



North Druid Hills LCI Briarcliff Node Update

January 26, 2021

North Druid Hills LCI Briarcliff Node Update

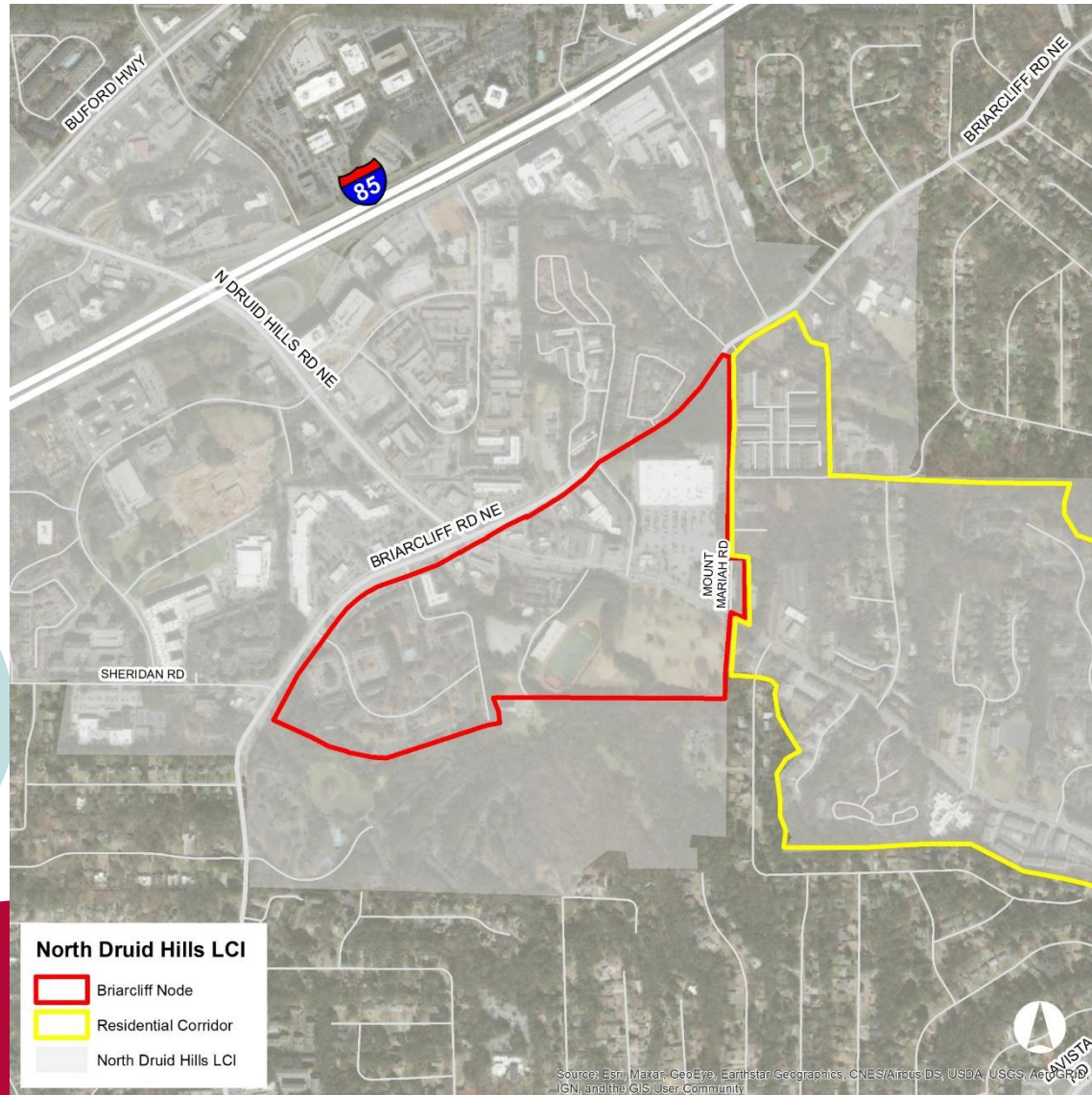
1. Previous Plans and Area Proposals
2. Potential Subareas
3. Briarcliff Node Designation
4. Transportation Projects
5. Next Steps

