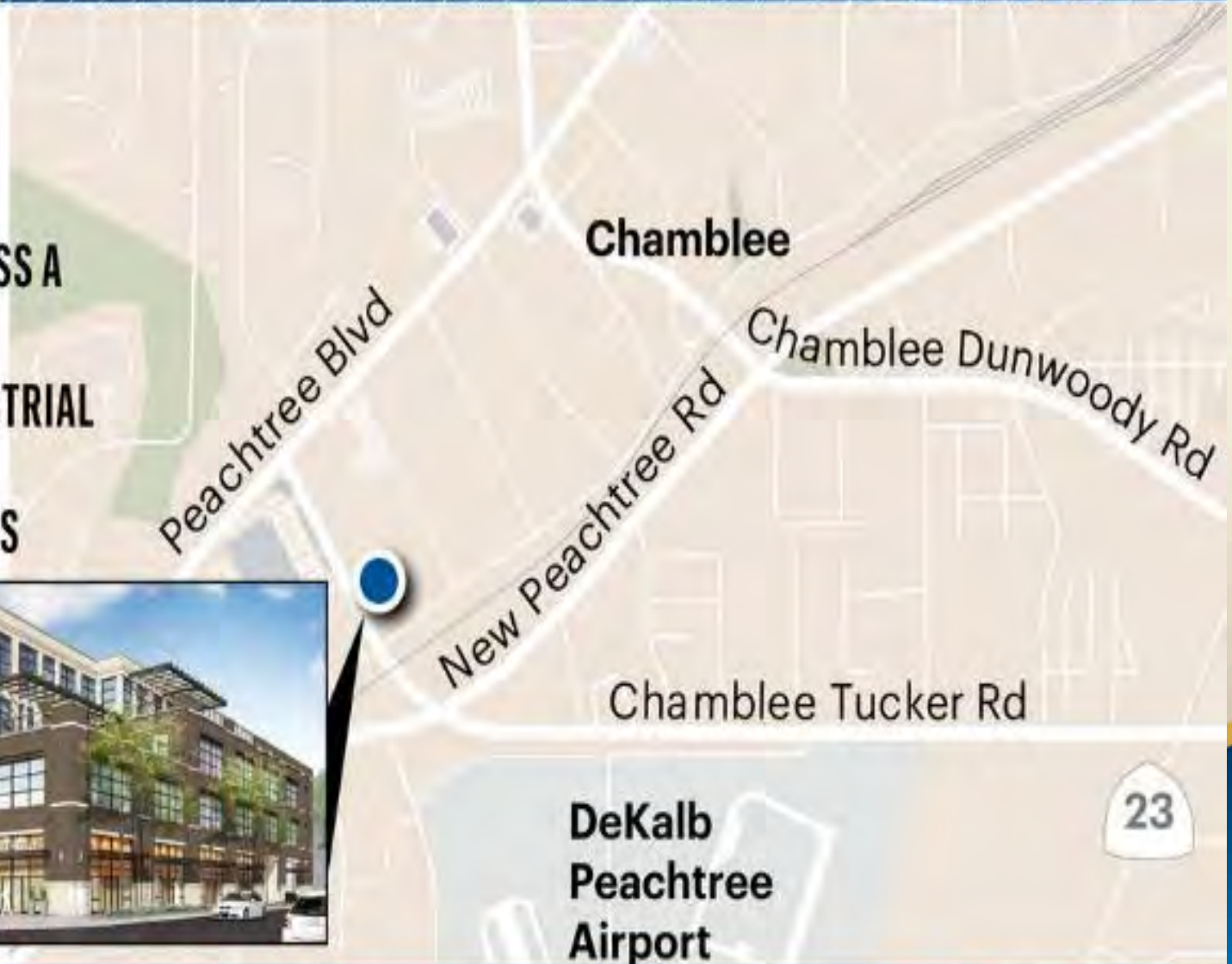
- ▶ 60,000SF MEDICAL OFFICE BUILDING
 - ▶ 77 SENIOR HOUSING UNITS
- Chamblee





TRACKSIDE CHAMBLEE

- ▶ 80,000SF CLASS A OFFICE
- ▶ PATILLO INDUSTRIAL REAL ESTATE HEADQUARTERS





Quality of Life

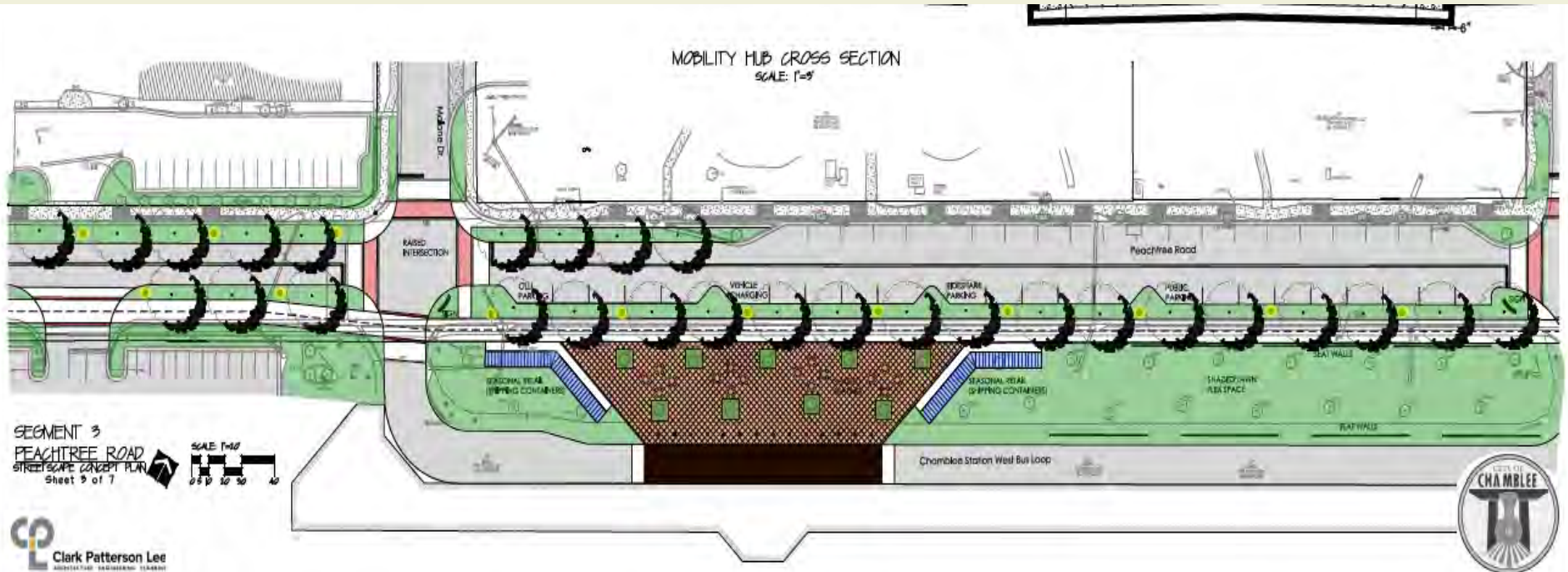
- Placemaking
 - Downtown re/development
 - Flexible uses, high standards
- Corridor zoning / re-zoning
- Enhance mobility – Connections are key
- Infrastructure investment



Chamblee Rail Trail

A multi-use trail to connect neighborhoods to commercial areas. A 1-mile segment exists today, with an extension in the planning stages.





