

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: September 17, 2021

ARC REVIEW CODE: P2109172

TO: Mayor Joseph Geierman, City of Doraville
ATTN TO: Naomi Siodmok, Community Development Director
FROM: Douglas R. Hooker, Executive Director, ARC



Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2021 City of Doraville Comprehensive Plan Update

Review Type: Local Comprehensive Plan

Description: A review of the 2021 City of Doraville Comprehensive Plan Update.

Submitting Local Government: City of Doraville

Action Under Consideration: Approval

Date Opened: September 17, 2021

Deadline for Comments: October 8, 2021

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF CHAMBLEE
CITY OF BROOKHAVEN
GWINNETT COUNTY

ARC TRANSPORTATION & MOBILITY ACCESS
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF DUNWOODY
CITY OF TUCKER
MARTA

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
SRTA/GRTA
CITY OF PEACHTREE CORNERS
CITY OF NORCROS
DeKalb County

Attached is information concerning this review.

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.org or 470-378-1645. If ARC staff does not receive comments from you on or before **Friday October 8, 2021**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>

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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Doraville	Date Received:	September 17, 2021
Local Contact:	Naomi Siodmok, Community Development Director, City of Doraville		
Phone:	770.901.7945	E-Mail:	naomi.siodmok@doravillega.us
Fax:		Website:	www.doravillega.us
Street	3725 Park Avenue	City State, Zip:	Doraville, Georgia 30340

Department of Community Affairs Review Required

Review Title:	2021 City of Doraville Comprehensive Plan Update
Description:	<p>A review of the 2021 City of Doraville Comprehensive Plan Update.</p> <p>Document can be viewed on the ARC website at: https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/ Under Plan Review, search for the City of Doraville.</p>

The submitted documents are available for review at ARC and the local government.

Reviewing Regional Commission:

Atlanta Regional Commission
229 Peachtree Street NE, Suite 100
Atlanta, GA 30303

Phone 404-463-3100 | Fax 404-463-3254

Contact Person:	Donald Shockey, Plan Review Coordinator
E-Mail	DShockey@atlantaregional.org

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: September 17, 2021

ARC REVIEW CODE: P2109172

TO: ARC Managers

FROM: Donald Shockey, Plan Review Coordinator, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Shockey, Donald

Natural Resources: Santo, Jim

Aging & Health Resources: Perumbeti, Katie

Transportation Access & Mobility: Mangham, Marquitrice

Research & Analytics: Skinner, Jim

Name of Proposal: 2021 City of Doraville Comprehensive Plan Update

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Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]



September 14, 2021

Atlanta Regional Commission
229 Peachtree Street NE
Suite 100
Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

The City of Doraville has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plans covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Naomi Siodmok, Director of Planning and Community Development, at (770) 901-7945 or naomi.siodmok@doravillega.us.

Sincerely,

Mayor Joseph Geierman
City of Doraville, Georgia

Enclosures



www.doravillega.us



CITY OF DORAVILLE
COMPREHENSIVE PLAN 2022-2042
DRAFT - SEPTEMBER 15, 2021

PRESENTED AT CITY COUNCIL PUBLIC HEARING ON SEPTEMBER 13, 2021

ACKNOWLEDGEMENTS

CITY OF DORAVILLE

MAYOR

Joseph Geierman

CITY COUNCIL

Maria Alexander
Rebekah Cohen Morris
Gerald Evans
Stephe Koontz
Chris Henshaw
Andy Yeoman

STEERING COMMITTEE

Councilmember Gerald Evans - Elected Official
Rahim Ibn - Resident
Sarah Janusz - Resident
Lance Morsell - Economic Development Specialist
Reyes Ramirez - Resident
Angelica Riera-Jimenez - Resident
Alan Weng - Resident

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CITY OF DORAVILLE

Chris Eldridge, City Manager
Naomi Siodmok, Community Development Director
Austin Shelton, Senior Planner
Bonnie Lapwood, Planning Technician
Lance Morsell, Economic Development Specialist

ATLANTA REGIONAL COMMISSION

Andrew Smith, Principal Planner
Rachel Will, Planner
Tanning Nyman, Intern

EXECUTIVE SUMMARY

OUR NEXT CHAPTER

It's an exciting time for the City of Doraville. Centrally located northeast of the City of Atlanta with access to I-285, I-85, Buford Highway, and MARTA, the city remains an attractive location for residents and businesses. Planned new public and private investments in Doraville's core and other key nodes, offer the potential for a renaissance in the city. Reinvestment in communities along the northeast MARTA rail line and I-85 corridor continues to fuel growth and change in the area. Doraville is positioned to capitalize on these dynamics and solidify its foundation for the future.

THE NEXT 20 YEARS

This update to our Comprehensive Plan builds on the previous plan developed with the assistance of a consultant team in 2016. It represents a five-year check-in required by Georgia's local planning rules that is centered around reevaluating key elements rather than overhauling the plan.

The 2021 update process largely reaffirms but in some cases adjusts the tone and direction documented in the 2016 plan. The City's next chapter furthers its unique cultural diversity, found within its large foreign-born population and ethnic restaurants; envisions a new mixed-use dynamic within its core; plans streets for all users; maintains and enhances its single-family neighborhoods; rehabilitates and manages natural resources; and develops the City's arts and culture ecosystem. Past annexation of industrial land, combined with planned redevelopment in the city's core and at other key nodes, will promote a balanced tax base while creating a more livable and vibrant community. Community members are eager to see this unfold.

OUR VISION

The goals and vision laid out in our Comprehensive Plan reflect a collaborative public involvement process that is rooted in the results of the 2016 planning process while providing a fresh look at key plan elements. The global COVID-19 pandemic presented significant obstacles to traditional face-to-face public engagement throughout the planning process, requiring reliance on online and virtual methods to solicit feedback from community members.

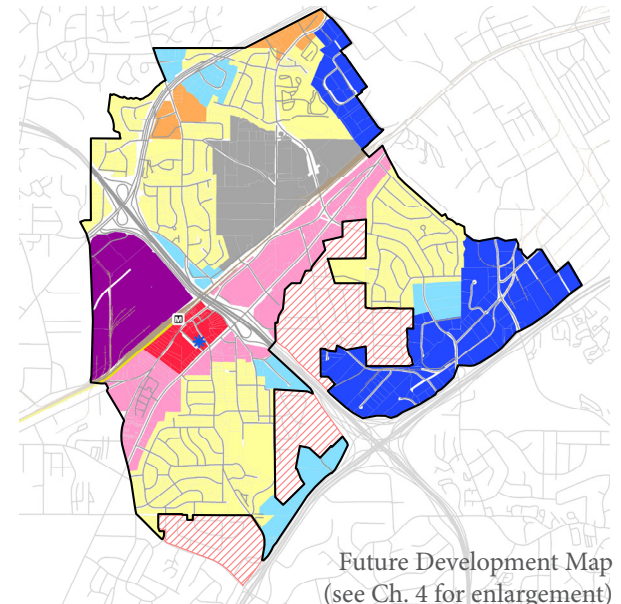
Community input and guidance were collected via a Steering Committee, City Council interviews, a virtual public meeting, and two online community surveys, which collectively formed the foundation of the vision and the priorities and actions that will actualize it. Key inputs feeding into the vision and goals included challenges facing the City that need to be addressed, assets the City should strive to strengthen, and how our investments and policies can work to do both.

VISION STATEMENT

Doraville will stand out as a vibrant, multicultural and open-minded community that offers unique opportunities to live, work, shop, and enjoy the best of what the Atlanta region has to offer – with a balanced mix of uses, strong neighborhoods, good schools, family friendliness, a diverse employment sector, and a multi-modal transportation network.

FUTURE DEVELOPMENT MAP

The Future Development Map demonstrates, spatially, how we as a city want to evolve over time as new investments and land uses take shape. Each of the nine character areas includes a description of how the community envisions the area changing and key actions needed to achieve that desired outcome. Notable change and redevelopment is envisioned in four character areas: BuHi Cultural Corridor, Downtown Doraville, Assembly District, and PIB Marketplace. These areas are flanked by additional opportunities in other character areas to preserve the character of mature neighborhoods, create refreshed commercial nodes, and attract more investment. A full review of character areas is available in **Chapter 4: Implementing Our Vision**, along with other important implementation strategies.



PRIORITIES & ACTIONS

Priorities for Doraville's future - those which require immediate and focused attention - are structured around key elements of the plan. Top priorities include:

- Advancing the redevelopment of the downtown Doraville area.
- Increasing community activities and events.
- Creating a better business environment.
- Continuing to update the City's codes and ordinances.
- Facilitating new, private developments in line with our vision.
- Putting in place actions that leverage and embrace our diversity.
- Promoting and celebrating arts and culture, including public art and local artists.
- Improving and restoring natural resources.

Related to these priorities is a five year list of actions for 2022-2026 - the Community Work Program - that will keep plan implementation moving ahead. Many of the initiatives identified in the 2016 work program - and even others not fully contemplated at the time - are complete or underway and have contributed to our progress:

- The next step has been taken in the redevelopment of downtown Doraville with the completion of a Technical Assistance Panel (TAP) led by the Urban Land Institute (ULI).
- Revival of the former General Motors site has begun, with the development of a major corporate office project and a film studio. A new mixed-use plan has emerged for the remainder of the site and includes additional studio facilities, residential, retail, an e-gaming center, and a park.
- Doraville completed the Citywide Mobility Plan in 2020. The City continues to advance transportation plans and projects for all modes and all users, with this new plan as the primary guide.

- A detailed Livable Centers Initiative study was completed along Buford Highway, which identified a more tailored strategy for a corridor that is hospitable for all travel modes.
- The City has continued to support and amend as necessary the Livable Communities Code, a form-based section of the zoning code consisting of four transect zones and urban design/site requirements intended to foster a more pedestrian-oriented built environment via redevelopment over time.

A full list of priorities and actions is provided in **Chapter 5: Our Focus**. The Doraville community is excited about what the next 20 years will hold. While this plan seeks to facilitate new opportunities, it also recognizes that the neighborhoods, parks, and sense of community within Doraville must be maintained and strengthened. Join us, as we realize our vision!



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1.1 WHAT IS DESIGN DORAVILLE?

Design Doraville is the multi-month planning process resulting in an update to the City of Doraville's long-term vision for growth and development. The 2021 plan update represents the City's overarching policy document defining what we, the Doraville community, aim to be in long-term. This definition includes how we want to develop, what we want that development to look like, and what types of housing we hope to offer. It also describes how we envision our business and industrial sectors, transportation network, and quality of life evolving with growth and change. Design Doraville is our commitment to this envisioned future.

Our plan looks out 20 years while focusing on the priorities and actions for the next five years (2022-2026). An important overarching theme coming out of the Design Doraville process is that we are moving together under a joint vision for our future: **Forward Together 2042.**

HOW WE WILL USE THIS PLAN

The plan will help guide decisions by our City's elected officials, inform day-to-day decisions by staff, and inspire people to continue to invest, live and operate a business here. The Future Development Map, character areas, and associated narrative will help inform rezoning and development decisions. The implementation strategy and work program is intended to help drive actions, initiatives, and investments made by the City during the planning horizon.

OUR COMMUNITY

We are a multicultural community located near the center of the Atlanta region, with many opportunities at our doorstep. As per our motto, we celebrate and embody diversity, vitality, and community.

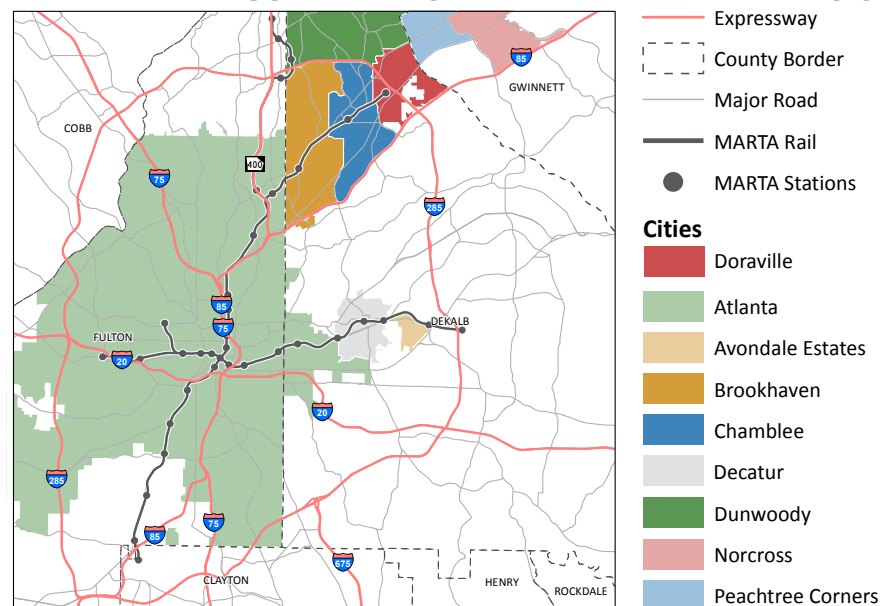
OUR COMMITMENT

The Comprehensive Plan is intended to serve as a guide and allow for flexibility as unforeseen opportunities and ideas arise; to this end, our plan is intended to be treated as an iterative document and updated as new direction is desired by community members or as needed as a consequence of unanticipated contextual changes.