North Druid Hills Livable Centers Initiative Study

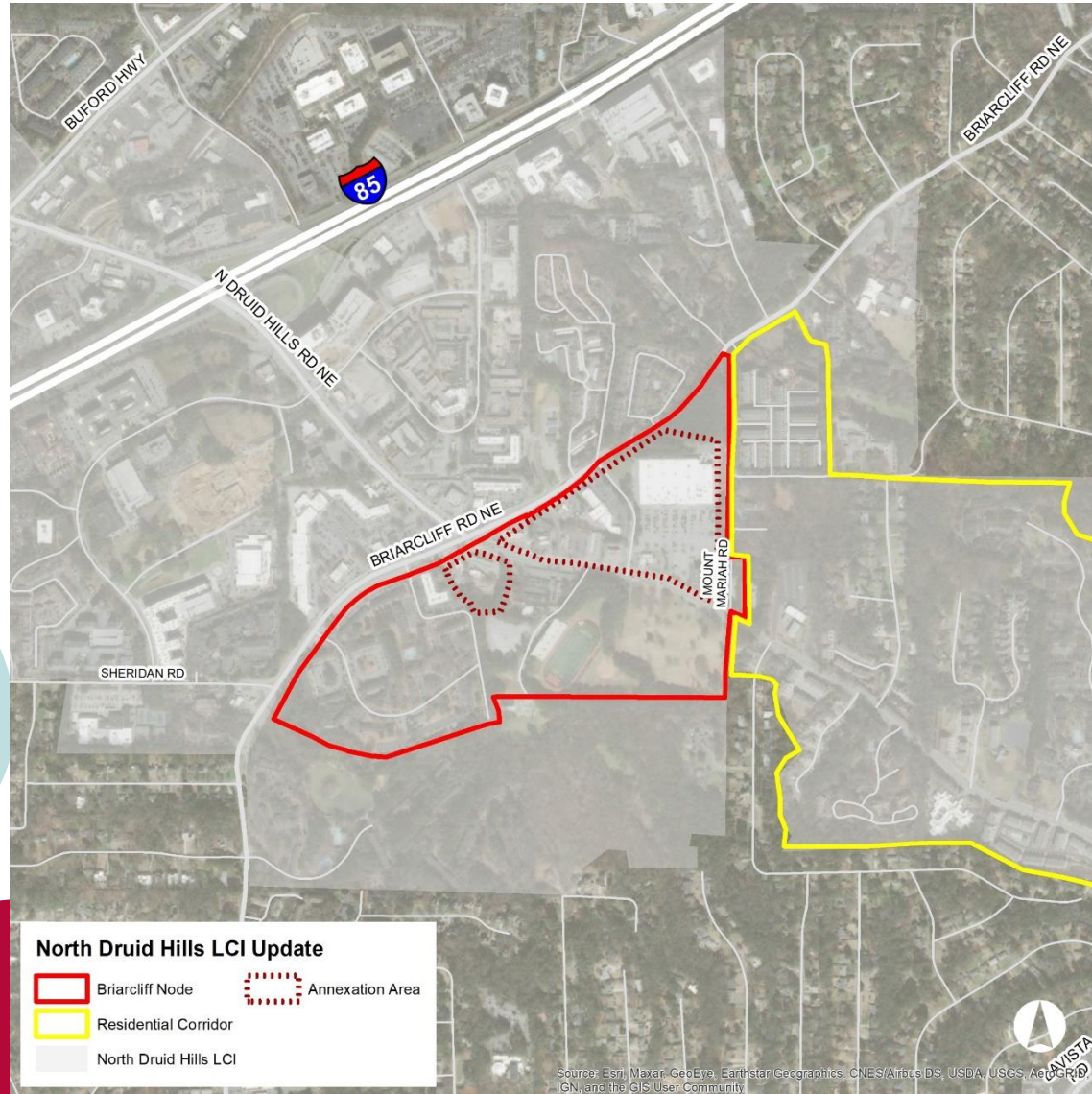


- Developed in 2009
- Organized the corridor into distinct nodes
- Provided land use and transportation recommendations
- Included in previous Comprehensive Plan update
- Portions have been annexed into the City of Brookhaven