SELF DRIVING BUS



SHARED MOBILITY SERVICE



NON-DEMAND RIDESHARE



- Peachtree Gateway Partnership
- 501(c)(6) non-profit
- Partnership between Brookhaven, Chamblee, Doraville, Dunwoody
- Private and public entities
 - GA Power, Jim Ellis, Patillo, PDK

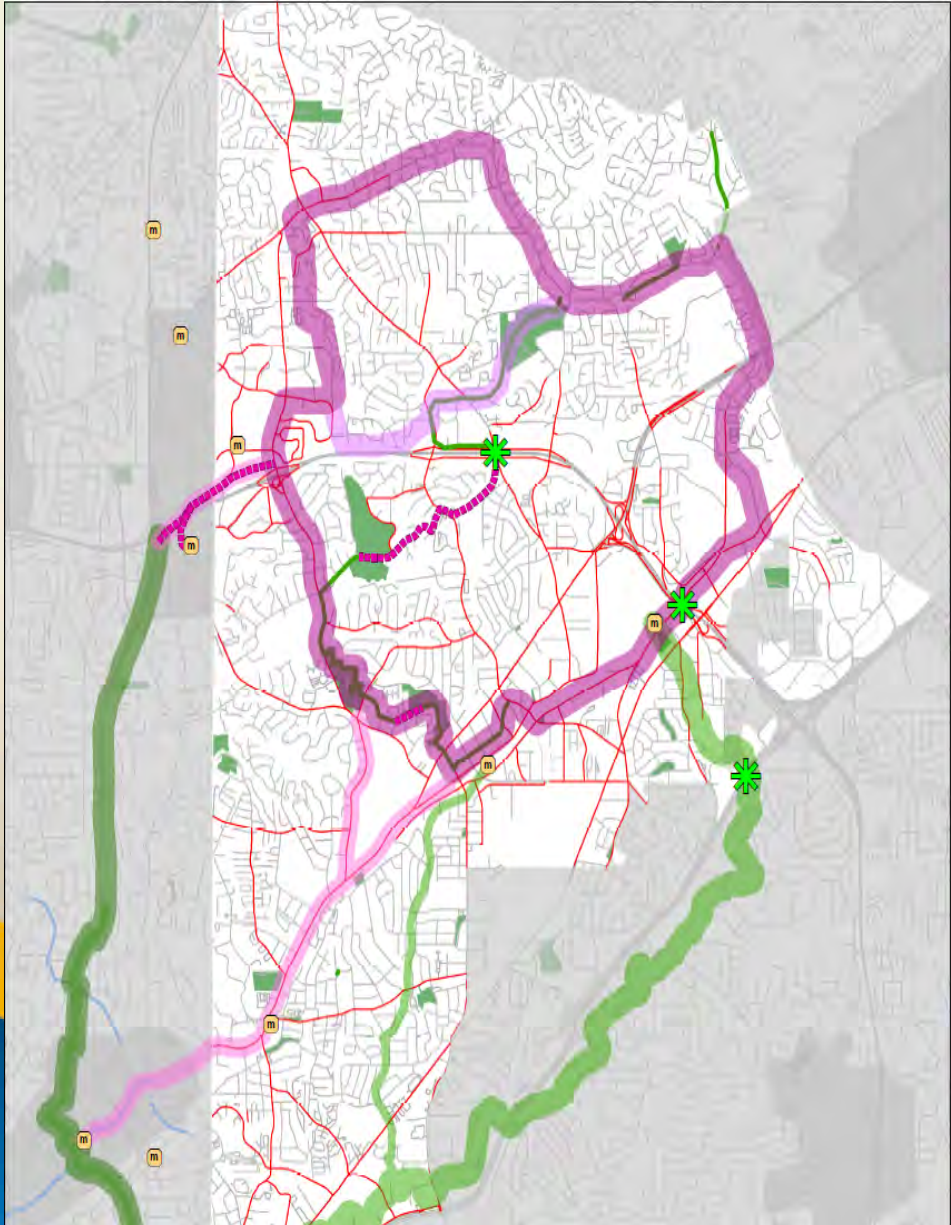


Regional Trail Network

North Dekalb Trail Connectivity Study

Developed by Atlanta Regional Commission

December 2015



Locations for Further Study

Routes for Further Study

Study Recommendations

North Dekalb Loop

Planned Routes (Dunwoody)

PATH400 Connectors

Regional Trail Corridors

PATH400 (underway)

North Fork Peachtree Creek (planned)

Skyland Trail (planned)

Existing Bicycle Facilities

Bike Lane

Cycle Track

Shared-Use Path or Trail

Complete Street Priorities

Low-Moderate

High-Very High

Potential Barrier Corridors

Local Streets

Transit Rail Stations

Local Attractors

Parks

Findings

High potential for northern Dekalb trail connectivity between cities as well as to regional trail corridors

Potential corridor opportunities to Peachtree Creek and PATH400 trails and, ultimately, the Beltline in the City of Atlanta

Four local MARTA rail stations to increase regional transportation connections

Recommendations

Adopt a coordinated northern Dekalb trail vision to connect four cities, PCIDs, and three MARTA stations

Study potential barrier locations, especially crossings at I-285

Support development of North Fork Peachtree Creek and PATH400 trails or other proposed trails of regional significance

Maximize connectivity by prioritizing complete street designs for high-stress streets throughout the North Dekalb area



Chamblee's Buford Highway

- Much of it is newly annexed
- Culturally diverse
- Typical highway commercial zoning
- Very unique businesses
- Overbuilt but with good nodes
- Close residential neighborhoods



Buford Highway Corridor

- LCI planning
- Zoning review
- Urban Redevelopment Act
- City investment – Dresden Park expansion between nodes





13 **BUFORD HIGHWAY**
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prepared for:



AUGUST 2017



LCI PURPOSE

- The Atlanta Metropolitan Area is included in a **non-attainment area** for ozone under the Clean Air Act Amendments of 1990.
- Because of this designation, the region must look toward better development practices that support increased use of transportation modes other than **single-occupant vehicles** to help reduce emissions and meet air quality requirements.
- The LCI Program seeks to increase the use of alternatives to driving alone by developing transportation projects and other programs to improve **accessibility**, expand **mixed-uses**, utilize **transit** and support further development in the study area.
- Evaluation of the existing infrastructure and development of likely scenarios should produce recommendations for **future investment** that support ARC's Livable Centers Initiative Program.

PROCESS

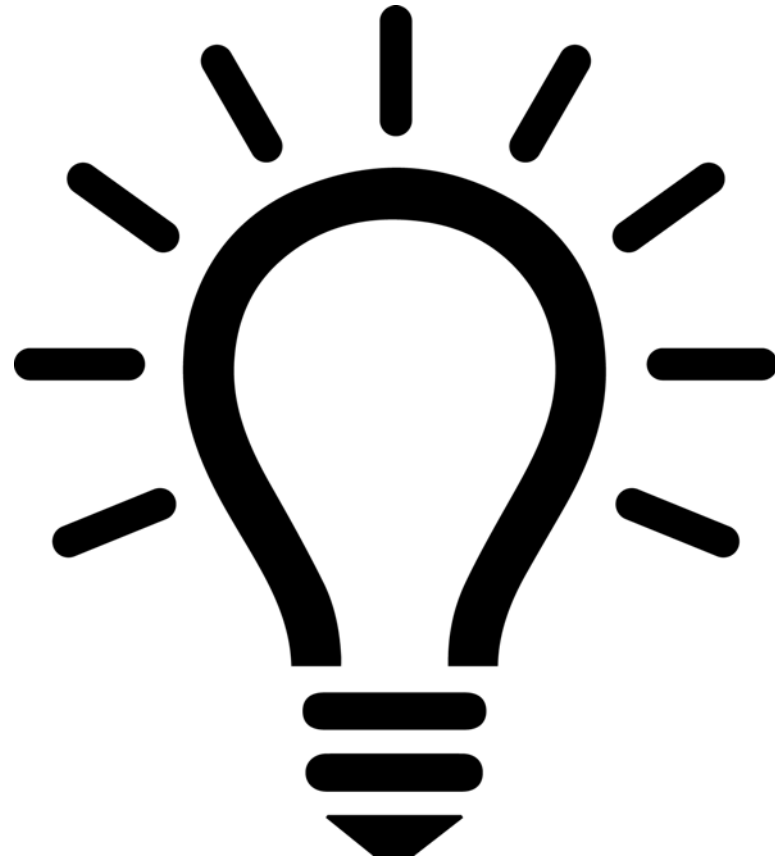
1. Information gathering (Sep-Oct 2016)
2. Generate concepts (Nov 2016)
3. Present ideas (Dec 14 2016)
4. Finalize the plan (Jan-Feb 2017)