ABOUT OUR CITY

The City of Doraville is centrally located in the Atlanta metro area, roughly eight miles northeast of the City of Atlanta (see **Figures 1-1 and 1-2**). It is adjacent to Interstate 85 and Interstate 285 and the final stop on the MARTA Gold line. Although almost entirely built out, as an inner ring suburb, areas of Doraville are ripe for reinvestment and redevelopment. Doraville is part of DeKalb County, which serves an important role in providing schools, road improvements, and emergency fire services within the city. Doraville abuts the cities of Chamblee, Dunwoody, and Peachtree Corners as well as portions of unincorporated Gwinnett and DeKalb counties.

FIGURE 1-1: DORAVILLE IN THE ATLANTA REGION



FORWARD TOGETHER 2042

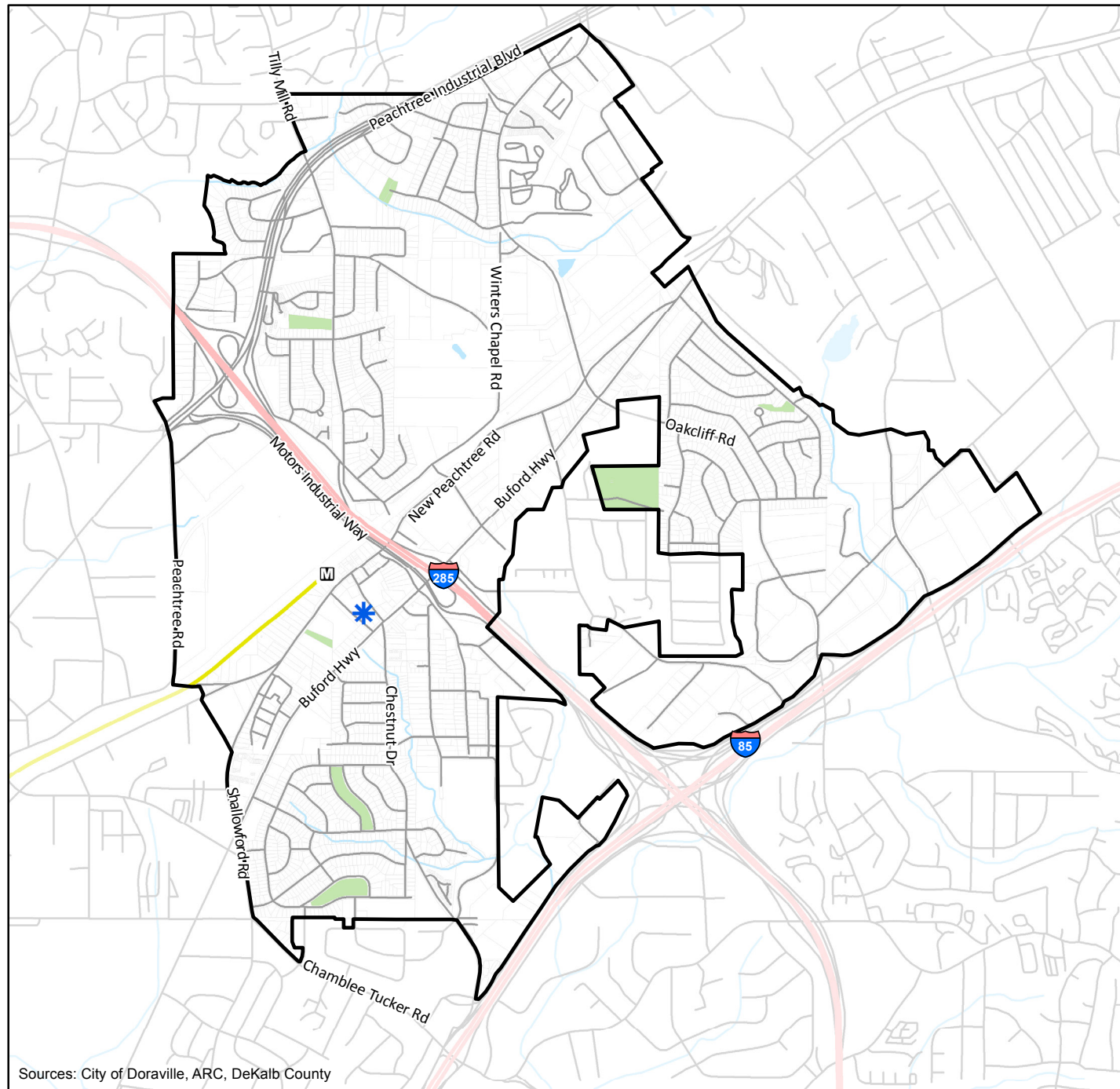
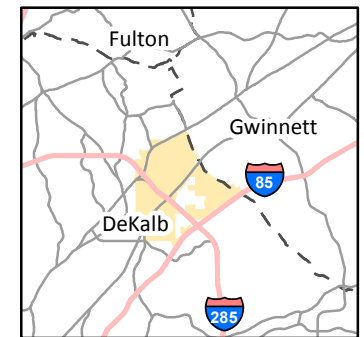
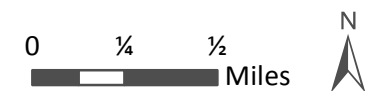


FIGURE 1-2: CITY OF DORAVILLE BASE MAP



- Doraville Boundary
- Parcel
- ★ City Hall
- MARTA Station
- MARTA Gold Line
- Street
- Expressway
- Water
- Parks



Sources: City of Doraville, ARC, DeKalb County

1.2 THE PROCESS

The City of Doraville worked with community members over several months to update the Comprehensive Plan. The process began in the fall of 2020 and is targeted for completion in October 2021 (**Figure 1-3**). Five distinct tasks guided the process and were led by the Planning Team, consisting of City staff in the the Community Development Department with assistance from the Atlanta Regional Commission. Process initiation, plan review and existing conditions analysis helped set the project on the right track, creating a baseline understanding of where we are today and what we might face in the future.

The heart of the process included visioning as well as prioritization and implementation planning. These tasks were focused on gathering input via our Steering Committee comprised of residents from different areas of Doraville; a virtual public open house for community members at large; informal/small format City Council member conversations; and two online surveys for the general public - one broad/comprehensive and one focused more narrowly on land use. An example snapshot of survey respondent demographics is shown in **Figure 1-4**. Plan finalization and adoption allows for an extended review and input period by multiple partners to help ensure the plan is compatible with the vision.

FIGURE 1-3: PLANNING PROCESS & SCHEDULE

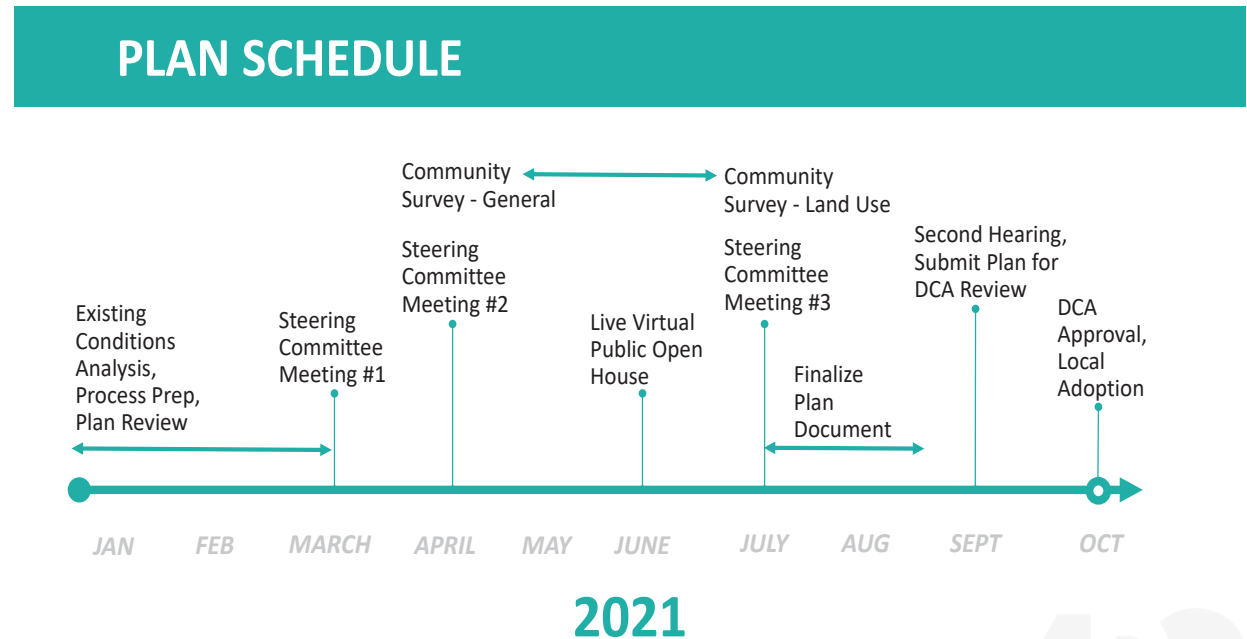
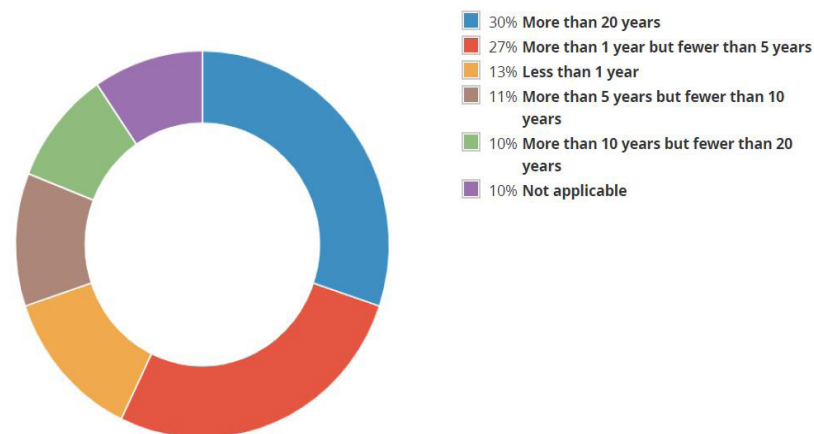


FIGURE 1-4: SURVEY PARTICIPANTS

If you are a resident of Doraville, how long have you lived in the city?



1.3 PLAN ORGANIZATION

This Comprehensive Plan is organized in five chapters with supporting appendices.

Chapters 1 and 2 provide an overview, explain why the plan matters, touch on the City’s history, summarize major redevelopment plans, and offer a snapshot of who we are as a community today. This snapshot of existing conditions is organized by the key policy areas of land use, housing, people, economy, and transportation. In highlighting these areas, the plan calls attention to critical Issues and Opportunities, which represent challenges to address as well as assets to maintain and strengthen.

Chapter 3 identifies our vision and goals, reflecting input from community members, staff, and elected officials.

Chapter 4 documents the strategy for moving forward in each substantive element of our plan: land use and future development, economic development, population (quality of life), and transportation.

Chapter 5 identifies how we will focus our efforts by identifying top priority needs and opportunities, relating those back to our vision and goals and then laying out our plan of action. This section includes the 2022-2026 Community Work Program and the Report of Accomplishments related to the previous (2017-2021) Community Work Program.

Appendices offer additional documentation of public involvement activities that informed the plan update (**Appendix A**) as well as existing conditions analysis (**Appendix B**).

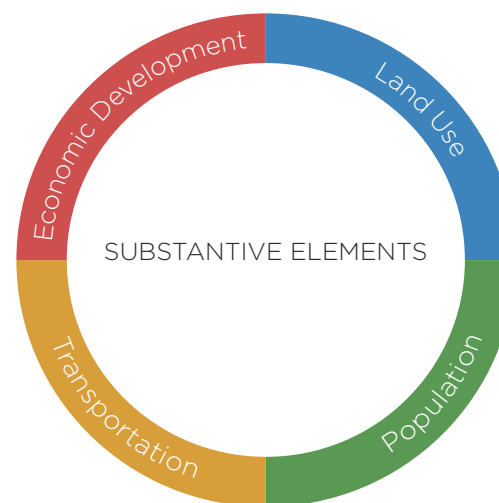
1.4 KEY ELEMENTS

The updated Comprehensive Plan focuses on four major topic areas or “substantive elements”: land use (including housing), economic development, people (quality of life), and transportation. These elements are key building blocks of what make our community function and define who we are. For each of these areas, there is an implementation strategy and a series of five-year actions and policies for moving forward.

FIGURE 1-5: PLAN FRAMEWORK



FIGURE 1-6: PLAN ELEMENTS



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2. THE STORY OF DORAVILLE

2.1 OUR HISTORY

OUR BACKGROUND

Doraville today is a residential community flanked by a unique concentrations of small, local restaurants featuring international cuisine, foreign-born residents, industrial businesses, small commercial and development nodes, and major transportation infrastructure. This chapter provides a broad snapshot of existing conditions in Doraville, through the lenses of the substantive elements of the planning effort: population, land use, housing, economic development, and transportation. Existing conditions highlighted in this section reflect information collected at

the beginning of the planning process, including key observations related to possible issues and opportunities the City should consider exploring in the future. **A more detailed review of existing conditions for each substantive element is provided in Appendix B.**

Before focusing on highlights from each of these elements, this chapter takes a quick look at Doraville's history and important junctures that influence our future.