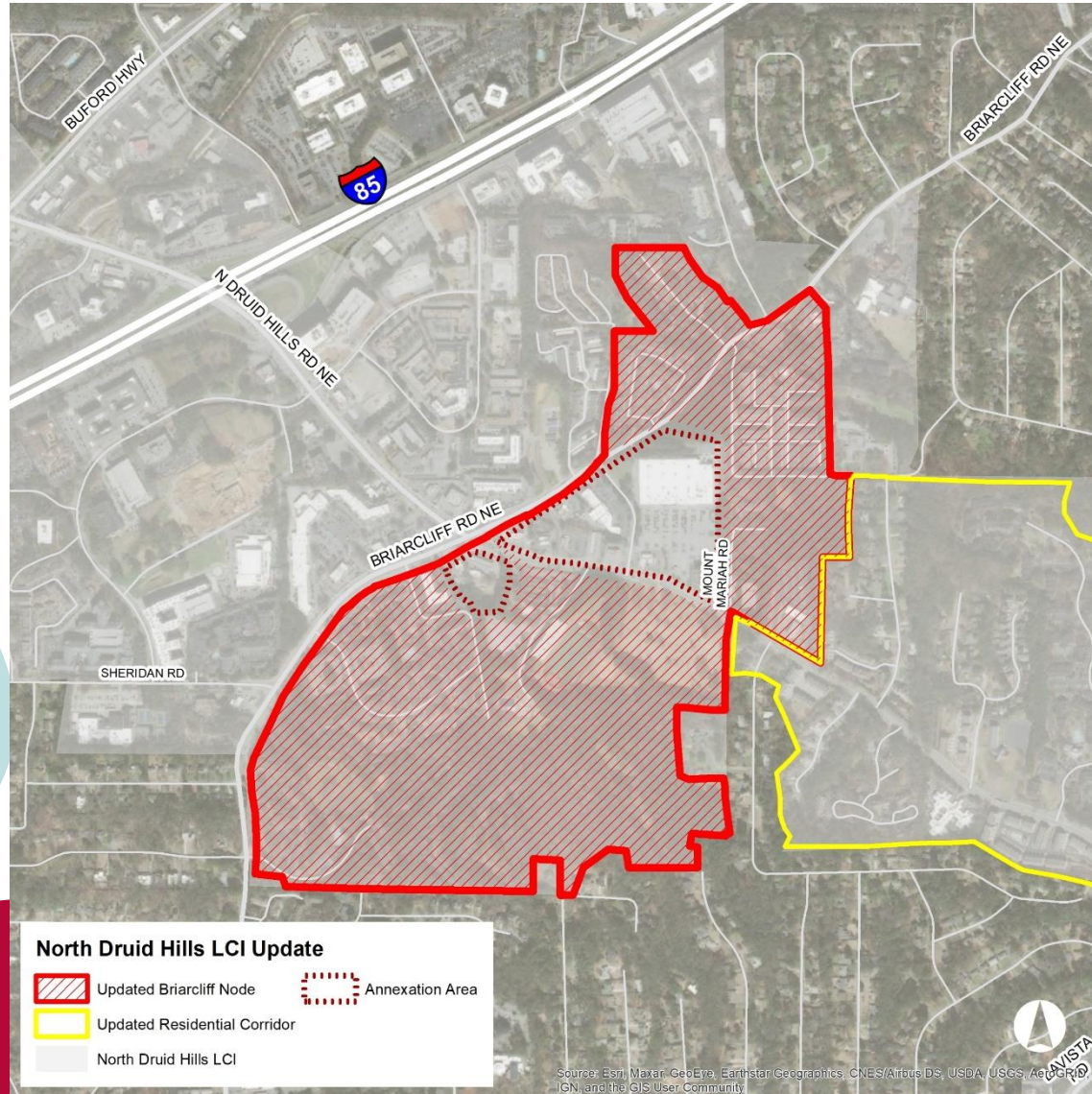
Briarcliff Node Update



Briarcliff Node Update

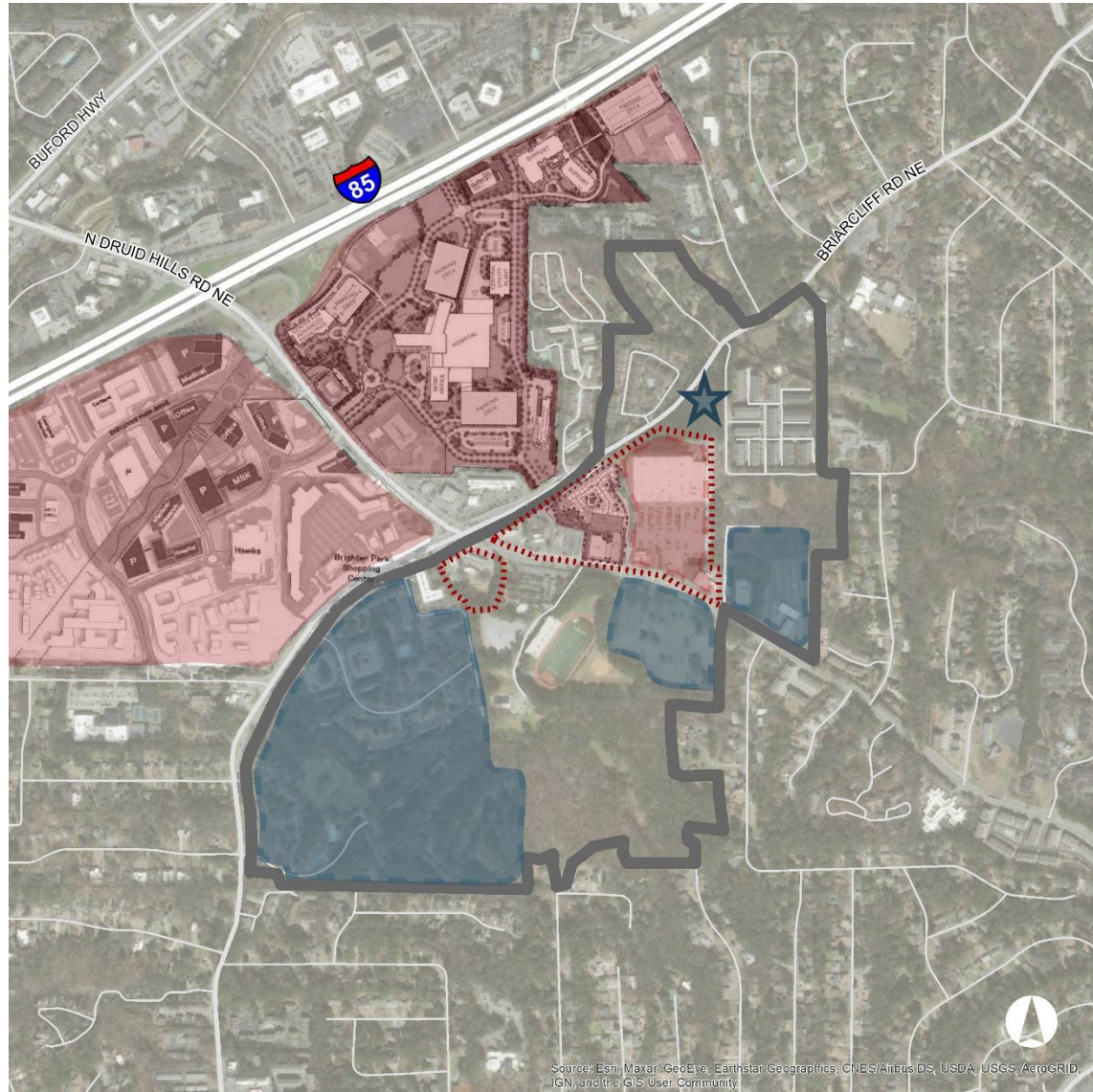


Briarcliff Node Update



Development Activity and Proposals

- CHOA
- Emory at Executive Park
- Druid Hills Manor (Related Group)
- Extra Space Storage

