

Briarcliff Road-Clairmont Road Small Area Plan

Prepared for DeKalb County

October 9, 2020 DRAFT for COMMUNITY COUNCIL

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Briarcliff Road-Clairmont Road Small Area Plan

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Briarcliff Road-Clairmont Road Small Area Plan

Study Area and Purpose

In 2020, DeKalb County requested that a Small Area Plan be developed for the Briarcliff Road and Clairmont Road Activity Center (Briarcliff-Clairmont Activity Center) to provide an updated needs assessment, to identify growth management and development strategies for the area, and to adequately evaluate proposed changes within the Activity Center. The study includes three main components:

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

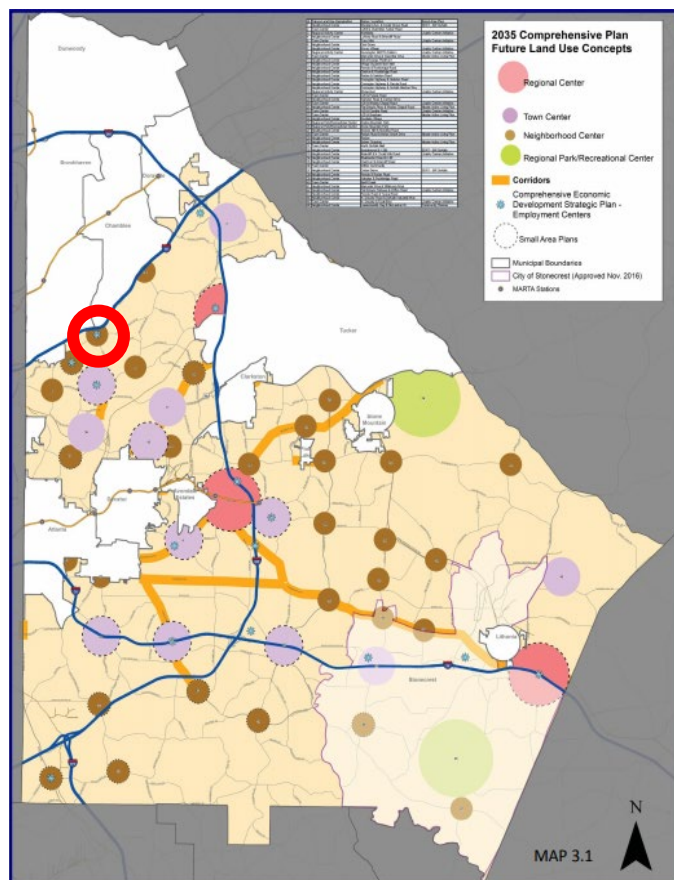
Regional Context

The Briarcliff-Clairmont Activity Center is a gateway to unincorporated DeKalb County at the intersection of I-85 and Clairmont Road – a major north-south corridor through DeKalb County. The Briarcliff-Clairmont Activity Center is surrounded by growing pockets of activity and redevelopment.

The North Druid Hills Activity Center, located to the south, has seen significant recent development activity, including the ongoing transformation of the Executive Park area into a \$1 billion “healthcare innovation district” with office, medical services, a hospital, commercial space, a hotel and multifamily residential. 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, was recently 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 I-85 from the Briarcliff-Clairmont Activity Center, Century Center Office Park was recently annexed by the City of Chamblee. Century Center includes a variety of corporate offices and a multifamily development, with recent plans to add a second hotel. The vision for the Century Center Office Park character area is a high-density, mixed-use node that serves as a regional attraction and employment center.



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Needs Assessment and Existing Conditions

The Briarcliff-Clairmont Activity Center is located in Northern DeKalb County, just south of I-85 at the intersection of Briarcliff Road and Clairmont Road. The Activity Center is approximately 83 acres in land area and is designated as a Neighborhood Center in the DeKalb County Comprehensive Plan. The Neighborhood Center designation allows 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 intent of the Neighborhood Center designation is 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.



DeKalb County Future Land Use Map

Briarcliff Road-Clairmont Road Small Area Plan

Existing Land Use and Zoning



Existing Land Use Map

Existing land use in the Activity Center is characterized by a mix of uses, including commercial (21.7 acres), institutional (7.5 acres), multi-family residential (45.1 acres), office (1.4 acres), and senior living (7.7 acres). Commercial uses are heavily concentrated at the intersection of Briarcliff Road and Clairmont Road, with automobile-oriented businesses and uses fronting almost the entirety of Clairmont Road within the Activity Center. Moving away from the main intersection, uses transition from more intense to less intense with large pockets of multi-family residential and senior living near the outer east and west boundaries of the Activity Center.

Land Use Acreage Analysis

Land Use Category	Acres	Percent of Land Uses
Commercial	21.7	26%
Institutional	7.5	9%
Multi-Family Residential	45.1	54.1%
Office	1.4	1.7%
Senior Living	7.7	9.2%

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Zoning Map

The existing zoning pattern within the Briarcliff-Clairmont Activity Center loosely aligns with the existing land use. Zoning categories present include: C-1 (20.2 acres), C-2 (1.5 acres), HR-2 (12.9 acres), MR-1 (12.8 acres), MR-2 (19.5 acres), OI (11.8 acres), R-100 (1.1 acres), and R-85 (3.8 acres). C-1, Local Commercial, accounts for the largest portion of the Activity Center and is focused primarily along Clairmont Road. HR-2 and MR-2, High-Density Residential and Medium-Density Residential, are the next largest zoning categories by area and are concentrated in the northwest and northeast quadrants of the Activity Center. The remainder of the Activity Center includes varying densities of residential and commercial zoning categories.

Zoning Acreage Analysis

Zoning Category	Acres	Percent of Zoning
C-1	20.2	24.2%
C-2	1.5	1.8%
HR-2	12.9	15.4%
MR-1	12.8	15.3%
MR-2	19.5	23.3%
OI	11.8	14.1%
R-100	1.1	1.3%
R-85	3.8	4.5%

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Demographics and Socio-Economic Data

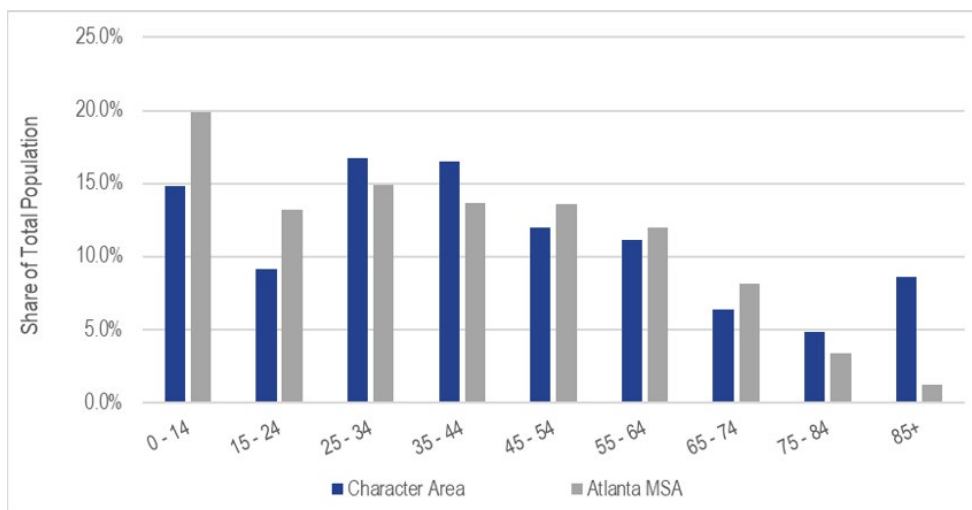
Current and Projected Population for Activity Center

The current population of the Activity Center is 984 according to ESRI Business Analyst Online, which has increased 15.9% 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 Activity Center is 1,037 (5.4% 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 redevelop and are repositioned for more contemporary uses. Population growth should be anticipated and planned for within the Small Area Plan 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)
Activity Center	849	984	1,037	15.9%	5.4%
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)

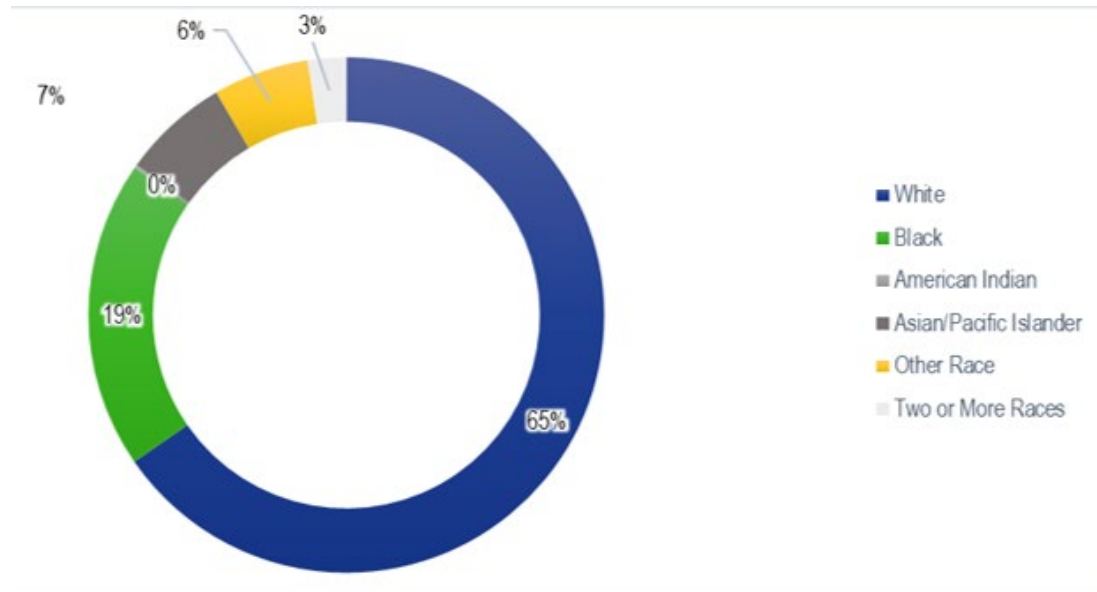


Median Age (Source: ESRI Business Analyst Online, Kimley-Horn)

The median age in the Activity Center is 40.4, which is higher than both the County at 36 and MSA at 36.5. The trend for median age is expected to rise slightly by 2025 at 40.8. The anticipated median age in 2025 is 36.4 for the County and 36.9 for the MSA.