OUR TIMELINE

Doraville's history (**Figure 2-1**) provides an important backdrop to understanding how and why Doraville has developed as it is today, how that influences form and function today, and how we think about our future and the issues and opportunities that will shape our long-term trajectory. While the City incorporated in 1871, much of the Doraville's history took shape in the mid-20th century, after World War II. A critical point in that era was the 1947 opening of the General Motors (GM) Assembly Plant. The plant was a major new employer for the region and a driving force behind the development of neighborhoods that define the character of Doraville today.

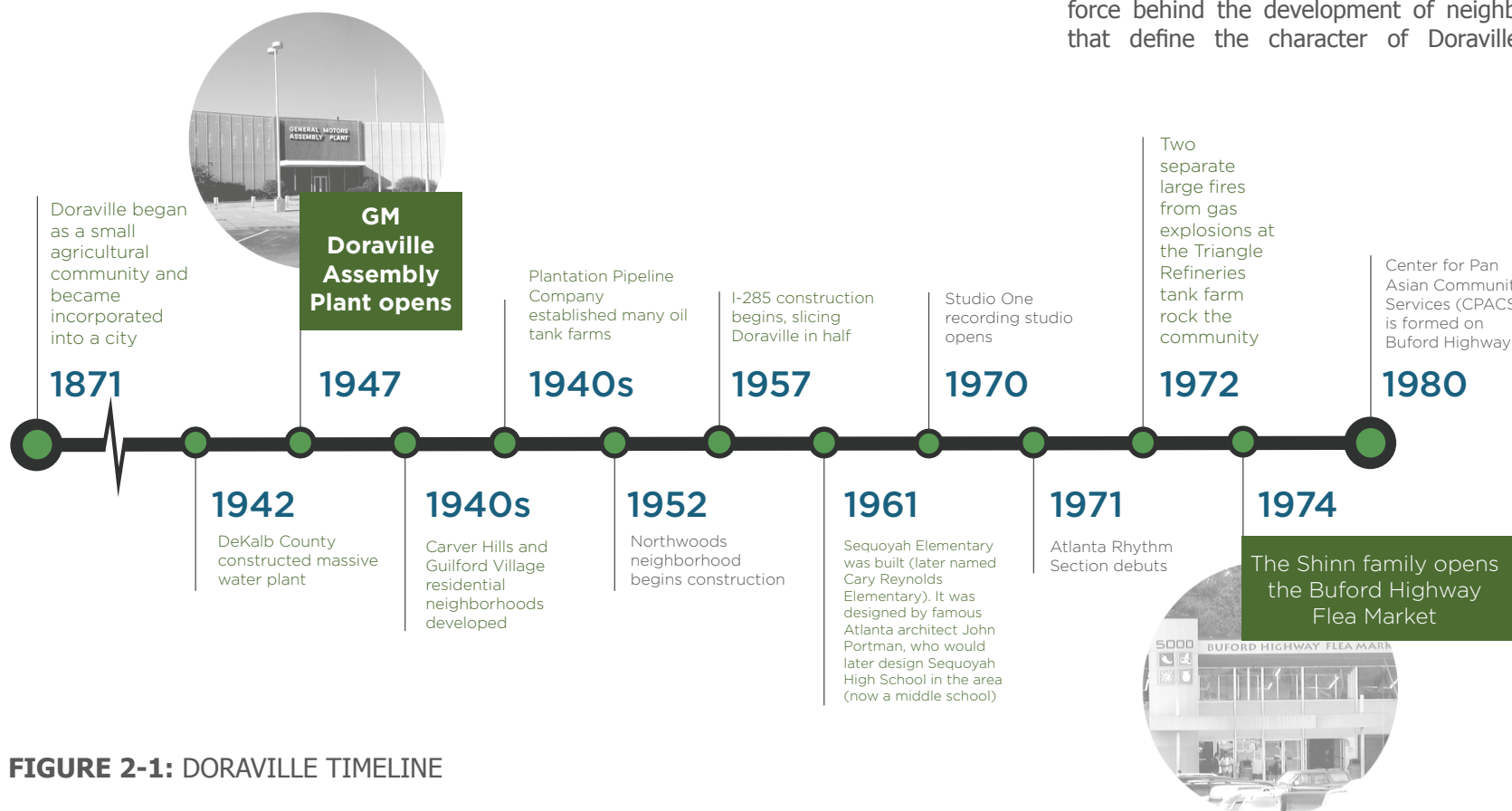


FIGURE 2-1: DORAVILLE TIMELINE

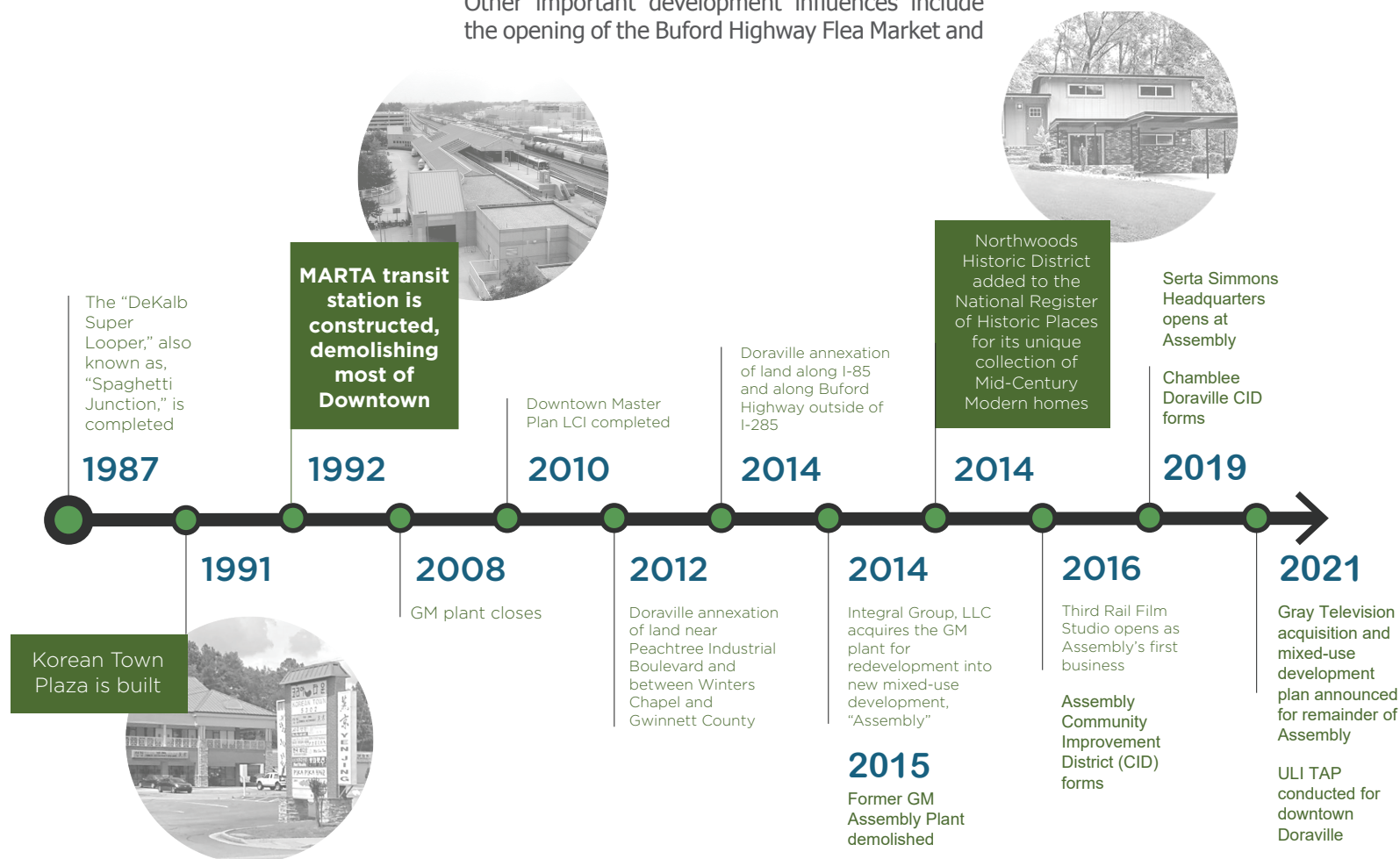
Doraville enjoyed a strong blue collar economy for roughly 60 years until 2008 when the GM Assembly Plant closed, leaving a void in the community's economy, municipal budget, and land use - but also opening up a new era of opportunity for the future development of the city. The City's history has always been shaped by major infrastructure investments; these investments will continue to influence Doraville well into the future.

Major Infrastructure Investments

- Development of oil tank farms, largely concentrated along Winters Chapel Road
- 1987: Completion of "Spaghetti Junction" interchange at I-285 and I-85
- 1992: Construction of the Doraville MARTA station

Other important development influences include the opening of the Buford Highway Flea Market and

Buford Highway Farmers Market in the 1970s-80s, and the formation of the Center for Pan Asian Community Services (CPACS) on Buford Highway. These developments spoke to the increasing number of immigrants locating near Buford Highway. This movement and growth have proceeded over the subsequent 40+ years and continue to attract a large number of foreign-born residents and diverse businesses still present in Doraville today.



ASSEMBLY

Assembly is a game-changing opportunity for the redevelopment of the former Doraville General Motors Plant. The site is the largest developable property inside the Perimeter, flanked by Doraville's MARTA Station and downtown, I-285, Peachtree Industrial Boulevard, and Peachtree Road.

The Doraville City Council adopted a master plan for the site that establishes new streets and green space to provide the framework for a mixed-use development comprised of new multi-family residential, office, retail, restaurants and other commercial uses to create a vibrant neighborhood. The site was then rezoned to a special district - with heavy influence from the City's form-based Livable Community Code - establishing requirements specific to the development. Access to the MARTA station and downtown has been envisioned via a covered street running beneath the rail lines, although this concept remains aspirational given its expense and complexity.

While market forces and other factors prevented Assembly from being developed as a single project, high-quality mixed-use development is occurring incrementally. Assembly's first business, opened in 2016, is Third Rail Studios, adding a new offering to the maturing base of film and TV production facilities in metro Atlanta. The next major milestone for Assembly was the development of the Serta Simmons Bedding North American headquarters, opened in 2019. The office facility combined multiple US offices into one 210,000-sq. ft. development on five acres.

Most recently, Gray Television, Inc. purchased almost 130 acres of Assembly and is refining its plans to develop a mixed-use project including studio space, apartments, townhomes, hotel, office, restaurants, and retail. Aiding site development is a Special Area Plan approved in June 2021, a Development Booklet, and financing mechanisms in place such as a Tax Allocation District (TAD) and the Assembly Community Improvement District (CID).

LOTUS GROVE

Lotus Grove is planned for the former site of the K-Mart shopping center northeast of the interchange of Buford Highway and I-285. The redevelopment plan calls for apartments, a hotel, and a mix of offices, retail, and restaurants on 13 acres. This site has long been a prime redevelopment opportunity for the City to accommodate walkable, mixed-use development. The site provides good regional access given its location adjacent to Buford Highway and I-285 and its proximity to I-85 and the Doraville MARTA Station.



Lotus Grove Rendering/Concept

Third Rail Studios at Assembly Yards



2.3 LAND USE AND DEVELOPMENT

KEY OBSERVATIONS

The City of Doraville encompasses just over 3,100 acres. There are four predominant categories of land use within the city: residential, TCU (transportation, communication, utilities), commercial, and industrial/commercial.

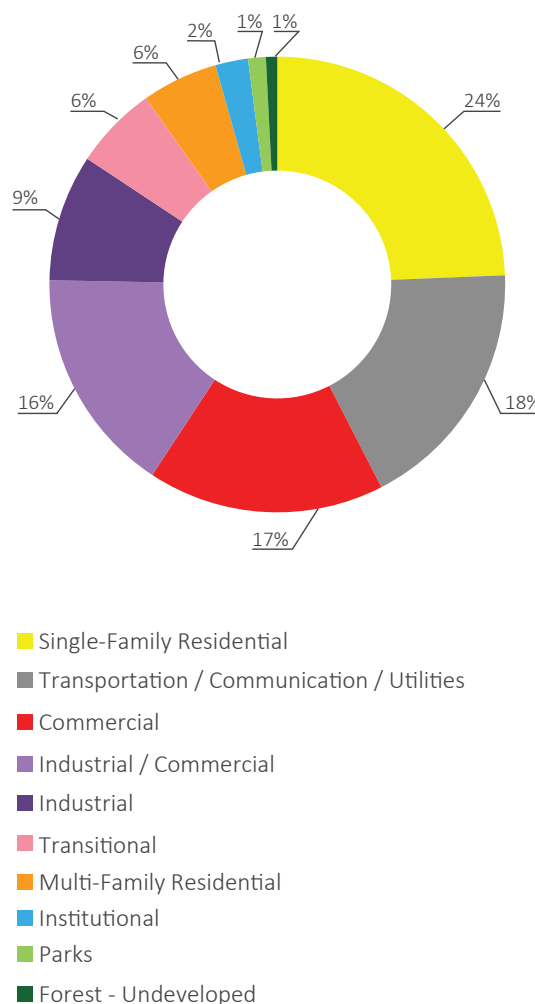
Commercial land uses in Doraville are generally strip-commercial and found along Buford Highway, New Peachtree Road, and Peachtree Industrial Boulevard (PIB).

There are three predominant pockets of single-family residential uses: Tilly Mill/Winters Chapel, Oakcliff, and Northwoods. These older neighborhoods are bounded by significant infrastructure facilities, including highways, rail lines, and fuel pipelines, and in some cases, non-complementary uses such as heavy manufacturing. A large percentage of Doraville's land consists of infrastructure. See **Figure 2-2** (as documented in the 2016 Plan) and **Figure 2-3** (updated to 2021).