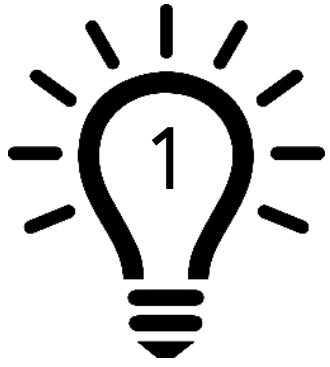


BUHI SURVEY

- 73% of respondents were single-occupant drivers
- 80% would prefer not to be
- Desire for “greener” streets
- Desire for more biking and walking opportunities
- Desire for places to gather
- Desire for housing with a wide range of price points
- Desire for housing for a wide range of stages of life
- 1 thing that must change: slower and safer road
- 1 thing that must never change: the diverse culture



23 BIG IDEAS



ENHANCED BUS SERVICE





ENHANCED BUS STOPS





WIDER SIDEWALKS





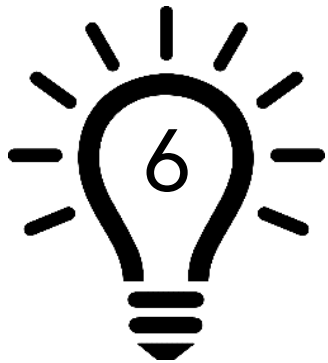
ADDITIONAL MID-BLOCK CROSSINGS



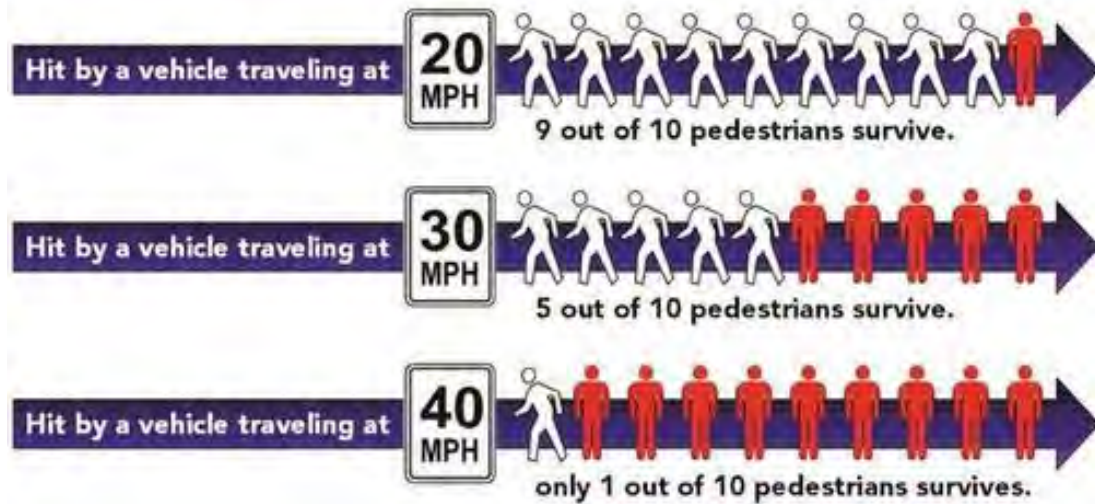


CONSOLIDATED CURB CUTS

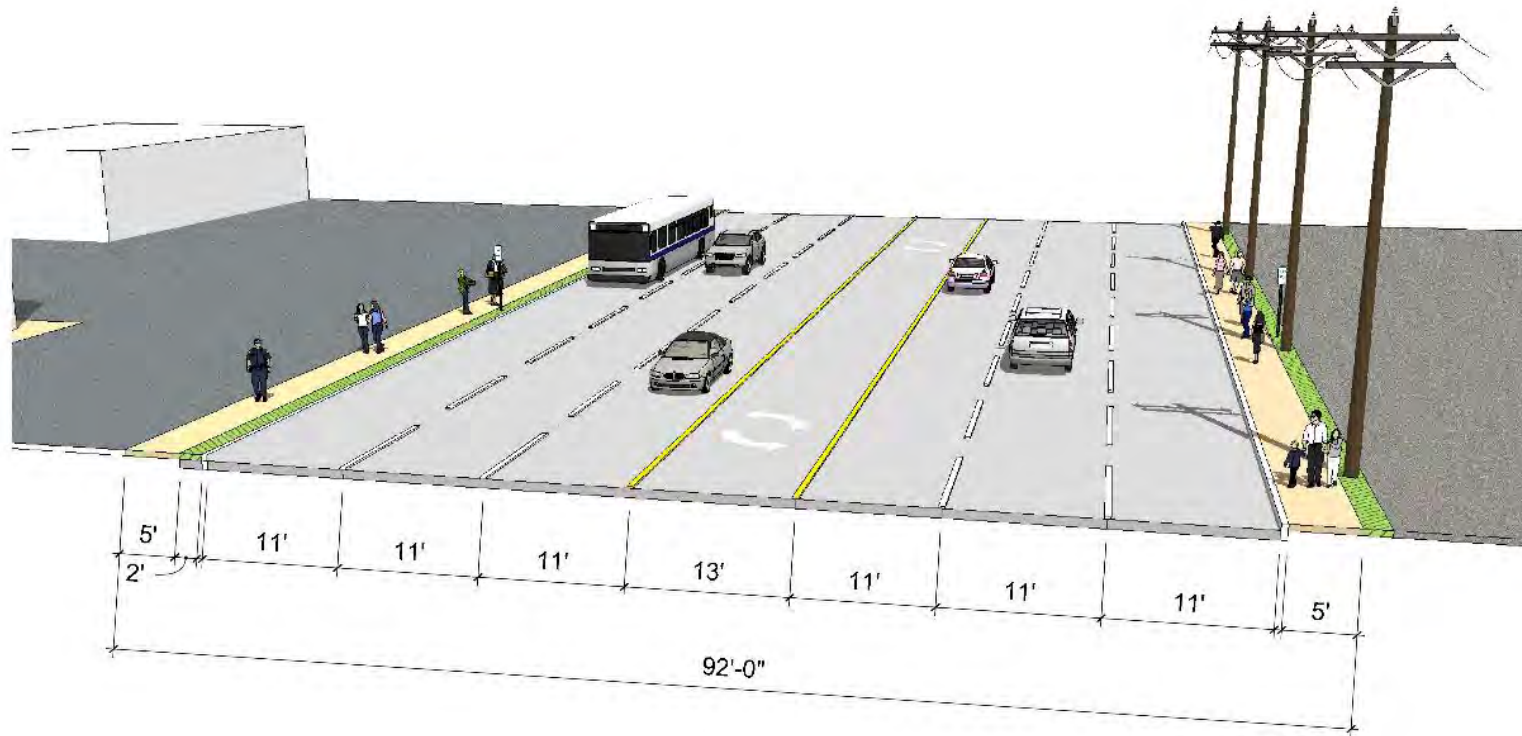




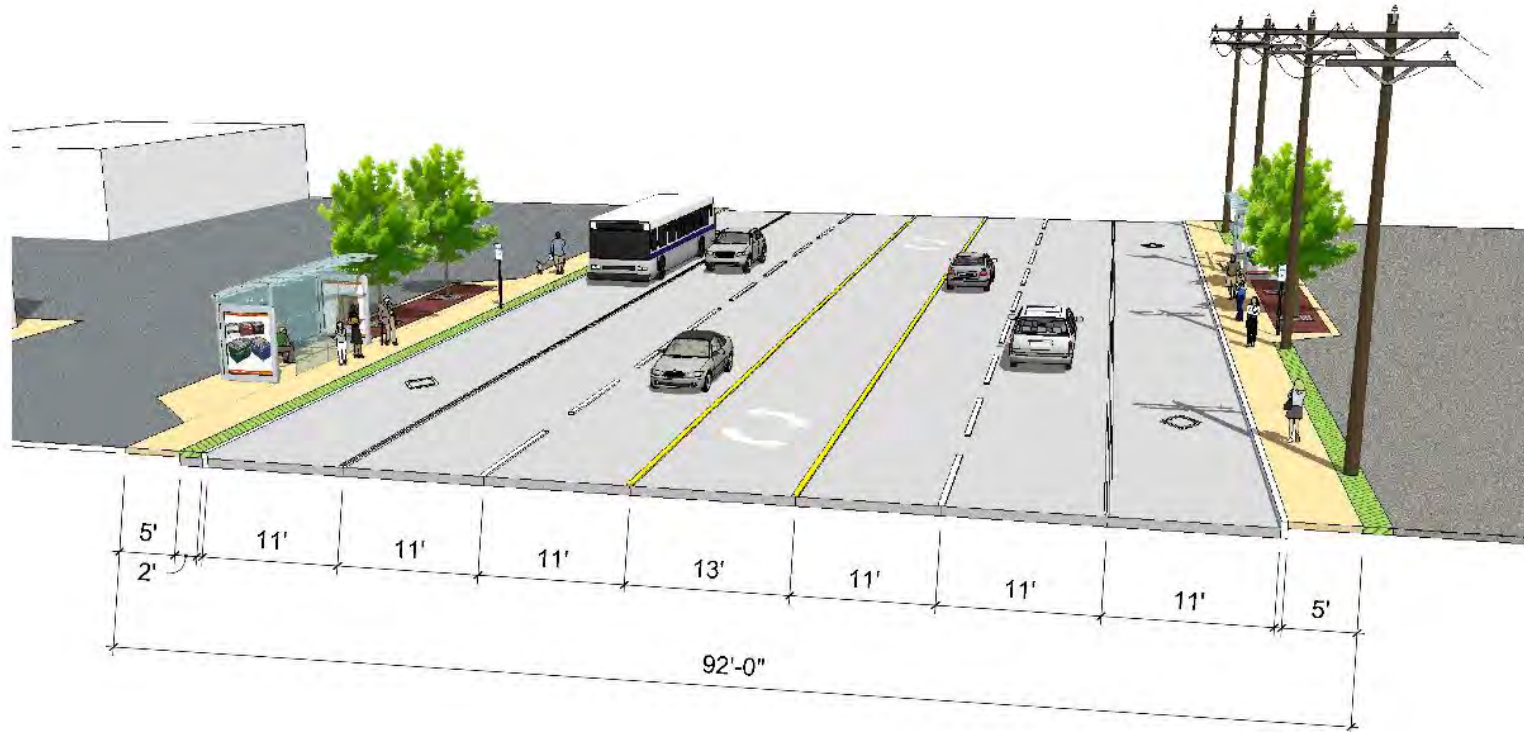
CORRIDOR TRAVEL SPEED OF 35 MPH



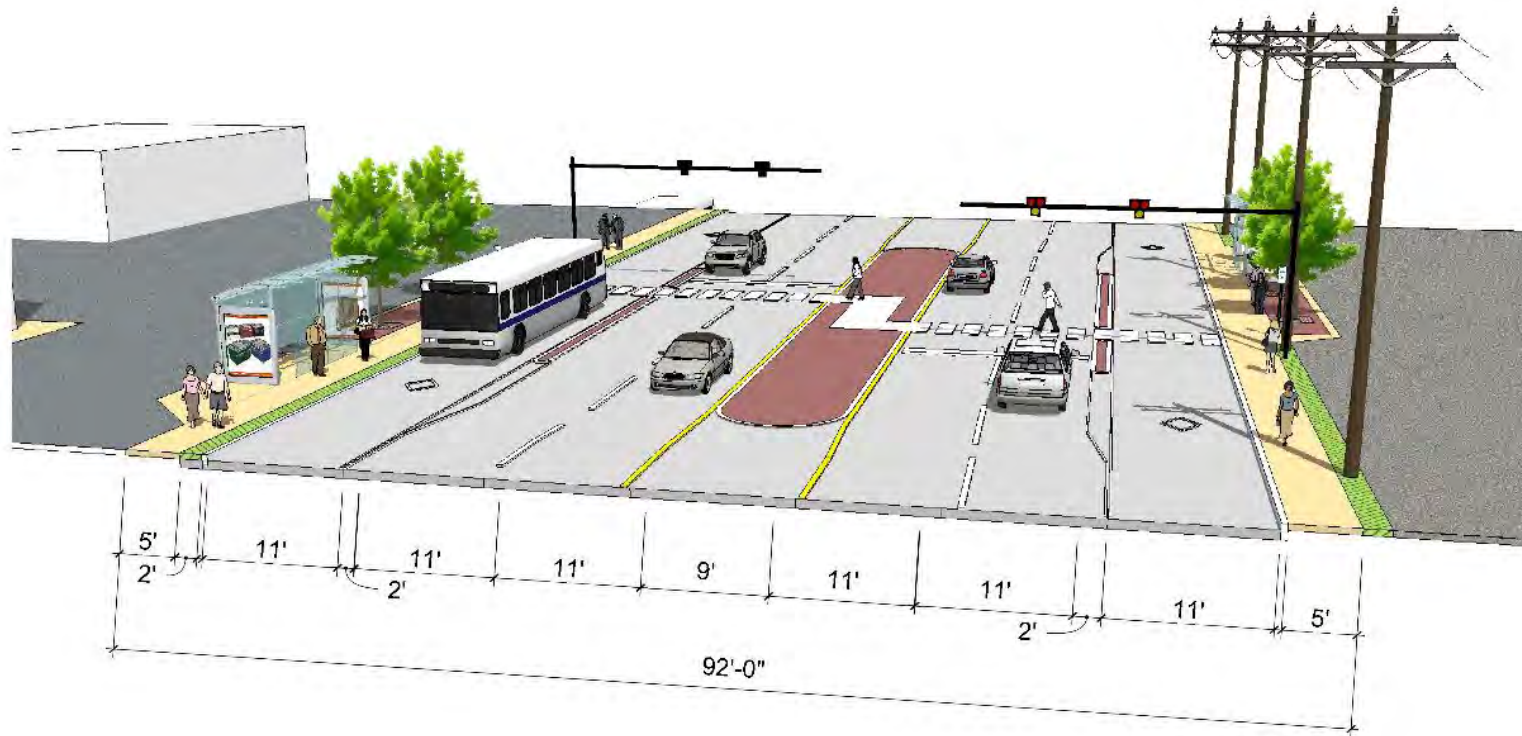
CONCEPTUAL: CURRENT ROADWAY



