

North Druid Hills at Briarcliff Node Update



Prepared for DeKalb County
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North Druid Hills at Briarcliff Node Update

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North Druid Hills at Briarcliff Node Update

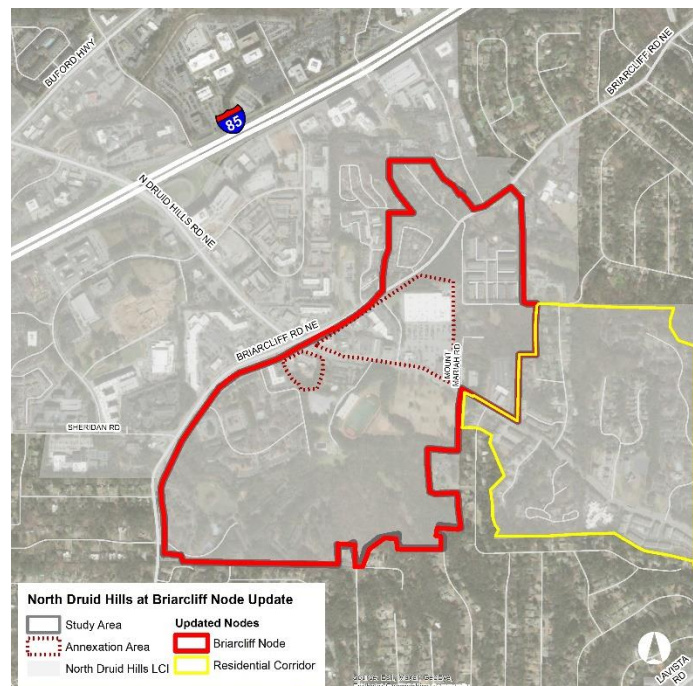
Study Area and Purpose

In 2020, a group of local landowners and stakeholders worked with DeKalb County to revise and update the vision for the North Druid Hills at Briarcliff Node. The update was necessary because of several significant development proposals in the area, the annexation of much of the Node into the City of Brookhaven, and interest from the DeKalb County School District to consider redevelopment potential of the former high school site on North Druid Hills Road. The Briarcliff Node update is intended to provide an updated needs assessment for the area and identify growth management and development strategies given recent development pressure. The result of the update is a series of guidelines to evaluate proposed changes within the Briarcliff Node. The study includes three main components:

- An updated needs assessment
- Local stakeholder input
- Recommendations for subareas and strategies within the Study Area

In 2009 a Livable Centers Initiative (LCI) study was developed for the North Druid Hills Road corridor under the direction of DeKalb County with collaboration from the Atlanta Regional Commission (ARC), the office of Commissioner Jeff Rader, and area stakeholders. The North Druid Hills LCI study outlines a long-term development vision for the North Druid Hills corridor from Buford Highway to the northwest and the rail line east of Clairmont road to the southeast through land use and transportation improvements that seek to sustain and enhance the area as a high-quality place for residents, businesses, employees, and shoppers. The creative and comprehensive solutions presented in the LCI Plan are intended to improve the quality of life and create a sense of identity for the corridor.

The Briarcliff Node is part of the North Druid Hills-Briarcliff Activity Center within the current 2035 DeKalb County Comprehensive plan. Since the adoption of the LCI and the 2035 DeKalb County Comprehensive Plan, the Activity Center has changed in shape and size. The boundaries of the Activity Center are being revised as part of this plan to remove parcels recently annexed by the City of Brookhaven, add parcels that may experience development pressure, and reestablish a reasonable transition area between higher intensity development near Interstate 85 (I-85) and stable single-family neighborhoods to the north, east, and south. The revised Briarcliff Node boundary is shown in the figure to the right. With the recent annexation of the core area of the Activity Center and development between Briarcliff Road and Buford Highway, it is extremely important to plan for the future of this area.

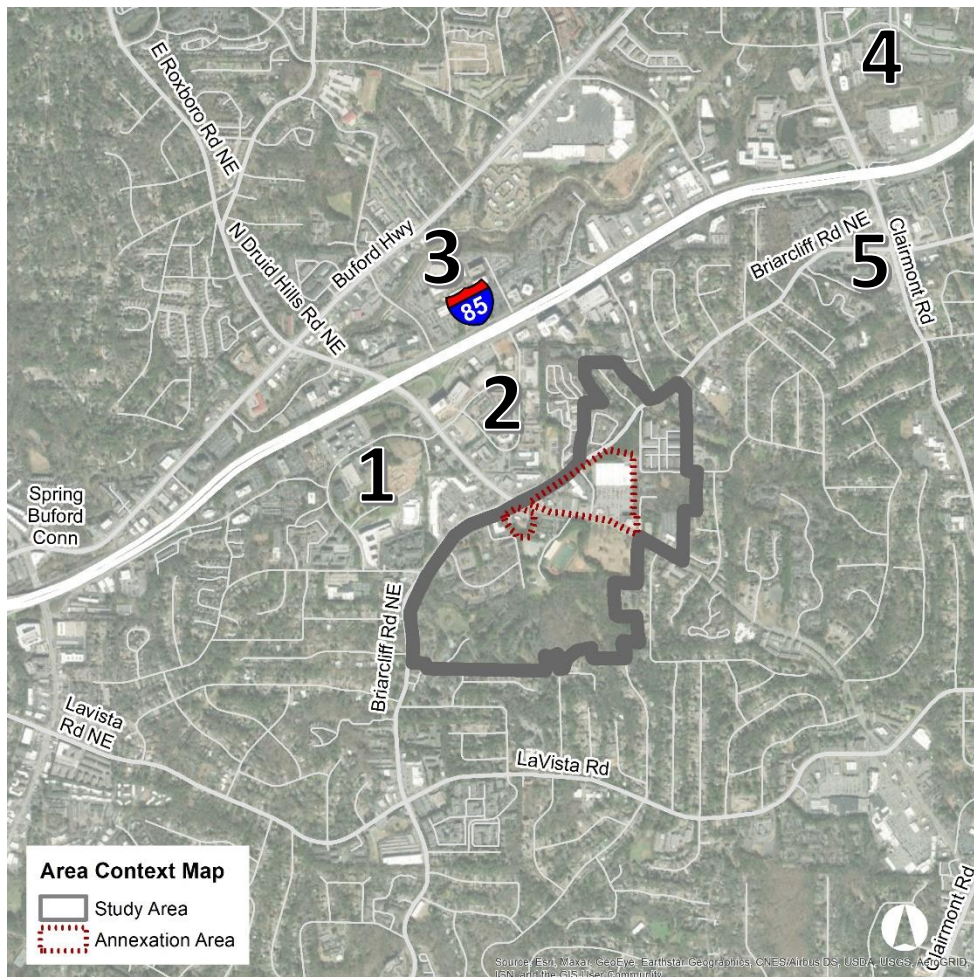


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Local and Regional Context

The larger activity center beyond the Briarcliff Node is quickly becoming an emerging employment center with a large number of jobs expected to be added over the coming years. The area immediately to the north of the Briarcliff Node has seen significant recent development, including the ongoing transformation of the Executive Park area into a \$1 billion healthcare innovation district with office, medical services, hospital, commercial, hotel, and multifamily residential components. Nearby, Children's Healthcare of Atlanta (CHOA) is developing a \$1.3 billion hospital campus with two new hospital towers, medical offices, and associated clinics. Corporate Square, just north of I-85 from Executive Park, recently was annexed by the City of Brookhaven and is planned for a 10-building office campus with new structures fronting the new Peachtree Creek Greenway.

North of the Node and across I-85, the Century Center office complex includes midrise buildings and has seen recent development activity and plans for high-intensity growth. In late 2020, area stakeholders and DeKalb County adopted a Small Area Plan for the Briarcliff-Clairmont Activity Center to reshape that district given nearby development activity. That effort led to the development of new subareas, including additional, limited density increases in the center of the activity center near I-85 to respond to contemporary market pressure and to result in a more walkable, integrated development pattern.



Area Context Map

- 1. Executive Park
- 2. CHOA

- 3. Corporate Square
- 4. Century Center

- 5. Briarcliff-Clairmont SAP

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Needs Assessment and Existing Conditions

Existing Land Use, Zoning and Future Land Use

The Briarcliff Node Study Area is approximately 190 acres in land area (excluding the Brookhaven annexation areas). Existing land uses in the Study Area include 2.8 acres of commercial, 45.6 acres of institutional, 80.3 acres of multifamily residential, 3.2 acres of office, 30.1 acres of open space, 20.4 acres of single-family residential, and 6.4 acres of undeveloped land uses. The annexation area is approximately 28 acres in land area and includes a Boston Market, QuikTrip, Chick-fil-A, Target, and other commercial uses.



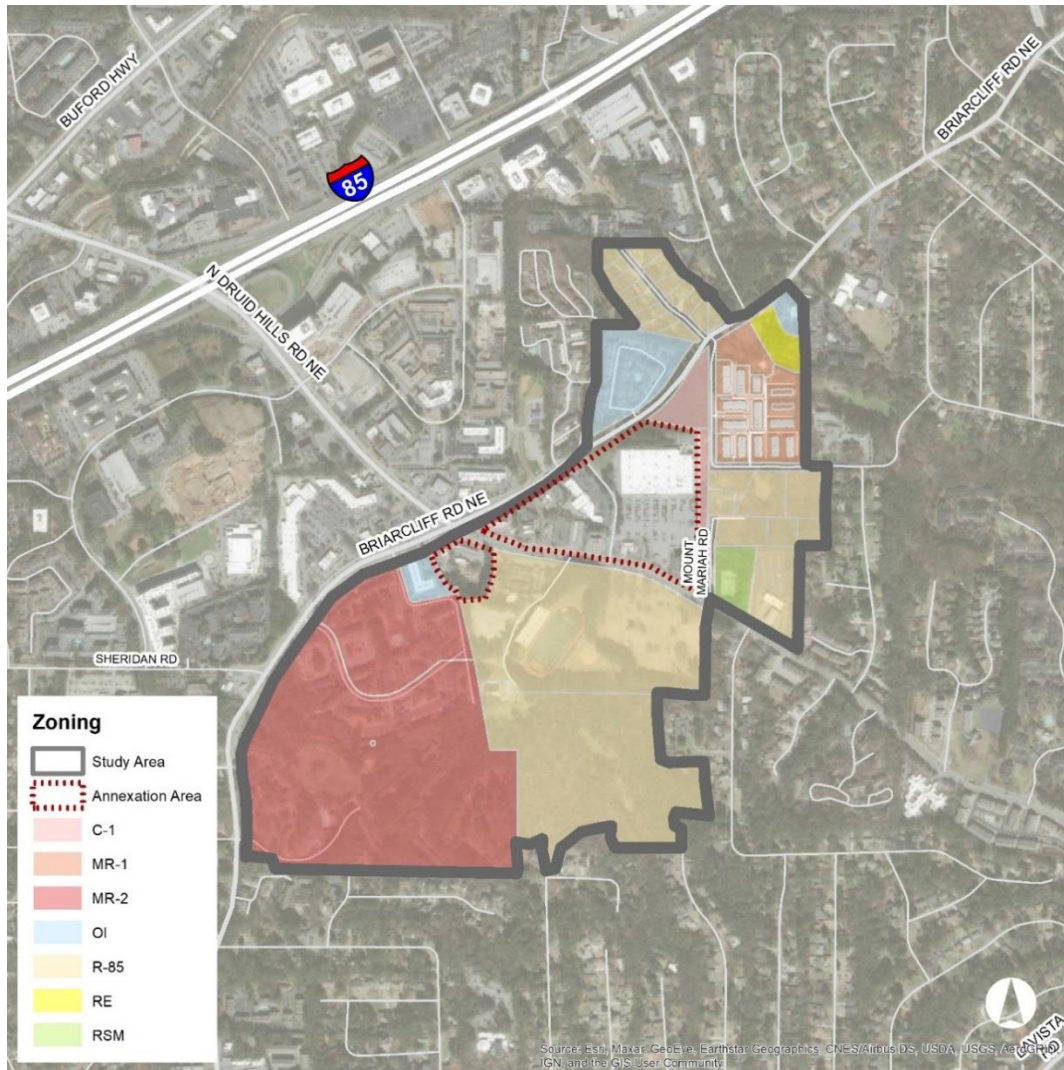
Existing Land Use Map

Existing Land Use Acreage Analysis

Existing Land Use Category	Acres	Percent of Land Uses
Commercial	2.8	1%
Institutional	45.6	24%
Multifamily	80.3	43%
Office	3.2	2%
Open Space	30.1	16%
Single-Family	20.4	11%
Undeveloped	6.4	3%

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The existing zoning pattern generally aligns with the existing land use. Current zoning in the Briarcliff Node Study Area includes 4 acres of Local Commercial (C-1), 85.2 acres of Medium-Density Residential (MR-1, MR-2), 10.9 acres of Office-Institutional (OI), 83.6 acres of Residential Medium Lot (R-85), 2.2 acres of Residential Estate (RE), and 2.9 acres of Small Lot Residential Mix (RSM). The majority of the Study Area is comprised of residential zoning categories, concentrated south of North Druid Hills Road. The area north of North Druid Hills Road contains a greater variety of zoning categories and a more residential-commercial mix.



Zoning Map

Zoning Acreage Analysis

Zoning Category	Acres	Percent of Zoning
C-1	4	2%
MR-1	12.6	7%
MR-2	72.6	38%
OI	10.9	6%
R-85	83.6	44%
RE	2.2	1%
RSM	2.9	2%

North Druid Hills at Briarcliff Node Update

Future land uses in the Briarcliff Node Study Area include 30.1 acres of Conservative/Open Space (COS), 133.5 acres of Neighborhood Center (NC), and 25.1 acres of Suburban (SUB). Neighborhood Center makes up the majority of the Study Area with Conservative/Open Space concentrated in the southeast corner and pockets of single-family residential to the north and east.



Future Land Use Map

Future Land Use Acreage Analysis

Future Land Use Category	Acres	Percent of Land Uses
COS	30.1	16%
NC	133.5	71%
SUB	25.1	13%

North Druid Hills at Briarcliff Node Update

The majority of the Briarcliff Node is designated as a Neighborhood Center in the current DeKalb County Comprehensive Plan that was adopted in 2017. It should be noted that at the time this Briarcliff Node Update is being developed, DeKalb County plans to update the Comprehensive Plan in 2021.

The Neighborhood Center designation offers one vision for all parcels within the Activity Center and allows for densities up to 24 units per acre and generally includes uses such as townhomes, condominiums, apartments, retail and commercial, office, parks and recreation, institutional, and civic.

The Neighborhood Center designation intends to serve the local neighborhood's needs for goods and services. These areas consist of a neighborhood focal point with a concentration of general retail, neighborhood commercial, professional office, higher-density housing, and appropriate public and open space uses and are intended to complement the character of neighborhoods with centers of activity that reduce automobile travel, promote walkability, and increase transit usage.

The Briarcliff/N. Druid Hills Tax Allocation District (TAD) was established in 2007 with no termination date. A TAD is a physical area designated to fund development from any increase in tax revenues. Existing tax revenues continue to flow into the taxing jurisdictions' budgets at the same amount collected at the time of the formation of the TAD. If tax revenues grow from an increase in property values within the TAD, the additional revenues are used (1) to pay for capital improvements and (2) to pay off bonds issued to pay for new infrastructure within the TAD. Therefore, no tax revenues from outside the TAD fund those improvements, and the taxing jurisdictions continue to collect revenues at their original levels. In DeKalb County, the maximum life span of a TAD is 25 years. The Briarcliff/N. Druid Hills TAD was created to fund capital costs (i.e., street and roadway improvements, transit facilities, sidewalks and greenway improvements, etc.), financing costs, professional service costs, imputed administrative costs, relocation costs, and organization costs in the area. Currently, DeKalb County is the only governmental entity participating in the TAD and there are approximately \$5M in the TAD account. No funds have been used for any park or road improvements to date.

North Druid Hills at Briarcliff Node Update

Demographics and Socio-economic Data Summary

The following data is from ESRI Business Analyst Online. Additional demographic and socio-economic data can be found in the appendix of this document.

Population

The current population of the Study Area is 2,264, which has increased 19.4% from 2010. The 2025 population projection for the Study Area is 2,365 (4.5% growth from 2020). Population growth should be anticipated and planned for within the Briarcliff Node Update in a way that enhances connectivity and quality of life and respects established, residential single-family neighborhoods.

	2010 Population	2020 Population	2025 Population	% Change (2010-2020)	% Change (2020-2025)
Study Area	1,896	2,264	2,365	19.4%	4.5%
DeKalb County	691,893	741,222	773,147	7.1%	4.3%
Atlanta MSA	5,286,728	6,049,686	6,488,557	14.4%	7.3%

Population Growth Comparison (Source: ESRI Business Analyst Online, Kimley-Horn)

Median Age

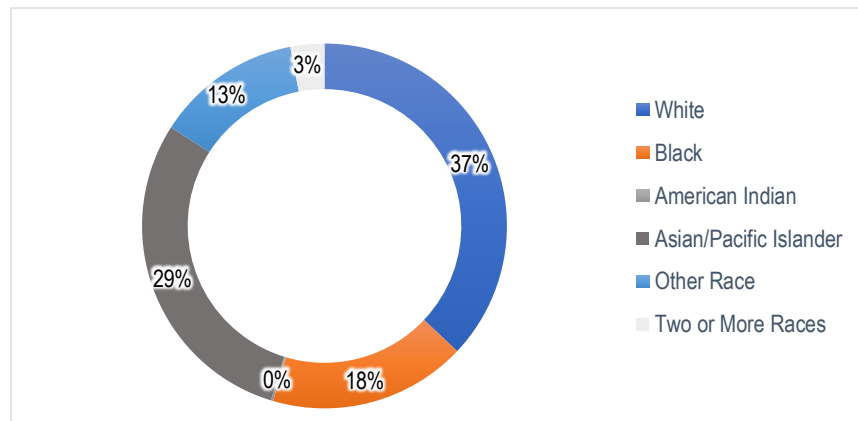
The median age in the Study Area is 32, which is lower than both the County at 36 and MSA at 36.5. The median age is expected to remain consistent in 2025 at 32.5. The anticipated median age in 2025 is 36.4 for the County and 36.9 for the MSA.

Race and Ethnicity

The demographic makeup of the Study Area is relatively diverse, with 17.5% black and 29.3% Asian/Pacific Islander, which is higher than both DeKalb County and the Atlanta MSA.