The catalytic redevelopment areas discussed in Chapter 2.2 are planned to be in transition in the near- to mid-term. These include downtown Doraville, Assembly, and Lotus Grove. Redevelopment in these areas would result in a mix of land uses such as multifamily residential, commercial, office, and parks.

The City's 2012 and 2014 annexations brought in large areas of industrial and commercial land uses along I-85 and PIB, giving Doraville zoning and development control over properties abutting residential uses while increasing the tax base.

FIGURE 2-2: EXISTING LAND USE MAKEUP

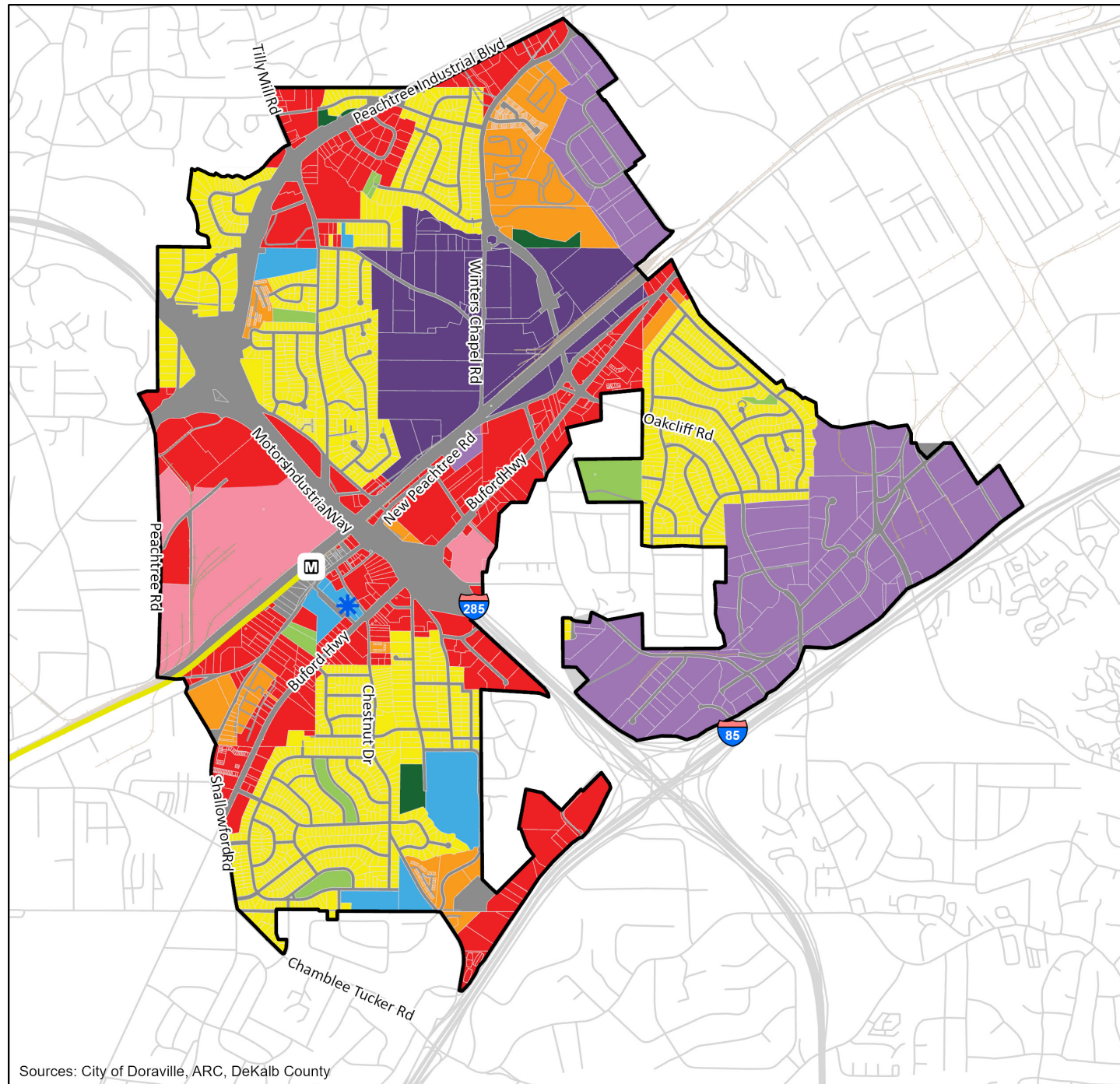


Sources: City of Doraville, ARC, DeKalb County, Jacobs

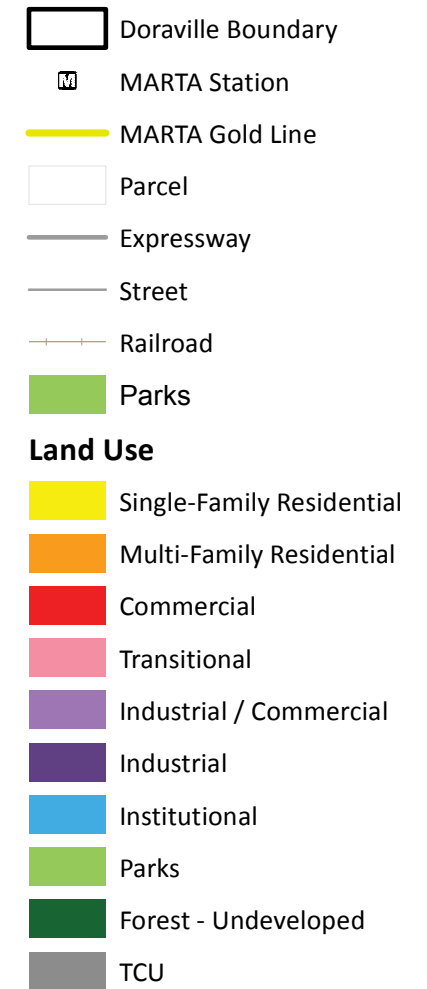
ISSUES AND OPPORTUNITIES

The following land use and development issues and opportunities were identified through public engagement and existing conditions analysis. See **Appendices A-B** for more information.

- **Redevelopment and infill** remain major opportunities, particularly on Buford Highway, in downtown Doraville, near the MARTA station, along PIB, and at Assembly. Some underperforming sites outside key nodes and corridors could also accommodate infill and redevelopment.
- The city has a notable amount of **industrial/commercial** uses as well as heavy industrial in the tank farm area. It will be important that the City's codes continue to buffer residential areas from these uses for safety and quality of life.
- Single-family is the dominant type of existing residential. To better serve a multi-generational and mixed-income community, there is a need to attract a **greater variety of housing products** to Doraville.
- Long-term protections are needed to maintain the character of **traditional single family residential** areas, including their tree canopy, as redevelopment pressures extend outward in the region.
- While the adoption of the Livable Community Code (LCC) has provided new form-based development opportunities in Doraville, there remains a need to better **align the LCC and the City's base zoning** to achieve greater continuity.
- There is a large amount of **impervious surface** in Doraville. Green infrastructure policies and practices are needed to mitigate the impacts of impervious surface on stormwater and natural resources.



**FIGURE 2-3: EXISTING
LAND USE MAP**



2.4 THE STATE OF HOUSING

OVERVIEW

The variety and mix of housing available in Doraville has a major impact both on the way community members interact and on the demands for supporting infrastructure and services. Doraville's housing is primarily low-density in nature, and as an inner suburb in the Atlanta metro area, much of it is aging and requires regular maintenance to remain in good condition.

In Doraville, recent years have seen limited housing redevelopment, although developments such as downtown Doraville and Assembly are anticipated to bring a new multi-family housing product to the city. There are also smaller scale, relatively compact single-family detached and townhome developments completed, under construction and planned, including in the area north of the I-285/Peachtree Industrial Boulevard interchange. Carver Hills is one example of this development type that is fully complete. This general trajectory follows recent trends in nearby Chamblee, Brookhaven, Dunwoody, Tucker, and areas of unincorporated north DeKalb County including Northlake, North Decatur, and North Druid Hills.



Single family homes are a defining feature of Doraville

ISSUES AND OPPORTUNITIES

The following housing issues and opportunities were identified through public engagement and existing conditions analysis, including City-specific data from the [Metro Atlanta Housing Strategy](#). See **Appendices A-B** for more information.

- **Slow Development:** Recent years have seen minimal growth in new housing development as compared to nearby communities. Given continued population growth and densification inside I-285, Doraville is likely to see more interest in housing in the form of infill, redevelopment and repurposing.
- **Equity and Affordability:** Affordability is key strength of the community identified in engagement. As development pressures increase, so too will property values and taxes, meaning gentrification will be an issue, especially since Doraville already has a high number of cost-burdened owner- and renter-occupied units. It will be critical to preserve existing affordability and promote equitable new development.



Multi-family residential in the form of townhomes

- **Housing Diversity:** Multifamily housing options, especially walkable and transit-oriented, are limited. With MARTA at Doraville's center, there is an opportunity for higher density housing in a walkable, transit-accessible setting. The diversity of multi-family product is also limited, in terms of own vs. rent and size/type. Identifying areas appropriate for different types of multifamily can help appeal to a range of community members as well as the development sector. Single-family is the dominant type of existing residential land use. To better serve a multi-generational and mixed-income community, there is a need to attract a greater variety of housing.

FIGURE 2-4: HOUSING SNAPSHOT

CITY SNAPSHOT	
Median Home Sale Price (2018)	\$200,000
Change in Median Home Sale Price (2013-18)	+86.00%
Home Sale Price Per Sq Ft (2018)	\$152.39 sq ft
Percent Change in Home Sale Price Per Sq Ft (2013-18)	+100.00%
Median Building Area of Home Sales (2018)	1,323 sq ft
Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2018. Explore this data further in the DATA EXPLORER	

2.5 WHO LIVES HERE

OVERVIEW

The characteristics of the Doraville population have a defining impact on the needs of its people and provide valuable insight on the services, initiatives, and policies the City may want to pursue. Over time, Doraville has seen significant changes in its population: beginning as an agricultural community in the late 19th century, to a growing blue collar community catalyzed by the General Motors plant and new housing in the mid-20th century, to the present day with a highly diverse community including large Asian and Latinx populations. Today Doraville includes a mix of long-time residents and newcomers seeking the unique environment that the city offers. As new development occurs, such as Assembly and Lotus Grove, the diversity of backgrounds and needs of the population will continue to evolve.

ISSUES AND OPPORTUNITIES

The following population issues and opportunities were identified through public engagement and existing conditions analysis. See **Appendices A-B** for more information.

- **Diversity:** There is a need to better support and leverage the diversity of the population. This can manifest in events and programs that build on the native cultures and heritage of our residents, as well as targeted supports to help Doraville's foreign-born population thrive. Related to this issue is the need to "meet community members where they are" with more nuanced outreach and communications. The city's demographic groups have different needs and priorities and ways

of interacting with the community. Since Doraville has a strong immigrant presence, Census data may not be fully reflective of all of those living in the community.

- **Language:** A high percentage of the population speaks another language at home, creating the need for translation services and English as a Second Language (ESL) programs for youth and adults alike.
- **Education:** The need for more space in schools due to a high percentage of young children is a continued issue heard in engagement. Moreover, public input suggests that inequities in bussing and attendance zones have created difficult and unfair travel needs and segregated schools for some children.
- **Training:** Doraville needs to connect its community members to more localized educational and job training to promote entrepreneurship and higher wages within the city, thereby providing opportunities for economic security and stability. At the time of the 2016 Plan, the city had a relatively high poverty rate of 25 percent, and as higher density mixed-use developments come online, increasing property values will potentially cause gentrification.