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Demographics - Race and Ethnicity



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

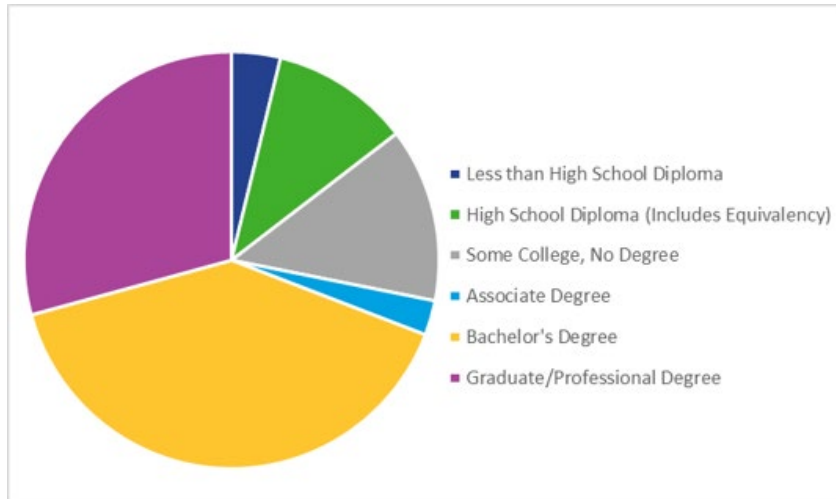
Race (2020)	Character Area	DeKalb County	Atlanta MSA
White	65.3%	31.7%	50.7%
Black	19.3%	53.8%	34.9%
American Indian	0.2%	0.3%	0.3%
Asian/Pacific Islander	6.7%	7.2%	6.5%
Other Race	6.0%	4.2%	4.7%
Two or More Races	2.4%	2.8%	3.0%
Hispanic Origin	13.6%	9.0%	11.0%
Diversity Index (2020)	64.2	67.0	69.3

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

The demographic makeup of the Activity Center is largely white at 65%, which is higher than DeKalb County and the Atlanta MSA. The Activity Center is 19% black and comprised of small percentages of Asian/Pacific Islander (7%), those identifying as other race (6%), and those identifying as two or more races (3%).

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Demographics - Educational Attainment



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

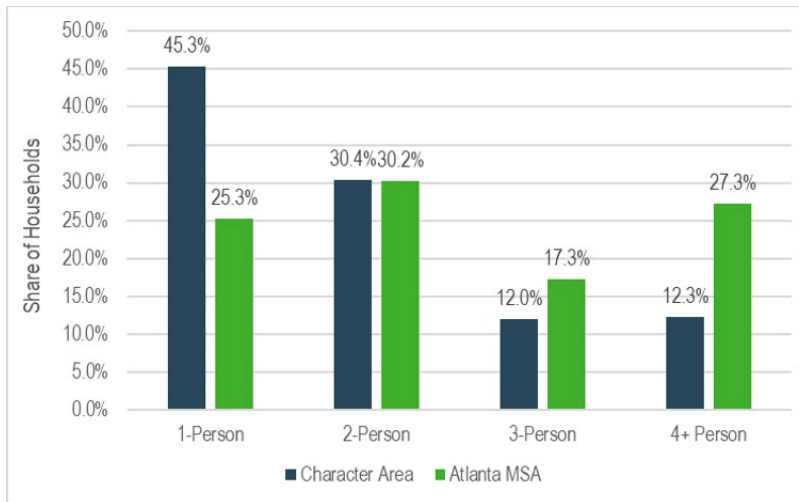
Educational Attainment 25 and Older (2020)	Character Area	DeKalb County	Atlanta MSA
Less than High School Diploma	3.8%	9.8%	9.6%
High School Diploma (Includes Equivalency)	10.8%	20.3%	23.9%
Some College, No Degree	13.5%	17.1%	18.8%
Associate Degree	2.7%	7.0%	8.0%
Bachelor's Degree	39.9%	23.1%	24.7%
Graduate/Professional Degree	29.2%	19.8%	15.2%

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

Overall, the Activity Center is more highly educated than DeKalb County as a whole and the Atlanta MSA with 29.2% of the population 25 and older with a graduate/professional degree and 39.9% with a bachelor's degree.

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Demographics - Household Size



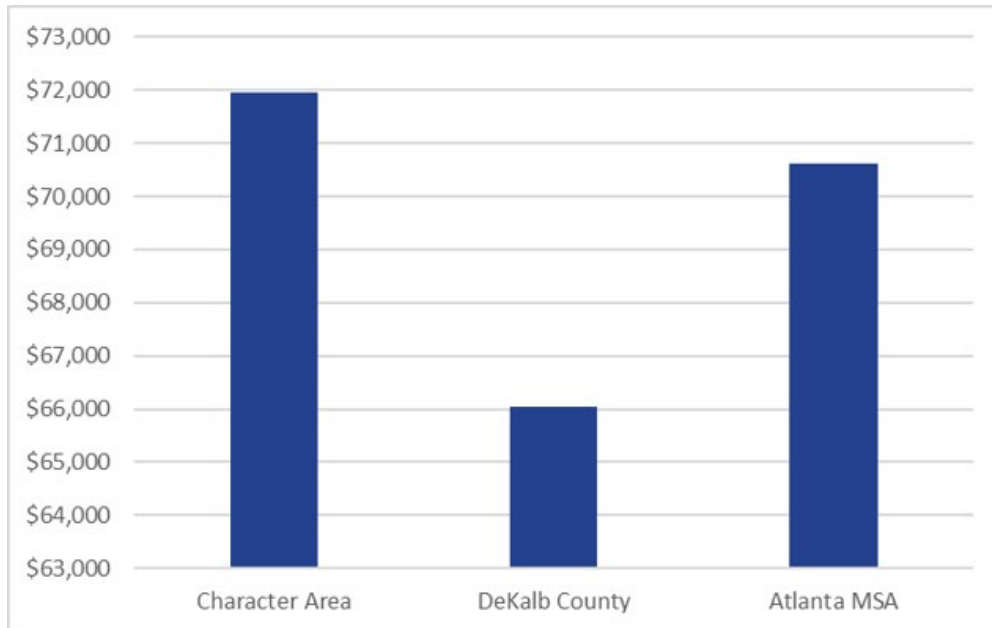
Comparison of Average Household Size (Source: ESRI Business Analyst Online, Kimley-Horn)

The Activity Center is mainly comprised of 1-person households at 45.3%. Compared to the MSA, the Activity Center has more 1-person households and less 3- and 4-person households. This correlates to the higher median age and potentially larger numbers of singles and seniors in the area.

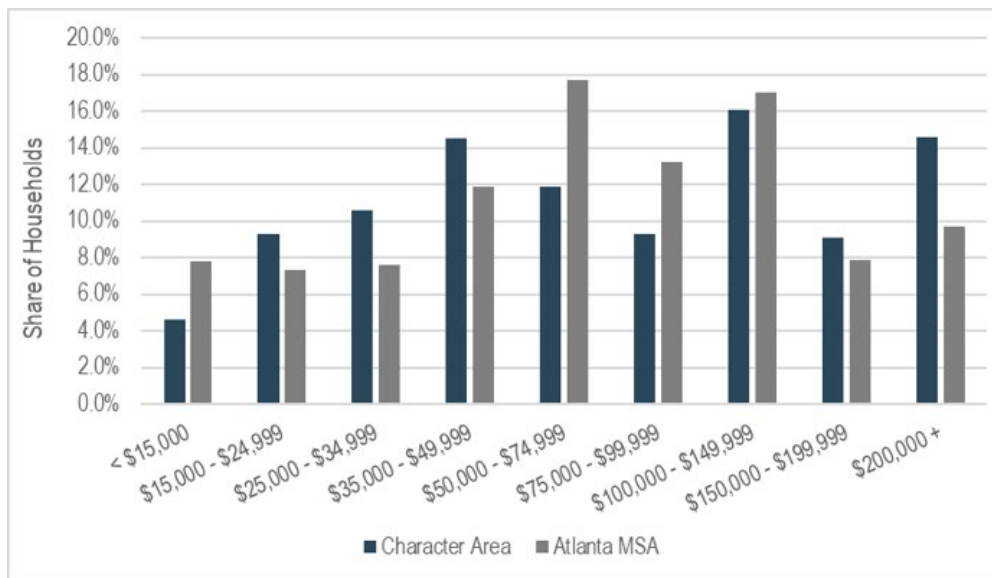
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Mixed-Income Assessment within the Activity Center

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 Activity Center is \$72,000. This is higher than both the County and the Atlanta MSA. The greatest share of households in the Activity Center have an annual income between \$100,000 and \$149,000, followed by households with an annual income of \$200,000 or more and households with an income of \$35,000 to \$49,000. Households with median incomes between \$50,000 and \$100,000 are underrepresented within the Activity Center compared to the Atlanta MSA.