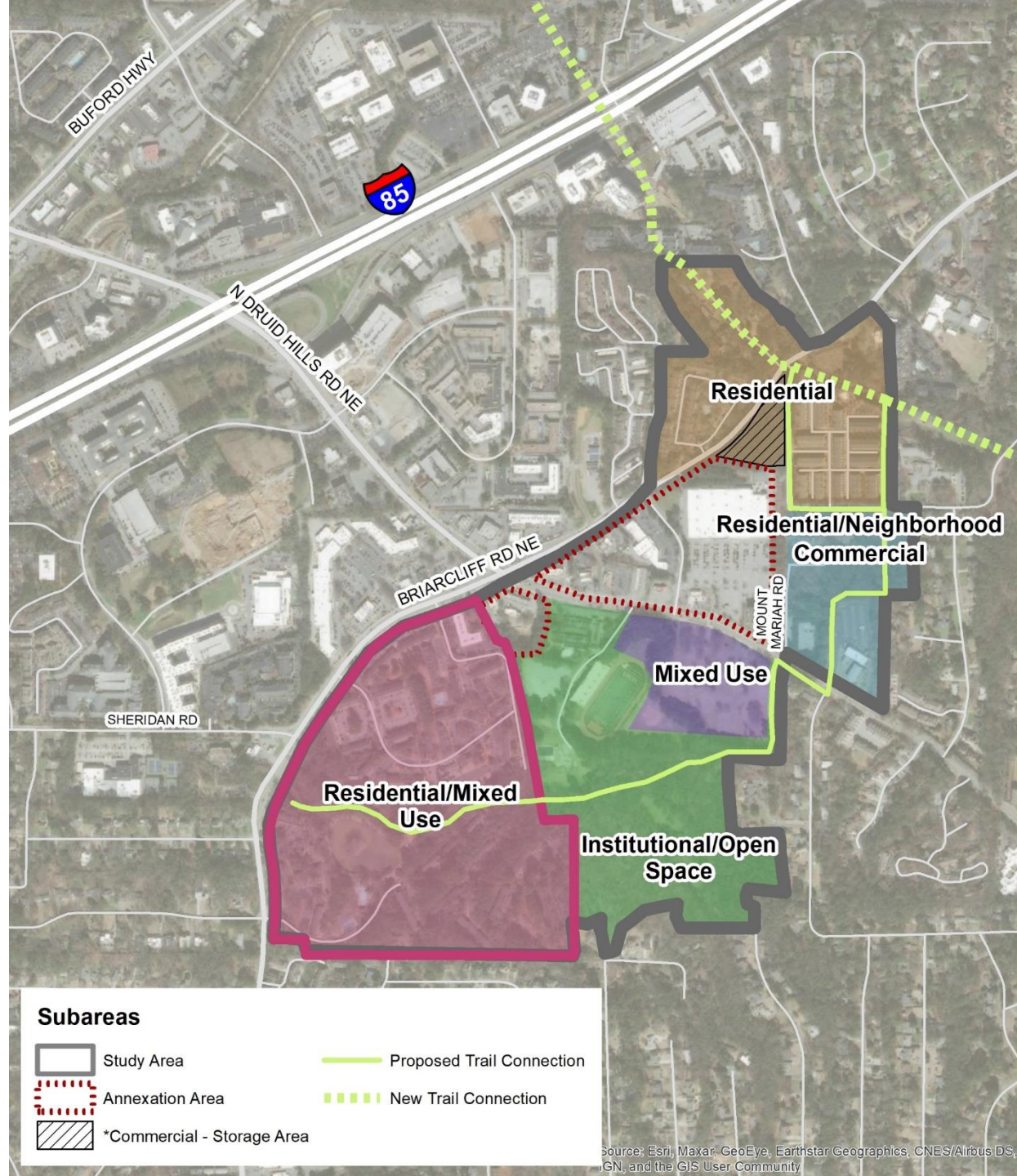


- ★ Extra Space Storage
- Potential Future Development Sites
- Future Development Sites in City of Brookhaven

Proposed Subareas

Residential/Mixed Use

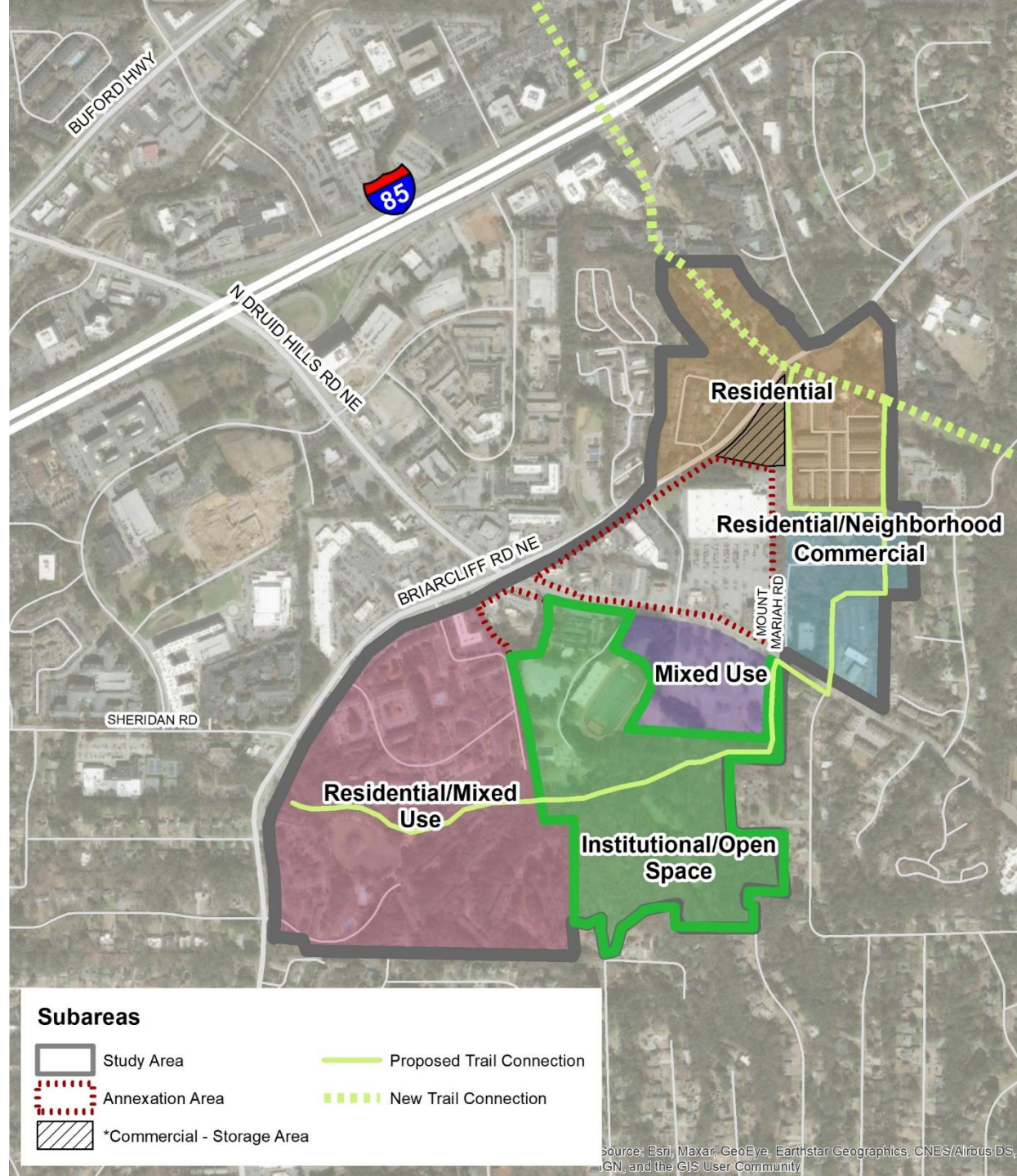
- Creek divides subarea into two distinct portions
- Multi-family, commercial, and office to the north
- Primarily multi-family to the south
- Future roadway connection
- Potential trail connection
- Appropriate transition/buffers adjacent to single-family