Education

Overall, the Study Area is more educated than DeKalb County and the Atlanta MSA, with 23.2% of the population 25 and older having a graduate/professional degree and 32.7% having a bachelor's degree.



Current Racial Makeup of Activity Center (%) (Source: ESRI Business Analyst Online, Kimley-Horn)

Household Income

The median household income in the Study Area is \$52,511. This is lower than both the County and the Atlanta MSA.

North Druid Hills at Briarcliff Node Update

Street network and connectivity

Transit Routes and Facilities



Existing Transit Service Map

The Briarcliff Node Study Area is located at the intersection of two major roads: North Druid Hills Road and Briarcliff Road. North Druid Hills Road is classified as a Principal Arterial road with an Annual Average Daily Traffic (AADT) count of 53,600 in 2019. Briarcliff Road is classified as a Minor Arterial road with an AADT of 20,300 in 2019. The Briarcliff Node is located just south of I-85, a major interstate with an AADT of 222,000 in 2019. Two MARTA bus routes directly service the Study Area: Route 30, which runs along Briarcliff Road; and Route 8, which runs along North Druid Hills Road. During the time of the development of this plan, both routes have been suspended temporarily due to the impacts COVID-19 Pandemic and decreased ridership. Nearby routes also include Route 39 and Route 47.

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Bicycle and Pedestrian Facilities



Existing Sidewalk Infrastructure Map

The map above shows the existing bicycle/pedestrian network in the Briarcliff Node Study Area. A sidewalk currently exists on the west side of Briarcliff Road north of North Druid Hills Road and on both sides of North Druid Hills Road south of Briarcliff Road. Sidewalks and bike lanes currently exist on both sides of Briarcliff Road south of North Druid Hills Road. Area sidewalks are generally in good condition and often include buffers or landscape strips. Increasing and improving sidewalk connections on the east side of Briarcliff Road north of North Druid Hills Road will help improve bikeability and walkability in the area.

There are no existing multimodal trails within the Study Area. The Briarcliff Node Update provides an opportunity to encourage redevelopment and facilitate needed connectivity updates, which should seek to implement pedestrian and streetscape improvements consistent with DeKalb County standards (i.e., connections to nearby Peachtree Creek Greenway, Kittredge Park, and Elwyn John Wildlife Sanctuary).

North Druid Hills at Briarcliff Node Update



Briarcliff Road east of North Druid Hills Road



Briarcliff Road west of North Druid Hills Road

North Druid Hills at Briarcliff Node Update



Briarcliff Road west of North Druid Hills Road



North Druid Hills south of Briarcliff Road

North Druid Hills at Briarcliff Node Update

Traffic/Transportation

North Druid Hills Road is a four-lane Principal Arterial road with turn lanes and a posted speed limit of 40 miles per hour (MPH) except in the designated School Zone areas, where the speed limit is 25 MPH. Georgia Department of Transportation (GDOT) counts taken north of Briarcliff Road indicate Annual Average Daily Traffic (AADT) of 53,600 vehicles per day in 2019.

Briarcliff Road is a four-lane, Minor Arterial road with turn lanes and a posted speed limit of 35 MPH in the study area. GDOT counts taken west of North Druid Hills Road indicate an AADT of 20,300 vehicles per day in 2019.

I-85 is a twelve-lane interstate highway with a posted speed limit of 65 MPH in the vicinity of the study network. GDOT counts taken east of the I-85/North Druid Hills Road interchange indicate an AADT of 222,000 vehicles per day in 2019.

Water and Wastewater Master Plan

DeKalb County currently is in the process of updating its Water and Wastewater Master Plan. The goal of this Plan update is “to develop, through stakeholder involvement and modeling of future conditions, a 50-year strategic plan to guide infrastructure investments that will support the County’s economic development plans and the vision for improving today, sustaining tomorrow.” The Plan includes options to increase system resiliency, system improvements, improvements to pressure zone alignments, and aging system replacements and rehabilitation. Ultimately, the County is proactively assessing ways to maintain and enhance water and wastewater infrastructure throughout all areas served to support increasing demand and capacity. While a complete water and wastewater review is not part of the Briarcliff Node Update, future development likely will need to be coordinated with the conservation efforts, capital improvements, and resiliency strategy that results from the Water and Wastewater Master Plan.

Previous Plans and Planned Improvements

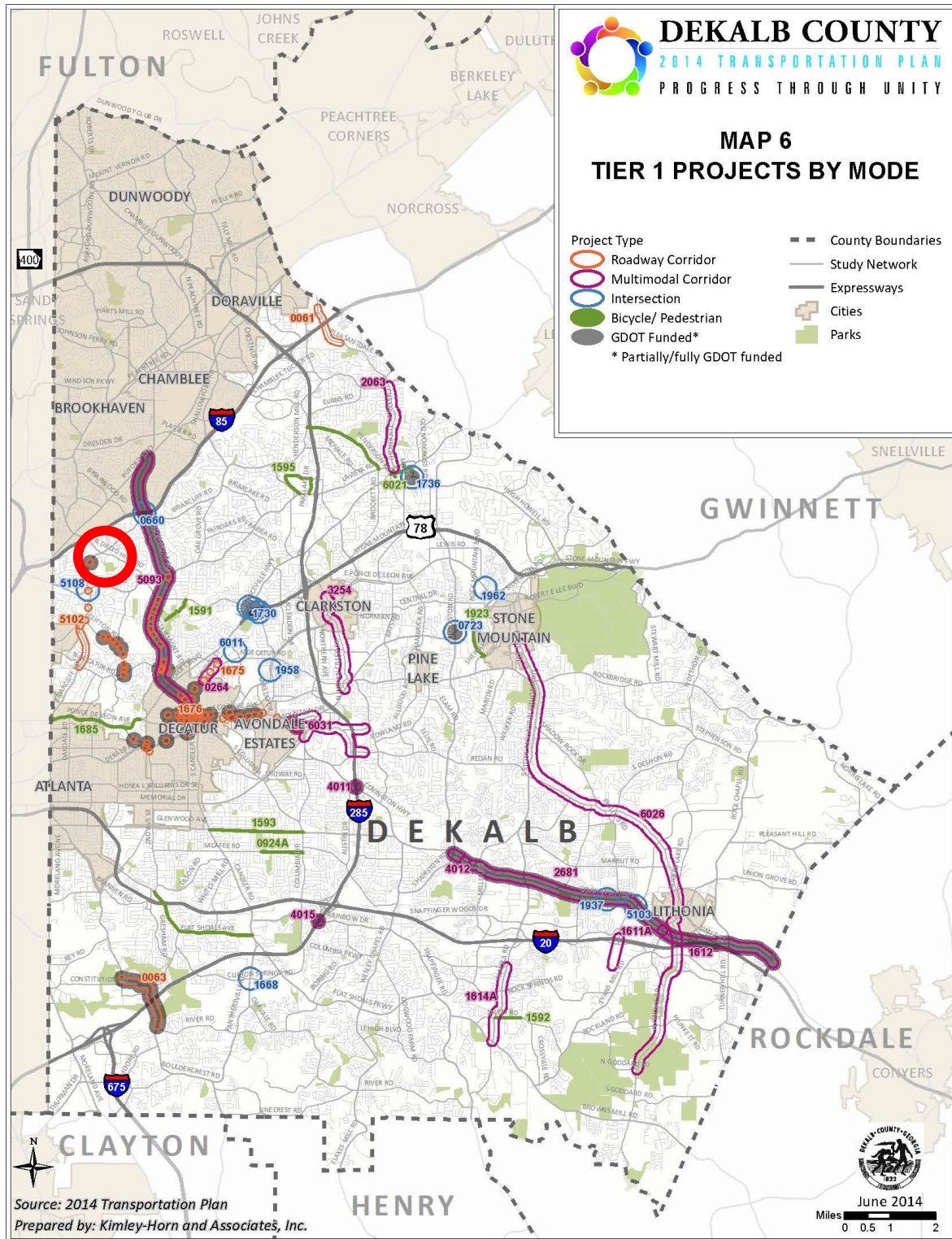
Comprehensive Transportation Plan (2014)

The DeKalb County Comprehensive Transportation Plan (CTP) was last updated in 2014 and is scheduled to be updated in 2021. Planned improvements within the CTP are organized into tiers based on priorities—available funding and potential funding from additional revenue sources. Key takeaways and projects from the 2014 CTP that may impact the Briarcliff Node include:

- Creating a Priority Bicycle Network, which would include the following:
 - North Druid Hills Road – Second Tier
 - Briarcliff Road – Second Tier
 - North Fork Peachtree Creek Trail
- Signal Upgrades (project 1675) Signal upgrades on Briarcliff Road from Sheridan Road to Johnson Road, as well as other locations throughout the County.
- North Druid Hills Road Advanced Traffic Management Systems (ATMS), (Project 0055)—Install fiber optic interconnect and convert signals to Ethernet from Buford Highway to Berkeley Lane.
- Briarcliff ATMS (Project 0064)—Install switches and cameras to upgrade traffic operations from North Druid Hills Road to Johnson Road.
- North Druid Hills Road Multimodal Corridor Improvements (project 5083)—Corridor improvements to include a median (center turn lane or landscaped), bike and pedestrian accommodations, and operational recommendations at key intersections between Buford Highway and U.S. 78.
- Pedestrian improvements along Briarcliff Road between Henderson Mill Road and North Druid Hills Road (Project 0789), which would include the following:
 - Sidewalk installation along the corridor
 - Pedestrian crossing improvements along the corridor
- I-85 North Druid Hills Road/Access Road Modifications (project 1358)—I-85 North Druid Hills Connector and North Druid Hills/I-85, access road modifications along the corridor.
- Executive Park Ring Road—New Multimodal Corridor (project 1379)—New roadway connection across I-85 connecting Buford Highway with Sheridan Road and Briarcliff Road; new connection will include accommodations for bike, pedestrian, roadway, and bus transit.

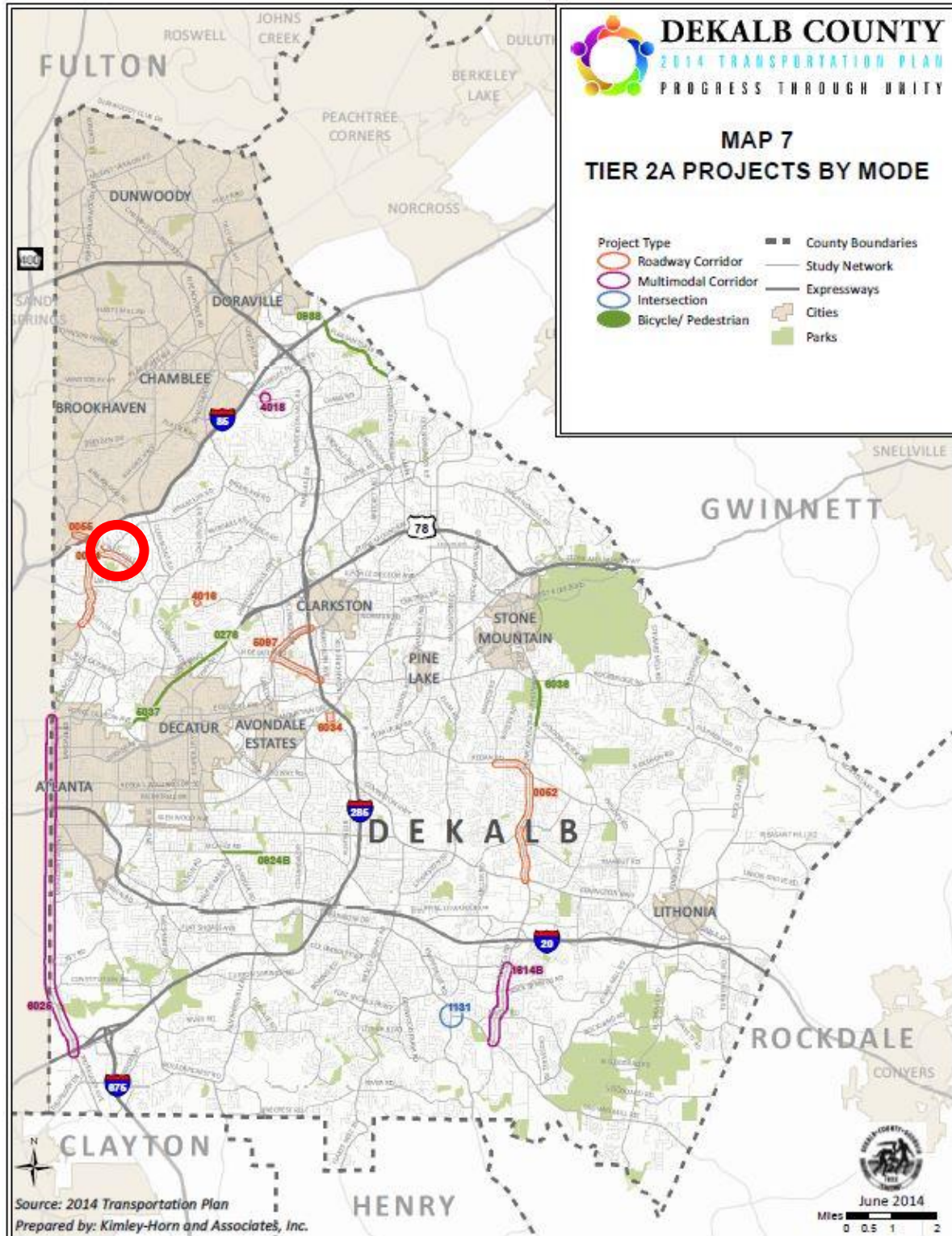
The following graphics show the location of the Briarcliff Node (in red) within DeKalb County and as it relates to the CTP and planned improvements.

North Druid Hills at Briarcliff Node Update



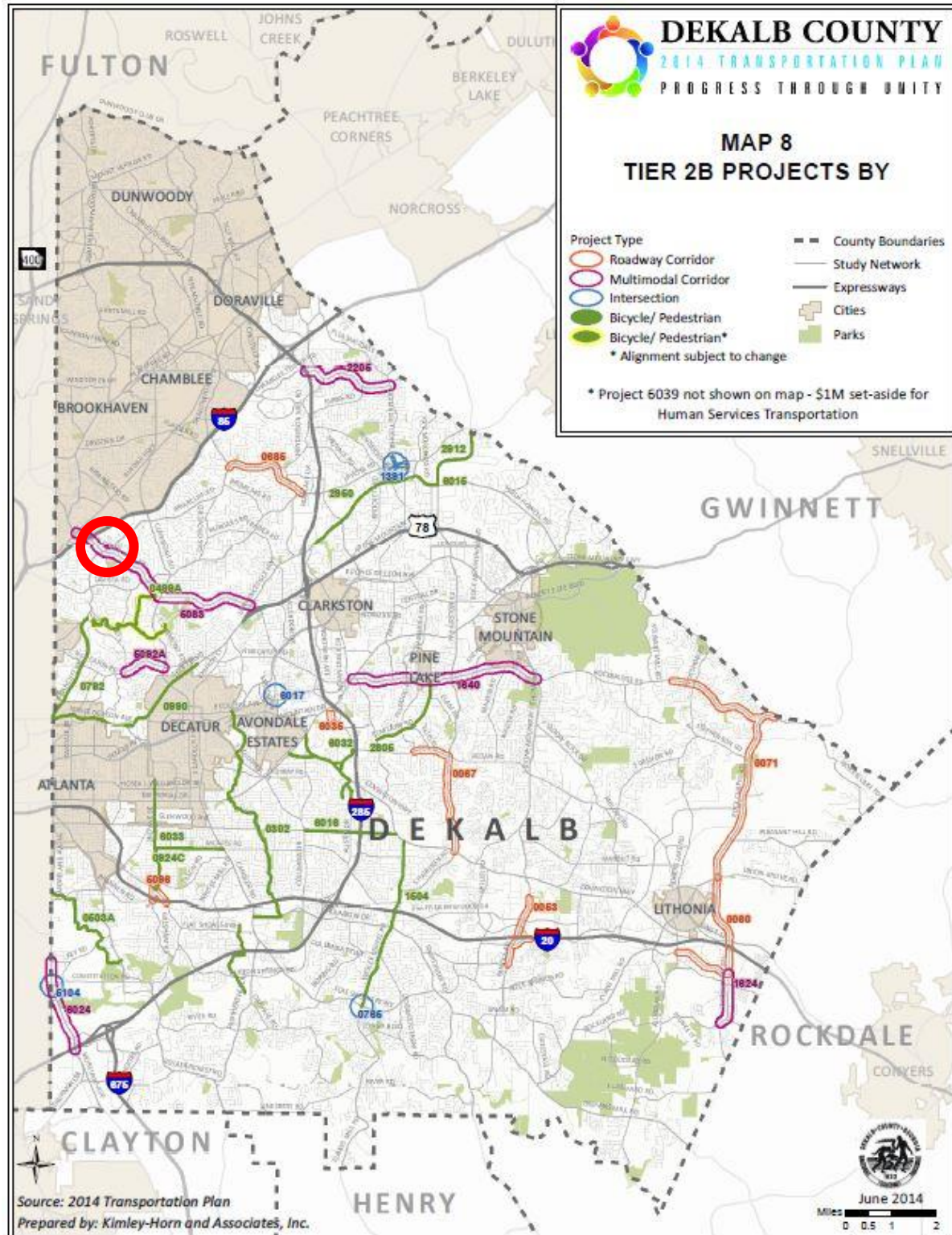
Map of Tier I Projects by Mode from DeKalb CTP (2014)