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Demographics - Housing and Vacancy Rates

Total Units

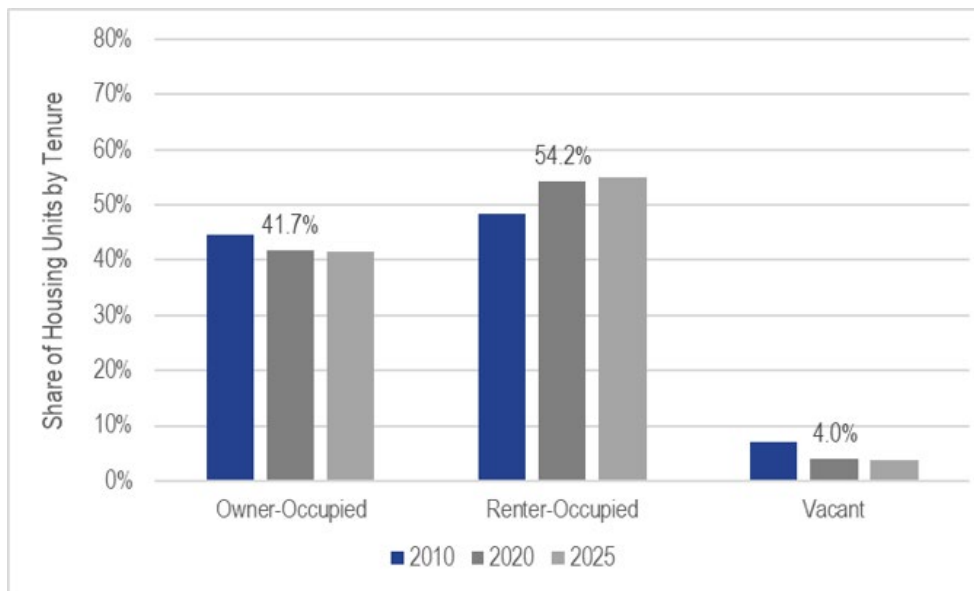
Area	2010	2020	2010-2020 Δ		
			#	%	CAGR
Character Area	438	438	0	0.0%	0.0%
DeKalb County	304,968	326,697	21,729	7.1%	0.0%
Atlanta MSA	2,172,967	2,439,548	266,581	12.3%	1.2%
Character Area % MSA	0.0%	0.0%	0.0%		

Source: US Census; Kimley-Horn

Area	2020	2025	2020-2025 Δ		
			#	%	CAGR
Character Area	438	472	34	7.8%	1.5%
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	0.0%	0.0%	0.0%		

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

Historic and Projected Growth in Residential Units
CAGR - Comparison of Compound Annual Growth Rate

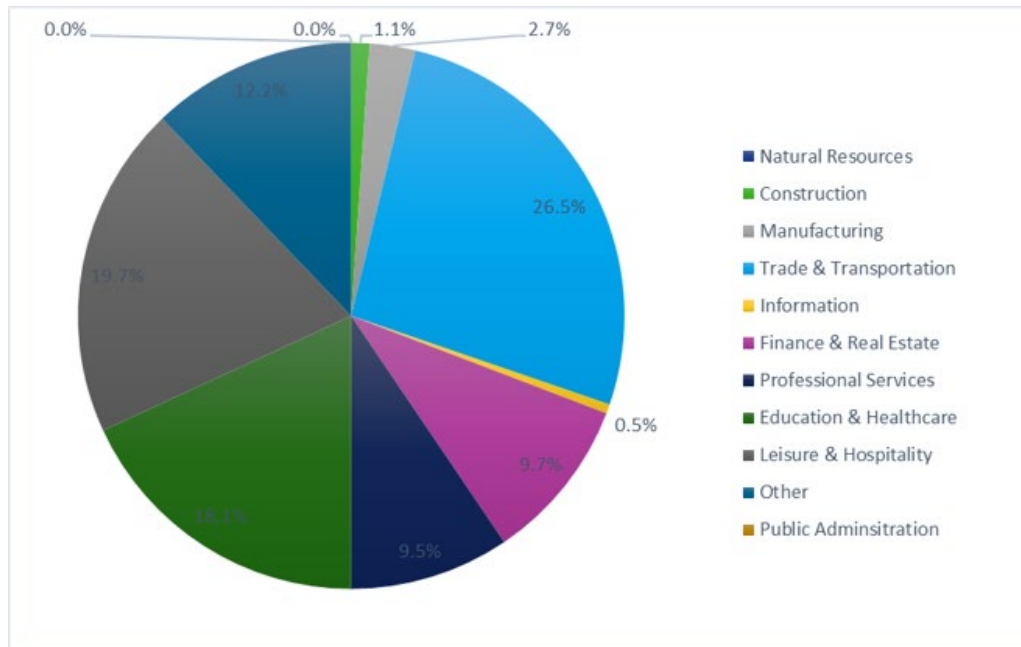


Share of Housing Units by Tenure in the Activity Center (Source: US Census, Kimley-Horn)

The number of housing units in the Activity Center is 438 and no new units have been constructed since 2010. However, the number of housing units is expected to increase between 2020 and 2025. This limited growth stands in contrast to 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.

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Demographics - Employment (At Place)



Share of Industry Employment in the Activity Center (Source: LEHD On The Map, Kimley-Horn and Associates)

Character Area	Number	Percentage
Natural Resources	0	0.0%
Construction	4	1.1%
Manufacturing	10	2.7%
Trade & Transportation	98	26.5%
Information	2	0.5%
Finance & Real Estate	36	9.7%
Professional Services	35	9.5%
Education & Healthcare	67	18.1%
Leisure & Hospitality	73	19.7%
Other	45	12.2%
Public Administration	0	0.0%
	370	100.0%

Share of Industry Employment in the Activity Center (Source: LEHD On The Map, Kimley-Horn and Associates)

The leading employment industries within the Activity Center include Trade and Transportation (26.5%), Leisure and Hospitality (19.75%), and Education and Healthcare (18.1%). The high percentage of Trade and Transportation and Leisure and Hospitality jobs is reflective of the strong commercial presence along the major corridors. Education and Healthcare also makes up a large percentage of the area, with multiple senior living facilities located within the Activity Center.

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Street Network and Connectivity

Transit Routes and Facilities



Map of Existing Transit Service

The Activity Center is located at the intersection of two major roads: Clairmont Road and Briarcliff Road. Clairmont Road is a State Route, classified as a Major Arterial road. The Annual Average Daily Traffic (AADT) count in 2018 was 43,000. Briarcliff Road is classified as a Minor Arterial road with an AADT of 11,900 in 2018. The Activity Center is located just south of I-85, a major interstate with an AADT of 216,000 in 2018. There are two MARTA bus routes that service this area: Route 19, which runs along Clairmont Road; and Route 47, which runs along the I-85 frontage road.

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Trails and Sidewalks



Map of Existing Sidewalk Infrastructure

The map above shows the existing sidewalk network within the Activity Center. Sidewalk currently exists in the northeast, northwest, and southwest quadrants of the Activity Center along Briarcliff Road and Clairmont Road. However, the existing sidewalks generally do not meet current DeKalb County standards, particularly for the current levels of activity in the area.

Area sidewalks are often interrupted by numerous curb cuts, are not continuous between residential and commercial areas, and often include no buffer or landscape strip. There are no current sidewalks in the southeast quadrant of the Activity Center along Clairmont Road or Briarcliff Road, including pedestrian connections to local restaurants and a bank.

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There are no existing multimodal trails within the Activity Center. The Small Area Plan 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.



Streetscape and lack of sidewalk looking East on Briarcliff Road



Streetscape and lack of sidewalk looking South on Clairmont Road

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Traffic/Transportation

Intersection	Control	Approach	Existing 2020		Projected 2022 No-Build	
			AM Peak	PM Peak	AM Peak	PM Peak
1. Clairmont Road (SR 155/US 23) at I-85 SB Ramps	Signal	Overall	E (61.8)	C (23.8)	E (63.9)	C (24.0)
2. Clairmont Road (SR 155/US 23) at I-85 NB Ramps	Signal	Overall	C (30.6)	C (33.7)	D (38.6)	C (34.9)
3. Clairmont Road (SR 155/US 23) at Briarcliff Road	Signal	Overall	E (55.6)	D (51.7)	E (57.1)	D (53.5)
4. Clairmont Road (SR 155/US 23) at Site Driveway East	RIRO	EB	A (0.0)	A (0.0)	A (0.0)	A (0.0)
5. Briarcliff Road at Riviera Terrace Condominiums Driveway	TWSC	SB	B (10.7)	B (10.6)	B (10.8)	B (10.6)
		EBL	A (8.0)	A (7.5)	A (8.0)	A (7.5)

GDOT Level-of-Service Summary

Clairmont Road (SR 155/US 23) is a four-lane, principal arterial with turn lanes and a posted speed limit of 40 MPH. Georgia Department of Transportation (GDOT) counts taken north of Briarcliff Road indicate annual average daily traffic (AADT) of 43,000 vehicles per day in 2018.

Briarcliff Road is a four-lane minor arterial with turn lanes and a posted speed limit of 35 MPH within the study area. GDOT counts taken west of Clairmont Road (SR 155/US 23) indicate an AADT of 11,900 vehicles per day in 2018.

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 west of the I-85/Clairmont Road interchange indicate an AADT of 216,000 vehicles per day in 2018.