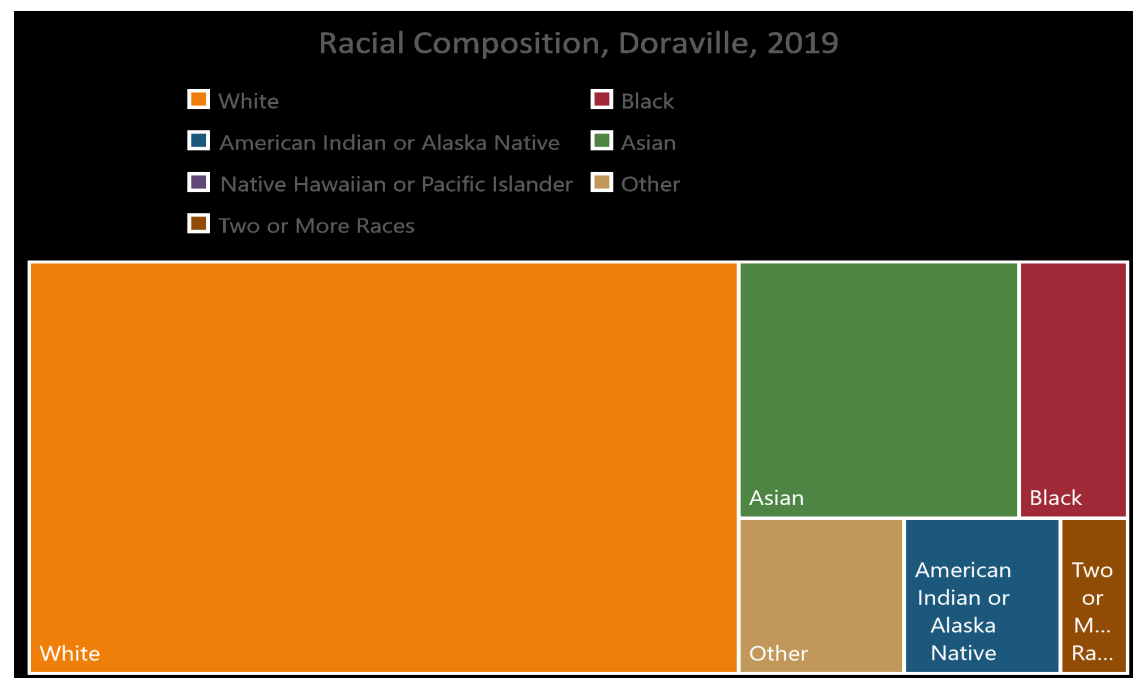


FIGURE 2-5: RACIAL COMPOSITION

2.6 OUR ECONOMY

OVERVIEW

Economic conditions in Doraville reflect the strengthening economy across metro Atlanta since its emergence from the Great Recession. The region has seen growth in a number of key sectors including professional and business services, trade, transportation and utilities, leisure and hospitality, and education and health services. Doraville currently serves a number of functions in the regional economy:

- Doraville is a bedroom community, with residents who commute to work at regional employment centers including Perimeter, Buckhead, and Midtown.
- Many people pass through Doraville on a daily basis, accessing the MARTA station and our several interstates and highways, providing a high visibility on which Doraville can capitalize.
- Due to strong interstate and rail access, Doraville is a hub for wholesale trade, transportation and warehousing.
- The city is known regionally for its restaurants and food stores, which are concentrated along Buford Highway in Doraville and neighboring Chamblee. Doraville's retail footprint far exceeds demand from its residents alone. It is a regional draw depending on outside visitors for support.

The Assembly developments at the former GM site and the City's downtown redevelopment plan could bring thousands of new permanent jobs and residents to Doraville, creating a regional impact.

Doraville has a large industrial sector driving its local economy. The city's industrial footprint has two major components:

- The large gas and oil depot (locally referred to as the tank farms) is primarily zoned

M-2 (heavy industrial), located northeast of I-285 and the MARTA tracks. A sizable share of the region's oil and gas products are stored in or pass through this area.

- Light industrial areas, primarily zoned M-1 (light industrial), are located both along the I-85 corridor and the DeKalb/Gwinnett county line. They predominantly include light manufacturing, warehousing, and flex space. Adjacency to the regional highway network renders Doraville well-suited for warehouse space.

Doraville's workplace profile is shown in **Figure 2-6**. This illustrates the types of job opportunities available in the city, as well where the city's residents work - both inside and outside Doraville.

ISSUES AND OPPORTUNITIES

Doraville is at an exciting point in its evolution. From a manufacturing town characterized by its access to infrastructure, to a regional dining destination poised for one of the largest brownfield redevelopments in the country, Doraville has the opportunity to lead the Atlanta region in transit-oriented development while creating Georgia's next great downtown. In the process, a number of opportunities and challenges are emerging. The following economic development issues and opportunities were identified through public engagement and existing conditions analysis. See **Appendices A-B** for more information.

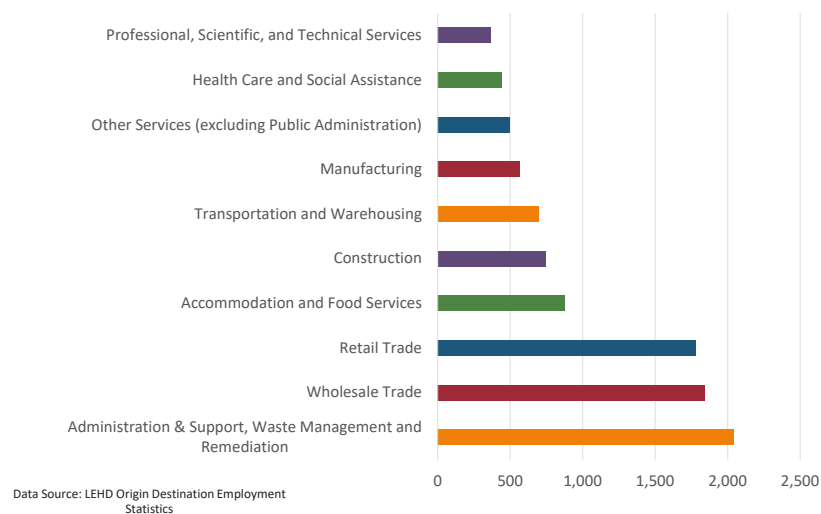
- Engagement input suggests a need for stronger **branding and marketing**. The City must communicate an identity as a unique destination rather than a place with excellent access to other places.

- Doraville's **retail/restaurant market** is largely driven by visitors. Buford Highway is a regional draw that should be leveraged to create even more interest in Doraville. The nonprofit-driven "We Love BuHi" initiative is an exciting opportunity to show off what makes us unique.
- The City needs to **enhance visitors' experience**, particularly along Buford Highway. This includes improved accommodations for pedestrians, cyclists, transit, and vehicles. Opportunities exist for working with Chamblee in planning improvements along Buford Highway.
- Doraville's **immigrant population** is a tremendous resource, and the City has an opportunity to nurture its diversity and entrepreneurial spirit.
- A strong, **local chamber of commerce or business association** would help align interests and facilitate more and better interaction with the City and the community at large.
- New growth, jobs, and tax revenue will result from planned new **mixed-use developments**, helping increase property values and potentially catalyze other private and public investment in the city. Levels of City service will need to keep pace.
- DeKalb County **schools continue to experience challenges**. The health of the County's school system will have an important impact on the desire to reside in Doraville.

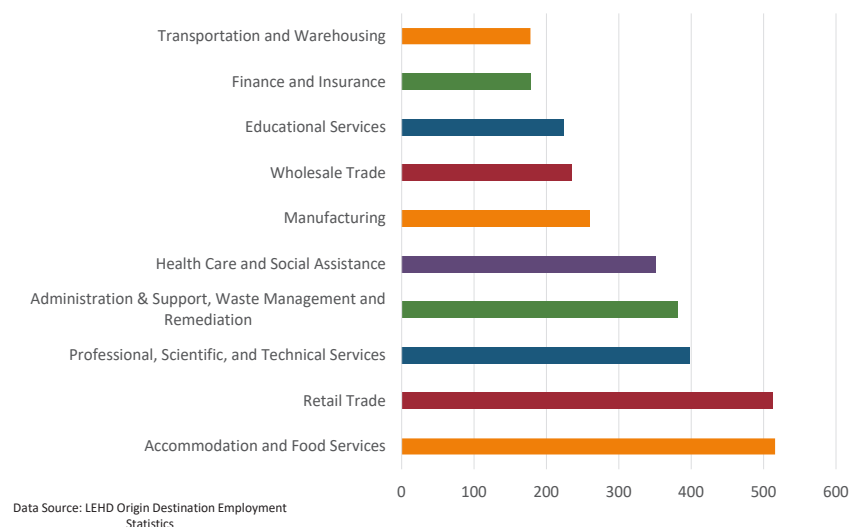
FIGURE 2-6: JOB TYPES IN DORAVILLE VS. WHERE DORAVILLE RESIDENTS WORK

- Continued **adjustments to zoning and other ordinances** could help Doraville attract more of the development the community wants while protecting the commercial tax base on which the City relies.
- Working proactively to harness and develop Doraville's **arts and culture ecosystem** is an opportunity to diversify and grow the community economy.
- Public feedback indicates a strong need for more **events and programming**, which can help build interest in Doraville from existing and prospective new community members. Opportunities exist to tie this concept into many of the items above.
- Broadband** is critical to economic development and is a high priority for the state. An analysis of **broadband access** shows the City is well served by high speed internet. However, unserved pockets do exist, specifically: the commercial area at the north edge of the City near Winters Chapel at Peachtree Industrial; the office park between I-285 and Flowers Rd., as well as some of the residential area immediately north along Tilly Mill; some strip commercial on the south side of Buford Hwy. north of I-285; the light industrial quadrant between I-285 and I-85; some strip commercial on the north side of Buford Hwy. south of Downtown; and the Tank Farms area. Doraville should prioritize addressing unserved areas and exploring Broadband Ready Certification with the state. See **Appendix B, page 16** for more information.

WORKPLACE AREA CHARACTERISTICS: JOB TYPES PRESENT IN DORAVILLE



RESIDENT AREA CHARACTERISTICS: WHERE DORAVILLE RESIDENTS WORK



2.7 TRANSPORTATION: HOW WE ARE CONNECTED

OVERVIEW

The City of Doraville is a diverse community with a variety of transportation options, including access to MARTA rail and bus transit, interstate highways and major arterials, and a growing sidewalk system. Doraville is positioned to benefit greatly from its transportation assets as development continues and further local and regional transportation improvements are made. The DeKalb County [Comprehensive Transportation Plan](#) (CTP) and ARC's [Regional Transportation Plan](#) (RTP) are important mechanisms for improving Doraville's transportation network, particularly as they relate to state and county roads as well as projects of regional significance.

The [most recent DeKalb County CTP](#) was completed in 2014, and its Recommendations Report includes Doraville-specific projects on pp.114-115. The CTP is currently being updated, with the 2019 [DeKalb County Transit Master Plan](#) serving as Phase I of the update. One of the most salient recommendations is planned future Bus Rapid Transit (BRT) service on Buford Highway from Lindbergh MARTA Station to Doraville MARTA Station.



Doraville MARTA station

ISSUES AND OPPORTUNITIES

The following transportation issues and opportunities were identified through public engagement and existing conditions analysis. See **Appendices A-B** for more information.

- The 2020 [Citywide Mobility Plan](#) is a key asset that should inform and guide the City's transportation goals, policies and project prioritization.
- Pedestrian and bicycle infrastructure and safety remain ongoing issues in Doraville. An expanded and well maintained **pedestrian and bicycle network, including trails**, can increase safety, decrease vehicular congestion and dependency, and spur economic and development interest.
- Potential **future transit expansion** northward and along I-285 is an opportunity that can benefit Doraville. The City should help advocate for these projects.
- Ensuring **multimodal access at major new developments** can help promote mobility within the Doraville community and to other parts of the region.
- A strongly identified public concern is **infrastructure maintenance on local roads**, which impacts safety and operations for multiple travel modes.
- The 2017 [Buford Highway Livable Centers Initiative \(LCI\) Plan](#) recommendations charts a newer course for this corridor and lays the foundation for future funding opportunities for implementation assistance and should be pursued.
- Public rights of way are a starting point for overall **community beautification**,

which was a need expressed throughout the public input process

- Significant **truck traffic** contributes to congestion and adversely impacts local roadways. Further monitoring and improvements are needed to combat negative effects while accommodating heavy vehicles for the City's industrial sector.
- As properties in and around Doraville redevelop at higher densities, **traffic congestion** is likely to increase. The City should continue making multimodal improvements to decrease reliance on single occupancy vehicles. Enhanced monitoring of, and improvements to, chokepoints will be needed.
- Coordination with its two **Community Improvement Districts** (CIDs) is a high priority to aid the City in transportation project planning, prioritization and implementation. The [Chamblee Doraville CID](#) is advancing its own mobility plan that is expected to be linked to the Citywide Mobility Plan in the near future.



Existing pedestrian facilities along Buford Highway



3.1 THE PUBLIC PROCESS

The Design Doraville update took place beginning in late 2020 and extending through fall 2021. The public engagement process focused on gathering input in key areas as required by the state's planning rules for five-year updates. Those areas included Issues and Opportunities, Vision and Goals, and Future Land Use.

The lingering COVID-19 pandemic continued to disrupt traditional in-person engagement, forcing the Planning Team and Steering Committee to use a virtual approach to engagement, communication and plan development.

The Team leaned heavily on an online project portal through PublicInput.com, which included information about the planning process, access to virtual meetings, meeting summaries and follow-up, and surveys. **More details and documentation on Public Engagement are provided in Appendix A.**

ELEMENT	DETAILS
Online project portal	https://publicinput.com/DoravillePlanUpdate2021
City Council	3 small group virtual meetings
Steering Committee*	3 virtual meetings; participation from all Council districts and public/private interests
Public Meeting*	1 virtual open house
Online Survey - General*	82 unique respondents 1,296 responses 132 comments
Online Survey - Land Use*	47 unique respondents 216 responses 66 comments
Public Hearings	3: Kickoff, Pre-Transmittal, Adoption

*Detailed meeting minutes/summaries and other information available in Appendix A.