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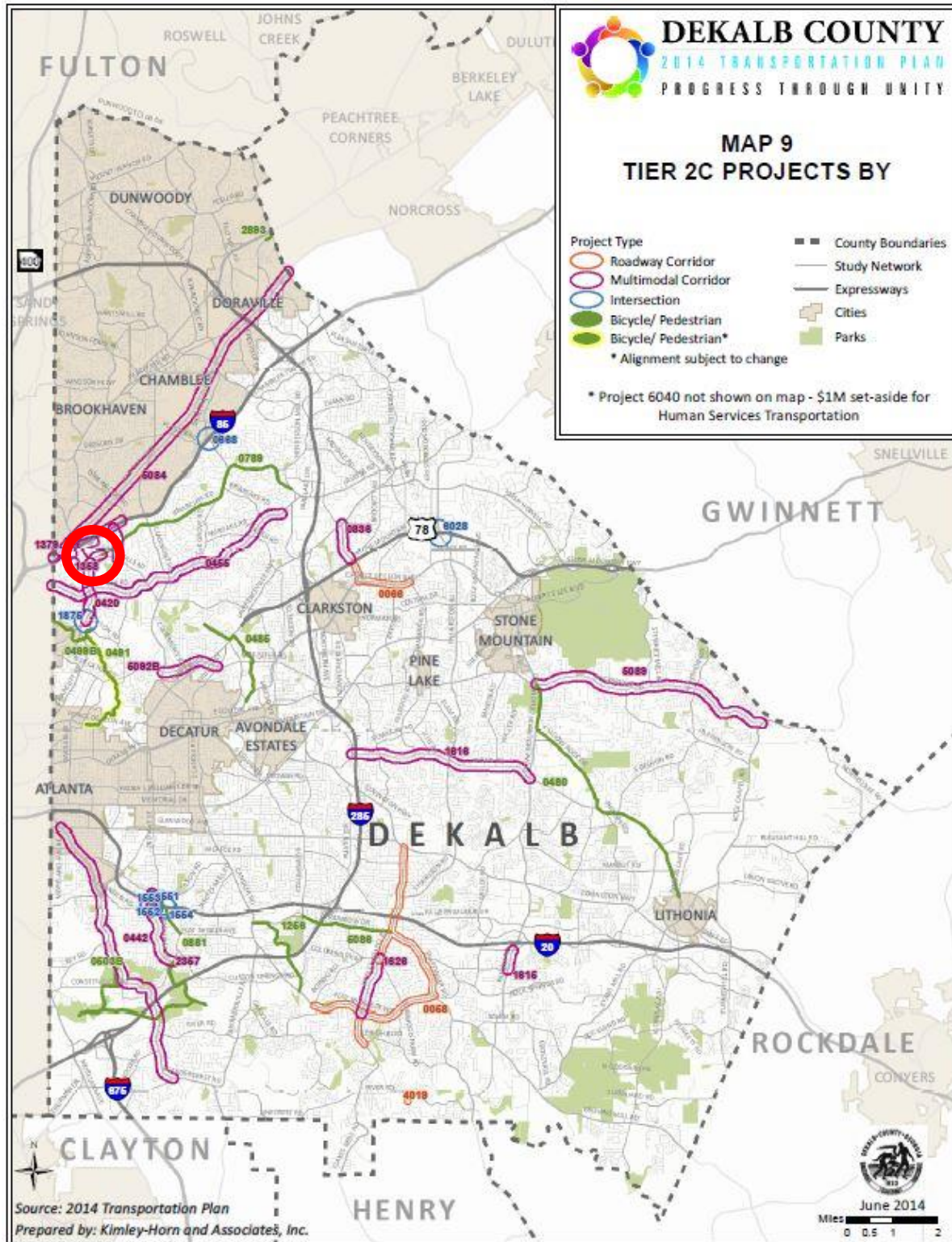
Map of Tier 2A Projects by Mode from DeKalb CTP (2014)

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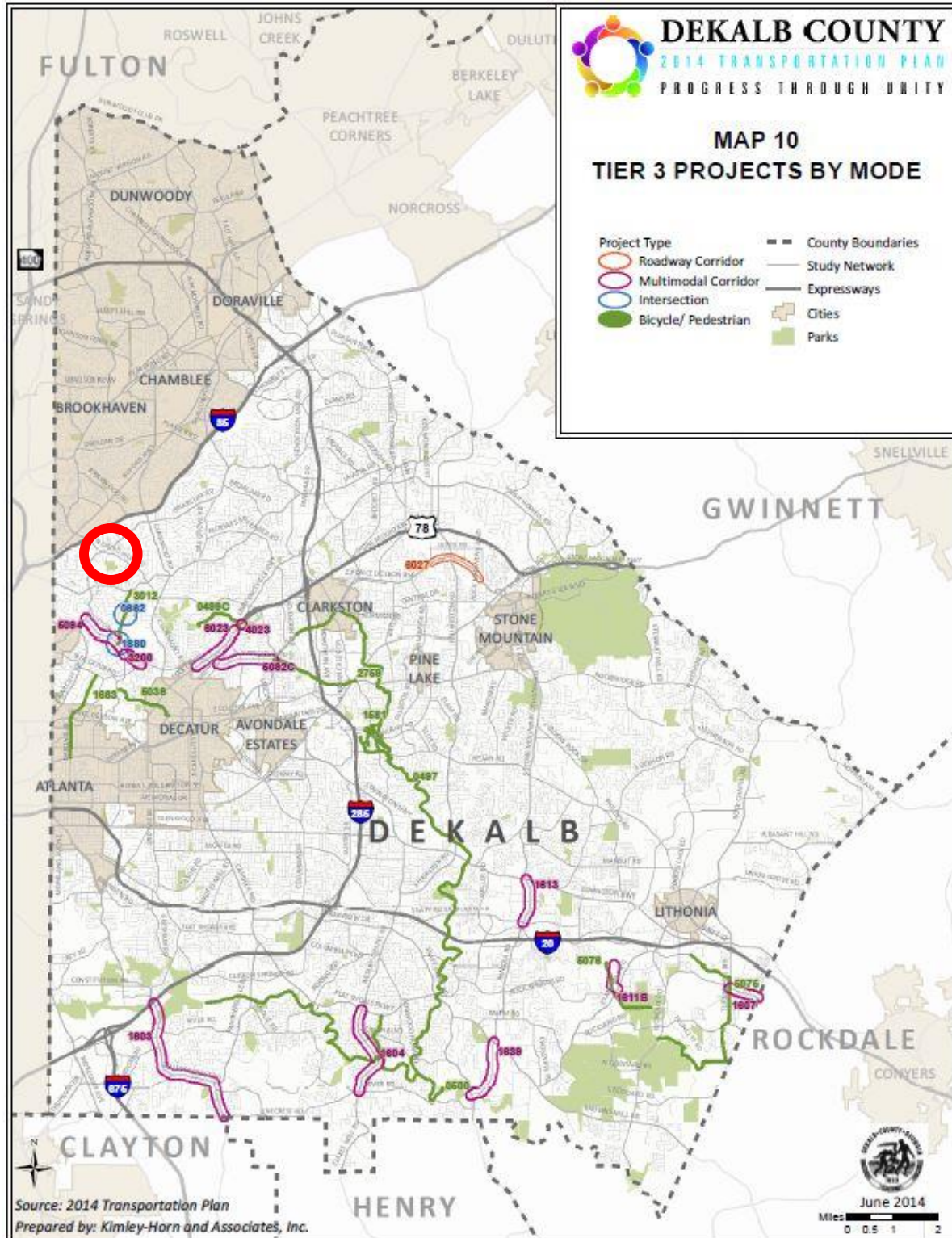
Map of Tier 2B Projects by Mode from DeKalb CTP (2014)

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Map of Tier 2C Projects by Mode from DeKalb CTP (2014)

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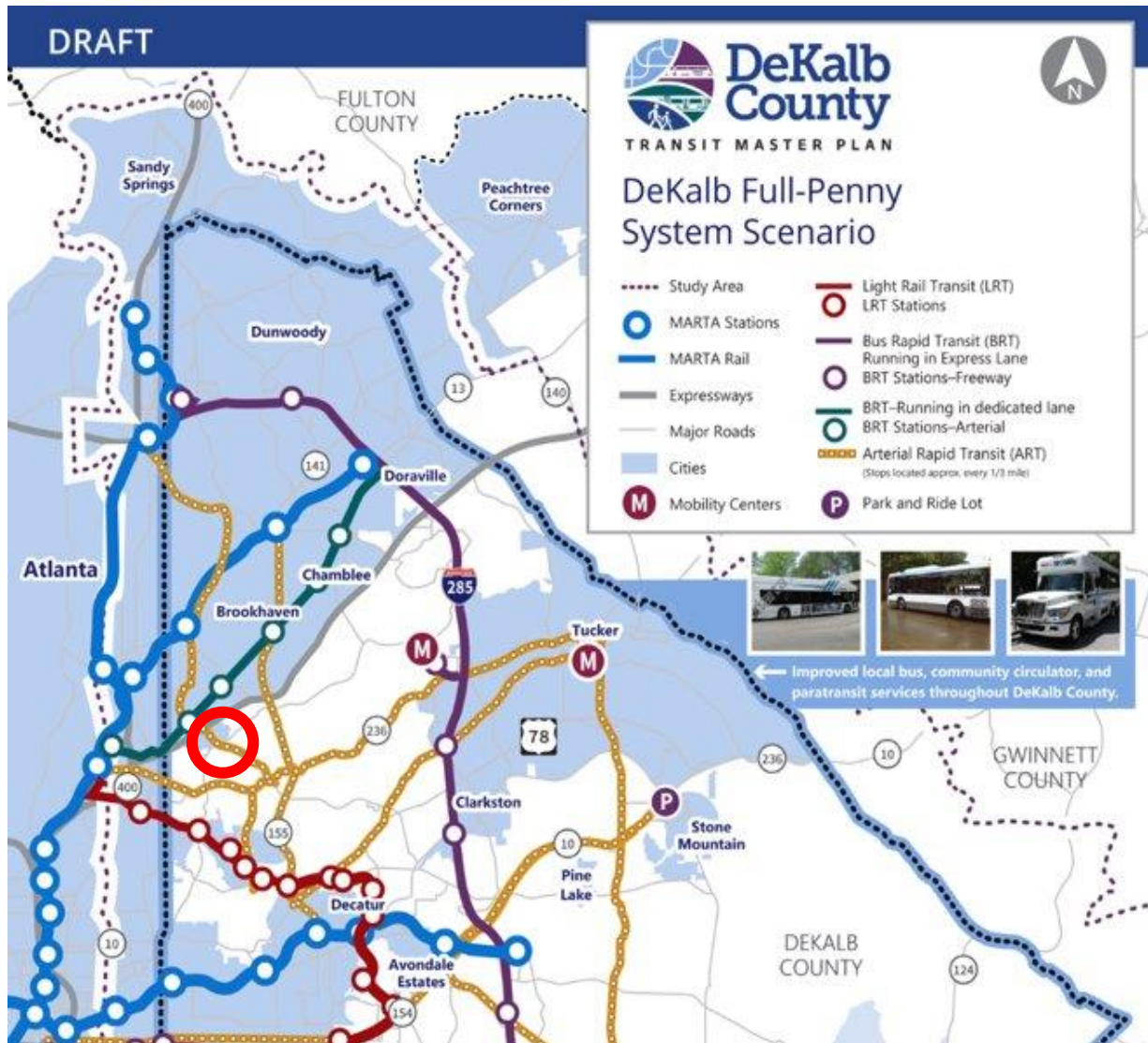


Map of Tier 3 Projects by Mode from DeKalb CTP (2014)

North Druid Hills at Briarcliff Node Update

DeKalb County Transit Master Plan (2019)

The DeKalb County Transit Master Plan (TMP) was completed in June 2019 and adopted by the Board of Commissioners on July 23. The TMP is a 30-year vision for transit investments in DeKalb County, including new investments and improvements to existing services. The TMP includes a planned Arterial Rapid Transit (ART) route along North Druid Hills Road, which is included under both the full-penny and half-penny sales tax funding options for transit over a 30-year period.



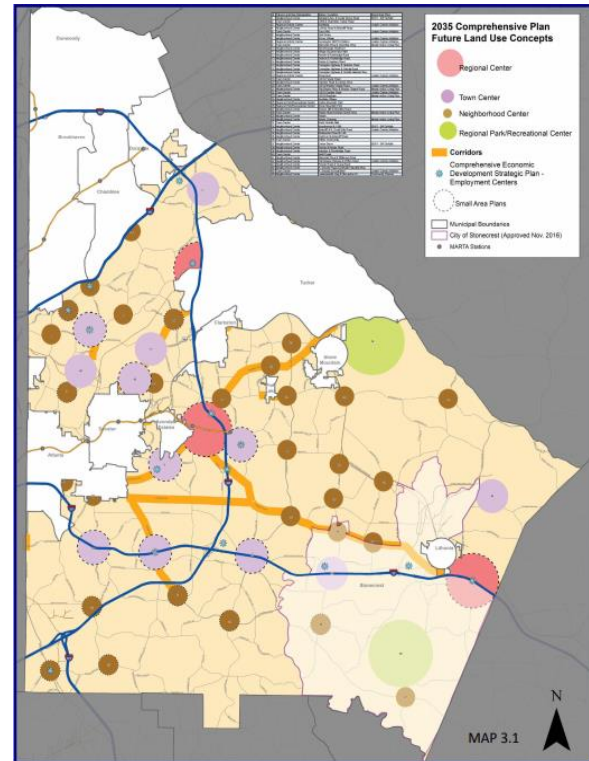
Map of DeKalb Full-Penny Transit Scenario from Transit Master Plan (2019)

North Druid Hills at Briarcliff Node Update

The DeKalb County 2035 Comprehensive Plan

The North Druid Hills-Briarcliff Activity Center is identified in the 2035 Comprehensive Plan as a gateway to unincorporated DeKalb County, located south of the intersection of I-85 and North Druid Hills Road—a major corridor in north-central DeKalb County. The North Druid Hills-Briarcliff Activity Center is surrounded by growing pockets of activity and redevelopment. The Neighborhood Center designation applies a single set of standards to the Activity Center in terms of uses, building heights, and densities with the intent to serve the local neighborhood's needs for goods and services. The Neighborhood Center designation allows 1-3 story buildings, densities of 24 units/acre, and the following permitted uses:

- Townhomes
- Condominiums
- Apartments
- Health Care Facilities
- Retail and Commercial
- Office
- Institutional Uses
- Entertainment and Cultural Facilities
- Park and Recreational Facilities
- Public and Civic Facilities



North Druid Hills at Briarcliff Node Update

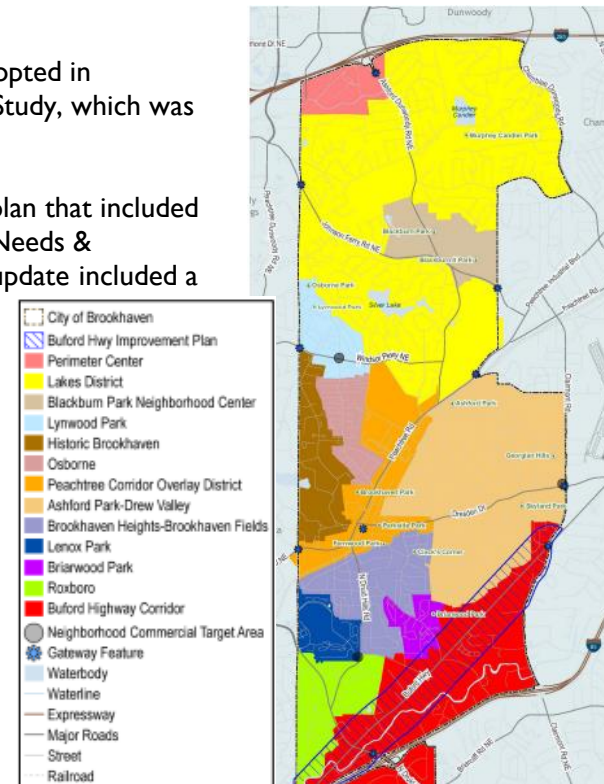
Brookhaven Comprehensive Plan 2034

Brookhaven's first land use plan, Comprehensive Plan 2034, was adopted in November 2014. In addition, the city undertook a Character Area Study, which was approved in January 2017, to further refine the adopted roadmap.

In 2018 the City developed a 5-year update to the comprehensive plan that included readoption of the existing documents with updates to the existing Needs & Opportunities and Land Use sections of the plan. Additionally, the update included a new Community Work Program for years 2020-2024.

This document is an update to Brookhaven's plan and affirms the big picture vision set out in the Comprehensive Plan and Character Area Study. This document also provides a list of tasks for city leaders, staff, and citizens to complete in order to implement this vision.

The area south of Interstate 85, was identified as Buford Highway Corridor, which includes Emory at Executive Park and CHOA and is adjacent to the Briarcliff Node. In 2020 the City annexed additional parcels in the area and undertook an update to the comprehensive plan in the form of the Brookhaven Gateway South Plan.

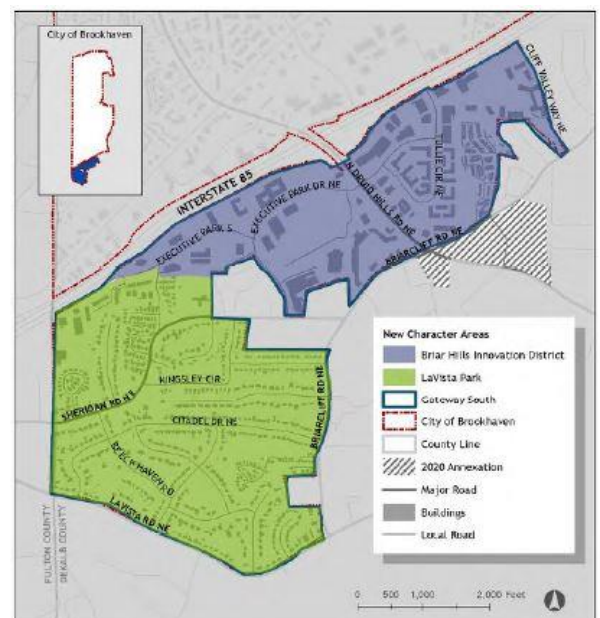


City of Brookhaven Comprehensive Plan 2034, Character Area Map

Brookhaven Gateway South Plan¹

At the time of this report, the City of Brookhaven was developing the Gateway South study, focused on the areas north and west of the Briarcliff Node. The Gateway South area includes all parts of the City of Brookhaven southeast of I-85, from Cliff Valley Way in the north to LaVista Road NE in the south. The study identified two character areas: LaVista Park and the Briar Hills Innovation District.

The Briar Hills Innovation District is a major hub of employment and is projected to grow as the CHOA and Emory at Executive Park projects in Brookhaven are built out. This character area is focused on the area around the new CHOA campus and Emory at Executive Park in Brookhaven and includes a mix of land uses including medical office and research uses, housing, commercial, and office.