Load Bearing Capacity Analysis

Extensive Water and Sewer infrastructure exists within the area.

A 30" water line runs North-South along Clairmont Road. On Briarcliff Road west of Clairmont, there are two water mains; an 8" and a 12" line, both of which tap off the 30" water line along Clairmont Road. On Briarcliff Road east of Clairmont, there is one water main; a 12" line, which taps off the 30" water line along Clairmont Road.

The entire area is within the North Fork Peachtree Creek sewer shed and appears to flow to a main located between Williamsburg Plaza and Audubon apartments (manhole ID 18-196-s034). Based on recent sewer capacity approvals, this does not appear to be a capacity constrained area.

A full analysis of future utility demand and capacity is beyond the scope of this report. However, due to the proximity to the 30" water line and the recent sewer capacity approvals, there is some level of confidence regarding the ability to support future growth.

Future roadway and sidewalk improvements and planned and programmed for the area and are outlined in this report on the following page. The most heavily congested roadway segments, according to the table above are the Clairmont Road at Briarcliff Road intersection and the Clairmont Road at I-85 southbound access ramps during the morning peak, which experience over 55 seconds of delay. According to the 2020 level of service summary chart above, no areas exhibit a Level of Service F.

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Programmed Projects and Previous Plans

Programmed Transportation Improvements

There are two programmed transportation improvements in the area, both along Clairmont Road: PI# 0015956 and PI# M003145. Plans for PI# 0015956 include adding a raised concrete median with no breaks except for at intersections, which will manage access along the corridor by limiting interruptions and restricting left turns, and an additional travel lane and enhanced sidewalks between Briarcliff Road and Audubon Drive. Plans for PI# M003145 include the resurfacing of Clairmont Road. The project location map for PI #0015956 is shown below with additional plan drawings included as Exhibit A in the appendix of this document.



PI #0015956 Project Location Map

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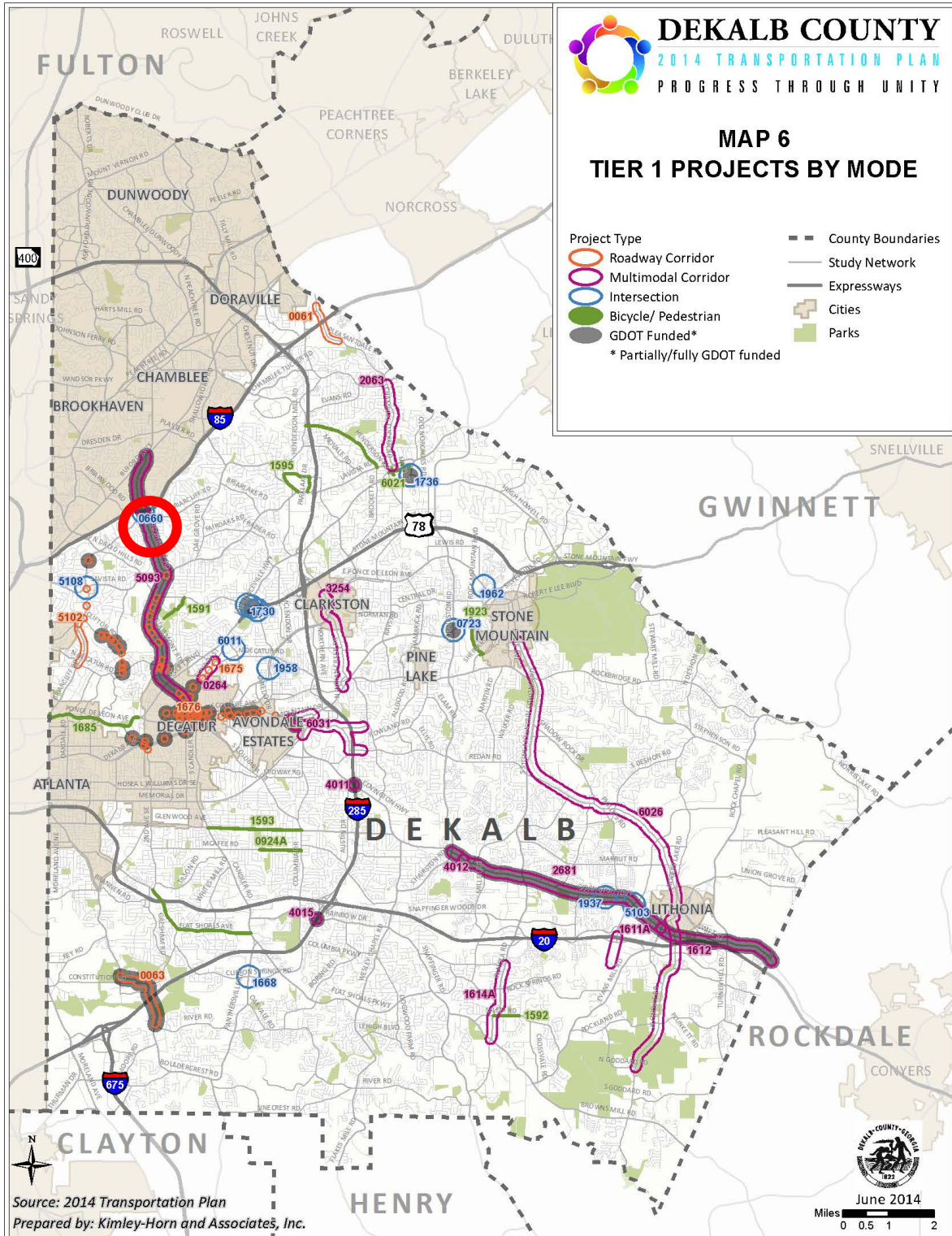
Comprehensive Transportation Plan (2014)

The DeKalb County Comprehensive Transportation Plan (CTP) was last updated in 2014 and is anticipated to be updated in 2021. Key takeaways from the 2014 CTP that directly impact the Activity Center include:

- Creating a Priority Bicycle Network, which would include the following:
 - Clairmont Road – First Tier
 - Briarcliff Road (west) – Second Tier
 - North Fork Peachtree Creek Trail
- Identifying Clairmont Road as a State Truck Route- to maintain appropriate travel lanes widths and safety measures
 - Requires additional coordination with GDOT
- Creating a Multimodal Corridor along Clairmont Road between Buford Highway and Commerce Drive (Project 5093), which would include the following:
 - Center turn lane or landscaped median
 - Bike and pedestrian accommodations
 - Operational recommendations at key intersections
- Pedestrian improvements along Briarcliff Road between Henderson Mill Road and N. Druid Hills Road (Project 0789), which would include the following:
 - Sidewalk installation along the corridor
 - Pedestrian crossing improvements along the corridor

The graphic on the following page shows the location of the Activity Center (in red) within DeKalb County and as it relates to the CTP and planned improvements.

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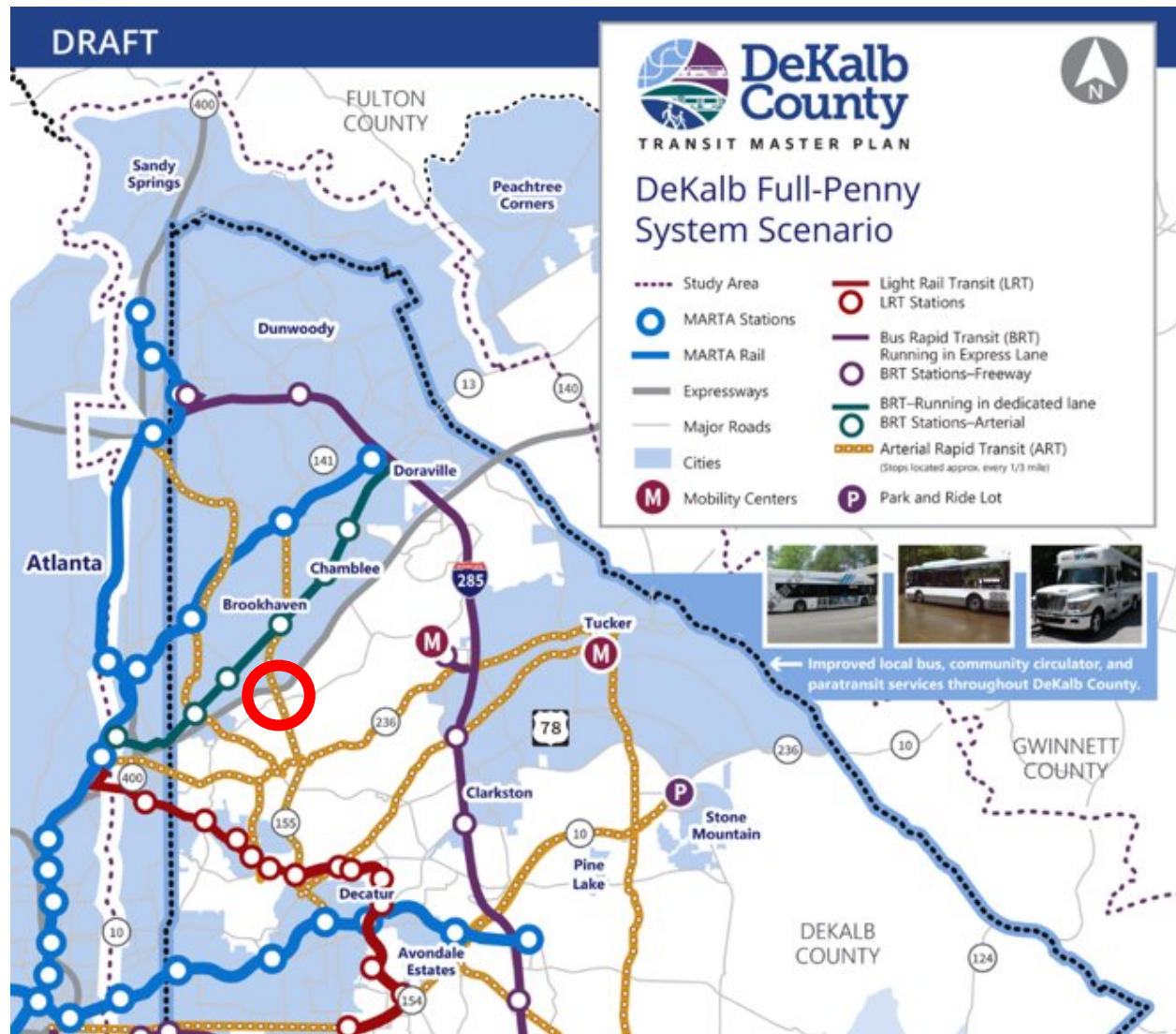