Issues identified:

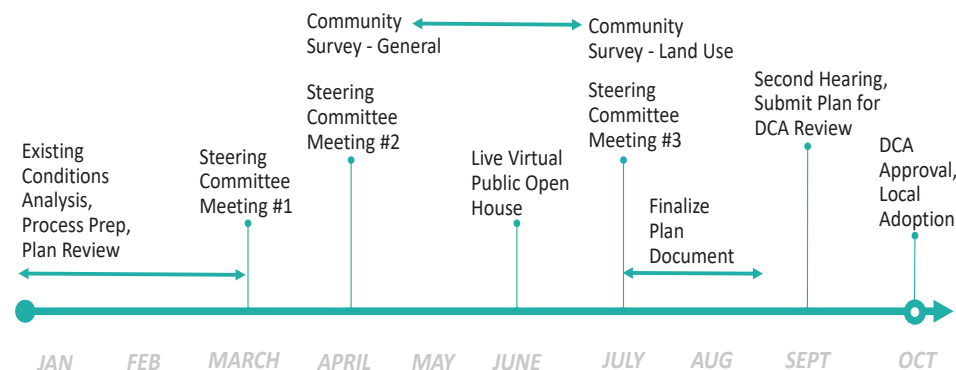
- Lack of downtown activity center
- **Slow movement on redevelopment**
- Minimal new housing in recent years
- Limited walkable, transit-oriented multi-family options
- **Equitable development, affordability**
- Traffic safety/control
- Not enough bike/ped facilities and trails
- Infrastructure maintenance
- **Community beautification**
- **School quality, perception, inequitable attendance zones and bussing**
- Lack of local retail options
- **Weak branding and marketing**
- **Need identity as a destination**
- **Lack of events and community-building**
- **Arts and culture support and programming**
- Better aligned business interests
- Impervious surfaces, impaired natural resources

Opportunities identified (and in many cases reaffirmed from the existing Plan):

- Access/location – MARTA, PIB, Buford Highway, I-85, I-285, GA 400
- Potential of key redevelopment sites
- **Suitable land for infill and redevelopment outside of key sites**
- Diversity/culture – support, leverage, strengthen community
- **Historic identity**
- BuHi international food scene and businesses
- **Relative affordability, strong middle class - need to preserve**
- **Strong, caring neighborhoods**
- **Ties with neighboring communities**
- **Growth of neighboring communities**

Many of the above Issues and Opportunities were largely reaffirmed from the existing Plan developed in 2016. Items in **blue** were new or strengthened from the previous Plan.

PLAN SCHEDULE



2021



3.2 VISION STATEMENT AND GOALS

The below statement captures the community's long-term vision and top goals for the 20-year planning horizon. These statements were developed over the iterative process of developing the plan, using the previous 2016 Plan as their foundation.

VISION STATEMENT

Doraville will stand out as a vibrant, multicultural, and open-minded community that offers unique opportunities to live, work, shop, and enjoy the best of what the Atlanta region has to offer – a balanced mix of uses, strong neighborhoods, good schools, family friendliness, a diverse employment sector, and a multimodal transportation network.

GOALS

BUILD A NEW BRAND

Create an identity as a unique destination rather than a pass-through or a location with access to other places. To achieve this, support local entrepreneurs, invest in infrastructure, encourage neighborhood preservation and improvement, prioritize community activities, and further strategic redevelopment and investment.

FURTHER OUR TRADITION OF CULTURAL DIVERSITY

Balance the desires of millennials, families, empty-nesters, recent immigrants, visitors, and businesses by protecting and enhancing our diversity and working collaboratively with our nonprofit community partners. Improve City communications and outreach to connect with all of our diverse communities.

PRESERVE AND ENHANCE OUR NEIGHBORHOODS

Preserve the heritage of our strong, caring neighborhoods and enhance what makes them great – including affordability, ease of walking and biking, internal parks and schools - while providing for new residential opportunities for a wide range of incomes and stages of life.

LINK DORAVILLE

Continue initiatives that build on Doraville's role as a regional transportation hub, while ensuring that transportation networks internal to Doraville offer safe, convenient mobility and access for all travel modes and all community members.

REBUILD DORAVILLE'S CORE

Continue to advance the vision found in Town Center planning efforts. This will reposition the City's administrative core to encourage reinvestment, walkability, livability, sense of place, greenspace, and community gathering.

ALIGN IMPLEMENTATION TOOLS WITH OUR VISION

Continue to refresh our zoning ordinance, economic development tools, and community programs to attract new residents, businesses, employment, and visitors.

CREATE A STRONG, CONNECTED BUSINESS COMMUNITY

Champion our businesses that are here, attract a diverse mix of new employers, and create a network of businesses to work collaboratively with the City and community on important issues.

IMPROVE OUR EDUCATION SYSTEM

Continue to lobby the DeKalb County Board of Education for improvements as a critical need to achieve our long-term vision; work to address inequities in school attendance zones and bussing; and develop local job training and language skills programs for youth and adults.

BUILD AN ARTS & CULTURE ECOSYSTEM

Actively grow Arts and Culture in Doraville through public art, programming and events, and supporting and partnering with local artists.

RESTORE OUR NATURAL RESOURCES

Become a regional leader in the stewardship of our natural resources by protecting and enhancing greenspace and tree canopy, reducing impervious surfaces, and restoring natural systems.

3.3 HOW WE MOVE FORWARD

FUTURE DEVELOPMENT

The Future Development Map (**Figure 4-2** in the following chapter) captures the community's vision for future growth and development in the City of Doraville. The development map is comprised of nine unique character areas including properties that the community identified would be appropriate for incorporation by the city should the opportunity to annex arise in the future. The character areas reflect a combined vision for redeveloping targeted areas of the city while preserving the city's tree canopy, single-family neighborhoods, and light industrial areas.

The city's vision for future development calls for a major change in character in four character areas:

- Doraville Town Center (downtown);
- Assembly District;
- BuHi Cultural Corridor; and
- PIB Marketplace.

Each of these areas is envisioned as ripe for redevelopment and major new public and private investment. They also all consider the opportunity of mixing uses to create a more communal environment where people can access more than one service without traveling to another location. High-quality design with an emphasis on creating walkable developments within these character areas will be of high importance. This vision for future development is a key component of the City's path forward. More details for each of the character areas is provided in Chapter 4.

WHAT IT DOES

The following are summary distinctions in each character area's envisioned future:

- Neighborhood Preservation District: Protect existing residential character
- PIB Marketplace: Mixed-use neighborhood activity nodes
- BuHi Cultural Corridor: Mixed-use corridor preserving the diversity of businesses
- Doraville Town Center (downtown): The city's central hub, established with a unique sense of place
- Assembly District: High-density mixed-use district
- Office Hub: Integrated centers of office uses and business incubators
- Light Industrial District: Commercial uses that leverage connections to regional transportation
- Tank Farms District: Heavy industrial district with an emphasis on safety

CHARTING A NEW COURSE

The vision builds largely upon the vision contained in both the 2006 and 2016 Comprehensive Plans. Important changes documented in the 2016 Plan included:

- Expansion of downtown Doraville to include properties on the opposite side of New Peachtree Road, incorporating parcels currently used for MARTA rail and parking.
- Consolidation of the Tank Farms District to the north side of the railroad tracks should an opportunity arise to revisit the tank infrastructure in this area. In doing so, additional opportunities would arise within the Buford Highway Cultural Corridor for redevelopment.
- Distinguishing a set of Office Hubs that would create a more flexible regulatory context for introduction of office and creative industrial uses.
- Incorporation of multi-family residential as sub-areas within the Neighborhood Preservation District rather than as a stand-alone character area.

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4. IMPLEMENTING OUR VISION

4.1 THE STRATEGY

Implementing our vision for the future requires a targeted effort. As a small community with limited resources, we must ensure that our efforts are focused on those strategies that will have the most impact, as laid out broadly in Chapter 3. This requires moving our vision forward in all elements of the plan in a coordinated fashion. This chapter discusses an overall strategy for each of these elements. Chapter 5 builds on these strategies further by clearly laying out our priority needs and opportunities required by each strategy as well as actions the City will take, in coordination with public, private, and nonprofit partners to implement the vision forward in the next five years.

TARGET OUR EFFORTS

As previously alluded to, the City's small size and limited resources call for focused efforts in each implementation area of the plan. In the area of land use, the City can make the biggest impact in upcoming years by focusing on redevelopment

Downtown, at Assembly, and along Buford Highway. **Figure 4-1** highlights priority public and private investment areas identified as important catalysts in the years ahead. The image also depicts neighborhood investment areas surrounding the city's neighborhood parks. Through the previous 2016 visioning process, community members identified these areas as important catalysts for the city's future success.

The redevelopment of the former General Motors site will advance the City in a variety of ways; it will create a new source of professional jobs, instill additional community pride and access to more recreational resources, and generate a major new source of revenue for the City. The City and other government authorities should prioritize community development and economic development efforts to ensure that Assembly advances along with other private redevelopment opportunities such as Lotus Grove (former Kmart site) and Lumen (former Friday's Plaza) in the Carver investment area.

Downtown redevelopment will help shape a refreshed identity for Doraville while furthering the area as a walkable transit-oriented center where people can live, work, and play with the opportunity to provide an environment that could rival downtown Decatur and other successful activity centers. Finally, the community envisions a reinvented Buford Highway that reflects greater walkability and nodes of mixed use that help connect Doraville's neighborhoods and create a more accessible city for residents, businesses, and visitors alike while maintaining its cultural diversity.

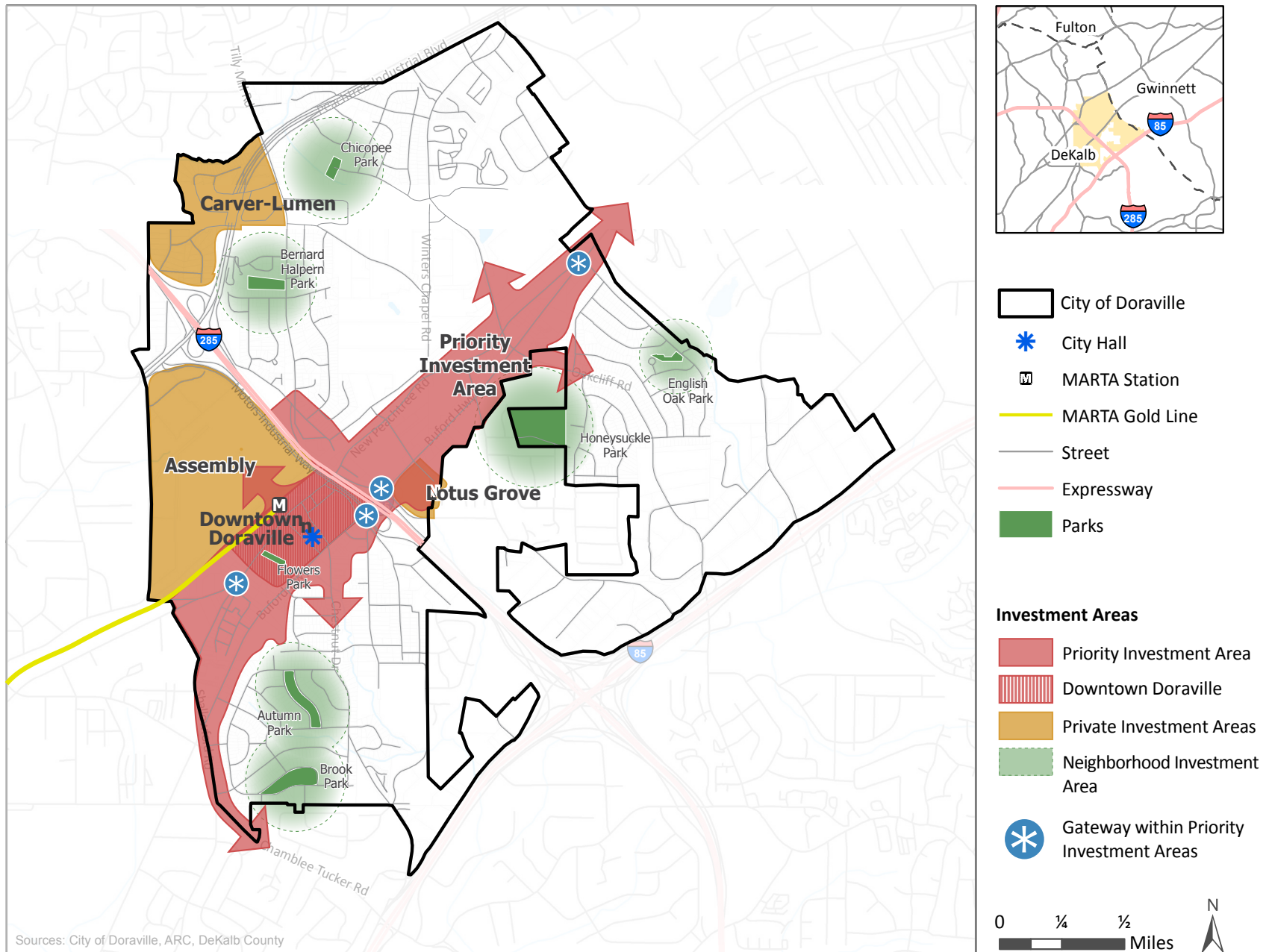
ENCOURAGE TOD & MIXED-USE

Inherent to encouraging transit-oriented development (TOD) and mixed-use is the overall goal to make Doraville a more vibrant place by encouraging higher density and a more walkable, mixed-use environment in the city's core and along major corridors. By encouraging TOD and mixed-use development and preserving the city's beloved residential neighborhoods, the City can truly advance a Doraville that preserves its roots while taking a new and strategic direction that capitalizes on the city's unique location in the Atlanta region. To retain the diversity that makes Doraville stand out in the region today, it will be critical for Doraville to advance and work with current businesses and residents as identified through economic development and quality of life initiatives to ensure that the very people that make us special today do not get left behind as Doraville opens its next chapter in life.



Buford Highway Farmers Market

**FIGURE 4-1: PRIORITY
INVESTMENT AREAS MAP**



ADHERE TO THE VISION

The Future Development Map, introduced in Chapter 3 and shown on the next page as **Figure 4-2**, is the most important aspect of ensuring our vision and goals for land use move forward. This map is used on a day-to-day basis by City leaders and staff to guide land use and zoning decisions as well as other development initiatives under consideration and proposed for approval in the Doraville community. The following pages provide a one-page overview for each of nine unique character areas of the city, providing the following policy guidance.