Brookhaven Gateway South Character Area Map

¹ <https://www.brookhavgatewayouth.com/>, Gateway South Character Area Document

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Community Vision for Briar Hills Innovation District

A mixed-use hub of activity for living and working, Briar Hills Innovation District is a distinctive job center and accessible community destination. Its thoughtful design and spirit of collaboration and opportunity mark a cohesive southern gateway into the City of Brookhaven.

Implementation strategies for the Briar Hills Innovation District character area include the following:

- Remove area from the Buford Highway Overlay and consider the addition of a new overlay more reflective of the envisioned character
- Improve pedestrian connectivity and safety on North Druid Hills Road and Briarcliff Road
- Create pedestrian links across I-85 through the construction of CHOA's connection to the Peachtree Creek Greenway in the north and a potential pedestrian bridge to the south near Executive Park Drive South
- Continue to facilitate open communication among CHOA, Emory, and the community regarding ongoing development and construction with a focus on buffers as well as light, noise, and traffic mitigation efforts
- Identify opportunities for placemaking and branding, including gateways and public art—integrate and implement as a part of Brookhaven's Arts and Culture Master Plan
- Evaluate opportunities to provide a stronger buffer between intense commercial/institutional land uses and lower-scaled residential developments
- Improve pedestrian connectivity with adjacent neighborhoods both in Brookhaven and in unincorporated DeKalb County
- Clarify and communicate public access opportunities to proposed green space at CHOA and the Emory at Executive Park campuses in Brookhaven
- Evaluate multi-modal transportation options to help alleviate congestion on arterials
- Encourage workforce housing opportunities in new development
- Encourage better connectivity between Brighten Park's commercial/retail uses and Emory at Executive Park in Brookhaven
- Appropriate land uses for the Briar Hills Innovation District character area include the following:
 - Multifamily Residential
 - Commercial/Retail
 - Institutional
 - Office
 - Townhomes
 - Mixed-Use
 - Parks and Recreation
 - Hotel
 - Neighborhood Commercial
 - Light Industrial*

*Light industrial is viewed as appropriate on the medical campuses only as a supporting land use.

The study further identified additional land uses, amenities, and development forms and specified where they would be most appropriate.

Interior of Character Area

- Institutional
- Greenspace
- Mixed-Use
- Hotel

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- Office
- Multifamily Residential
- Multi-Use Paths
- Light industrial

Transition Areas

- Townhomes
- Sidewalks
- Multi-use Trails
- Neighborhood Commercial

Major Corridors

- Mixed-Use
- Commercial/Retail
- Townhomes

North Druid Hills at Briarcliff Node Update

North Druid Hills at I-85 Interchange Improvements

This project proposes to construct a Displaced Left Turn Interchange (DLTI) for the westbound North Druid Hills to southbound I-85 movement, which includes the construction of an additional bridge structure over I-85. The project would also construct a braided ramp from the I-85 northbound off-ramp to the I-85 northbound Access Road. Project graphics are included in the Appendix.

Project Phase	Amount	Fiscal Year
Preliminary Engineering	\$1,800,000.00	2019
Right of Way	\$4,500,000.00	2021
Construction	\$17,900,000.00	N/A
Utilities	\$500,000.00	N/A
Total	\$24,700,000.00	

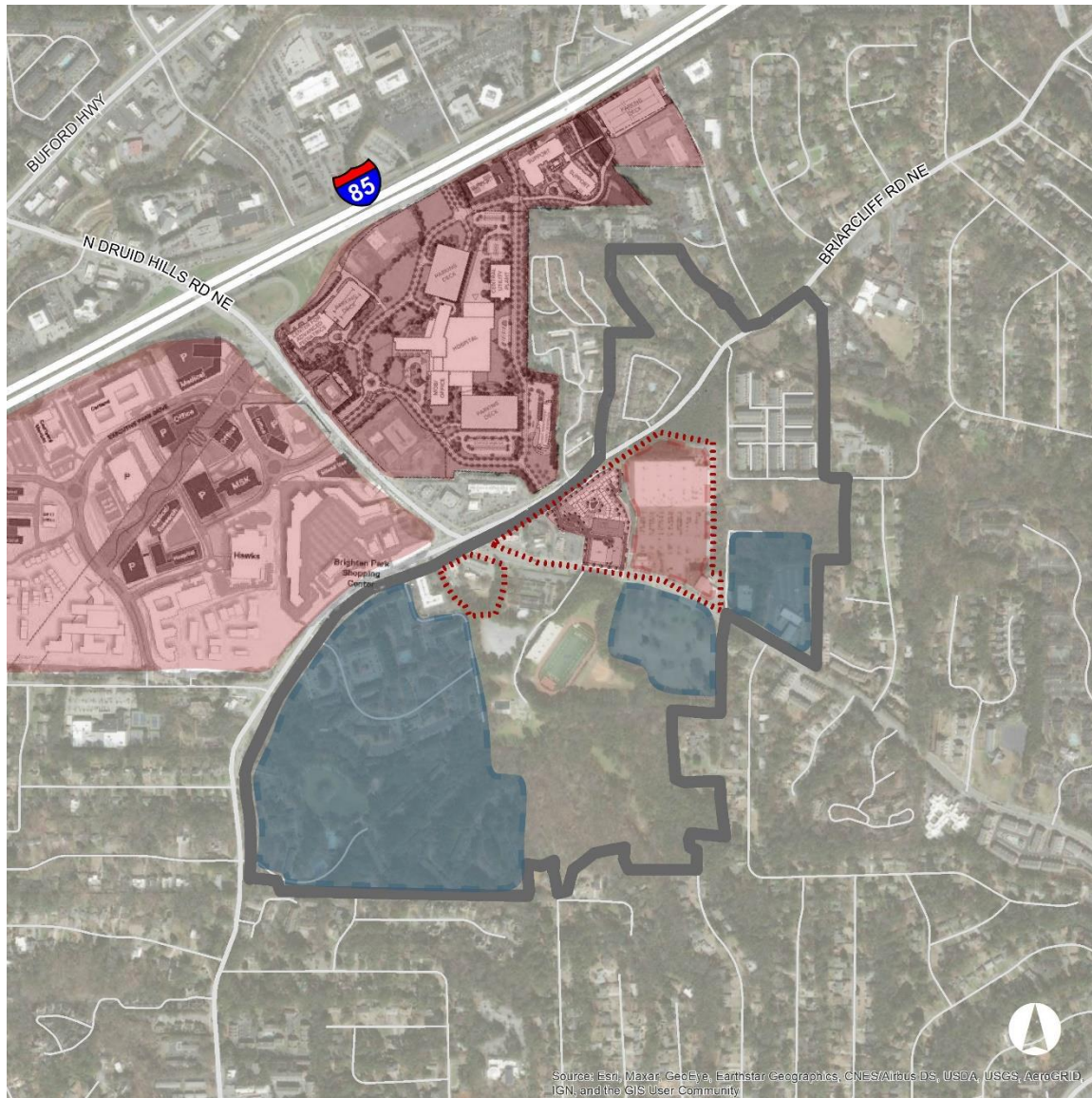
NOTE: Cost is an estimate and is updated as project progresses.

Project Details:

- Displaced Left Turn for SR 42 westbound to I-85 southbound movement braided ramp from I-85 northbound off-ramp to I-85 northbound Access Road
- This alternative would increase safety by reducing the number of crashes at the I-85 northbound off-ramp and I-85 access road. It will also better serve the needs of CHOA as emergency vehicles will access their facility on this route.
- The existing bridge over I-85 would be modified for new lane configuration, and a new structure would be constructed south of existing bridge for displaced left turn movement.
- The existing bridge over Peachtree Creek would be replaced, and the bridge would be extended by 10 feet on each side for better drainage.
- The bridge would remain open to traffic during construction with some lane closures.
- The proposed project is anticipated to require some right-of-way from up to 27 parcels, with most right-of-way needs being “slivers” along the existing roadway.
- The proposed project is anticipated to have 2 business displacements.
- Minor, non-adverse impacts are anticipated to the Peachtree Creek Greenway termini and parking lot located at North Druid Hills Road, and further coordination will be conducted with City of Brookhaven throughout the planning process.

North Druid Hills at Briarcliff Node Update

Development Activity and Proposals



Development Activity and Proposals Map

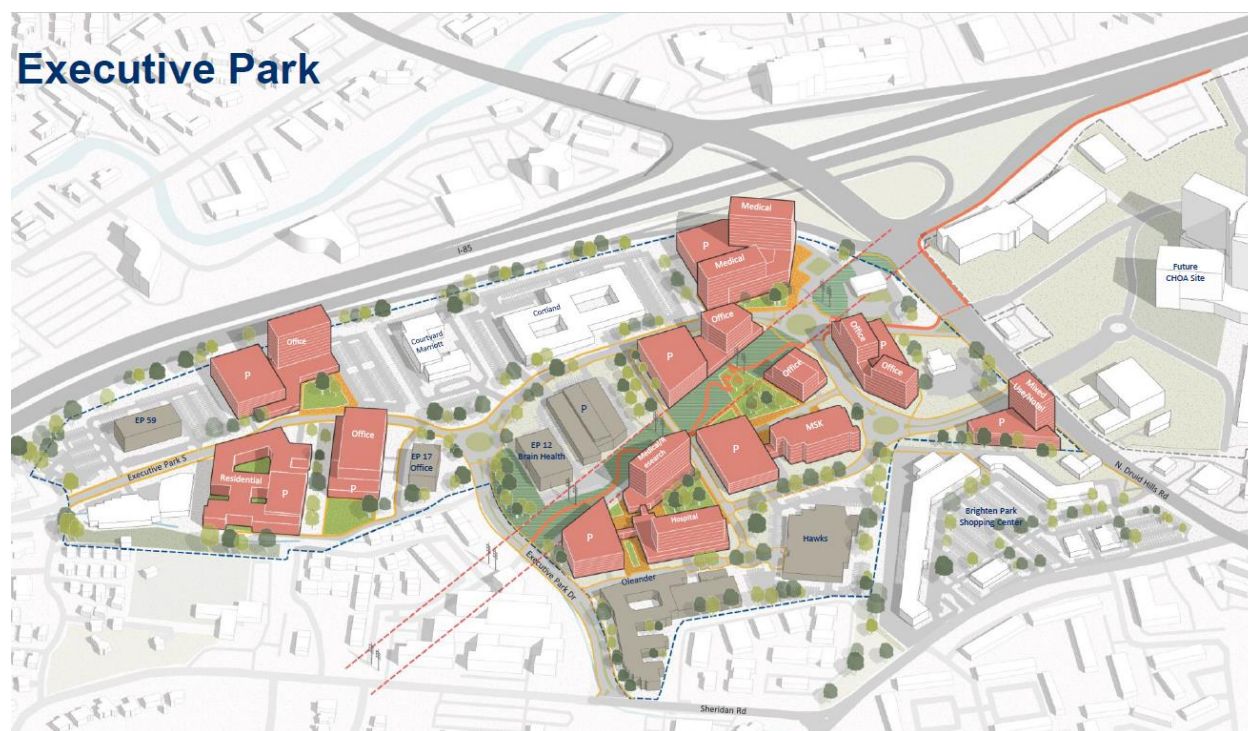
The Development Activity and Proposals Map above highlights new development in and adjacent to the Briarcliff Node. It is important to consider nearby development activity when planning for the future of the Briarcliff Node to ensure appropriate heights, densities, and uses within the study area that reflect changing conditions and support community needs.

Children's Healthcare of Atlanta

Children's Healthcare of Atlanta (CHOA) is developing a \$1.3 billion hospital campus with two new hospital towers, medical offices, and associated clinics east of North Druid Hills Road between I-85 and Briarcliff Road. This development is located outside of the Study Area in the City of Brookhaven. The proposed development will include 576 hospital beds, 150 hotel rooms, 608,000 square feet of office space, 789, 223 square feet of medical offices, and 50,000 square feet of retail space. Building heights will range from 7-story parking decks to 19-story patient towers.

Emory at Executive Park

The Executive Park area, west of North Druid Hills Road between I-85 and Briarcliff Road, has seen ongoing transformations into a \$1 billion “healthcare innovation district” with office, medical services, a hospital, commercial space, a hotel, and multifamily residential. The Emory at Executive Park development is located outside of the Study Area in the City of Brookhaven. The proposed development will include 370 residential dwelling units, 200 hotel rooms, 140 hospital beds, 1,184,800 square feet of general office space, 436,000 square feet of medical offices, and 20,000 square feet of retail space. Building heights may exceed 10 stories.



Executive Park Potential Long-term Development, March 2021

Druid Hills Manor

The 27-acre parcel at the intersection of North Druid Hills Road and Briarcliff Road, recently annexed by the City of Brookhaven, is the future site of the Druid Hills Manor project by the Related Group. The future mixed-use development would include:

- Six-story apartment complex with 382 units (10% workforce housing)
- Seven-story hotel with 140 rooms
- Four-story building containing 55,000 square feet of office, retail, and restaurant space
- Seven-story parking deck

Extra Space Storage

The triangle-shaped parcel north of a Target store along Briarcliff Road in DeKalb County is set to transform into an Extra Space Storage facility. The multi-level storage building will be roughly 135,000 square feet on the otherwise heavily wooded lot.

North Druid Hills at Briarcliff Node Update

Plan Development

The Briarcliff Node, served by two high-volume arterials, has substantial redevelopment potential. The purpose of the Briarcliff Node recommendations is to establish a land use framework to accommodate future redevelopment in the node while making recommendations to enhance the transportation network to create a more multimodal environment without inhibiting vehicular flow and safety. The land use framework and transportation recommendations are intended to spur redevelopment that contributes to the economic development of the area while improving the quality of life in the North Druid Hills LCI corridor. In concert with I-85 Node improvements, several recommendations in the Briarcliff Node are intended to address congestion at the Briarcliff Road and North Druid Hills Road intersection and provide measures for local stakeholders to utilize other modes of transportation and/or seek alternate routes to bypass the Briarcliff Road/North Druid Hills Road intersection.

Land Use Recommendations

Briarcliff Node Subareas

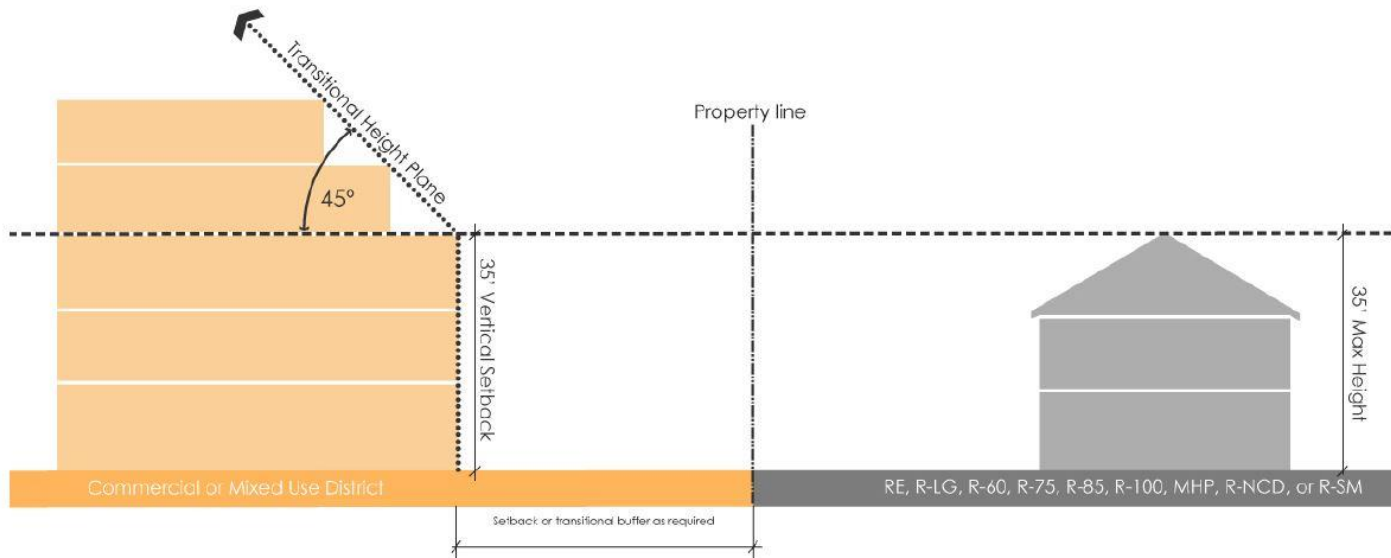
The overall vision for the Briarcliff Node is to create a more integrated, walkable community with an appropriate mix of uses and intensities that serve surrounding neighborhoods and provide a suitable transition between higher intensity commercial development near I-85 and single-family neighborhoods. The vision includes mixed-use development along North Druid Hills Road, a mix of residential and mixed-use development along Briarcliff Road to the south, the preservation of institutional and open space sites, and more neighborhood-scale residential uses along Briarcliff Road to the north.

The Briarcliff Node Update includes additional detail and guidance to the County's Comprehensive Plan specific to the area's character and location. The majority of the Briarcliff Node is currently designated as Neighborhood Center in the DeKalb County Comprehensive Plan, which applies the same set of standards throughout the entire node. This plan update recommends that the area be reclassified as a Town Center, which provides greater building heights and densities to support more variability of uses that are more economically viable and create greater opportunities to support walkability, connectivity, and open space. Additionally, the plan organizes the study area into six subareas with greater detail that guide subarea specific recommended densities, maximum heights, and related policies to enhance community continuity, character, and quality of life.

A cornerstone of the Briarcliff Node Update is revisioning the North Druid Hills corridor east of Briarcliff Road. Two new subareas—Mixed-Use and Attached Residential—are devised to allow slightly higher intensity development that is more appropriate to existing market conditions and can re-establish an appropriate buffer between higher intensity development to the west and single-family neighborhoods to the east.

The DeKalb County Zoning Code provides design guidelines for buffers and staggered heights adjacent to single-family residential neighborhoods, as shown in the graphic below. The transitional height plane shall begin at a point thirty-five (35) feet above any setback or transitional buffer line, whichever is furthest from the property line, and then extend at an upward angle of forty-five (45) degrees over the lot of the commercial or multi-family building. A 100-foot buffer should exist where the edge of the activity center is adjacent to existing single-family neighborhoods. All development within this buffer should be no more than 3 stories in height.