Map of Tier 1 Projects by Mode from DeKalb CTP (2014)

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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 23rd. 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 Clairmont 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)

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Plan Development

Activity Center Subareas

The overall vision for the Briarcliff-Clairmont Activity Center is for an integrated, walkable community that serves as the neighborhood activity center for the surrounding neighborhoods. This includes higher density, mixed-use development within the core surrounded by appropriately scaled development that steps down in height as it nears existing single-family neighborhoods. Mixed-use and commercial developments should be focused along the frontages of Clairmont Road and Briarcliff Road or interior public spaces or streets, with minimal curb cuts and interparcel connectivity where reasonable. Appropriate transitions, buffers, and transitional height planes should buffer commercial and mixed-use development from existing single-family homes.

The revised Briarcliff-Clairmont Road Small Area Plan includes additional detail and guidance from the Comprehensive Plan specific to the area's character and location. The Activity Center is organized into four subareas, each with recommended densities, maximum heights, and related policies as outlined below.

All recommended heights, densities, and uses noted in the section below are based on input from area stakeholders and is being compared to existing development and zoning. Property rezoning or a SLUP may be required to achieve the maximums set forth below. Separate tables that compare existing zoning classifications and proposed standards are included in a companion document for discussion with area stakeholders and County Officials between October 9th and October 13th.

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Proposed Future Land Use Map

Core Mixed-Use

Shown in blue in the Activity Center map above, the Core Mixed-Use area is located on the east and west sides of Clairmont Road, north of Briarcliff Road. Development within the Core should be mixed-use, walkable, and highly integrated. Separate structures should be integrated as much as possible and appropriate, utilizing common driveways and access points to minimize the number of curb cuts and conflict points along Clairmont Road and Briarcliff Road.

Building heights in the Core should have a base maximum height of 8 stories or 100 feet with potential for up to 10 stories along I-85 through a Special Land Use Permit (SLUP) process. Building heights along Briarcliff Road should generally step down as you move east and west of the Briarcliff Road and Clairmont Road intersection. Residential densities should be a maximum of 70-90 units per acre. Densities in the higher end of that range should be considered where additional community amenities

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are provided including those consistent with density bonuses provided in the DeKalb County Zoning Code, additional roadway connections that can alleviate traffic at the Clairmont/Briarcliff intersection, and/or publicly accessible open space and greenspace.

A new roadway connection between Briarcliff Road and the I-85 frontage road should be explored by the County. This would provide a new connection that could remove some traffic from the Briarcliff Road and Clairmont Road intersection. Additionally, there could be a possibility of utilizing existing streams or flood areas to provide additional greenspace. The new roadway connection and greenspace are aspirational and will require further study and engineering, as well as the involvement of multiple landowners, DeKalb County, and the Georgia Department of Transportation (GDOT).

Buildings should be located along public roads, at the back of sidewalk, with parking generally located behind or beside buildings and with appropriate buffers or screening from public right of way.

Pedestrian amenities should follow DeKalb County's guidelines for Clairmont Road and Briarcliff Road.

New residential developments should provide a range of housing types and sizes to reflect the needs of the community and area workforce.

Multi-family Residential

Shown in green in the Activity Center map, this area is located to the east and west of the Core Mixed-Use area. Development in this subarea will be mostly residential, with commercial limited to the Clairmont Road and Briarcliff Road frontages. **Building heights should have a base maximum height of 4 stories or 60 feet (6 stories and 75 feet with bonuses) near the core mixed use area and transition down to 3 stories when adjacent to single-family neighborhoods.** Development density should be a maximum of 24 units per acre when adjacent to existing single-family neighborhoods.

Redevelopment should provide additional connectivity when possible and appropriate. Separate developments and buildings should be connected and integrated as much as possible or appropriate, utilizing common driveways and access points. Buildings should be located along public roads, at the back of sidewalk, with parking located behind or beside buildings and with appropriate buffers or screening from public right of way. Pedestrian amenities should follow DeKalb County's guidelines for Clairmont Road and Briarcliff Road.

New residential developments should provide a range of types and sizes to reflect the needs of the community and area workforce.

Residential/Commercial

Shown in yellow in the Activity Center map, this area is in the southwest quadrant of the Activity Center. Development within this subarea will reflect much of what is located here today with a mix of commercial, residential, and institutional uses. Where redevelopment does occur, it should be scaled appropriately with existing development in the area, with **2- to 3- story buildings located near the intersection of Briarcliff Road and Clairmont Road and 1- to 2- story buildings located closer to existing single-family neighborhoods, at a maximum density of 24 units per acre.**

Separate developments and buildings should be connected and integrated, utilizing common driveways and access points where possible. Buildings should be located along public roads, where reasonable, with parking located behind or beside buildings and with appropriate buffers or screening from public

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right of way. Pedestrian amenities should follow DeKalb County’s guidelines for Clairmont Road and Briarcliff Road.

New residential developments should provide a range of types and sizes to reflect the needs of the community and area workforce.

Commercial

Shown in red on the Activity Center map, this area is in the southeast quadrant of the Activity Center. Development within this subarea will reflect much of what is located here today with primarily commercial uses. Where redevelopment does occur, it should be scaled appropriately with the existing single-family neighborhoods in the area, **with buildings limited to 1-story adjacent to existing single-family homes.**

Separate developments and buildings should be connected and integrated, utilizing common driveways and access points where possible. Buildings should be located along public roads, where reasonable, with parking located behind or beside buildings and with appropriate buffers or screening from public right of way. Pedestrian amenities should follow DeKalb County’s guidelines for Clairmont Road and Briarcliff Road.

Land Use Development Regulations Table

Comp Plan	Density	Height	SAP	Density	Height
NC	24 units/acre	1-3 stories	Core Mixed-Use	70 units/acre, 90 units/acre with density bonuses	Up to 8 stories, 10 stories with a SLUP
NC	24 units/acre	1-3 stories	Multi-family Residential	24 units/acre	Up to 4 stories
NC	24 units/acre	1-3 stories	Residential/Commercial	24 units/acre	1-3 stories
NC	24 units/acre	1-3 stories	Commercial	N/A	1-3 stories

It is important to note that current zoning in the Activity Center does not align with the Comprehensive Plan. For example, C-2, HR-2, R-100, and R-85 zoning categories are present in the Activity Center today but are not permitted zoning categories in the Comprehensive Plan. The heights and densities proposed in the Small Area Plan build off the Comprehensive Plan, as well as community and stakeholder input and existing land uses and zoning classifications present in the activity center. Proposed heights and densities in the Small Area Plan seek to concentrate density with greater walkability and green space with the core while maintaining appropriate transitions to and protections for single-family neighborhoods and natural resources.

Briarcliff Road-Clairmont Road Small Area Plan

Permitted Use and Zoning Classification Table

Permitted Uses and Zoning		
Subarea	Primary Uses	Zoning
Core Mixed-Use	Townhomes, Condominiums, Apartments, Health Care Facilities, Retail and Commercial, Office, Institutional Uses, Entertainment and Cultural Facilities, Park and Recreational Facilities, Public and Civic Facilities	MU-5, MU-4, MU-3, MU-2, MR-1, MR-2, C-1, OI, HR-1, HR-2, HR-3
Multi-family Residential	Townhomes, Condominiums, Apartments, Retail and commercial, Office, Park & Rec, Institutional, Civic	MU-3, MU-2, MU-1, MR-1, MR-2, NS, C-1, OI, RSM
Residential/Commercial	Townhomes, Condominiums, Apartments, Retail and commercial, Office, Park & Rec, Institutional, Civic	MU-3, MU-2, MU-1, MR-1, MR-2, NS, C-1, OI, RSM
Commercial	Retail and commercial, Office, Park & Rec, Institutional, Civic	MU-3, MU-2, MU-1, MR-1, MR-2, NS, C-1, OI, RSM

Comprehensive Plan v. Small Area Plan Permitted Zoning

Comp Plan	Small Area Plan			
NC	Core Mixed-Use	Multi-family Residential	Residential/Commercial	Commercial
MU-5	MU-5			
MU-4	MU-4			
MU-3	MU-3	MU-3	MU-3	MU-3
MU-2	MU-2	MU-2	MU-2	MU-2
		MU-1	MU-1	MU-1
MR-1	MR-1	MR-1	MR-1	MR-1
MR2	MR-2	MR-2	MR-2	MR-2
		NS	NS	NS
C-1	C-1	C-1	C-1	C-1
OI	OI	OI	OI	OI
HR-1	HR-1			
HR-2	HR-2			
	HR-3			
RSM		RSM	RSM	RSM

Briarcliff Road-Clairmont Road Small Area Plan

Anticipated Zoning Amendments

To be determined based on inconsistencies between the Small Area Plan, DeKalb County Comprehensive Plan, DeKalb County Zoning Ordinance, and the public process underway.