Proposed Subareas

Institutional/Open Space

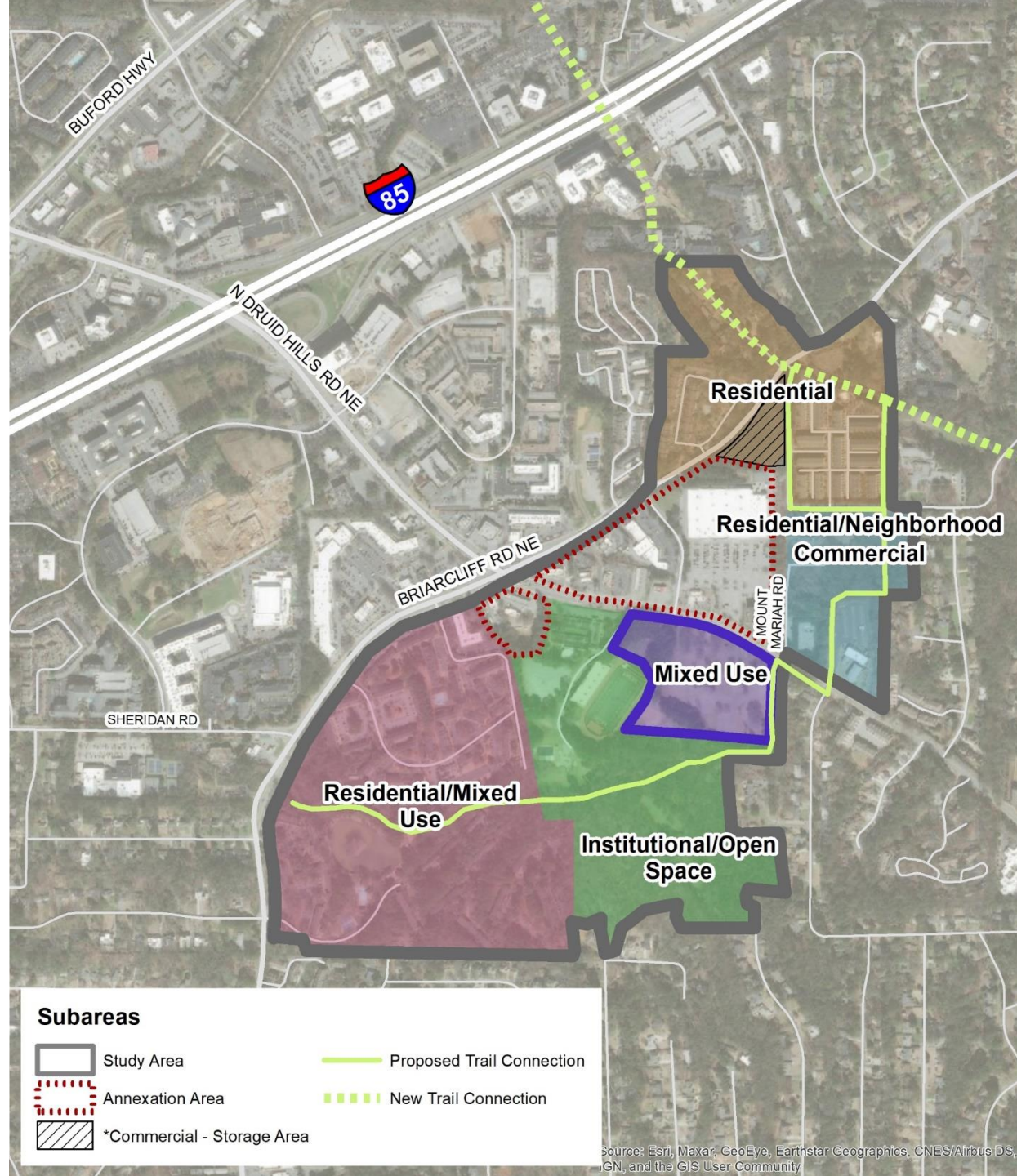
- Preservation of institutional uses and open space
- Potential to incorporate community uses
- Encourage roadway and trail connections