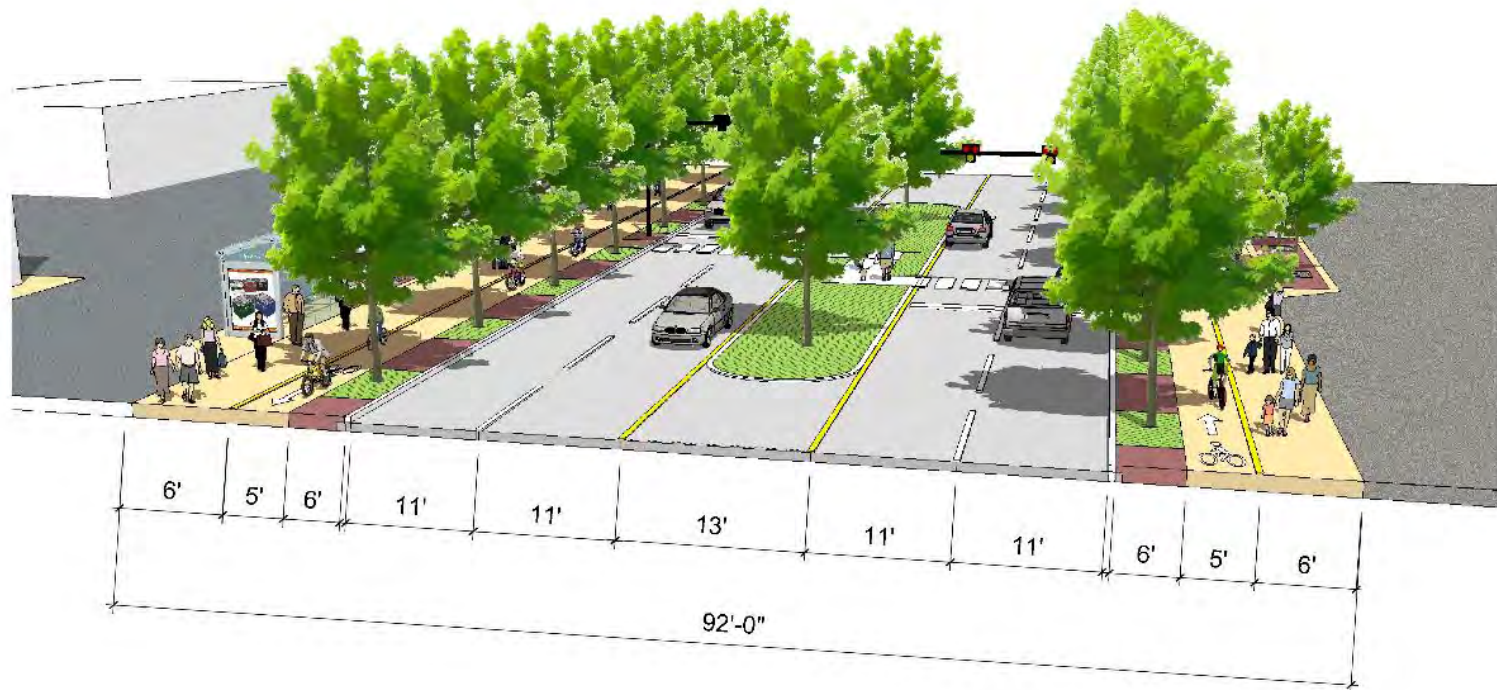
CONCEPTUAL STEP 1: BUS LANE



CONCEPTUAL STEP 2: MEDIAN OPPORTUNITIES



CONCEPTUAL STEP 3: WIDER SIDEWALKS





I-285 INTERCHANGE AREA IMPROVEMENTS



13 BU FORD HIGHWAY MASTERPLAN



BUHI WALK



13 BU FORD HIGHWAY MASTERPLAN



BUHI WALK

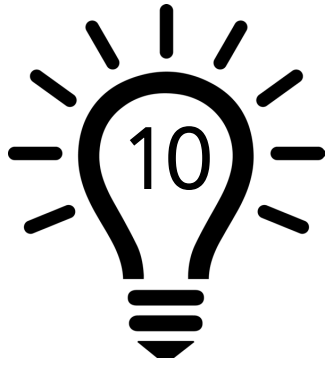


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NIGHT
MARKET





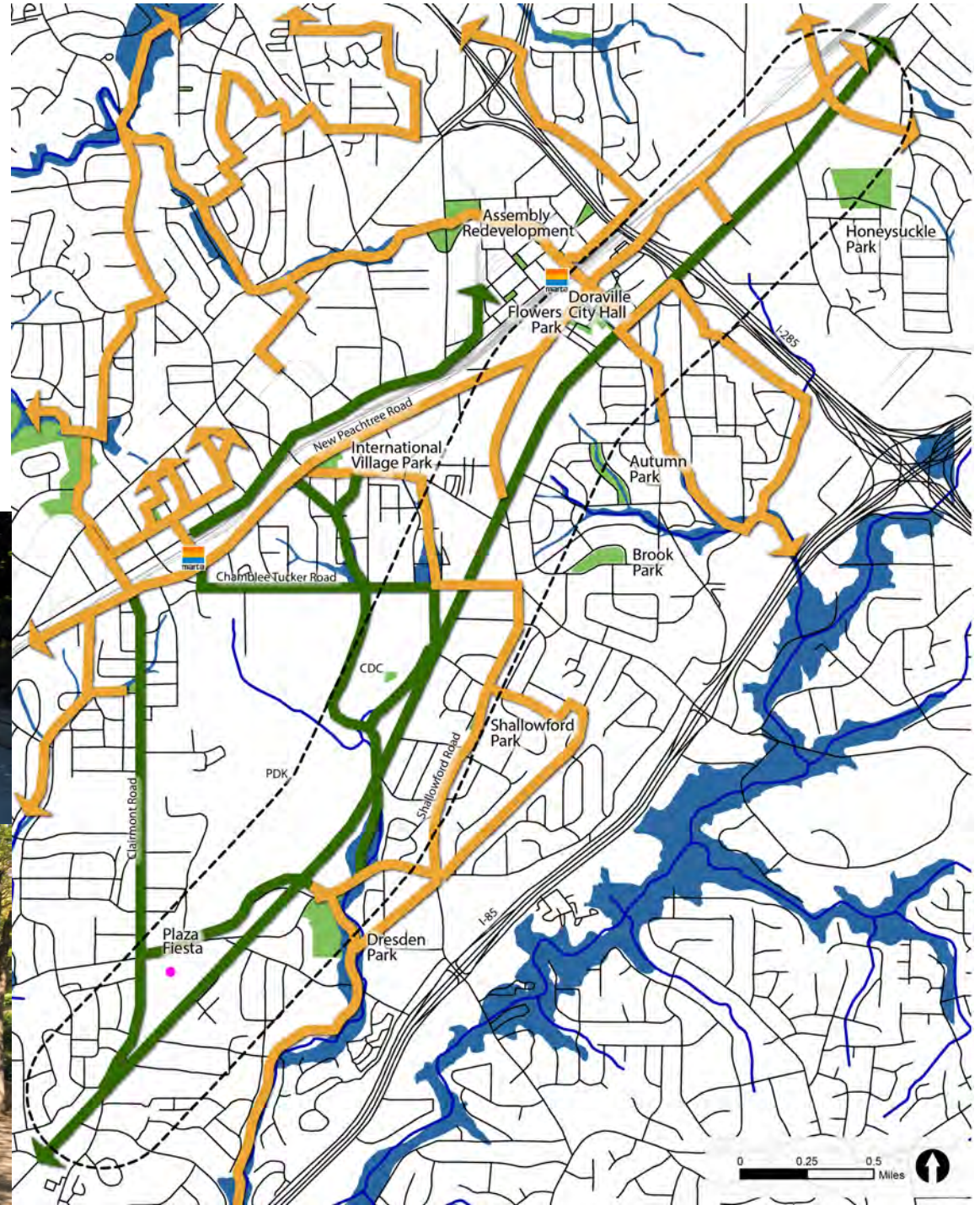
BUHI LANTERNS