HEADING	GUIDANCE PROVIDED
Existing character	Documentation of the area today
Vision for the future	Long-term vision for the area as redevelopment and other new investment occurs
Potential uses	Types of use that are appropriate
Building scale	Appropriate scale for uses in this district
Zoning districts	Appropriate zoning districts for the area
Strategies	Unique initiatives to advance the area's vision that require City-led activities
Character images	Benchmark images, showing how the community envisions future design and form

ALIGN ZONING WITH VISION

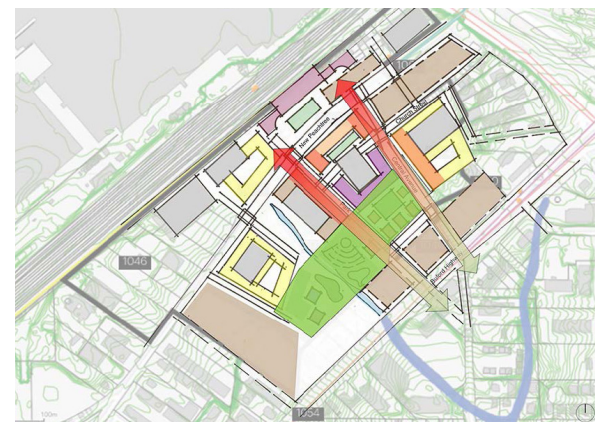
In order to be successful in implementing the Future Development Map vision and policies, the City must have in place the appropriate zoning to make the plan a reality. During the 2016 plan update, City leaders and staff identified barriers in the existing code inhibiting progress toward achieving the vision for the each area. Doraville made substantial progress on lowering and removing barriers in the last five years. Chapter 5 includes guidance for continuing this progress.



Planned gateway signage



Proposed Assembly development

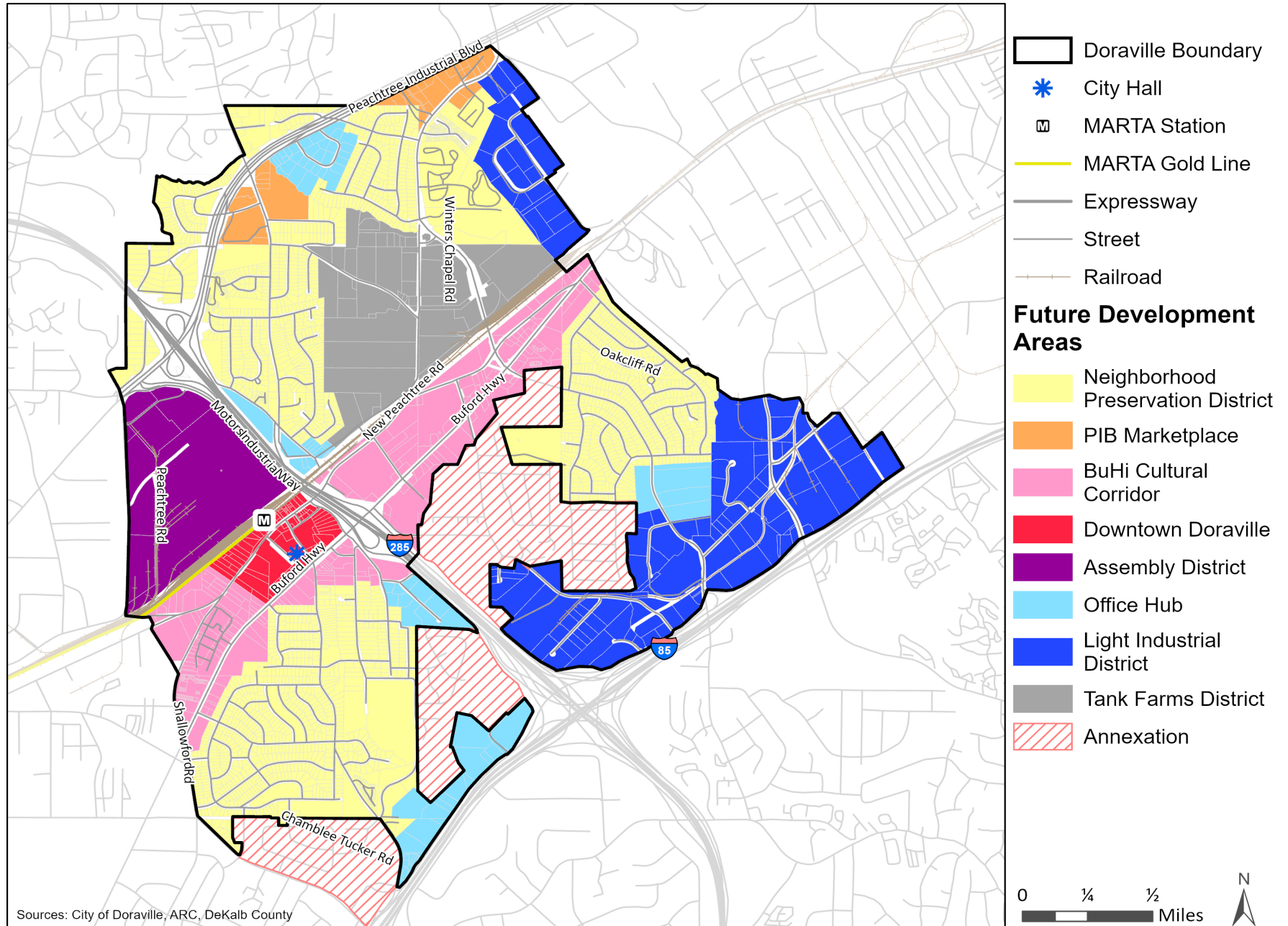


ULI Technical Assistance Panel (TAP) Concept for Downtown Doraville

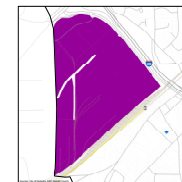


Proposed Lotus Grove development

FIGURE 4-2: FUTURE DEVELOPMENT MAP



ASSEMBLY DISTRICT



EXISTING CHARACTER

The former General Motors (GM) plant has been largely cleared of prior structures and is an open canvas for redevelopment except for a new film studio and new corporate office headquarters. The Assembly District is bordered by I-285, Peachtree Industrial Boulevard (SR-141), the Doraville MARTA Station, and the Norfolk Southern rail line.

VISION FOR THE FUTURE

Doraville's Assembly district, formerly the GM property, will be transformed into a walkable mixed-use district that serves an integrated hub of studio, commercial, office, and residential activity. Redevelopment of this area will include new public greenspace and a network of new streets to connect to adjacent centers and corridors.

POTENTIAL USES

- Vertical mixed-use
- Office
- Retail/commercial
- Arts/film/media industry
- Multi-family residential
- Parks & open space

BUILDING SCALE

- 6-30 stories

ZONING DISTRICTS

- T-5 & T-5A
- T-6 & T-6A

STRATEGIES

1. Facilitate continued mixed-use redevelopment of the district.
2. Make Peachtree Industrial Boulevard and Flowers Road to New Peachtree Road bicycle- and pedestrian-friendly to allow for safe and efficient access to Assembly and the Doraville MARTA station.
3. Ensure higher density development adjacent to the MARTA Station and I-285 corridor.
4. Maintain the Assembly Tax Allocation District (TAD) and Community Improvement District (CID).
5. Continue to exercise other economic development strategies to attract job-creating businesses.
6. As a long-term aspiration, create a new multi-modal street connection under the existing MARTA and Norfolk Southern corridor.

CHARACTER IMAGES



Buckhead
Atlanta



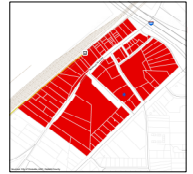
Atlantic Station
Atlanta



Buckhead
Atlanta



Proposed Assembly rendering
Doraville



DOWNTOWN DORAVILLE

EXISTING CHARACTER

Downtown Doraville includes a mixture of public government buildings and private properties located inside the I-285 perimeter, between the Doraville MARTA Station and Buford Highway. This area is ripe for development as many buildings are vacant, aging, and/or underutilized.

VISION FOR THE FUTURE

As a transportation hub for the region, Downtown Doraville will provide a unique sense of place and identity for the city. Visitors will be welcomed into a signature public town green with traditional main street retail embodying Doraville's cultural diversity. A combination of new civic buildings and private development comprised of a mixture of residential, retail, and office uses will line beautiful streetscapes framing a new built environment. The town center will serve as a focal point for community gatherings and festival events.

POTENTIAL USES

- Transit Oriented Development
- Vertical mixed-use
- Retail/commercial
- Office
- Civic/institutional
- Multi-family residential
- Parks & open space

BUILDING SCALE

- 6-8 stories in downtown redevelopment
- Up to 15 stories on MARTA property

ZONING DISTRICTS

- T-5
- T-6

STRATEGIES

1. Implement the recommendations of the ULI Technical Assistance Panel and other town center plans, including a public town green or park area.
2. Extend the complete streets design beyond New Peachtree Road.
3. Improve and expand bicycle and sidewalk connections to the neighborhoods.
4. Establish Downtown Doraville as an urban, walkable town center.
5. Reconcile vision and goals for portions of Downtown covered by Assembly CID versus portions covered by Chamblee Doraville CID.
6. Continue to exercise other economic development strategies to attract job-creating businesses.

CHARACTER IMAGES



ULI Technical Assistance Panel (TAP)
Concept for Downtown Doraville



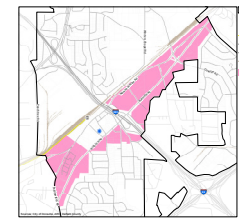
Town Brookhaven



Midtown Atlanta



Suwanee Town Center



BUHI CULTURAL CORRIDOR

EXISTING CHARACTER

Buford Highway is a bustling area of internationally-rooted small local businesses. The physical form consists of large surface parking lots sprinkled with mostly one-story buildings spanning a seven-lane roadway with an overabundance of driveway curb cuts and limited pedestrian crossings, creating a poor pedestrian environment.

VISION FOR THE FUTURE

BuHi Cultural Corridor will preserve the international diversity of businesses and new multi-family residents along Buford Highway while becoming a walkable and vibrant district for Doraville residents, workers, and visitors from around the world. Enhancements to streetscape, signage, and innovative public investments such as public art will make the corridor a popular destination in the greater Atlanta region.

POTENTIAL USES

- Mixed-use
- Retail/commercial
- Office
- Multi-family residential
- Parks & open space

BUILDING SCALE

- 3-8 stories (stepping down to 3 stories abutting low-density residential uses)

ZONING DISTRICTS

- C-1 & C-2
- T-3, T-4 & T-5
- R-3 & R-4

STRATEGIES

1. Implement Buford Highway Livable Centers Initiative (LCI) recommendations to build on the vision for the corridor
2. Build on the "We Love BuHi" initiative.
3. Preserve the cultural diversity of the corridor by working with businesses and business organizations.
4. Improve Buford Highway to enable multi-modal transportation access along the corridor.
5. Enhance existing cross streets for bicycle and pedestrian connections.
6. Encourage inter-parcel connections to reduce the abundant driveway curb cuts to improve safety for all travel modes.

CHARACTER IMAGES



Proposed Lotus Grove Development
Doraville



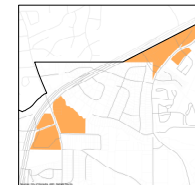
Plaza Fiesta
Chamblee



LaVista Walk
Atlanta



Buford Highway Farmers Market
Doraville



PIB MARKETPLACE

EXISTING CHARACTER

The two PIB Marketplaces provide a gateway between Peachtree Industrial Boulevard and the residential neighborhoods on Tilly Mill and Winters Chapel. Both commercial areas have components that are aging, underutilized, and/or provide only limited neighborhood commercial services.

VISION FOR THE FUTURE

The PIB Marketplaces will serve as integrated nodes of commercial, office, and residential activity that provide additional or enhanced multi-modal connectivity to neighborhoods, corridors, and other activity centers. They will serve as commercial gateways for Doraville's northern residential neighborhoods.

POTENTIAL USES

- Mixed-use
- Retail/commercial
- Multi-family residential
- Parks & open space

BUILDING SCALE

- 2-6 stories

ZONING DISTRICTS

- T-4 & T-5
- C-1 & C-2

STRATEGIES

1. Structure redevelopment of parcels to improve overall walkability and connectivity.
2. Allow for a range of neighborhood commercial uses with multi-family housing.
3. Encourage new multi-use path from Chicopee Park to the Marketplaces.
4. Create community gathering spaces.

SUB-AREAS

Two sub areas comprise the PIB Marketplace:

- Tilly Mill Marketplace
- Winters Chapel Marketplace

The same policies apply to both sub-areas with the exception that within the Winters Chapel Marketplace, building height will step down to three stories when abutting low-density residential uses.

CHARACTER IMAGES



Post Riverside
Atlanta



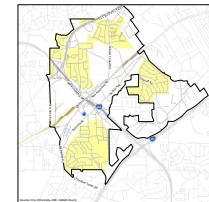
Town Brookhaven



Decatur



Cheshire Bridge
Atlanta



NEIGHBORHOOD PRESERVATION DISTRICT

EXISTING CHARACTER

The Neighborhood Preservation District is comprised of the established residential neighborhoods of Tilly Mill, Winters Chapel, Northwoods, and Oakcliff. The housing is predominantly single-family with multi-family along the edges.