Proposed Subareas

Mixed Use

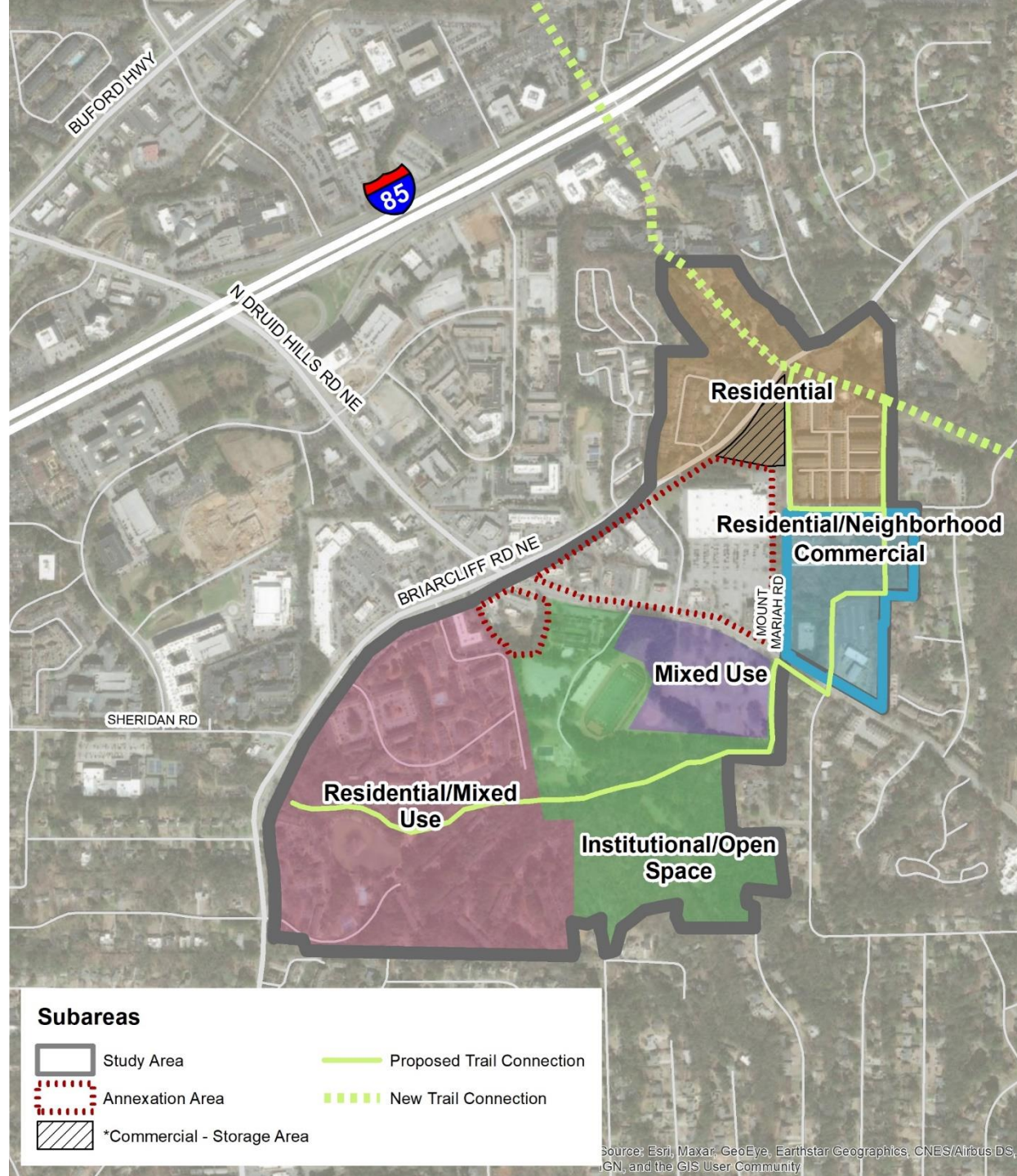
- Former high school site; adjacent to stadium
- Mix of residential, commercial, and office
- Higher density on the west portion of the site
- Appropriate transition/buffers adjacent to single-family