13 BUFORD HIGHWAY MASTERPLAN



BIKE-PED PLAN





CHAMBLEE

TUCKER

ROAD

EXISTING

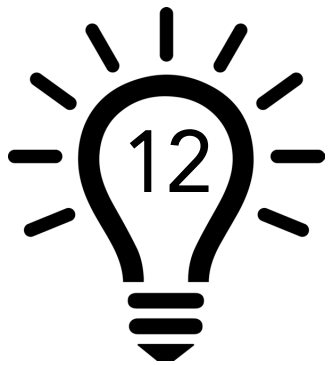




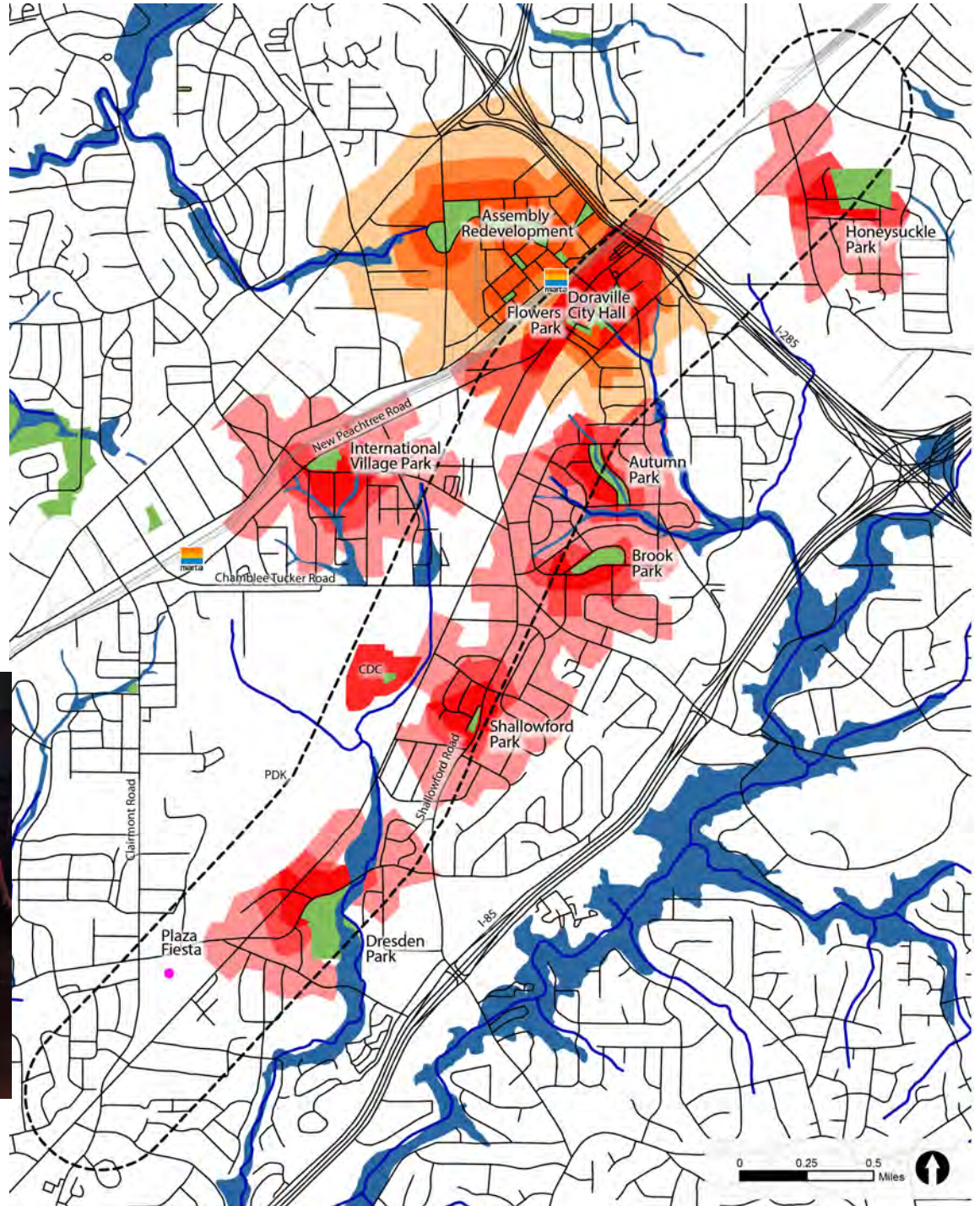
CHAMBLEE
TUCKER
ROAD
CONCEPT



13 BUFORD HIGHWAY MASTERPLAN



GREEN SPACE PLAN

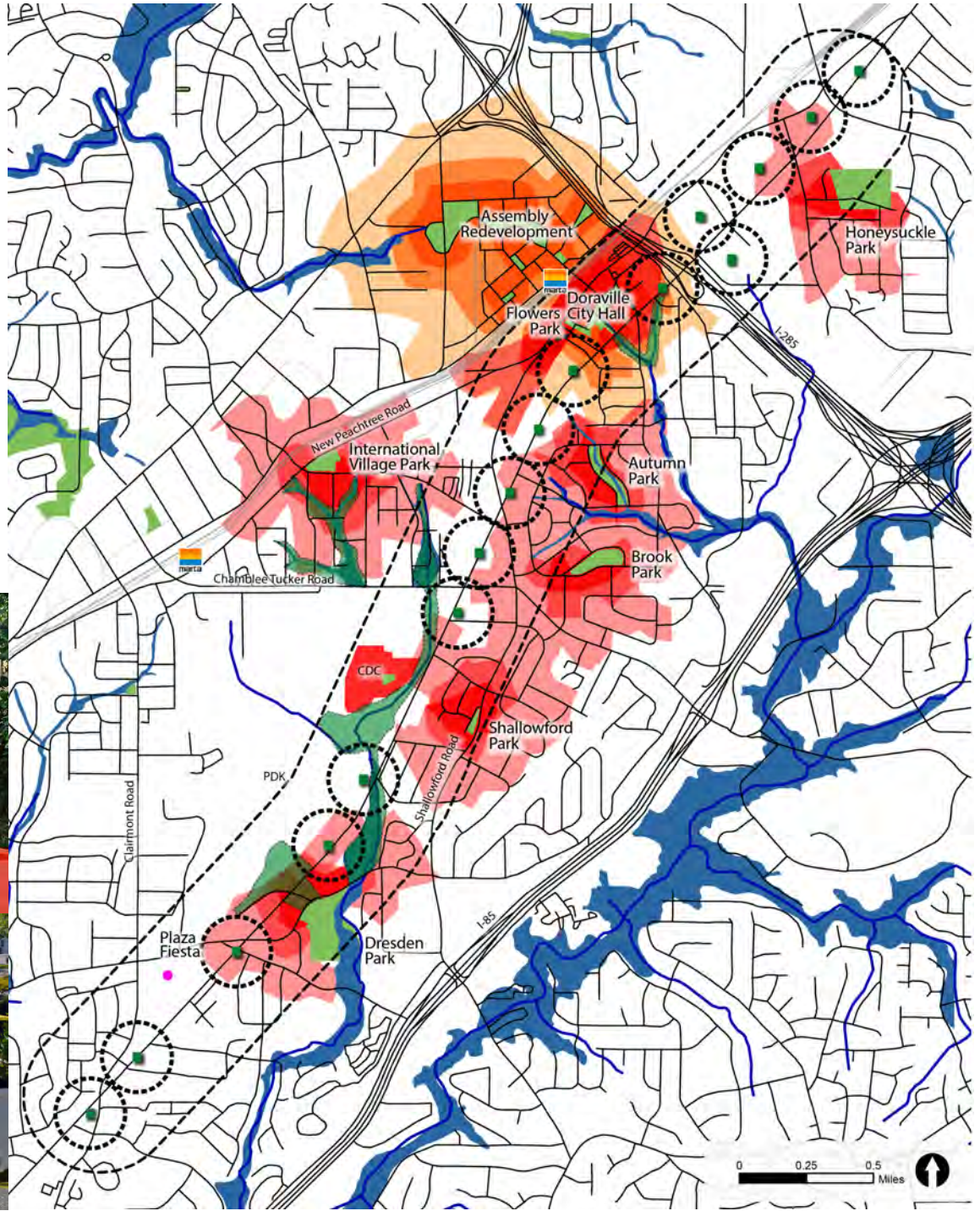


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13 BUFORD HIGHWAY MASTERPLAN



GREEN SPACE PLAN





SIGNATURE
PUBLIC SPACE





ZONING:

FUTURE DEVELOPMENT

Mixed Use

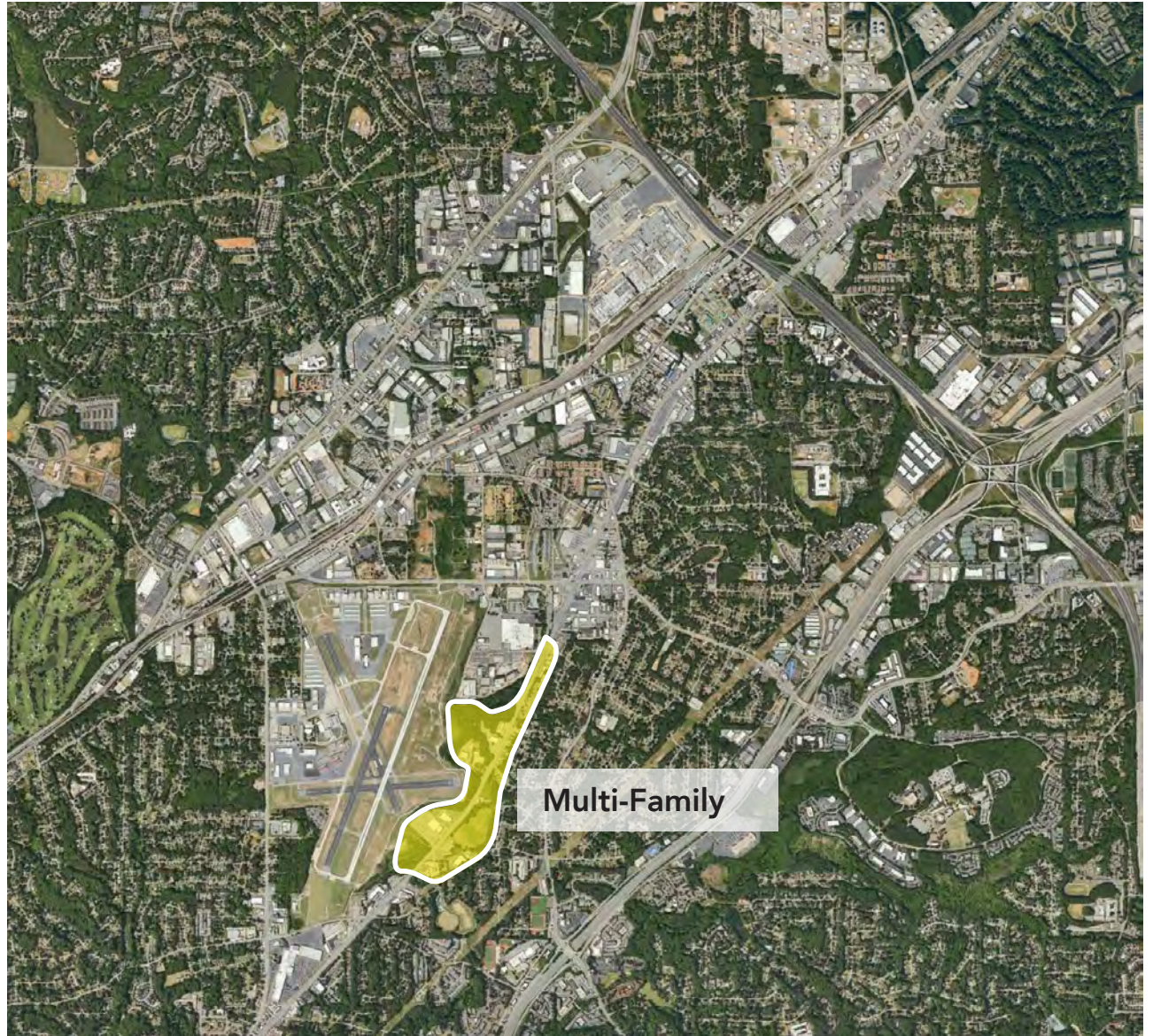




ZONING:

FUTURE DEVELOPMENT

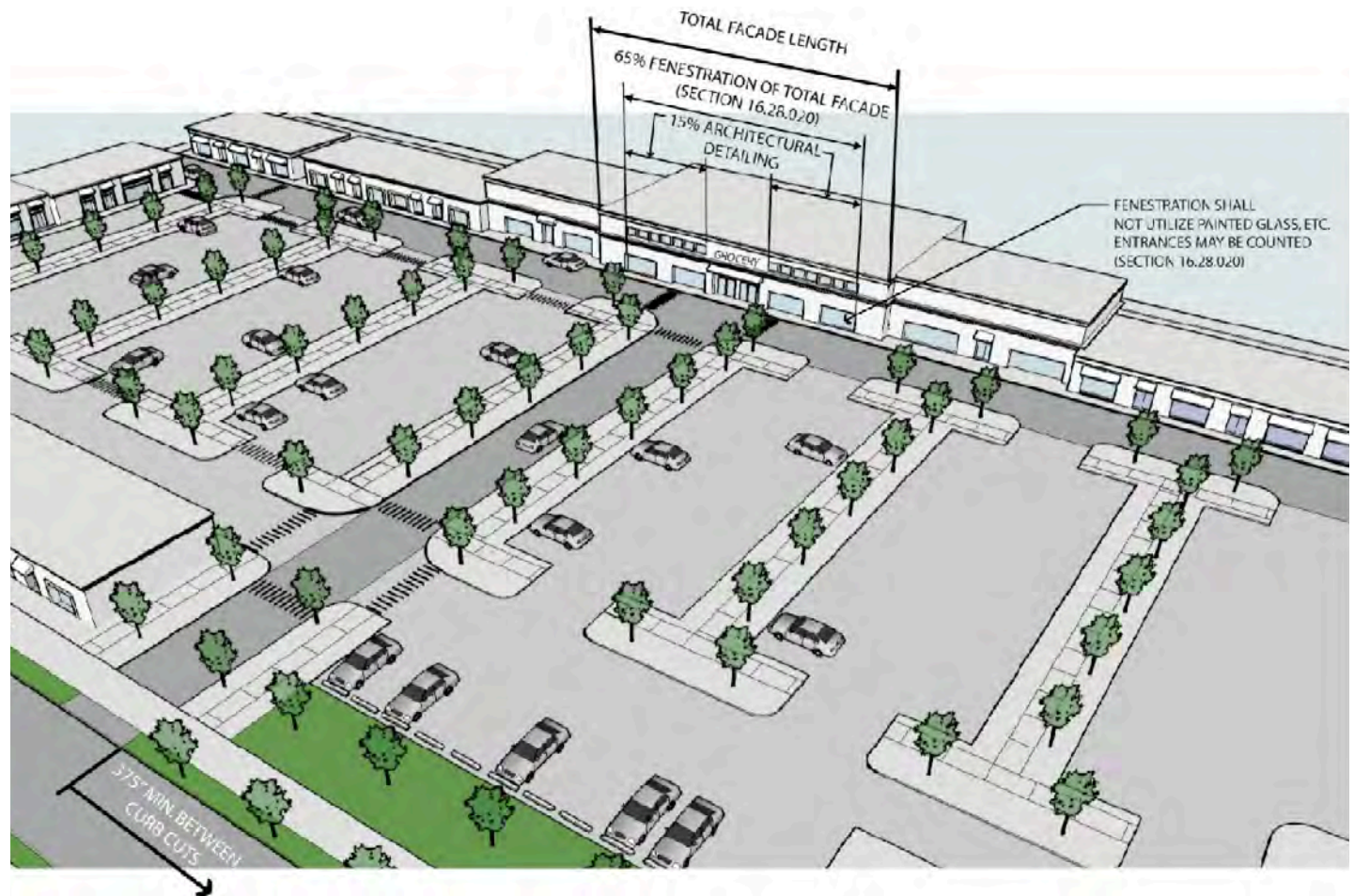
Multi-Family





ZONING: URBAN DESIGN STANDARDS

- Interior streets
- Parking lot landscaping
- Storefronts
- Sidewalks
- Buildings on buford highway
- Drivethroughs & parking areas to the side or rear