Graphic Illustration



Graphic Illustration of Small Area Plan for Briarcliff-Clairmont Activity Center

The graphic above illustrates potential future redevelopment within the activity center based on the Small Area Plan. This graphic is not a prediction of investment or a development proposal, but a depiction of the massing and character that is envisioned and may be permitted under the Small Area Plan policies and standards. White structures are existing structures that may remain unchanged, while colored buildings indicate future redevelopment potential, preservation of greenspace and appropriate buffers to single-family neighborhoods, and a potential future roadway connection between Briarcliff Road and I-85 frontage road.

Briarcliff Road-Clairmont Road Small Area Plan

Growth Management Analysis

The study area consists of approximately 84 acres of land area. The Activity Center is designated as a Neighborhood Center in the DeKalb County Comprehensive Plan, with no apparent limitations to the location of multifamily housing with densities up to 24 units per acre or commercial business locations. One of the purposes of this Small Area Plan is to provide finer grain recommendations to manage growth and development within the Activity Center and promote a more walkable, interconnected development pattern.

Under the Neighborhood Center designation, the number of residential units that could be built out is 2,016 housing units (without variances, density bonuses, or special land use permits).

Full build-out of the Activity Center with the proposed Small Area Plan would provide approximately 2,639 residential units. Future residential development is planned to be more interconnected providing greater walkability and connectivity between multifamily housing units and area amenities and services. Higher-density development should be concentrated in the Activity Center's core, which will be served by existing and future transit services, is closer to major transportation routes, and should have fewer curb cuts and points of conflict under the recommended standards.

Subarea	Acres	Density (Units/Acre)	Total Units
Core Mixed-Use	23.3	70	1,633
Multi-family Residential	24.3	24	583
Residential/Commercial	29.4	24 for 60% land area	423
Commercial	6.3	N/A	N/A
Total			2,639

Street Network and Connectivity

The DeKalb County Comprehensive Plan 2035 stresses the importance of street network improvements and connectivity and identifies opportunities for an increased trail and sidewalk network, transit-oriented development (especially in and around activity centers), and "complete street" multimodal improvements. The Small Area Plan envisions a potential road connection may be possible between Briarcliff Road and I-85 frontage road to provide a bypass from the Clairmont Road at Briarcliff Road intersection. It also reflects programmed roadway improvements including sidewalk expansion and resurfacing of Clairmont Road. Other planned projects from the 2014 DeKalb County Comprehensive Transportation Plan can be found under the "Programmed Projects and Previous Plans" section. Such projects and improvements should be coordinated with and incorporated into future development.

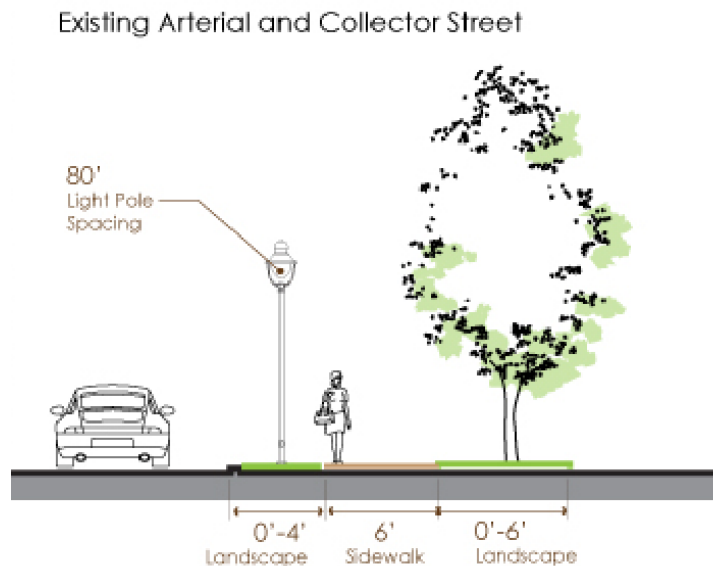
Complete Streets Plan

Complete Streets are roadway corridors that are 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

Briarcliff Road-Clairmont Road Small Area Plan

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.

The DeKalb County Code of Ordinances includes streetscape standards for arterial and collector streets in Chapter 27, Article 5.4.3. Per the Ordinance, the streetscape is to be 16-feet wide, consisting of 10 feet of landscape buffers and no less than 6 feet of sidewalk. There is flexibility on the location of the landscape strips relative to the sidewalk (behind or in front of the sidewalk) as determined by site constraints and County Staff determinations.



DeKalb County Ordinance Existing Arterial and Collector Street Streetscape

Neighborhood input reinforced the desire to implement Complete Streets Policies along Briarcliff Road to connect sidewalks and trails to adjacent neighborhoods and area destinations, which will require coordination with DeKalb County and GDOT during future development activity to adhere to the County's streetscape standards.

Transit

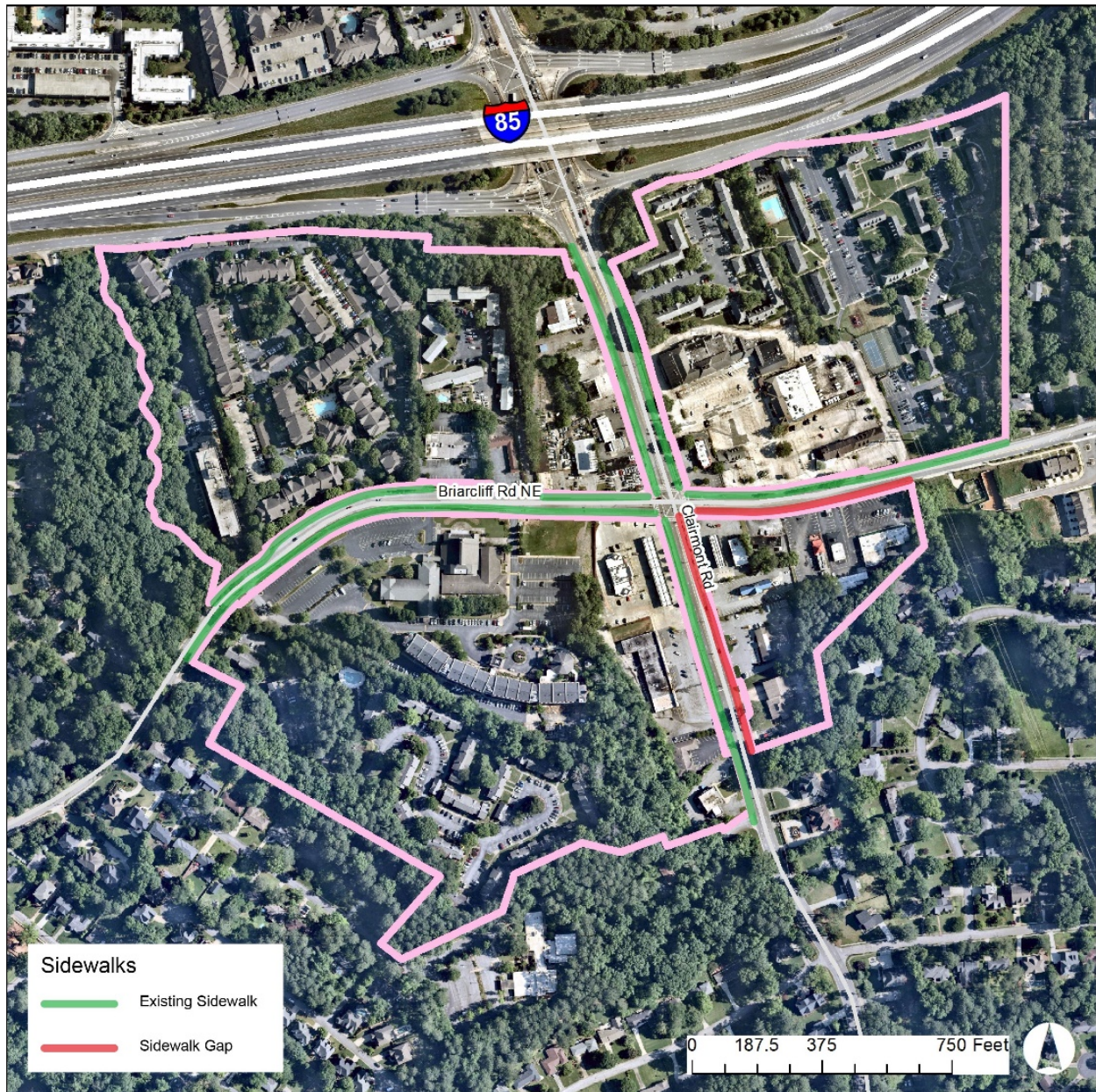
The 2019 DeKalb County Transit Master Plan (TMP) identifies the long-range vision for transit in the County, which includes the possibility of Arterial Rapid Transit (ART) along Clairmont Road. More detail regarding the TMP and planned projects can be found in the Programmed Projects and Previous Plans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

Trails and Sidewalks

As mentioned above, there are plans to expand the sidewalk along Clairmont Road as a part of programmed GDOT improvements. Multimodal corridor improvements are also recommended along Clairmont Road through the Activity Center, between Buford Highway and Commerce Drive, in the

Briarcliff Road-Clairmont Road Small Area Plan

County's transportation plans and documents. Future development should coordinate with existing and planned sidewalk and trail connections to increase walkability, bikeability, and access to nearby transit.