Proposed Subareas

Residential/ Neighborhood Commercial

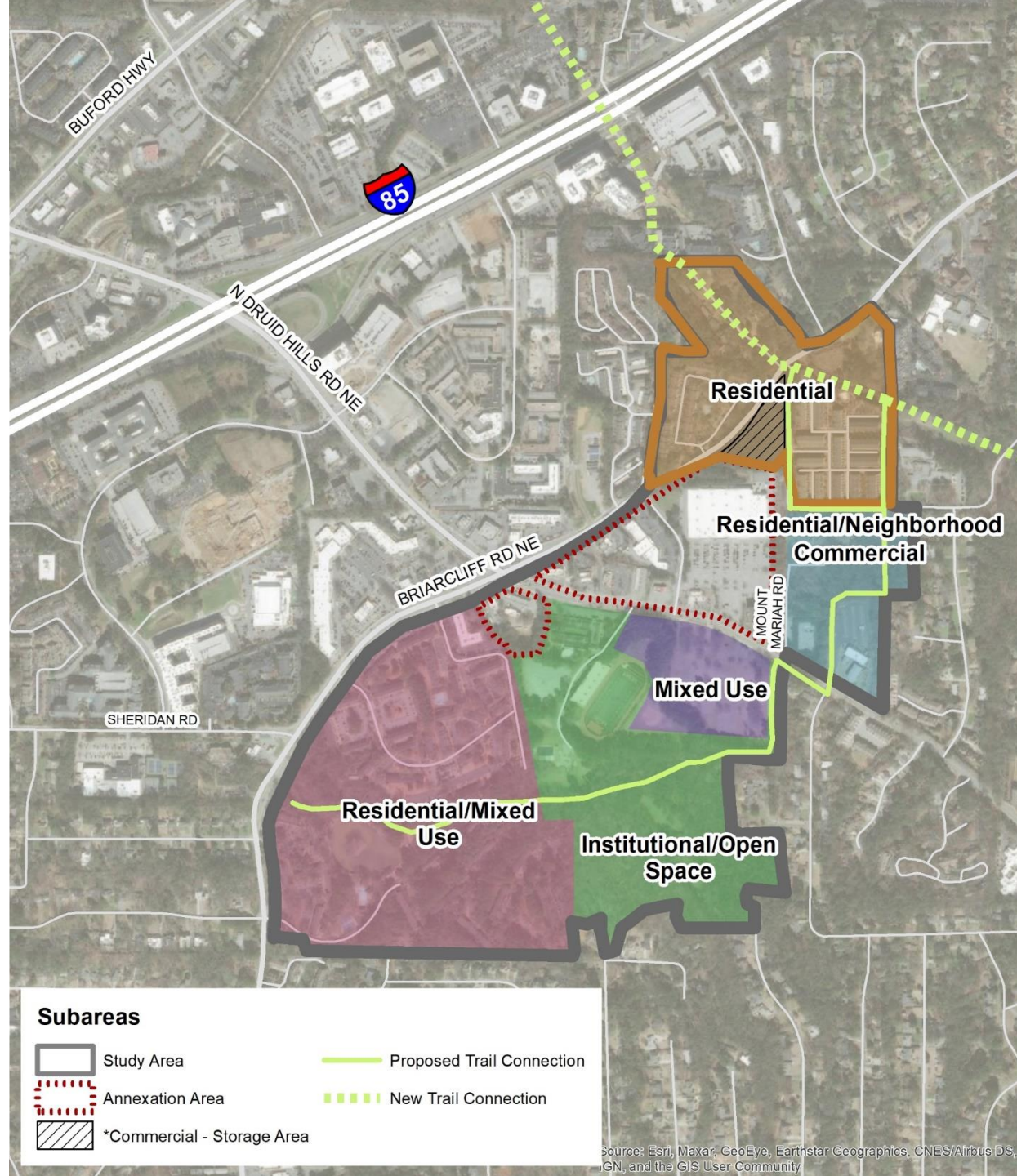
- Transition between new development to the west and single-family areas to the east
- Multi-family and attached single-family with limited, integrated small-scale retail
- Appropriate transition/buffers adjacent to single-family



Proposed Subareas

Residential

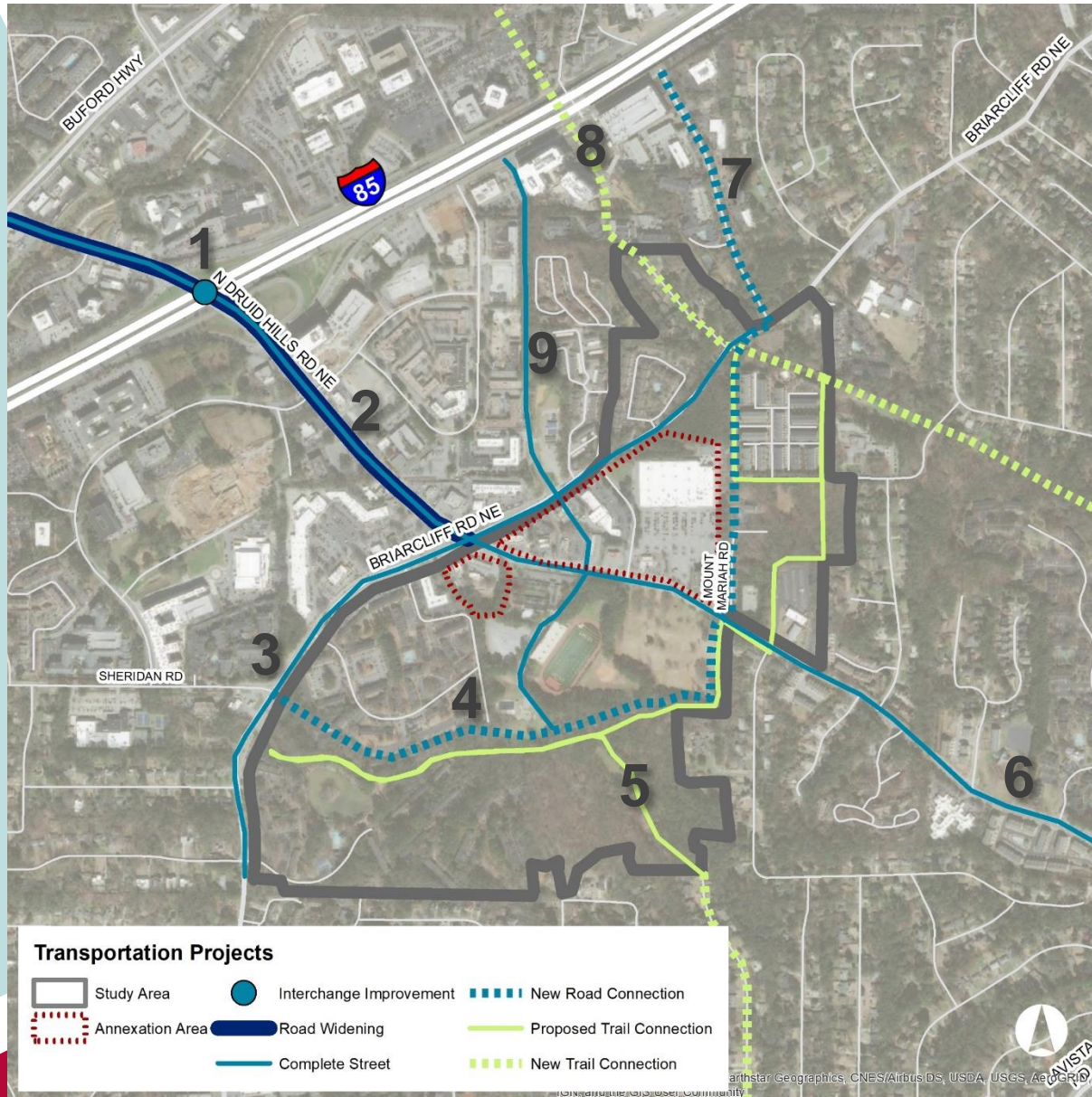
- Existing townhomes and single-family
- Older/declining residential area may redevelop with appropriate buffers/transitions