North Druid Hills at Briarcliff Node Update



Transitional Height Plane Diagram from the DeKalb County Zoning Code

Mixed-Use

Shown in purple in the Subareas Map on the following page, the Mixed-Use Subarea includes the former high school site east of Adams Stadium. The site is owned by DeKalb County Schools. While there currently are no specific redevelopment plans for this site, this portion of the DeKalb County School Board owned property has a high potential for change.

Should the school district choose to sell the site for redevelopment, a mixed-use development likely would occur. Based on conversations with local stakeholders, this Subarea should include a mix of residential, commercial, and office uses with higher densities and non-residential uses located within the western portion of this Subarea due to its proximity to existing commercial development and accessibility to major roadways. Non-residential uses should be integrated within a larger development with a limited number of shared access points to North Druid Hills Road. If DSCD does choose to sell Adams Stadium and Kittredge Elementary, the eastern portion of the Mixed-Use Subarea should be evaluated under the Attached Residential Subarea regulations, the subarea directly across North Druid Hills Road. To the south, the boundary between the Mixed-Use and Open Space Subareas should include a public road, with future development fronting the public road and park.

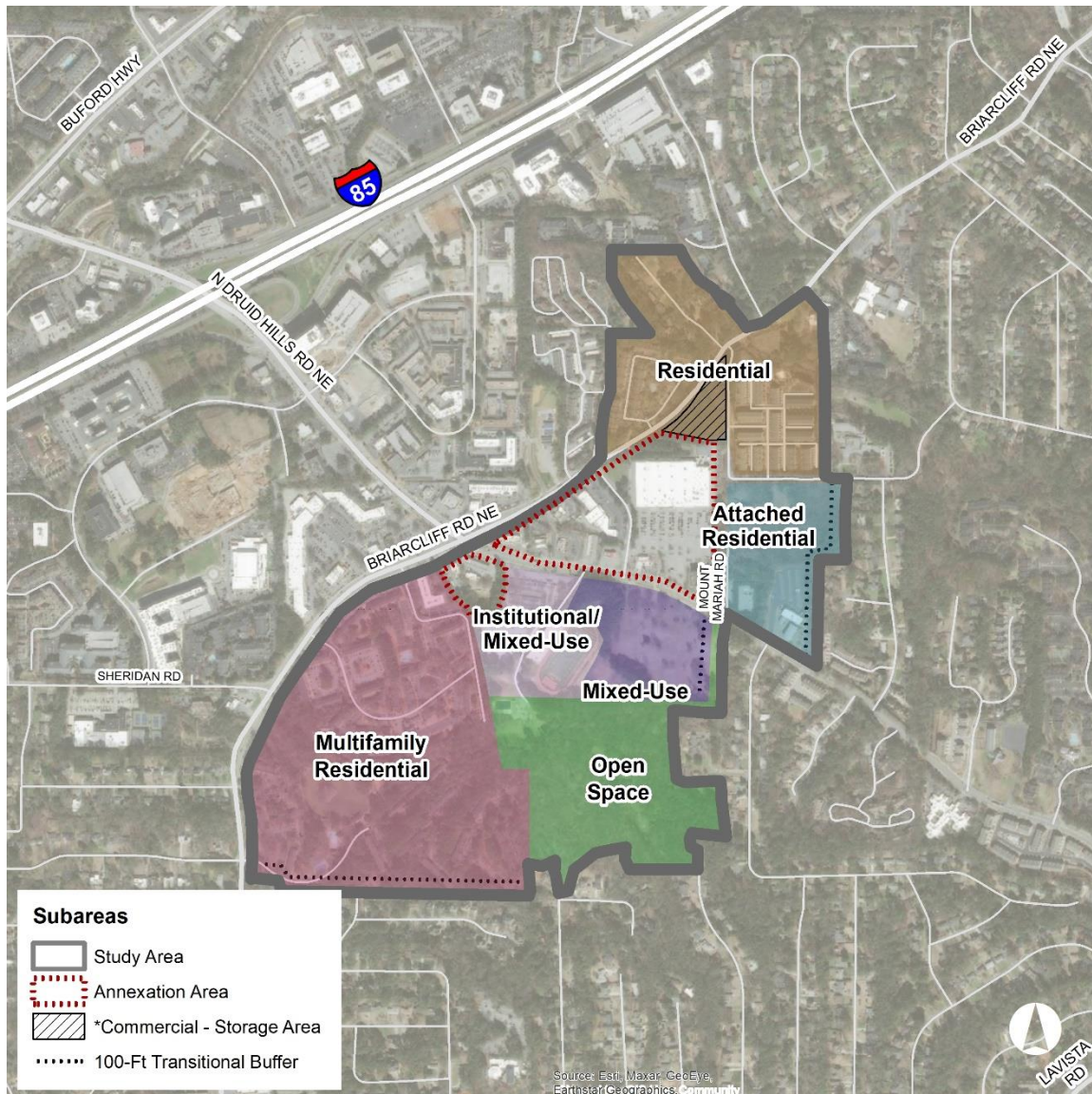
Institutional/Mixed-Use

Shown in light pink in the Subareas Map, the Institutional/Mixed-Use Subarea is located south of North Druid Hills Road and east of Briarcliff Road. The Subarea includes Kittredge Magnet School and Adams Stadium. DeKalb County School District (DCSD) currently owns the property within the Subarea and while the existing elementary school facility and Adams Stadium remain in use, their future is undetermined. While the community values these institutions and their presence, there is potential that DCSD could choose to sell the site in the future and rebuild both the stadium and Kittredge Magnet School, which serves the northern half of DeKalb County, at other locations.

A new roadway connection is strongly encouraged between Sheridan Road/Briarcliff Road and Mount Mariah Road as part of future redevelopment to provide better local access within the area and a southeast route that can serve as a local roadway alternative to traveling through the North Druid Hills

North Druid Hills at Briarcliff Node Update

Road and Briarcliff Road intersection. The exact alignment of this new roadway connection requires additional analysis and likely will be determined as part of future redevelopment. This new roadway should be located north of Kittredge Park, entirely within the Institutional/Mixed-Use Subarea.



Subareas Map

Building heights in the Mixed-Use and Institutional/Mixed-Use Subareas should range between 4 and 6 stories with maximum densities of 60 units per acre. A 100-foot transitional buffer should be provided on the eastern edge of the Mixed-Use subarea. All development within this buffer should be no more than 3 stories in height. Additional height and density bonuses may be allowed within these subareas under the current DeKalb County Zoning Code.

As part of future redevelopment, a new roadway connection is strongly encouraged between Sheridan Road/Briarcliff Road and Mount Mariah Road to provide better local access within the area and a southeast route that can serve as a local roadway alternative to traveling through the North Druid Hills Road and Briarcliff Road intersection. This new road should be multimodal in design, including providing a sidepath or other bike facility. This new roadway should be located north of Kittredge Park, entirely

North Druid Hills at Briarcliff Node Update

within the Mixed-Use Subarea. A trail connection also is proposed through the subareas to provide access from nearby areas to Kittredge Park. The exact alignment of this new roadway connection and trail requires additional analysis and likely will be determined as part of future redevelopment, but the roadway should be located outside the existing Kittredge Park. However, consideration should be given to locating the trail along the eastern edge of the Mixed-Use Subarea to provide an additional buffer between future development and existing neighborhood areas.

Attached Residential

Shown in blue on the Subareas Map, the Attached Residential Subarea is located along the north side of North Druid Hills Road, adjacent to existing large-scale commercial development, and between Mt. Mariah Road and single-family homes off Knob Hill Drive. This Subarea should provide a transition between new and denser mixed-use development to the west and existing single-family areas to the east. Multifamily residential should be the primary use, with attached single-family potentially on parcels directly adjacent to single-family homes to the east. Limited, integrated small-scale retail is suitable along North Druid Hills Road. Standalone retail is not suitable in this Subarea. County required transitions and buffers should be observed between new development and adjacent single-family residential. The retail within this Subarea is intended to be amenity retail, serving residents in the immediate area.

Building heights in the Attached Residential area should range between 3 and 6 stories with maximum densities of 60 units per acre. A 100-foot transitional buffer should be provided on the eastern edge of the subarea. All development within this buffer should be no more than 3 stories in height. A trail connection is proposed through this Subarea, providing access to existing greenspace and a potential connection from the Subarea and North Druid Hills Road to the Peachtree Creek Greenway. The proposed trail will provide an additional buffer between new development and existing residential areas. The exact alignment of this new trail requires additional analysis and likely will be determined as part of future redevelopment. In addition to the proposed active greenspace, the existing cemetery may provide an opportunity for passive open space in the area.

Multifamily Residential

Shown in dark pink in the Subareas Map, the Multifamily Residential Subarea is east of Briarcliff Road and South of North Druid Hills Road in the southwestern portion of the Briarcliff Node. The Subarea includes a creek that divides this area into two distinct portions.

Higher densities should be limited to areas north of the creek due to its proximity to existing commercial development. Development in this subarea will be mostly residential, with commercial limited to the Briarcliff Road frontage. Non-residential uses should be integrated within a larger development with a limited number of shared access points to Briarcliff Road. Multifamily building heights should have a base maximum height of 4 stories or 60 feet (6 stories or 75 feet with bonuses and/or provisions to maintain or expand the number of existing workforce housing units). South of the creek, building heights should be limited to 3 stories and maximum densities of 24 units per acre. Heights and densities should step down closer to existing single-family neighborhoods to the south.

This Subarea includes a significant amount of naturally occurring workforce housing within the existing apartment communities. Based on proposed developments within the area and associated job growth, it is assumed that much of the future residential development within the area is expected to be market rate. Additionally, the creation of new workforce units is viewed as more difficult than preserving the existing supply of workforce housing. Priority should be given to preserving existing workforce units

North Druid Hills at Briarcliff Node Update

within the Subarea and replacing any workforce housing from within this subarea if redevelopment occurs.

A new roadway connection is strongly encouraged between Sheridan Road/Briarcliff Road and North Druid Hills Road as part of future redevelopment to provide better local access within the area and a southeast route that can serve as a local roadway alternative to traveling through the North Druid Hills Road and Briarcliff Road intersection. A trail connection also is proposed through the Subarea to provide access from nearby areas to Kittredge Park. The exact alignment of this new roadway connection and trail requires additional analysis and likely will be determined as part of future redevelopment, but the roadway should be located outside the existing Kittredge Park. Extending the park along the creek corridor should also be considered to create more greenspace and provide additional connectivity.

Open Space

Shown in green in the Subareas Map, the Open Space Subarea is located south of North Druid Hills Road and east of Briarcliff Road. The Subarea includes the Kittredge Park Pool and Kittredge Park. The community envisions the preservation of existing greenspace.

The northern and western edges of the park should be bounded by public roads, with development in adjacent subareas to the north and west fronting the public road and park with the park edge amenitized where the embankment provides an overlook vantage point. The study, *A New Public Realm for DeKalb County*, included graphics of the potential relationship between public roads and the park, as shown below.



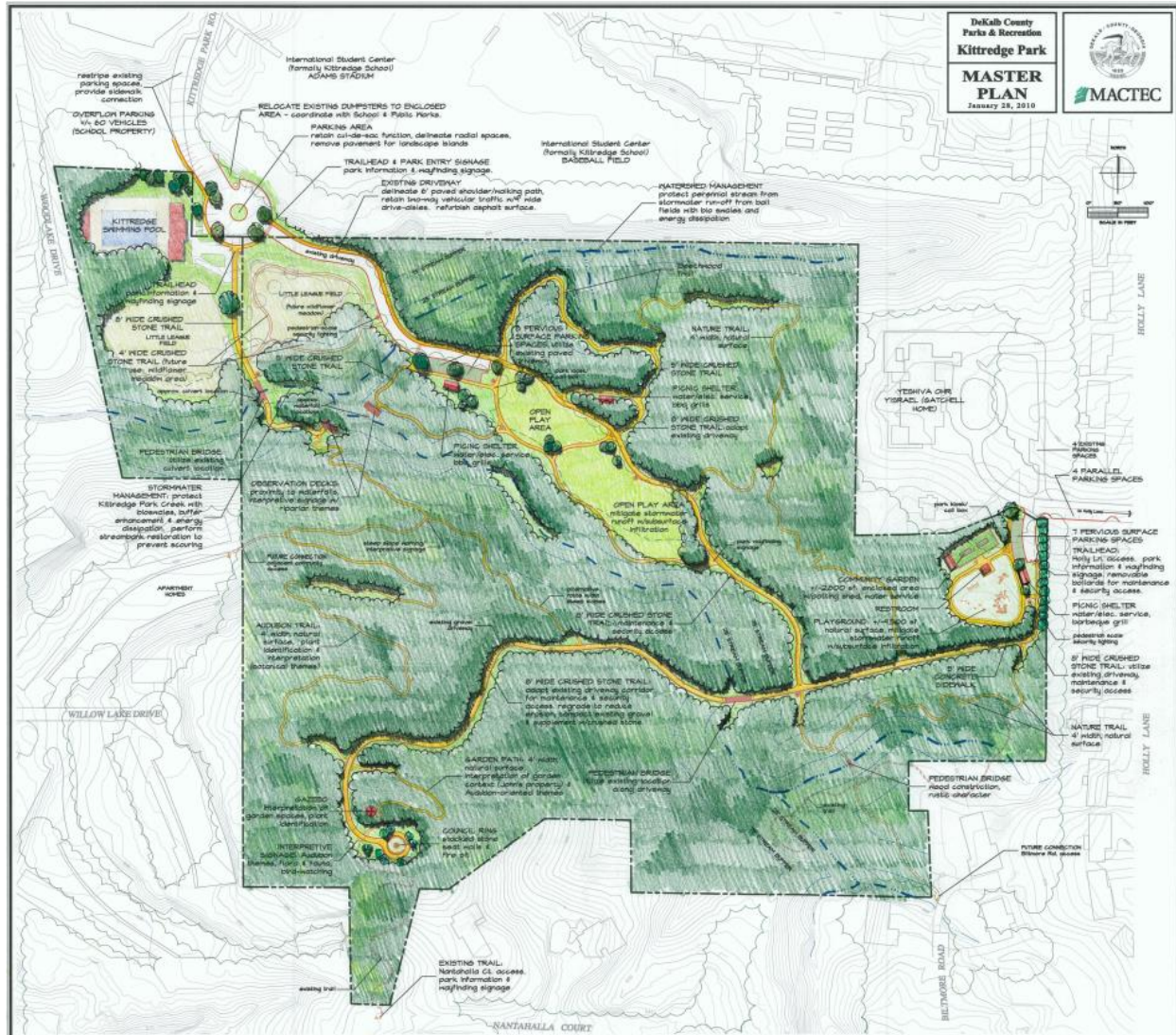
Public Access to the creek should be restored.



The drives bordering on two edges of the park will attract development and activity, thereby improving safety and creating a sense of place.

A trail connection also is proposed through the Subarea to provide access from nearby areas to Kittredge Park. The exact alignment of this new trail requires additional analysis and likely will be determined as part of future redevelopment. Extending the park to the west along the creek corridor should also be considered to create more greenspace and provide additional connectivity. The 2010 Kittredge Park Master Plan, shown below, envisions much of what is there today and plans for future preservation of open space.

North Druid Hills at Briarcliff Node Update



2010 Kittredge Park Master Plan

Residential

Shown in brown in the Subareas Map, the Residential Subarea is in the northern portion of the Study Area and is bisected by Briarcliff Road. This area consists largely of multi-family residential, townhomes, and single-family residential. Future development or redevelopment within this area is expected to be limited to residential uses only.

Building heights in the Residential area should range between 1 and 3 stories with maximum densities of 24 units per acre. A trail connection is proposed through this Subarea to provide access to existing greenspace and a potential connection from the Subarea and North Druid Hills Road to the Peachtree Creek Greenway. The exact alignment of this new trail requires additional analysis and likely will be determined as part of future redevelopment.

North Druid Hills at Briarcliff Node Update

Preferred Density, Height and Land Use Classification Table

Subarea	Proposed Density	Proposed Height	Preferred Uses
Mixed-Use	60 units/acre	4-6 stories	Townhomes, Condominiums, Apartments, Retail, Commercial, Office, Institutional Uses, Entertainment, Cultural Facilities, Park and Recreational Facilities, Public and Civic Facilities
Multifamily Residential (North of Creek)	24 units/acre, up to 60 units/acre with bonuses	up to 4 stories, up to 6 stories with bonuses	Townhomes, Condominiums, Apartments, Retail, Commercial, Office, Institutional Uses, Entertainment, Cultural Facilities, Park and Recreational Facilities, Public and Civic Facilities
Multifamily Residential (South of Creek)	24 units/acre	up to 3 stories	Townhomes, Condominiums, Apartments, Park and Recreational Facilities
Residential	24 units/acre	1-3 stories	Single-Family, Limited Multifamily
Attached Residential	60 units/acre	3-6 stories	Townhomes, Multifamily, Single-Family Attached, Limited Small-Scale Commercial
Institutional/Mixed-Use	60 units/acre	4-6 stories	Institutional Uses, Public and Civic Facilities, Mixed-Use (pending potential redevelopment of DeKalb County School District property)
Open Space	N/A	N/A	Open Space

* Property rezoning may be required to achieve the maximums set forth in the table above

* Density bonus table from the DeKalb County Zoning Code included in the appendix

North Druid Hills at Briarcliff Node Update

Height/Density Comparison Between Previous Comprehensive Plan and Briarcliff Node Update

Previously Adopted Comp Plan			Briarcliff Node Update		
Comp Plan	Existing Density	Preferred Height	Briarcliff Node Update	Proposed Density	Proposed Height
NC	24 units/acre	1-3 stories	Mixed-Use	60 units/acre	4-6 stories
NC	24 units/acre	1-3 stories	Multifamily Residential (North of Creek)	24 units/acre, up to 60 units/acre with bonuses	up to 4 stories, up to 6 stories with bonuses
NC	24 units/acre	1-3 stories	Multifamily Residential (South of Creek)	24 units/acre	up to 3 stories
NC	24 units/acre	1-3 stories	Residential	24 units/acre	1-3 stories
SUB	Up to 8 units/acre	1-2 stories	Residential	24 units/acre	1-3 stories
SUB	Up to 8 units/acre	1-2 stories	Attached Residential	60 units/acre	3-6 stories
NC	24 units/acre	1-3 stories	Institutional/Mixed-Use	60 units/acre	4-6 stories
COS	N/A	N/A	Open Space	N/A	N/A

* Property rezoning may be required to achieve the maximums set forth in the table above

* Density bonus table from the DeKalb County Zoning Code included in the appendix

The table above compares heights and densities in the previous comprehensive plan for the Briarcliff Node with proposed heights and densities in the Briarcliff Node Update. In the previous comprehensive plan, most of the Node was classified as Neighborhood Commercial with limited suburban and Conservative/Open Space. The Briarcliff Node Update includes Town Center heights and densities at its core and maintains Neighborhood Center heights and densities farther away from the core while still preserving Conservative/Open Space in the southern portion of the Node.