Existing Sidewalk Network

Workforce Housing

Workforce housing is described as for-sale housing that is affordable to those 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 the building is built. 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

Briarcliff Road-Clairmont Road Small Area Plan

support urban lifestyles within mixed uses and bonuses shall be granted for workforce and senior housing.

While additional workforce housing should be considered as part of future development and redevelopment activities due to this Activity Center's location along transit lines and near employment centers, Briarcliff-Clairmont Activity Center incomes, as displayed on page 11 of this document, illustrate that a supply of workforce housing is available within the Activity Center today. Currently, the undersupply of housing in the area is for those with household incomes between \$50,000 and \$100,000/year.

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.

Public Involvement

Date, Time and Location of Meeting:

The meeting was held virtually via WebEx and began at 6:00 pm on September 16, 2020.

Present at Meeting:

Representatives from Stein Investment Group; Atlantic Residential; Smith, Gambrell and Russell; Kimley-Horn and the surrounding communities of Sagamore Hills, Briarcliff Woods, and Riviera Condominiums attended, along with The North Druid Hills Civic Association. The roster of attendees is as follows:

1. Den Webb
2. Adam Zuckerman
3. Ben Curran
4. Jason Linscott
5. Martha Gross
6. Barbara Gibbs Vargas
7. Gunter Sharp
8. Leslie A. Cook
9. Randy Roosa
10. Jaime Dutro
11. Liz Sandford
12. Margaret Cone
13. Steve Pittard
14. James Roland
15. Eric Bosman
16. Jon Tuley
17. Emily Smith

Presentation and Stakeholder Input

Briarcliff Road-Clairmont Road Small Area Plan

After introductions, the development team discussed the purpose of the meeting, and provided a high-level overview of the proposed development at the northwest corner of Briarcliff Road and Clairmont Road.

Attendees were then invited to provide thoughts on a proposed Small Area Plan, including areas outside the current proposed project. Common themes from the discussion included increased walkability/accessibility, protection of single-family neighborhoods, increased vehicular and pedestrian safety (especially at the intersection of Clairmont and Briarcliff), and appropriately scaled development outside of the Core of the small area plan area.

Participants agreed that the Core of the small area plan area should include mixed-use development and building heights of 6 stories or more. A residential density of 70-90 units/acre was generally acceptable to the group. Meeting participants felt that the area outside of the Core, and south of Briarcliff Road should remain primarily residential. The group discussed maintaining “Neighborhood Center” densities of 24 units/acre in those areas. The group agreed that taller buildings and higher densities would be more appropriate closer to Clairmont Road and I-85. Density bonuses were also discussed and could be considered within the Core in exchange for community amenities.

Attendees also commented that single-family residential neighborhoods in this area, especially those to the east of the Audubon Apartments, should be preserved and provide an adequate buffer or transition zone to any nearby redevelopment. It was noted that there is a considerable grade change between the existing single-family neighborhood to the east and the Audubon Apartments. This could potentially allow for more than 2-story buildings on the Audubon Apartments site, without negatively impacting the existing neighborhood.

Meeting participants also highlighted the need and potential for increased connectivity in the area. Examples included: a new road connection between the Briarcliff and I-85 frontage, sidewalk/pedestrian connections between Briarcliff Woods and the nearby commercial area, and general connectivity between CHOA and the Briarcliff-Clairmont Activity Center.

Plan Implementation and Recommendations

Recommendations from the Briarcliff Road-Clairmont Road Small Area Plan, based on the existing conditions and needs assessment, community input, and long-term vision for the Activity Center, include the following:

- Coordinate future redevelopment with programmed GDOT and County projects
- Coordinate with MARTA on existing and future transit service
- Consider rezoning the Core Mixed-Use Subarea to match the vision for the Activity Center
- Coordinate sidewalk expansion and connectivity within future development projects
- Conduct a Safety Study of the Briarcliff Road Corridor and Briarcliff at Clairmont Road intersection as part of the upcoming DeKalb County Comprehensive Transportation Plan
- Implement Complete Street improvements along Clairmont Road and Briarcliff Road
- Design and construct a new roadway connection between Briarcliff Road and the I-85 Frontage Road east of Clairmont Road

Continued coordination between agencies, GDOT, DeKalb County, and property owners will ensure the Activity Center grows and develops to align with the long-term vision for the area and provide necessary community connectivity and amenities.

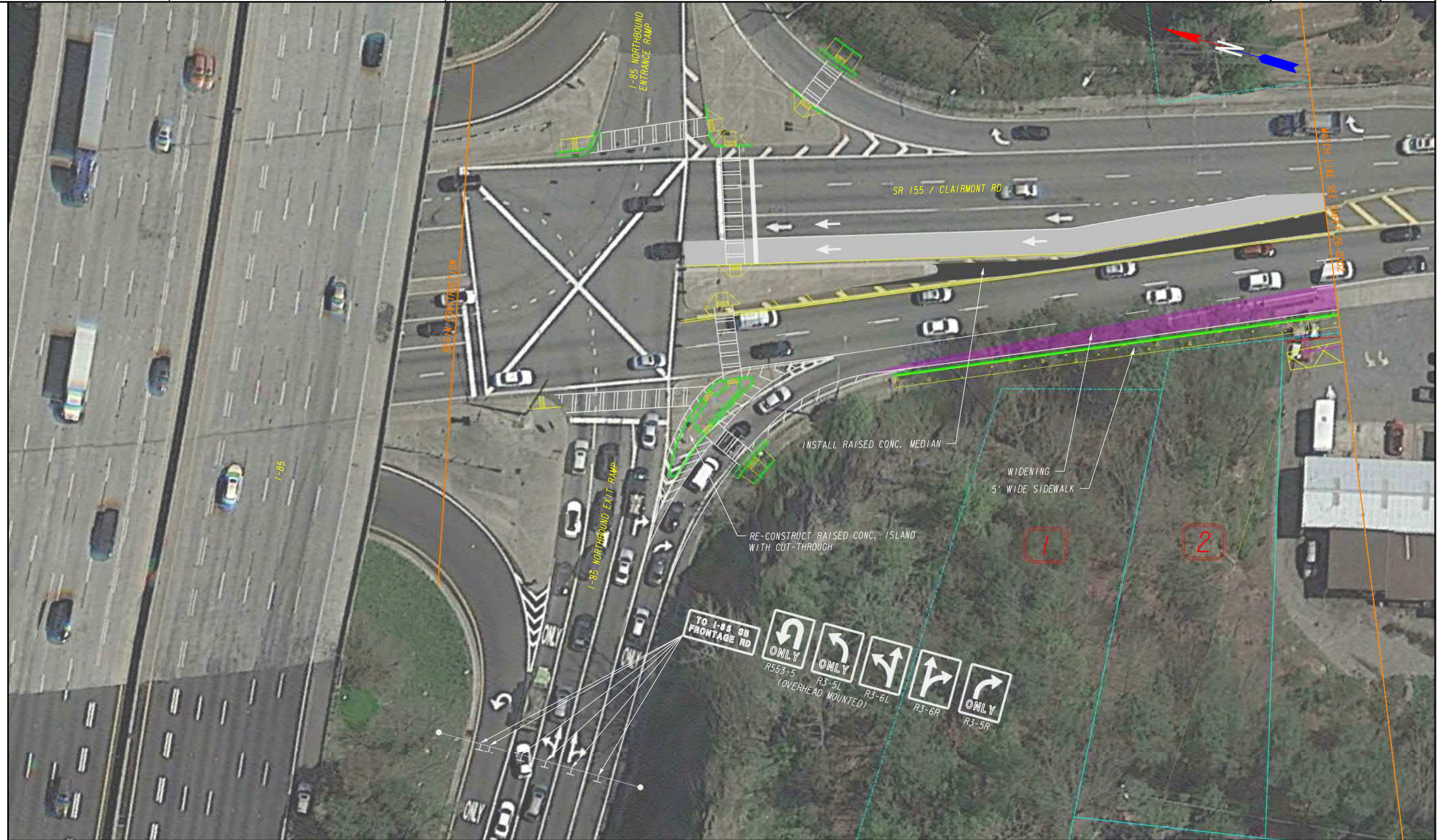
Briarcliff Road-Clairmont Road Small Area Plan

Plan Evaluation

Small Area Plans of this magnitude should be reviewed by County Staff every 5 years in light of changing conditions. At that time, and periodically, minor updates may be needed to the Small Area Plan and its recommendations.