Briarcliff Node Designation

Designation	Height	Density
Neighborhood Center	1-3 stories	24 units/acre
Town Center	4-6 stories	60 units/acre
Urban Center	Up to 8 stories	70 units/acre
Regional Center	Up to 12 stories	120 units/acre

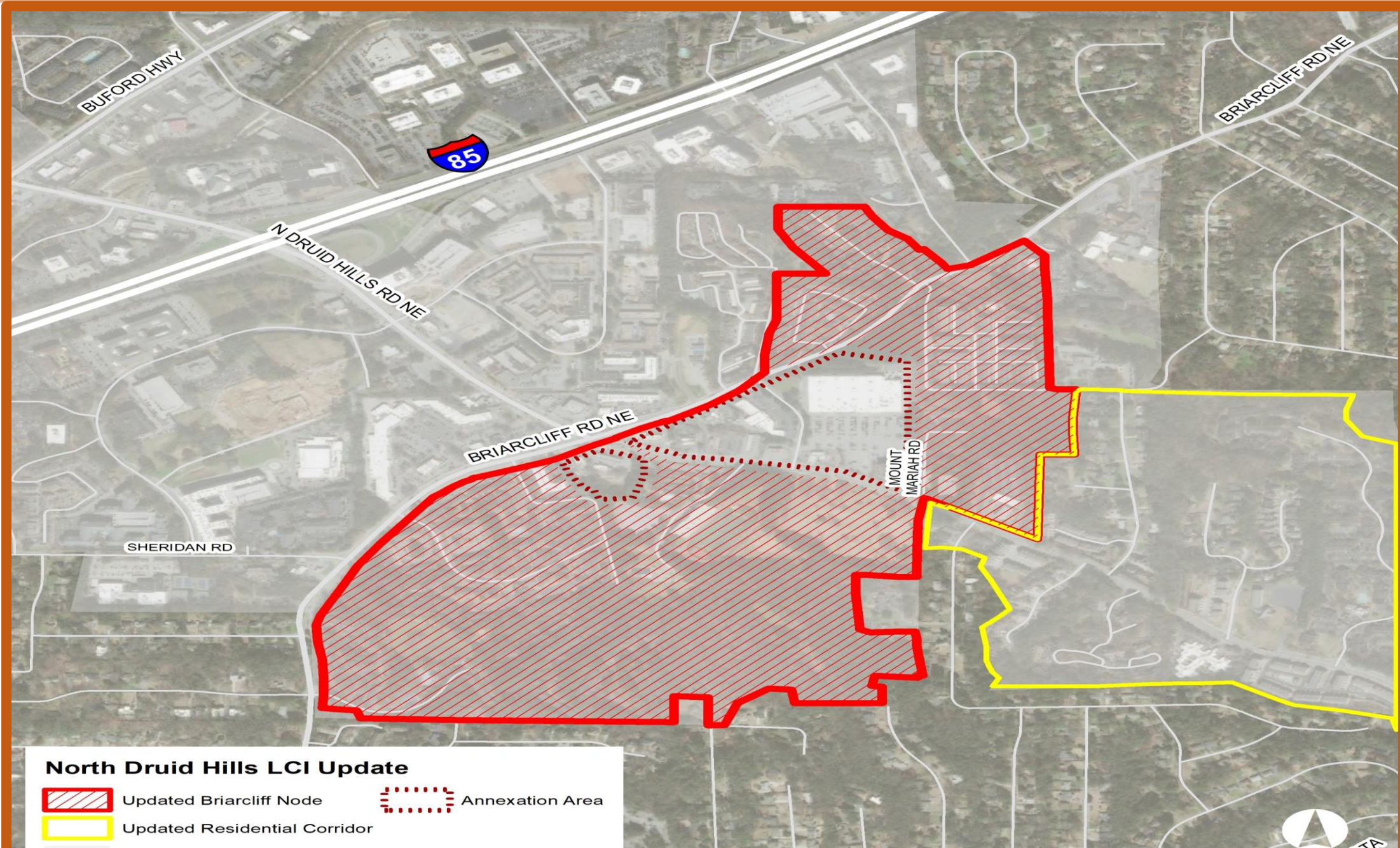
Transportation Projects



1. I-85-North Druid Hills Interchange Improvement (DLTI)
2. North Druid Hills Road Widening
3. Briarcliff Road Complete Street
4. *Sheridan to Mt. Mariah Connector*
5. *Kittredge Park Trail*
6. North Druid Hills Road Complete Street
7. Mount Mariah-Cliff Valley Connector
8. *PCG Trail Connection*
9. Kittredge Connector

North Druid Hills LCI Briarcliff Node Update Next Steps

Draft Existing Conditions	December
First Stakeholder Meeting	January 7
Second Stakeholder Meeting	January 26
Activate Website	Late January/Early February
Draft Document	Early February
Public Meeting	Early March
Community Council, Planning Commission, Board of Commissioners	April-June



North Druid Hills LCI Update

-  Updated Briarcliff Node
-  Annexation Area
-  Updated Residential Corridor

North Druid Hills Livable Centers Initiative Study