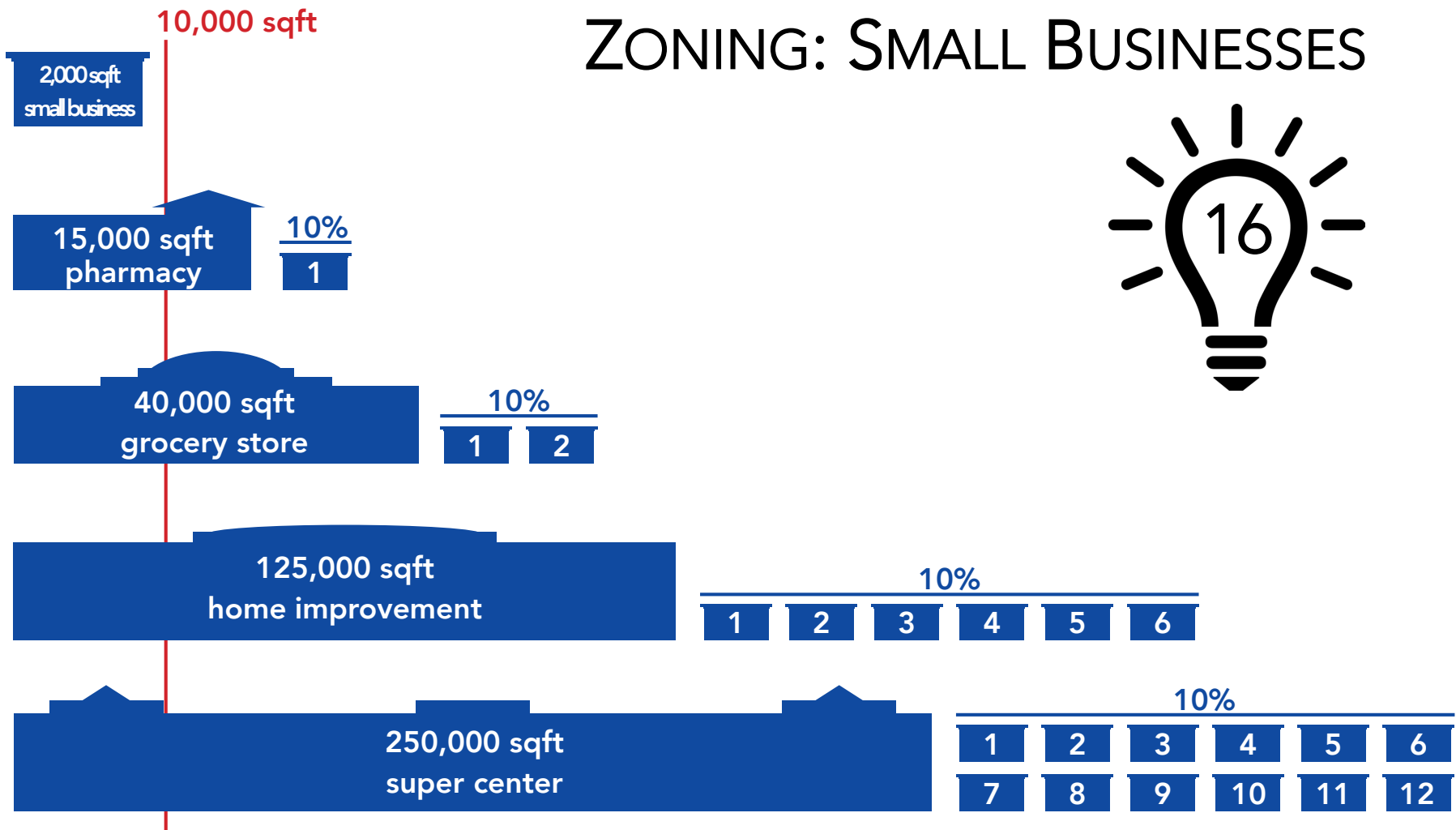
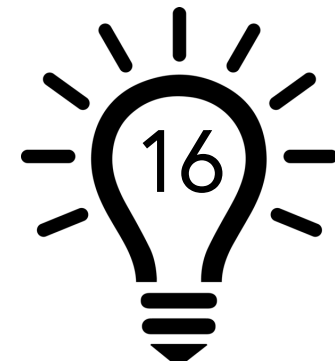


ZONING: URBAN DESIGN STANDARDS

- Interior streets
- Parking lot landscaping
- Storefronts
- Sidewalks
- Buildings on buford highway
- Drivethroughs & parking areas to the side or rear



ZONING: SMALL BUSINESSES





ZONING: MIXED INCOME RESIDENTIAL

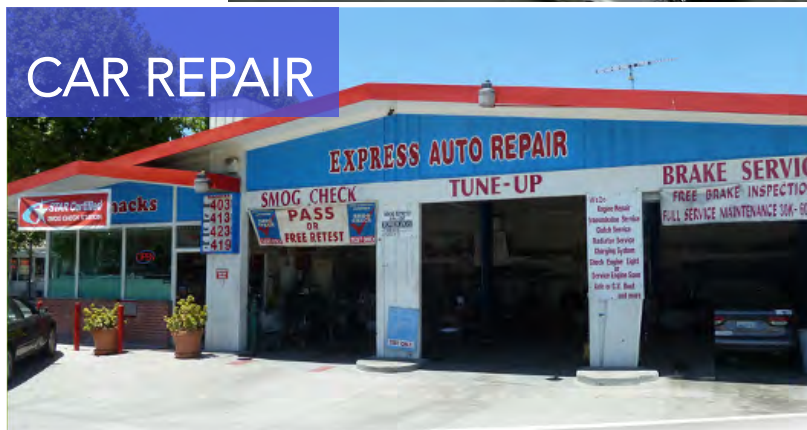


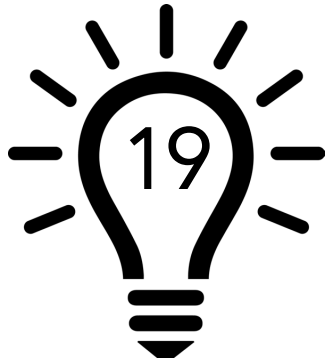


ZONING: BALANCE OF USES

START LIMITING THESE...

START ALLOWING THESE...





EXPANDED LOCAL FOOD IDENTITY





BUHI GATEWAY SIGNAGE





UNIFIED BUSINESS ORGANIZATION





FUTURE COMMUNITY IMPROVEMENT DISTRICT

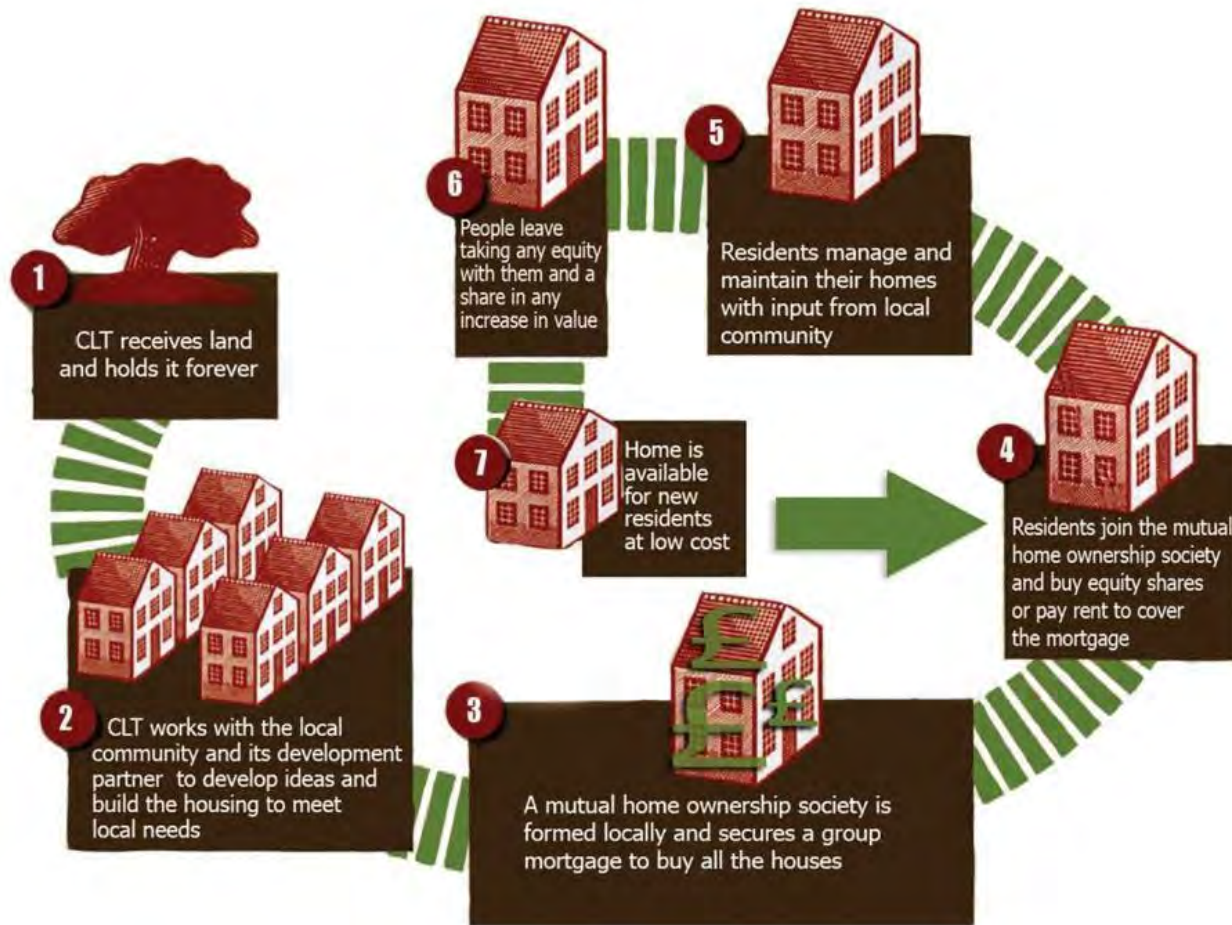


BUCKHEAD
Community Improvement District





BUHI COMMUNITY LAND TRUST





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