Workforce Housing

Workforce housing is described as housing that is affordable to households earning eighty (80) percent of median household income for the Atlanta Metropolitan Statistical Area (MSA) as determined by the current fiscal year HUD income limit table at the time of construction. As included in the appendix of this document starting on page 47, the median household income for the Atlanta MSA is \$70,630, followed by \$52,511 for the Study Area. DeKalb County has a significant need for affordable housing as 42% of the population is cost burdened, meaning they are paying more than 30% of their income for rent.² Additional facts and figures concerning the current supply and need for workforce housing is located in the appendix. Consistent with the DeKalb County Comprehensive Plan, workforce housing should be provided in appropriate activity centers throughout the County. In designated activity centers, density shall be increased to support urban lifestyles within mixed-use developments and bonuses shall be granted for workforce and senior housing.

DeKalb County should focus its efforts on preserving existing workforce housing within the Briarcliff Node, especially given the Study Area's current demographic profile and future development and jobs coming to the area. Additionally, if the current supply of workforce housing is redeveloped in the future, measures should be taken to replace or resupply workforce housing in or adjacent to the Activity Center.

Existing Apartment Supply

Community	Total Units	Monthly Rent (\$)
The Legacy at Druid Hills	979	\$1,283
Briarcliff Apartments	220	\$1,339

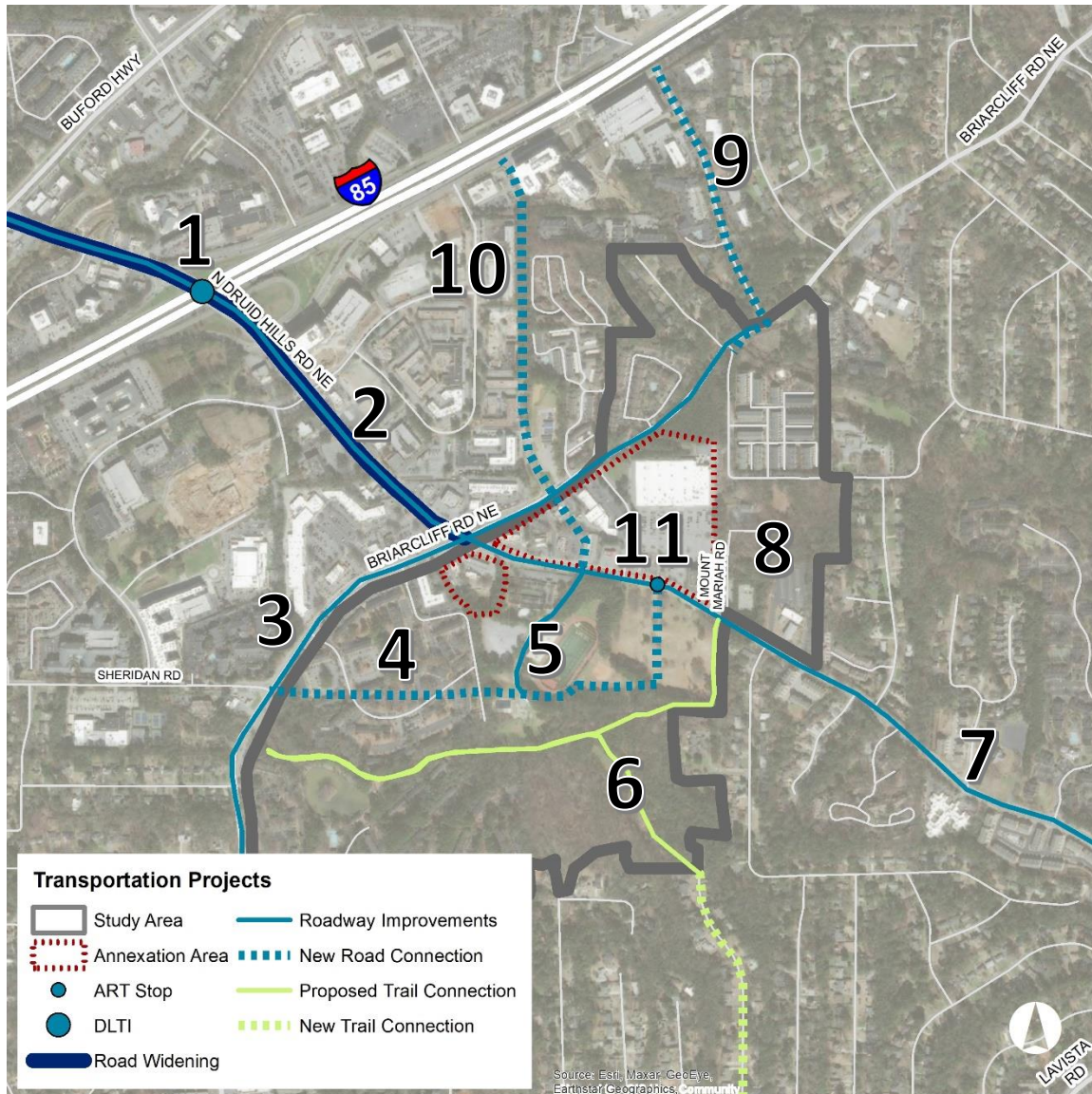
² Druid Manor Project, Brookhaven, GA, PowerPoint Presentation #2, March 14, 2021

North Druid Hills at Briarcliff Node Update

Transportation Recommendations

Transportation Projects within the Briarcliff Node

The previous North Druid Hills LCI, the Comprehensive Transportation Plan, and other area studies identified several transportation improvements within the Briarcliff Node. The update to the Briarcliff Node portion of the LCI study area assessed these projects, revised the project list, and identified new projects or improvements. The following graphic shows recommended transportation improvements from the LCI plan in the general study area. The Briarcliff Node study area is shown in black. After the figure is a list of projects within the study area.



Transportation Projects Map

North Druid Hills at Briarcliff Node Update

Number	Project Name	Description
I	<i>I-85-North Druid Hills Interchange Improvement (DLTI)*</i>	New Project - Displaced Left Turn Interchange (DLTI) for the westbound North Druid Hills to southbound I-85 movement, including road widening
2	<i>North Druid Hills Road Widening and Intersection Improvements (west of Briarcliff Road)*</i>	New Project - North Druid Hills Road widening between I-85 and Briarcliff Road, including interchange improvements
3	Briarcliff Road Improvements	Briarcliff Bicycle Lanes & Sidewalks (T10) - Extension of existing Briarcliff Road on-street bicycle lanes and 6-foot sidewalks with 5-foot planted buffers
4	Sheridan to North Druid Hills Connector	New Project - As part of redevelopment or County-led
5	Kittredge Connector	Kittredge Park Bicycle Access (T9-C) - 6-foot sidewalks, 4-foot planted buffers, and 4 foot on-street bicycle lanes
6	Kittredge Park Trail	Three Parks Connector Multi-Use Trail (T11-A) - Multi-use trail through Kittredge Park expansion
7	North Druid Hills Road Improvements	North Druid Hills Road Improvements (Formerly T1B) - Addition of six-foot sidewalks with 5-foot planted buffers, 4 foot on-street bicycle lanes, turn lanes, medians, and other access management improvements as well as other appropriate capacity enhancements along North Druid Hills Road
8	North Druid Hills to Briarcliff Trail	New Project - Multi-use trail connection from the intersection of North Druid Hills Road and Mt. Mariah Road to the intersection to Briarcliff Road and Knob Hill Drive
9	Mt. Mariah-Cliff Valley Connector	I-85 North Druid Hills Connector (T4) - Upgrade Cliff Valley Way and realign the southern end with Knob Hill Drive with new crossing of Fern Creek. Realign Childerlee Lane to T into Cliff Valley Way. Upgrade of Knob Hill and Mount Mariah Roads, with new location roadway between them. Six-foot sidewalks with 5-foot planted buffers and 4 foot on-street bicycle lanes are included on all facilities except the access road.
10	Kittredge Connector*	Kittredge Park Bicycle Access (T9-A and T9-B) - On-street Bicycle lanes along new road to be built as part of redevelopment
11	Potential ART Transit Stop	Possible location for ART station at signalized intersection

*Denotes outside of Study Area
Denotes part of same project

North Druid Hills at Briarcliff Node Update

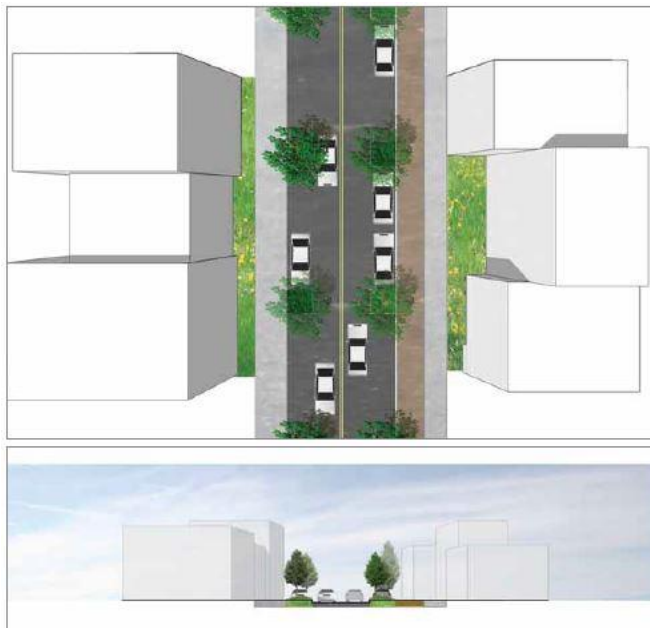
Access Management

As redevelopment takes place in the Briarcliff Node, driveways should be reconfigured to access the redevelopment roads and consolidated or removed from North Druid Hills and Briarcliff roads where practical. Additionally, as parcels redevelop, driveways along North Druid Hills and Briarcliff Roads should be consolidated and inter-parcel access should be provided.

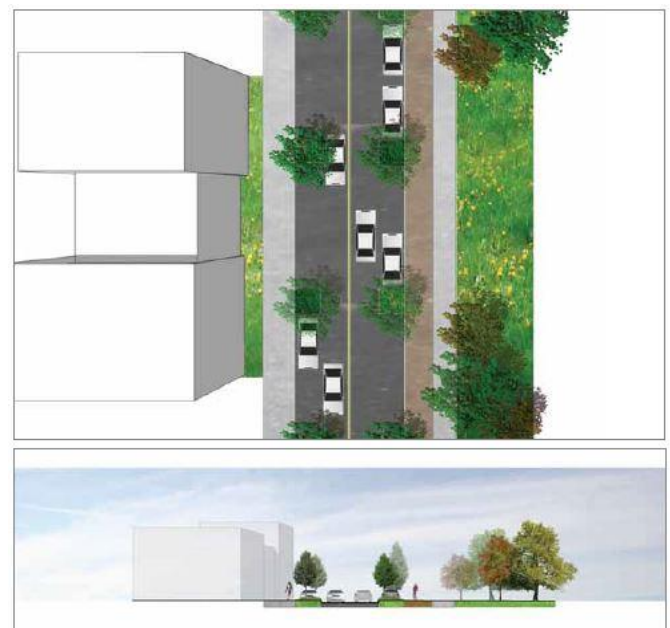
Redevelopment Streets

Several new streets in the Briarcliff Node were identified in the 2009 LCI study as well as A New Public Realm for DeKalb County, a study dated 2008. These streets provide new circulation within existing superblocks, enhanced connectivity, and a border for the Kittredge Park expansion. Due to the new streets proposed for locations where existing developments are currently located, the implementation of these improvements likely will occur as part of future redevelopment. Appropriate typical sections should be chosen and streets built either by developers or DeKalb County as negotiated during the development process.

Examples of a new connections that may occur as part of future redevelopment is the Sheridan to Mt. Mariah Connector, Mt. Mariah-Cliff Valley Connector, and Kittredge Connector (shown in the Transportation Projects Map above). A New Public Realm for DeKalb County includes typical sections for residential streets and parks drives (shown below). Residential streets are 60 feet wide and lined on both sides with buildings. These streets include: one two-way bike lanes, sidewalks on each side that serve the buildings, and tree pits jutting into parking lanes at regular intervals. Park drives are 60 feet wide and border parkland (i.e., Kittredge Park) with buildings lining the opposite side of the parkland. Features of park drives include: one lane in each direction with on-street parking on both sides, sidewalks on both sides, separated bike lane on the park side, and tree pits protruding into the parking lanes at regular intervals.



Residential Streets



Park Drives

Complete Streets

Complete Streets are roadway corridors designed and constructed to accommodate users of all ages, abilities, and modes. A Complete Streets Policy was included and adopted as part of the DeKalb County 2014 Transportation Plan to pursue the expansion of bicycle, pedestrian, and transit networks throughout the County. United States Department of Transportation (USDOT) and GDOT Complete Streets Policies were consulted in the creation of the DeKalb County Complete Streets Policy. That policy states that the County must consider installing bicycle, pedestrian, and transit facilities along any roadways that are newly constructed or largely modified within DeKalb County. Although there are conditions that may preclude the County from installing sidewalks, bike lanes, or other infrastructure as a part of new projects, most new or reconstructed roadways will receive improved accommodations for cyclists and pedestrians.

In addition to Complete Streets, other traffic calming measures to reduce cut-through traffic, lower vehicle speeds, and encourage walking and biking should be explored. One example of this is the idea of Slow Streets. The Environmental and Energy Study Institute describes Slow Streets as initiatives that have emerged from a desire to give pedestrians and bicyclists more space, especially during the COVID-19 Pandemic and increased practice of social distancing. Slow Streets programs place barriers on streets, closing one or more lanes to car traffic, which opens up new space for pedestrians and cyclists.

Transit

The 2019 DeKalb County Transit Master Plan (TMP) identifies the long-range vision for transit in the County, which includes the possibility of Arterial Rapid Transit (ART) along North Druid Hills Road. More detail regarding the TMP and planned projects can be found in the Programmed Projects and Previous Plans section. Plans for North Druid Hills Road will require continued coordination between transit agencies and adjacent property owners. Additionally, more detailed studies regarding the ART route and facilities should be considered.

At the time of this study, MARTA service along North Druid Hills Road and Briarcliff Road have been suspended as part of broader service cuts related to the impacts of COVID-19. The County should work with MARTA to resume service and improve existing transit stops and amenities within these corridors.

Trails

The Peachtree Creek Greenway (PCG) is a multi-use trail connecting communities along the North Fork Peachtree Creek. Currently under construction, the PCG will run along the bank of the North Fork Peachtree Creek in the northeast Atlanta metropolitan area, following I-85 from Georgia 400 up to and beyond I-285. The potential connection to the PCG could link Kittredge Park and communities east of I-85 with the PCG. Additional analysis is required to identify trail alignment and funding sources. Multiple trail connections and potential alignments were identified during the process but specific alignments for connections shown in the map require additional analysis and identification of funding sources.

Additional Plans and Studies

DeKalb County will undertake an update to the Comprehensive Plan and the Comprehensive Transportation Plan in 2021. Additionally, DeKalb County has been awarded grant funding for a North Druid Hills Corridor Study that includes the Briarcliff Node. Recommendations from this plan, additional

North Druid Hills at Briarcliff Node Update

analysis, and identification or refinement of projects within this study should be included as part of these larger efforts.

Public Involvement

Public Involvement Meeting Schedule:

- Stakeholder Meeting #1 – January 7, 2021
- Stakeholder Meeting #2 – January 26, 2021
- Community Council Meeting – February 9, 2021
- Public Meeting – February 23, 2021

Stakeholder Meeting #1

The meeting was held virtually via Zoom and began at 6:00 pm on January 7, 2021.

Present at Meeting:

Representatives from The Allen Morris Company, Kimley-Horn, and the surrounding communities of Briarcliff Woods, Victoria Estates, North Druid Hills, Mason Mill, Sheffield Glen, and Sagamore Hills. The roster of attendees is as follows:

1. Barbara Vargas, Briarcliff Woods
2. Marc Hill, Druid Forest HOA President
3. Joe Hirth, HOA President Bristol at Briarcliff
4. Justin Dyer, Sheffield Glen
5. Mary Hinkel, Ethics Committee, Mason Mill
6. Martha Gross, NDHRA
7. Randy Roosa, Briarcliff Woods
8. Jaime Dutro, Traffic Engineer
9. Alan Pinsker, former Zoning Chair at NDHRA
10. Dan Wright, ZBA District 6, Druid Hills
11. Nathan Hedges, The Allen Morris Company
12. Jillian Japka, The Allen Morris Company
13. Don Broussard, Zoning Chair Sagamore
14. Pat Killingsworth, Victoria Estates
15. Eric Meyer, DeKalb County Commissioner Rader's Office
16. Larry Washington, DeKalb County
17. Eric Bosman, Kimley-Horn
18. Emily Smith, Kimley-Horn
19. Jon Tuley, Kimley-Horn

Presentation and Stakeholder Input

The Briarcliff Node Update Stakeholder Meeting began with brief introductions and an overview of the process, goals, and purpose of the stakeholder group. Eric Bosman provided an overview of the North Druid Hills Activity Center and how it relates to the Comprehensive Plan and other studies, including the Activity Center's proposed boundary changes since the last Comprehensive Plan Update. Eric also discussed development in the surrounding area as well as existing land uses and current zoning. Jon

North Druid Hills at Briarcliff Node Update

Tuley then provided an overview of traffic and transportation in the area as well as planned improvements, including road widenings and intersection improvements.

Stakeholder input began with a discussion of the previous planning efforts and the previous Plan's focus on transportation infrastructure and reducing traffic in the area. Numerous stakeholders agreed that traffic and transportation infrastructure were still major issues to be addressed in the current planning effort. Stakeholders agreed that focusing on traffic, implementing traffic improvements from the 2009 Plan, collaborating with Brookhaven, and understanding how this area fits into the larger context were major priorities.