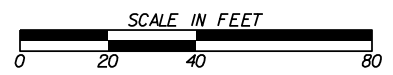
The plan should be reevaluated every 10 years as part of the County's Comprehensive Land Use Plan Update or by a separate process. The County may also want to consider partnering with the City of Chamblee and/or City of Brookhaven to apply for Livable Centers Initiative Funds in the future to coordinate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

Appendix: Exhibit A



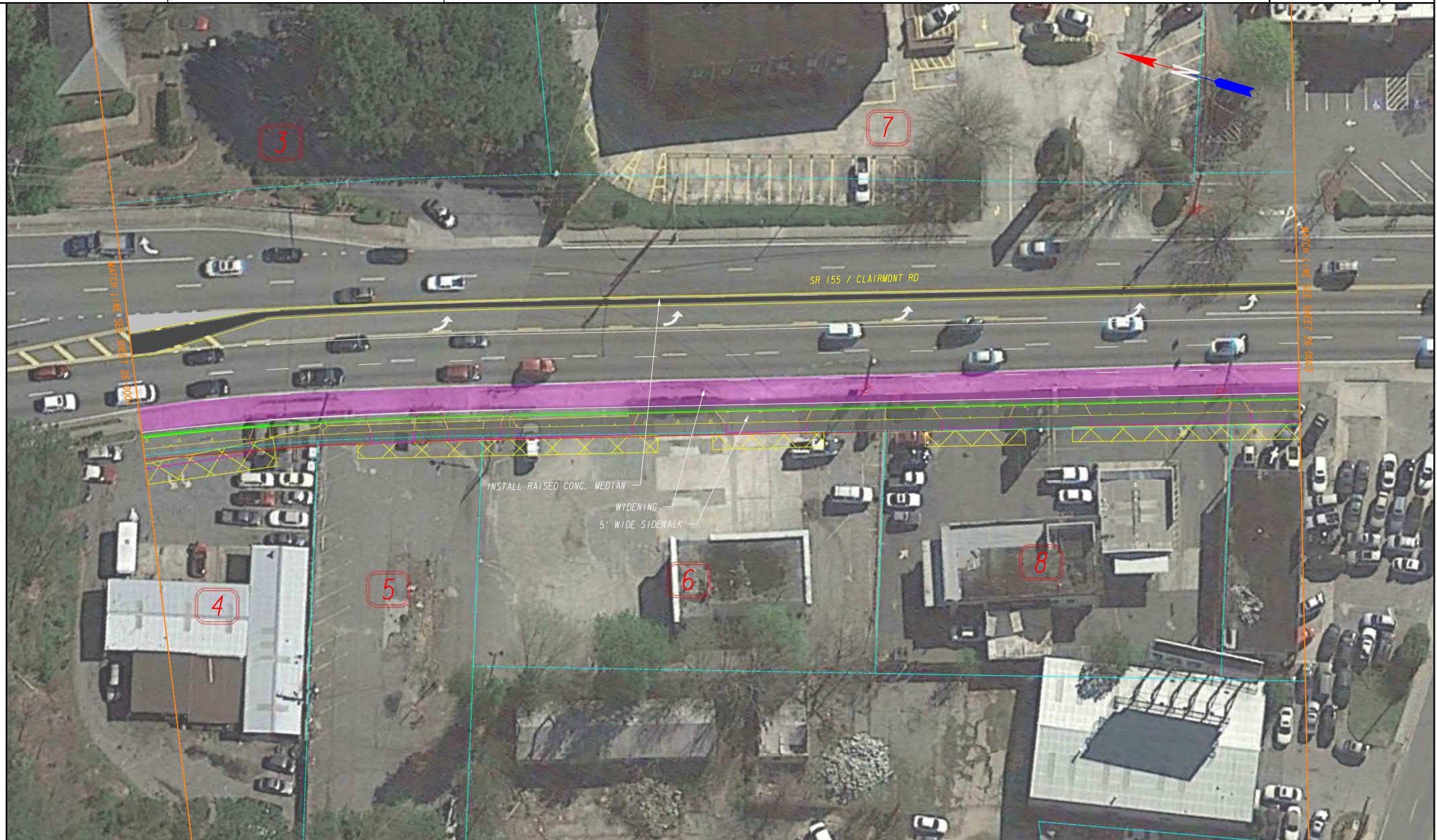
PROPERTY AND EXIST. R/W LINE	
REQUIRED R/W LINE	
EDGE OF PAVEMENT	
CURB AND GUTTER	
SIDEWALK	
DRIVEWAY	
EASEMENT FOR CONSTR OF DWY	
WIDENING	

AECOM
ONE MIDTOWN PLAZA
1360 PEACHTREE ST., N.E., SUITE 500
ATLANTA, GEORGIA 30309
TEL: (404) 965-9600 FAX: (404) 965-9605



REVISION DATES	

SIGNING AND MARKING PLANS			
SR 155 / CLAIRMONT ROAD NE			
FROM BRIARCLIFF RD NE TO LAVISTA RD NE			
CHECKED:	DATE:	DRAWING No.	
BACKCHECKED:	DATE:	26-0001	
CORRECTED:	DATE:		
VERIFIED:	DATE:		



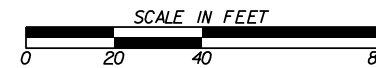
INSTALL RAISED CONC. MEDIAN
WIDENING
5' WIDE SIDEWALK

PROPERTY AND EXIST. R/W LINE
REQUIRED R/W LINE
EDGE OF PAVEMENT
CURB AND GUTTER
SIDEWALK
DRIVEWAY
EASEMENT FOR CONSTR OF DWY
WIDENING



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CHECKED:	DATE:	26-0002	
BACKCHECKED:	DATE:		
CORRECTED:	DATE:		
VERIFIED:	DATE:		

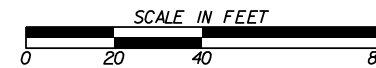


PROPERTY AND EXIST. R/W LINE
REQUIRED R/W LINE
EDGE OF PAVEMENT
CURB AND GUTTER
SIDEWALK
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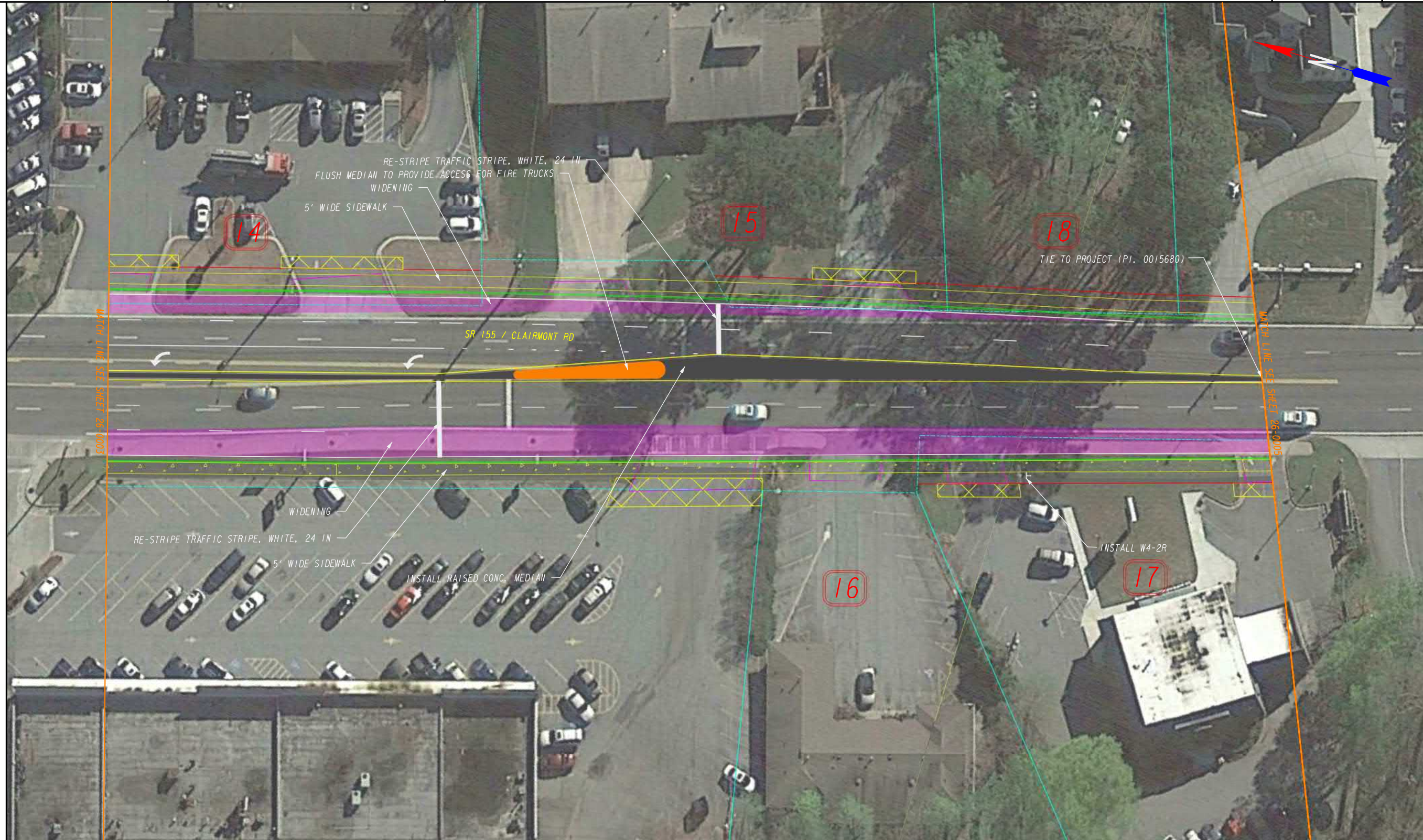


REVISION DATES

NO.	DATE	DESCRIPTION

SIGNING AND MARKING PLANS
SR 155 / CLAIRMONT ROAD NE
FROM BRIARCLIFF RD NE TO LAVISTA RD NE

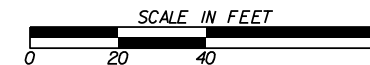
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BACKCHECKED:	DATE:	26-0003
CORRECTED:	DATE:	
VERIFIED:	DATE:	



PROPERTY AND EXIST. R/W LINE
REQUIRED R/W LINE
EDGE OF PAVEMENT
CURB AND GUTTER
SIDEWALK
DRIVEWAY
EASEMENT FOR CONSTR OF DWY
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FROM BRIARCLIFF RD NE TO LAVISTA RD NE

CHECKED:	DATE:	DRAWING No.
BACKCHECKED:	DATE:	26-0004
CORRECTED:	DATE:	
VERIFIED:	DATE:	