Stakeholders transitioned to discuss development in the area and the potential to shape the Briarcliff Node and incorporate desired and appropriate uses. This included a discussion of the school property/stadium and its potential for walkable mixed-use development as well as the opportunity to connect to the adjacent greenspace. Eric then asked stakeholders for feedback on potential subareas for the area that would provide a more detailed vision for the Briarcliff Node rather than a one-size-fits-all approach. Stakeholders generally agreed with the preliminary subareas and asked the consultant team to present finalized subareas at the next meeting.

Eric closed out the meeting by outlining the next steps, which included looking at previous plans (Brookhaven, CHOA, and Emory); creating five subareas; incorporating open space, trails, and Kittredge Park; and reconnecting with the group with a concept for feedback in about two weeks.

Stakeholder Meeting #2

The meeting was held virtually via Zoom and began at 6:00 pm on January 26, 2021.

Present at Meeting:

Representatives from The Allen Morris Company, Kimley-Horn, and the surrounding communities of Briarcliff Woods, Victoria Estates, North Druid Hills, Mason Mill, Sheffield Glen, and Sagamore Hills. The roster of attendees is as follows:

1. Alan Pinsker, former Zoning Chair at NDHRA
2. Marshall Orson, Chair, DeKalb Co. School Board
3. Gayle Peeples, former NDHRA President
4. Nathan Hedges, The Allen Morris Company
5. Barbara Vargas, Briarcliff Woods
6. Bill Lide, Victoria Estates
7. D. Benjamin Estill, COO, DeKalb Co. Schools, Div of Operations
8. Dan Wright, ZBA District 6, Druid Hills
9. Don Broussard, Zoning Chair Sagamore
10. Joe Hirth, HOA President Bristol at Briarcliff
11. Justin Dyer, Sheffield Glen
12. Marc Hill, Druid Forest HOA President
13. Mary Hinkel, Ethics Committee, Mason Mill
14. Martha Gross, NDHRA
15. Mel Butler
16. Eric Meyer, Commissioner Rader's Chief of Staff
17. Noel Maloof, Dep. COO, DeKalb Co. Schools, Div of Operations

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18. Andrew Baker, DeKalb County
19. Cedric Hudson, DeKalb County
20. Larry Washington, DeKalb County
21. Eric Bosman, Kimley-Horn
22. Jon Tuley, Kimley-Horn
23. Emily Smith, Kimley-Horn

Presentation and Stakeholder Input

The second Briarcliff Node Update Stakeholder Meeting began with a brief introduction, recap, and overview of the agenda for the meeting. Eric Bosman then walked the attendees through the changes to the Briarcliff Node since the completion of the LCI, which included annexations by Brookhaven and a loss of transition areas between higher-intensity areas and the existing single-family neighborhoods. He continued to identify the areas to be incorporated into the Briarcliff Node during this Plan Update, including multifamily and areas adjacent to recently annexed land. Eric then showed a map of the approved or planned developments near the Node, which included many higher-density developments in Brookhaven and adjacent to the Node.

Stakeholders were then asked if they had any comments or questions thus far. A brief discussion regarding Brookhaven and the heights and densities permitted in the area took place. Stakeholders agreed that surrounding Brookhaven areas were trending more towards the Regional Center designation, pointing out the potential for development to go to Brookhaven rather than DeKalb County.

The meeting transitioned into a discussion of the subareas that were drafted based on feedback from the previous Stakeholder Meeting. The first subarea, Multifamily Residential, was generally well-received aside from the proposed roadway connection, which stakeholders felt should be realigned to avoid the creek and existing park. The next subarea, Institutional/Open Space, was generally well-received, but a representative from the school board provided information on the uncertainty of the future of the school site and coming development. The Mixed-Use subarea received the most feedback, generally having to do with potential road and trail connections and their locations concerning the stadium and park land. Stakeholders generally agreed upon the Attached Residential area and explored the possibility of passive greenspace in the cemetery. The final subarea, Residential, was well-received with the caveat of adjusting the potential trail connection to end at the dog park and avoid adjacent single-family neighborhoods.

Stakeholders agreed that additional coordination with Brookhaven, DeKalb Schools, and CHOA was needed. The majority also agreed that a Town Center designation with more nuance in certain areas was appropriate. Eric closed out the meeting by outlining next steps, which included using feedback to craft more detail on the subareas to share with the stakeholder group for their review and comment.

Community Council Meeting

The meeting was held virtually via Zoom and began at 5:30 pm on February 9, 2021.

Presentation and Stakeholder Input

Eric Bosman provided a brief presentation regarding the North Druid Hills LCI Briarcliff Node Update, which included an overview of the following key areas:

- 2009 North Druid Hills LCI Study
- Changing Conditions

North Druid Hills at Briarcliff Node Update

- Stakeholder Discussions
- Proposed Plan Modifications

The presentation was well-received by attendees. Multiple stakeholders spoke in support of the Plan, particularly its inclusion of stakeholder input and nearby plans. They also acknowledged the cooperative effort and appreciation of the process in general. The question of annexation was also discussed, as multiple attendees expressed their concern for the area being annexed by Brookhaven. Eric Bosman responded that although the Plan will not completely protect the area from annexation, it will certainly focus on economic viability and incentives for development to stay in the area.

The Community Council members present recommended approval of the Plan.

Public Meeting

The meeting was held virtually via Zoom and began at 6:00 pm on February 23, 2021.

Present at Meeting:

Representatives from The Allen Morris Company, Kimley-Horn, and the surrounding communities of Briarcliff Woods, Victoria Estates, North Druid Hills, Mason Mill, Sheffield Glen, and Sagamore Hills. The roster of attendees is as follows:

1. Barbara Vargas
2. John Turner
3. Eric Meyer
4. Mary Hinkel
5. Justin Dyer
6. Nathan Hedges
7. Carl Westmoreland
8. Dan Wright
9. T. Gilbert
10. Gayle Peebles
11. Ward Silver
12. Chris Chan
13. John Turner
14. Justin Dyer
15. Bill Lide
16. Alan Pinsker
17. Louis Martin
18. Randy Roosa
19. Joe Hirth
20. William Owens
21. Jaime Dutro
22. Don Broussard
23. Costa Panos
24. Martha Gross
25. Larry Washington
26. Ted Terry

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27. Cedric Hudson
28. Spencer
29. Mary Kay OBrien
30. David DeLozier
31. Jon Tuley
32. Eric Bosman
33. Emily Smith

Presentation and Community Input

Eric Bosman provided a brief presentation regarding the North Druid Hills LCI Briarcliff Node Update, which included an overview of the following key areas:

- 2009 North Druid Hills LCI Study
- Changing Conditions
- Stakeholder Discussions
- Proposed Plan Modifications

Community discussion focused on the overall process and timeline of the Briarcliff Node Update. There was also significant discussion regarding Kittredge Park and the proposed roadway connection. Community members recommended that the Consultant Team visit the site and alter the proposed roadway connection accordingly. Additionally, there was some concern about the alignment of the North Druid Hills to Briarcliff Trail and the community recommended looking at alternate alignments. Community members were also curious about surrounding proposed developments and asked that more information be provided on Brookhaven's, Emory's, and CHOA's plans for the area.

Plan Implementation and Recommendations

- Full update to the comprehensive plan
- Within the County's Comprehensive Plan, expand the Briarcliff Node and change future land use designation to Town Center as referenced above
- Consider findings and recommendations of this plan in the updated comprehensive plan, comprehensive transportation plan and the North Druid Hills corridor study
- Full update to North Druid Hills LCI
- Further analyze the feasibility of proposed road and trail connections
- Conduct a housing study for the area that can identify strategies and opportunities to preserve or create workforce housing within the study area
- Conduct a trail connectivity/feasibility study, including analyzing potential connections to the Peachtree Creek Greenway

Evaluation

The plan should be reevaluated every 10 years as part of the County's Comprehensive Land Use Plan Update or by a separate process. The County also may want to consider partnering with the City of Chamblee and/or City of Brookhaven to apply for Livable Centers Initiative Funds in the future to coordinate this area's growth, development, and improvements with adjacent areas to the north and south.

Appendix

Demographics and Socio-economic Data

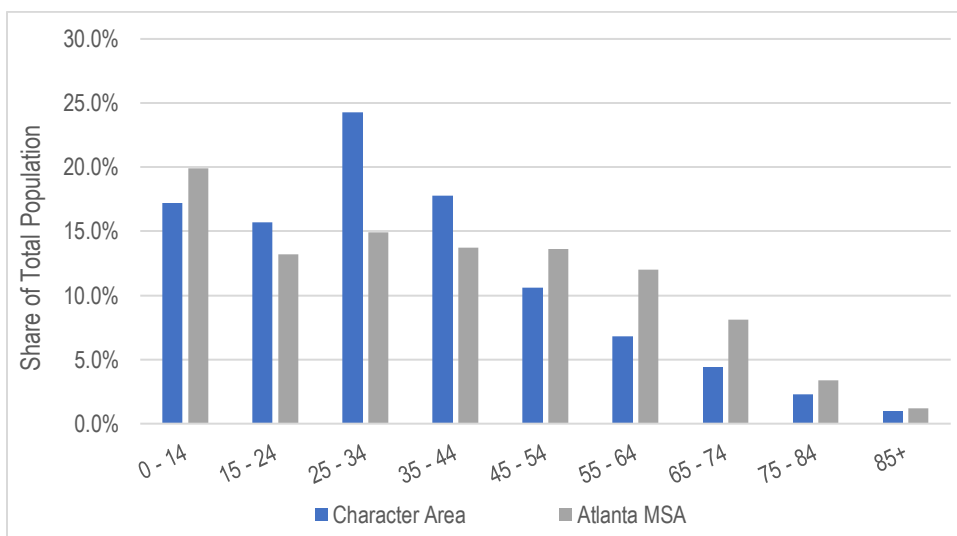
Current and Projected Population for Briarcliff Node Study Area

The current population of the Study Area is 2,264 according to ESRI Business Analyst Online, which has increased 19.4% from 2010. This population increase follows a similar trajectory to that of the County (7.1% increase since 2010) and the Atlanta Metropolitan Statistical Area (MSA) (14.4% increase since 2010).

The 2025 population projection for the Study Area is 2,365 (4.5% growth from 2020). The County and MSA are expected to grow at 4.3% and 7.3%, respectively. As the Atlanta region continues to grow, regional centers and neighborhood centers are expected to grow as properties are redeveloped and repositioned for more contemporary uses. Population growth should be anticipated and planned for within the Briarcliff Node Update in a way that enhances connectivity and quality of life and respects stable, residential single-family neighborhoods.

	2010 Population	2020 Population	2025 Population	% Change (2010-2020)	% Change (2020-2025)
Study Area	1,896	2,264	2,365	19.4%	4.5%
DeKalb County	691,893	741,222	773,147	7.1%	4.3%
Atlanta MSA	5,286,728	6,049,686	6,488,557	14.4%	7.3%

Population Growth Comparison (Source: ESRI Business Analyst Online, Kimley-Horn)

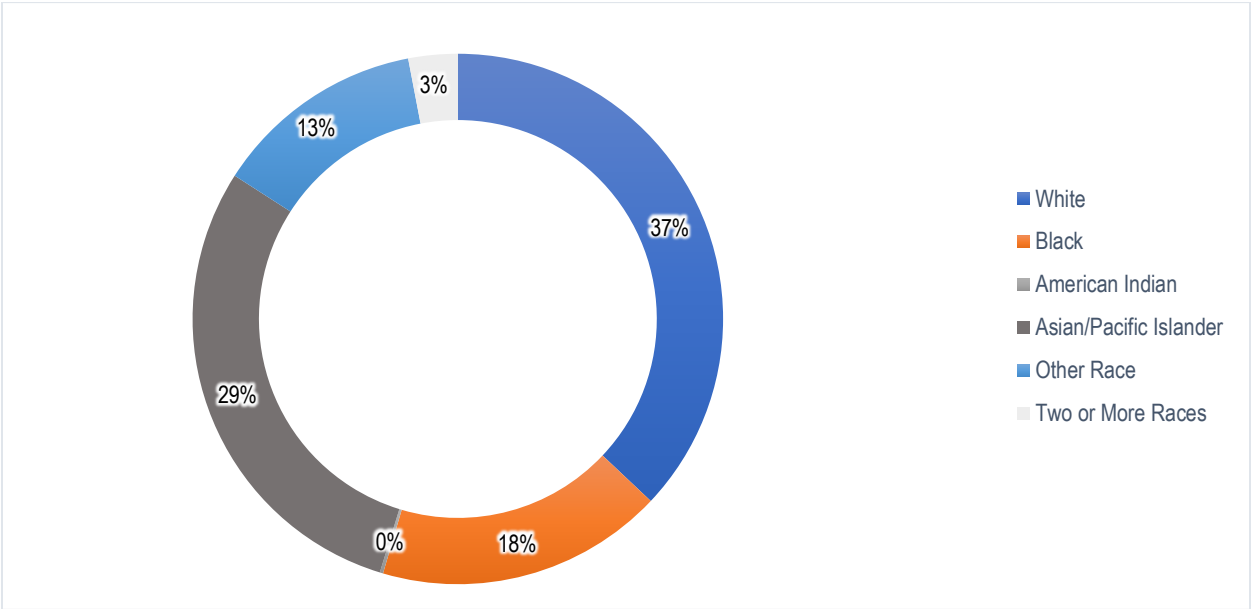


Median Age (Source: ESRI Business Analyst Online, Kimley-Horn)

North Druid Hills at Briarcliff Node Update

The median age in the Study Area is 32, which is lower than both the County at 36 and MSA at 36.5. The median age is expected to remain consistent in 2025 at 32.5. The anticipated median age in 2025 is 36.4 for the County and 36.9 for the MSA.

Demographics – Race and Ethnicity



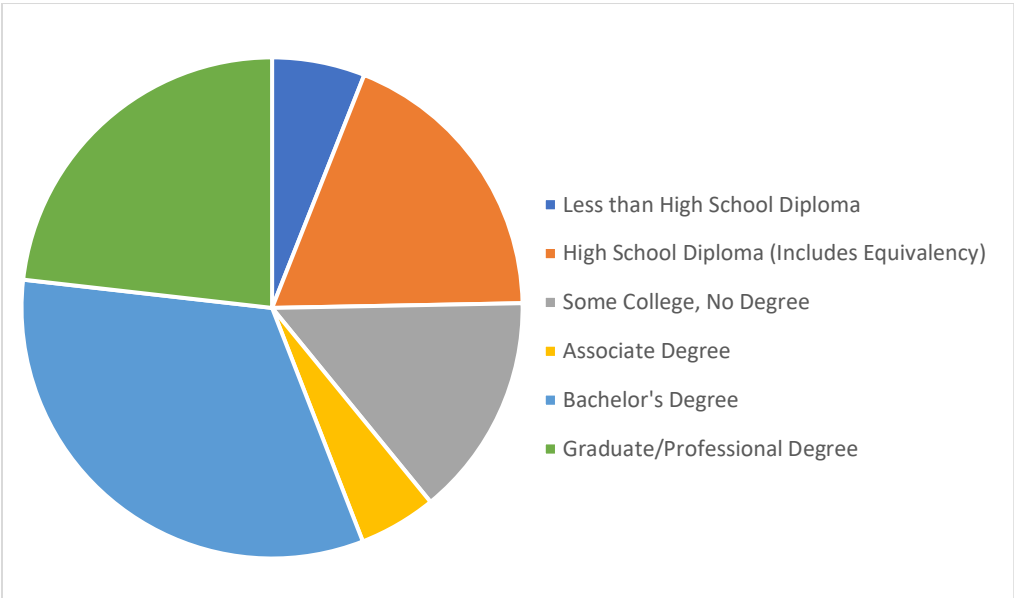
Current Racial Makeup of Activity Center (%) (Source: ESRI Business Analyst Online, Kimley-Horn)

Race (2020)	Character Area	DeKalb County	Atlanta MSA
White	37.0%	31.7%	50.7%
Black	17.5%	53.8%	34.9%
American Indian	0.2%	0.4%	0.3%
Asian/Pacific Islander	29.3%	5.1%	6.5%
Other Race	12.9%	4.2%	4.7%
Two or More Races	3.0%	2.4%	3.0%
Hispanic Origin	20.4%	9.8%	11.0%
Diversity Index (2020)	82.9	66.4	69.3

Comparison of Racial and Ethnic Makeup (%) (Source: ESRI Business Analyst Online, Kimley-Horn)

The demographic makeup of the Study Area is relatively diverse, with 17.5% black and 29.3% Asian/Pacific Islander, which is higher than both DeKalb County and the Atlanta MSA.

Demographics – Educational Attainment



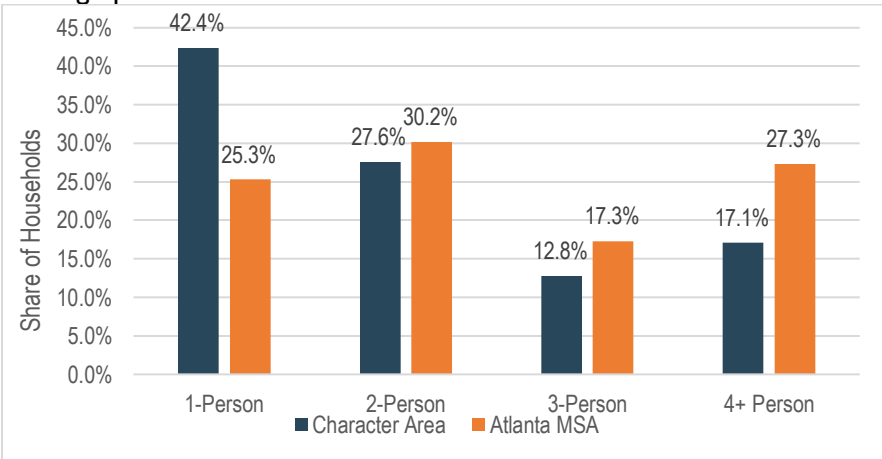
Educational Attainment for the Activity Center (Source: ESRI Business Analyst Online, Kimley-Horn)

Educational Attainment 25 and Older (2020)	Character Area	DeKalb County	Atlanta MSA
Less than High School Diploma	6.0%	9.8%	9.6%
High School Diploma (Includes Equivalency)	18.7%	20.3%	23.9%
Some College, No Degree	14.4%	17.1%	18.8%
Associate Degree	5.0%	7.0%	8.0%
Bachelor's Degree	32.7%	23.1%	24.7%
Graduate/Professional Degree	23.2%	19.8%	15.2%

Comparison of Educational Attainment (Source: ESRI Business Analyst Online, Kimley-Horn)

Overall, the Study Area is more highly educated than DeKalb county as a whole and the Atlanta MSA, with 23.2% of the population 25 and older with a graduate/professional degree and 32.7% with a bachelor's degree.

Demographics – Household Size



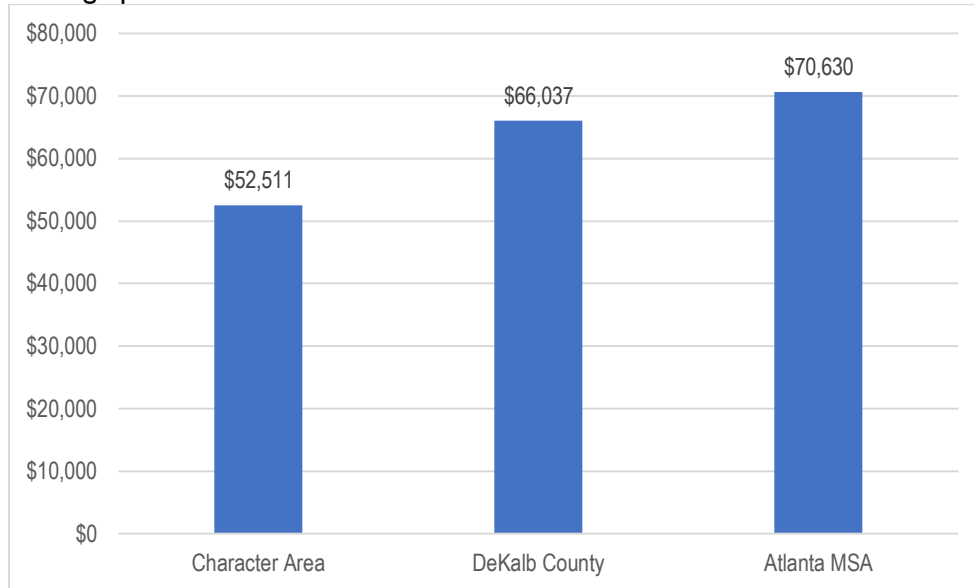
Comparison of Average Household Size (Source: ESRI Business Analyst Online, Kimley-Horn)

North Druid Hills at Briarcliff Node Update

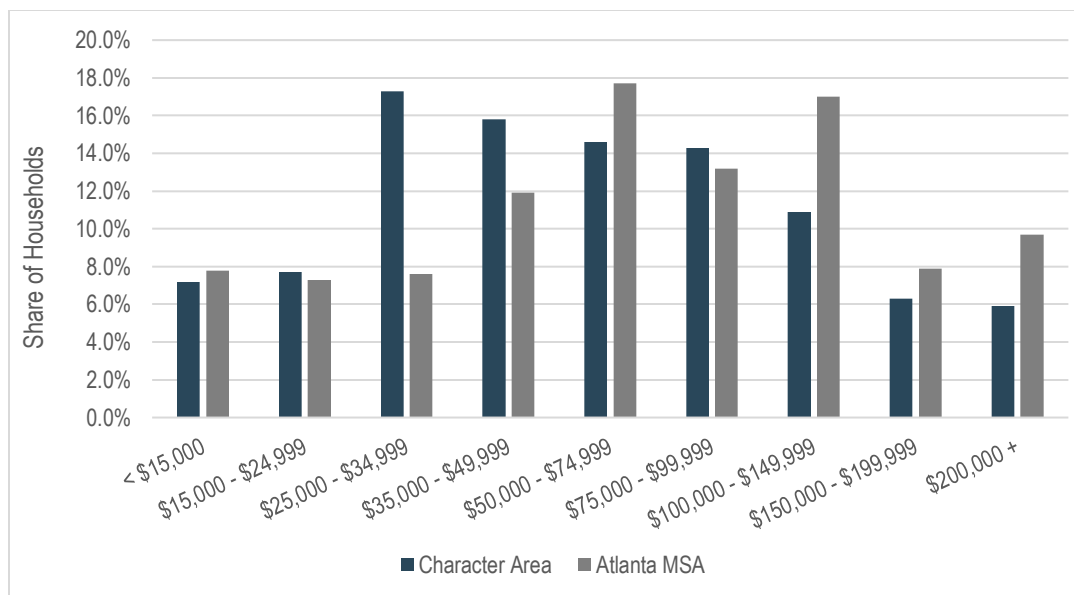
The Study Area mainly is comprised of 1-person households, at 42.4%. Compared to the MSA, the Study Area has more 1-person households and fewer 2-4+ person households. This may correlate to the lower median age and a potentially larger number of singles and young professionals.

Mixed-Income Assessment within Briarcliff Node Study Area

Demographics – Household Income



Comparison of Median Household Income (Source: ESRI Business Analyst Online, Kimley-Horn)



Comparison of Share of Household Income (Source: ESRI Business Analyst Online, Kimley-Horn)

The median household income in the Study Area is \$52,511. This is lower than both the County and the Atlanta MSA. The greatest share of households in the Study Area has an annual income between \$25,000 and \$34,999. The share of households earning between \$35,000 and \$99,999 annually is relatively close in percentage but drops dramatically under \$25,000 and over \$99,000, indicating that the Study Area is a majority middle-class area.

North Druid Hills at Briarcliff Node Update

Demographics – Housing and Vacancy Rates

Total Units

Area	2010	2020	2010-2020 Δ		
			#	%	CAGR
Character Area	1,150	1,249	99	8.6%	0.8%
DeKalb County	304,968	326,697	21,729	7.1%	0.0%
Atlanta MSA	2,172,967	2,439,548	266,581	12.3%	1.2%
Character Area % MSA	0.1%	0.1%	0.0%		

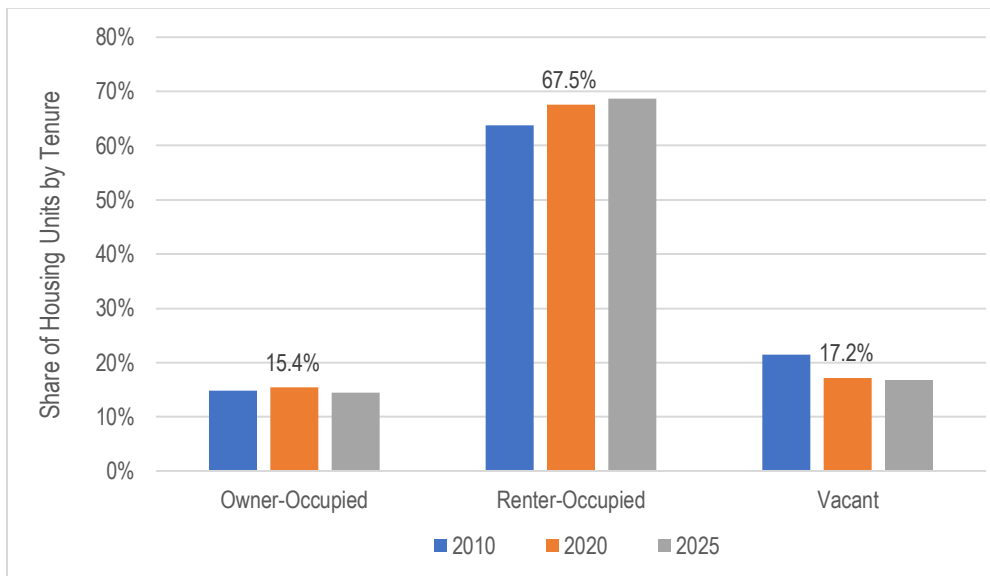
Source: US Census; Kimley-Horn

Area	2020	2025	2020-2025 Δ		
			#	%	CAGR
Character Area	1,249	1,288	39	3.1%	0.6%
DeKalb County	326,697	340,409	13,712	4.2%	0.8%
Atlanta MSA	2,439,548	2,611,999	172,451	7.1%	1.4%
Character Area % MSA	0.1%	0.0%	0.0%		

Source: US Census; 2010-2015 ACS; Kimley-Horn

Historic and Projected Growth in Residential Units

CAGR - Compound Annual Growth Rate

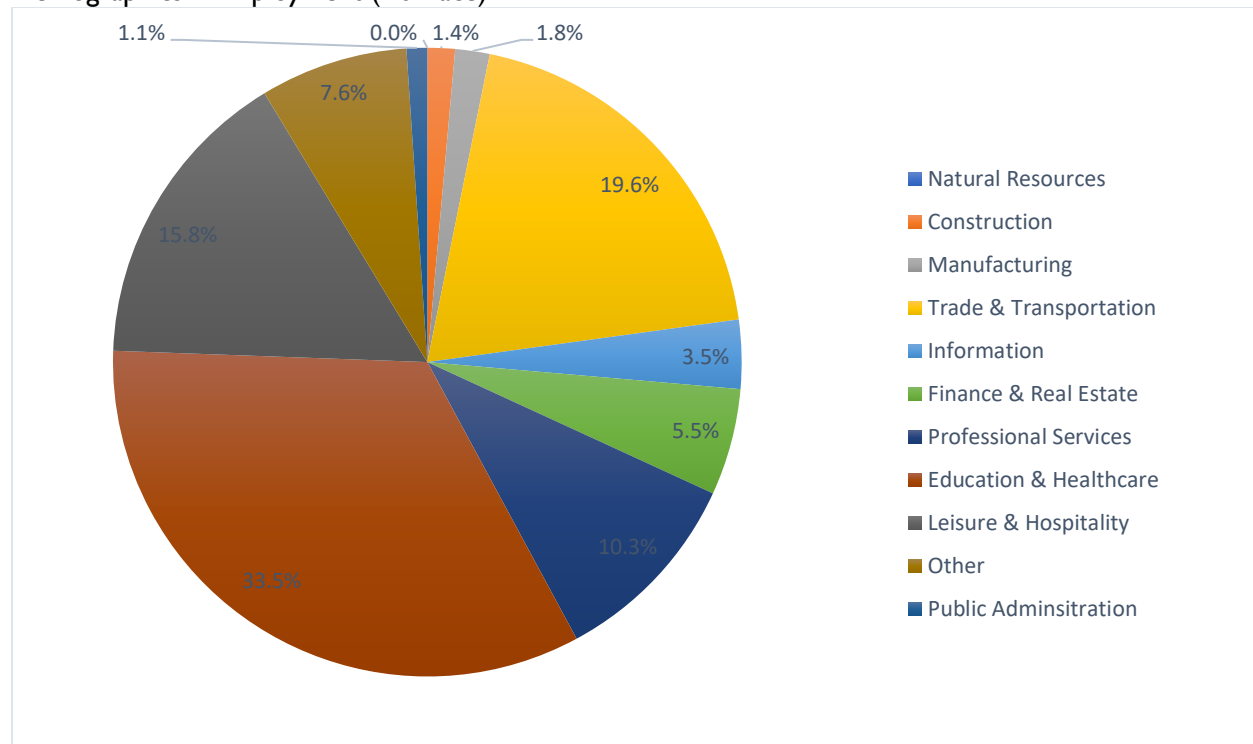


Share of Housing Units by Tenure in the Study Area (Source: US Census, Kimley-Horn)

The number of housing units in the Study Area is 1,249, with 99 new units constructed since 2010. The number of housing units is expected to increase by 39 units between 2020 and 2025. This growth is generally on trend with the rest of the County and the MSA, which have experienced consistent growth since 2010 and continue to grow in the number and diversity of housing units. It also is important to note the large share of renter-occupied units (67.5%), which continues to rise into 2025.

North Druid Hills at Briarcliff Node Update

Demographics – Employment (At Place)



Share of Industry Employment in the Study Area (Source: LEHD OnTheMap, Kimley-Horn and Associates)

Character Area		
Natural Resources	0	0.0%
Construction	8	1.4%
Manufacturing	10	1.8%
Trade & Transportation	111	19.6%
Information	20	3.5%
Finance & Real Estate	31	5.5%
Professional Services	58	10.3%
Education & Healthcare	189	33.5%
Leisure & Hospitality	89	15.8%
Other	43	7.6%
Public Administration	6	1.1%
	565	

Share of Industry Employment in the Study Area (Source: LEHD OnTheMap, Kimley-Horn and Associates)

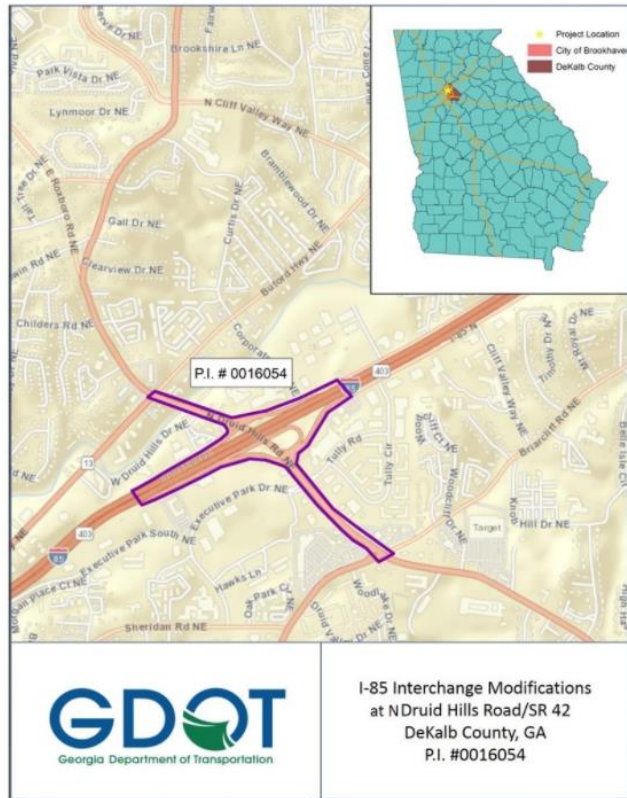
The leading employment industries within the Study Area include Construction (33.5%), Trade and Transportation (19.6%), and Leisure and Hospitality (15.8%). The high percentage of Construction, Trade and Transportation, and Leisure and Hospitality jobs is reflective of the strong commercial presence along the major corridors and recent development in the area.

While the current number of jobs within the study area is relatively low, the broader activity center around the study area is anticipated to see substantial job growth associated with the planned and proposed developments including Children's Healthcare of Atlanta campus and Emory at Executive Park.

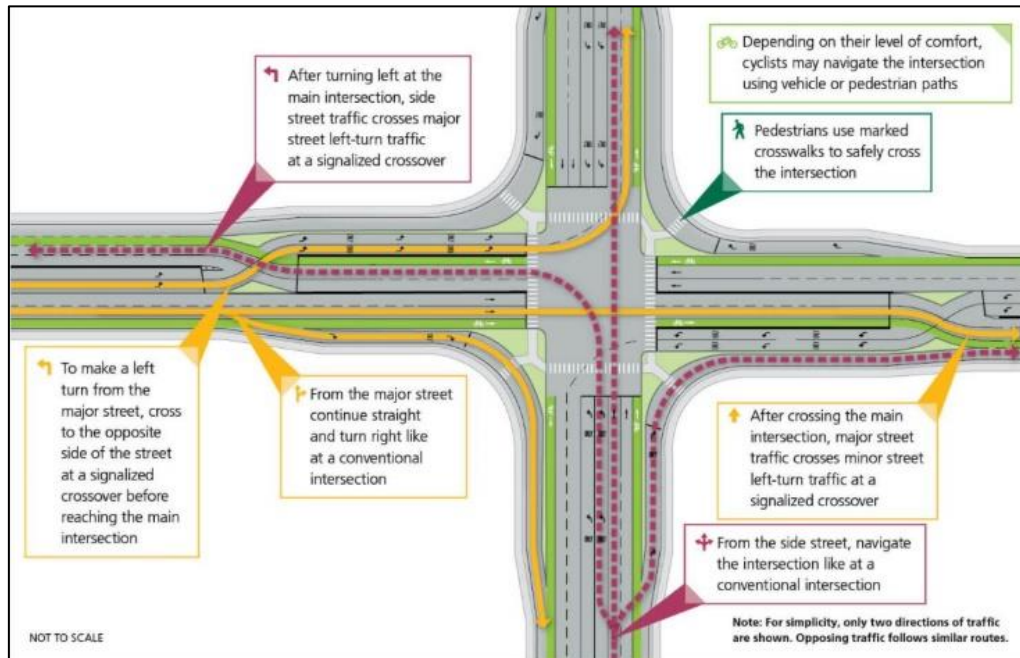
North Druid Hills at Briarcliff Node Update

North Druid Hills at I-85 Interchange Improvements

Project details and timeline are drafts therefore are subject to change.



Project Location



Navigating a Displaced Left Turn Lane Intersection

North Druid Hills at Briarcliff Node Update

Residential Density Bonus Eligibility and Percent

Density bonus % Increase by amenity, location, or other provision	
20% greater than base	
Public Improvements	Applicant provides any of the following improvements: transit facilities (bus shelter, ride-share), public art, structured parking, trail with public access, sidewalks and/or road improvements beyond project.
Transit Proximity	Existing park-n-ride or ride-share facility is located within ¼ mile of the property boundary.
Amenity Proximity	Existing amenities, such as healthcare facilities, senior and/or civic centers, public schools, public libraries, recreational facilities, personal service establishments, grocery stores, or shopping centers. (See section 2.12.7 .)
50% greater than base	
Sustainability Elements	Certification that proposed buildings, if built as designed, would be accredited by LEED®, EarthCraft, or other similar national accreditation organization, for energy- and water-efficient site and building design.
Mixed Income or Mixed Age	30-year enforceable commitment approved by the county attorney and recorded on the deed records that total number of units will be reserved to be occupied as follows: 10% by very low income households, or 20% by low income households, or 25% for senior citizens. Household income level shall be as established by the Atlanta Regional Commission.
Additional Enhanced Open Space	Additional enhanced open space (with standards established by article 5) comprise 20% of the overall development site.
100% greater than base	
Additional Enhanced Open Space	Enhanced open space comprises 35% or more of the overall development site.
MARTA Rapid Transit Station	Existing MARTA rapid transit station is located within ¼ mile of the property boundary.
Reinvestment Areas	Property is located within an Enterprise Zone or Opportunity Zone.