VISION FOR THE FUTURE

Doraville will maintain and protect the single-family neighborhoods and allow for low-density multi-family housing at neighborhood edges, improving connections to schools, City parks, and religious institutions. Five low-density multi-family sub-areas will serve as transition areas from higher intensity land uses outside the character area to single-family residential within the character area. Multi-family sub-areas 2 and 4 will also allow for limited commercial. Today most of the single-family homes in these subareas have been converted into commercial uses with small parking lots in front. This development pattern is popular in the Buckhead Village Atlanta area as single-family homes have been converted to businesses of neighborhood services.

POTENTIAL USES

- Single-family residential
- Townhomes
- Limited multi-family residential

BUILDING SCALE

- Up to 3 stories

ZONING DISTRICTS

- R-1, R-2, R-3, R-4, R-CH, RSFA
- T-3 & T-4

STRATEGIES

1. Implement relevant recommendations of the 2020 Citywide Mobility Plan.
2. Continue to build upon programming of special events at community parks.
3. Continue to enforce existing City code ordinances to ensure property upkeep.
4. Improve overall connectivity between neighborhoods, and between neighborhoods and activity centers with paths and bicycle connections.

SUB-AREAS

1. Carver Hills area at PIB and I-285
2. Properties off Tilly Mill Road, between Beacon Drive and Woodwin Drive
3. Existing multi-family on the eastern side of Winters Chapel Road
4. Properties fronting Chamblee Tucker Road
5. Existing multi-family near Aztec Road and Chestnut Drive between Northwoods single-family residential and Office Hub

CHARACTER IMAGES



Historic Single-Family
Doraville



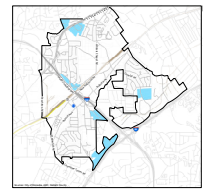
Chestnut Place
Doraville



New single-family
Doraville



Inman Park
Atlanta



OFFICE HUBS

EXISTING CHARACTER

Office Hubs are areas currently occupied by a mix of office and commercial uses. They often have high visibility from and access to Doraville's highways.

VISION FOR THE FUTURE

The Office Hubs will serve as integrated centers of office uses that transition between higher intensity uses and existing neighborhoods. These business and incubator areas will be centers of innovation, leveraging the city's diversity to attract unique businesses.

STRATEGIES

1. Ensure the City's ordinances allow for diverse employment opportunities to diversify the City's employment sector.
2. Install high-speed fiber to attract more businesses.
3. Create a multi-use trail along existing utility corridor to increase connectivity and provide passive greenspace.
4. Allow residential uses only as accessory to office as part of work/live units.
5. Allow for conversion of light industrial buildings to flex, loft-style office spaces.

POTENTIAL USES

- Office
- Public/institutional
- Work/live

BUILDING SCALE

- Up to 3 stories

ZONING DISTRICTS

- O-I
- O-W

CHARACTER IMAGES



*The Lumberyard Office Lofts
West Midtown, Atlanta*



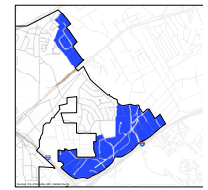
*Northyards
Downtown Atlanta*



*Big Green Egg
Doraville*



*The Blue Horse
Inman Park, Atlanta*



LIGHT INDUSTRIAL DISTRICT

EXISTING CHARACTER

Light Industrial Districts include a mix of low impact industrial, manufacturing, and distribution uses. There are two areas of the city included in this district: Oakcliff Rd/Oakcliff Industrial near I-85 and Bankers Industrial near Peachtree Industrial at the DeKalb/Gwinnett county line.

VISION FOR THE FUTURE

The Light Industrial Districts will leverage the city's connection to the regional transportation system to support a variety of light industrial, distribution, and warehousing uses with limited supporting uses. These centers will be more auto-oriented, yet still maintain connectivity for pedestrians, bicyclists, and vehicles.

STRATEGIES

1. Re-evaluate zoning, tree, and sign ordinances to attract businesses.
2. Ensure businesses are aware of the appropriate truck routes to regional infrastructure system.
3. Provide sidewalks along key corridors such as Oakcliff Road and Bankers Industrial Drive to encourage alternative modes of transportation.
4. Create a multi-use trail along existing utility corridor to increase connectivity and provide passive greenspace.

POTENTIAL USES

- Distribution
- Light industrial
- Manufacturing
- Warehousing

BUILDING SCALE

- Up to 3 stories

ZONING DISTRICTS

- M-1
- O-W

CHARACTER IMAGES



Film studio
Doraville



Sweetwater Brewery
Atlanta



Armour Ottley
Atlanta



Lindbergh
Atlanta



TANK FARMS DISTRICT

EXISTING CHARACTER

This Tank Farms area is limited to oil tank uses and other industrial uses west of the railroad. The location is a major extraction point for oil and gas traveling through the pipeline up the Atlantic coast.

VISION FOR THE FUTURE

The Tank Farms District will continue to be a home for numerous fuel tank facilities, as well as the variety of industrial uses that support their operations. These industries will continue to provide an important portion of the City's tax base. Future improvements in the district will place an emphasis on safety, ensuring sufficient buffer to all non-industrially-zoned properties.

STRATEGIES

1. Ensure businesses are aware of appropriate truck routes.
2. Study the potential of consolidating existing tanks south of rail corridor into area north of rail corridor to allow for the long-term redevelopment of the BuHi Cultural Corridor.
3. Explore public art opportunities along fencing and other infrastructure facing right-of-way.



Proposed safety area around tank farm structures

POTENTIAL USES

- Heavy industrial
- Light industrial
- Distribution
- Warehousing

BUILDING SCALE

- 3-5 stories

ZONING DISTRICTS

- M-2

CHARACTER IMAGES



*Tank farm
Doraville*



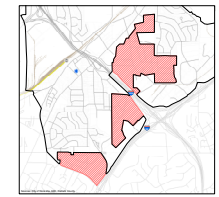
*Clean energy station
Doraville*



*Boulevard
Atlanta*



*The BeltLine
Atlanta*



ANNEXATION

EXISTING CHARACTER

Potential annexation areas already function informally as part of the city due to location, largely surrounded by parcels that are in Doraville. The uses within this area are predominantly single-family homes with some multi-family, institutional, office, and retail.

VISION FOR THE FUTURE

Annexation will provide Doraville with the ability to optimize service delivery in residential areas that are most accessible to the Doraville community and informally considered a part of Doraville neighborhoods. Should these areas be annexed, it is anticipated they would largely be incorporated into the Neighborhood Preservation District. Multi-family housing would be appropriate where multi-family housing already exists as well as on properties fronting Chamblee-Tucker Rd.

STRATEGIES

1. Annex adjacent neighborhood areas to provide continuity in land uses with adjacent surrounding land within Doraville.
2. Encourage redevelopment of existing single-family properties along major corridors into new structures of multi-family, office, and/or limited commercial uses.

POTENTIAL USES

- Single-family residential
- Townhomes
- Multi-family residential
- Limited commercial/office
- Institutional
- Parks & open space

BUILDING SCALE

- Up to 3 stories

ZONING DISTRICTS

- R-1, R-2, R-3, R-4, R-CH, RSFA
- O-I
- C-1
- T-3, T-4, & T-5

CHARACTER IMAGES



Cambridge Square Townhouses
Unincorporated DeKalb County



Chamblee-Tucker
Unincorporated DeKalb County



Ashlyn Pointe
Unincorporated DeKalb County



Oakcliff School
Unincorporated DeKalb County



5. OUR FOCUS

5.1 ACTION PLAN FRAMEWORK

OVERVIEW

This section of our plan takes the important step of moving from needs, opportunities, vision, and goals to strategy and implementation. It defines **how** Doraville can best advance its vision in the next five years, building off the content identified in previous sections.

This chapter begins with a restatement of the overarching **Vision and Goals** documented in Chapter 3. It then lays out **Priority Action Areas** for the City to pursue, which are strongly informed by the **Issues and Opportunities** identified in Chapter 2. This section organizes and frames these areas of priority action using the substantive plan elements discussed in Chapter 1.

Last is the **Community Work Program**, which distills action areas into specific activities, projects and programs for the next five years. The Community Work Program identifies a planned time frame, responsible party or parties, funding source(s), and a cost estimate for each item.

VISION

Doraville will stand out as a vibrant, multicultural and open-minded community that offers unique opportunities to live, work, shop, and enjoy the best of what the Atlanta region has to offer – a balanced mix of uses, strong neighborhoods, good schools, family friendliness, a diverse employment sector, and a multi-modal transportation network.

GOALS

BUILD A NEW BRAND

FURTHER OUR TRADITION OF CULTURAL DIVERSITY

PRESERVE AND ENHANCE OUR NEIGHBORHOODS

LINK DORAVILLE

REBUILD DORAVILLE'S CORE

ALIGN IMPLEMENTATION TOOLS WITH OUR VISION

CREATE A STRONG, CONNECTED BUSINESS COMMUNITY

IMPROVE OUR EDUCATION SYSTEM

BUILD AN ARTS & CULTURE ECOSYSTEM

RESTORE OUR NATURAL RESOURCES

5.2 PRIORITY ACTION AREAS

QUALITY OF LIFE

1. Enhance our relationship with the DeKalb County School Board to improve schools for which our residents are districted.
2. Increase the number of community events and programs offered by the City.
3. Establish more formalized methods to engage our community's diverse cultural groups in City decision-making.
4. Provide more places for public gathering and social activities.
5. Inventory local arts and culture assets, evaluate strengths, and develop a strategy to connect them to community projects, events and programming.

TRANSPORTATION

1. Use the Citywide Mobility Plan as the guide for all decisions on transportation planning and project prioritization.
2. Implement the Buford Highway Corridor Livable Centers Initiative (LCI) study.



Creative bicycle and pedestrian safety and storage

Photo credit: City of Austin

3. Improve pedestrian safety, mobility, and connectivity within the city.
4. Build a complete bicycle network within the city that also connects to adjacent cities.
5. Further traffic calming improvements in residential neighborhoods.
6. Adjust parking policy to align with land use policy.
7. Continue to partner with Assembly CID and Chamblee Doraville CID on transportation project planning and implementation.

ECONOMIC DEVELOPMENT

1. Create a more collaborative business environment.
2. Improve the business licensing process.
3. Update the City's ordinances to diversify the business sector and expand employment opportunities.
4. Enhance visitors' experience in Doraville.
5. Establish a unique Doraville identity.

LAND USE

1. Carry out the recommendations of the ULI Technical Assistance Panel report for Downtown Doraville.
2. Advance the continued redevelopment of the former General Motors site into Assembly.

3. Facilitate transit-oriented development (TOD) and mixed-use development near the MARTA station and along major corridors.
4. Facilitate smaller-scale mixed-use development in other strategic nodes in the city as appropriate.
5. Continue to update the City's zoning ordinance, including the Livable Communities Code, to align with updated Comprehensive Plan.
6. Inventory local natural resources, evaluate health/conditions, and develop a strategy for prioritized remediation.

HOUSING

1. Increase the variety of housing price points and housing sizes (number of bedrooms per unit) in Doraville.
2. Preserve property values through code enforcement.
3. As land values increase and properties redevelop, help set aside a percentage of housing at affordable price points.



New housing products are an element of Doraville's future

Photo credit: Smith Dalia Architects

5.3 COMMUNITY WORK PROGRAM

The **2022-2026 Community Work Program** lays out a five-year action plan for advancing our vision, goals, and priorities in the near-term. The work program serves not only as a tool to guide implementation but also as a measuring stick for evaluating our progress on implementation.

While the plan's success involves joint coordination among the public, private, and non-profit sectors, it is the commitment of Doraville's leadership, staff and community members to the plan that will inspire others to believe in it, support it, and help advance it. These partners include businesses, real estate developers, other government entities, and community groups.

The 2022-2026 Community Work Program is shown as **Figure 5-1** and is organized by substantive plan element and then by priority area. For each action item listed, the work program identifies the time frame for pursuing the action, the responsible party or parties moving it forward, any anticipated costs, and potential funding sources.

The new Community Work Program carries over projects from the City's last five-year work program that are underway, as well as those that are postponed or delayed but remain priorities for the community.

The **Report of Accomplishments** for the previous (2016-2021) Community Work Program is shown as **Figure 5.2**. It details a status for each project or activity.

FIGURE 5-1: 2022-2026 COMMUNITY WORK PROGRAM

No.	Project Summary	Project Description	Responsible Party	Timeframe					Estimated Cost	Funding Source
				2022	2023	2024	2025	2026		
QUALITY OF LIFE										
1.1a	School Resources	Establish and formalize more school resources in Doraville that support safe and equitable access to schools.	City Council, City Manager, DeKalb Co.	X	X	X	X	X	Staff time	City
1.2a	Events	Create an events committee that prioritizes local events that promote international appreciation.	City Council, City Manager, Economic Development	X	X	X	X	X	Staff time	City, Nonprofits, Corporate Sponsorship
1.2b	Doraville Ambassador	Establish Doraville ambassador program using trainees from the Doraville 101 program to recruit and engage others in Doraville.	Economic Development	X	X				Staff time	City
1.3a	City Government Guide	Develop a guide to City government structure.	Community Development	X					Staff time	City
1.3b	Diversity Plan	Develop a diversity plan utilizing the City of Decatur’s Diversity Plan as a precedent.	Economic Development	X	X				Staff time	City
1.3c	Doraville 101	Establish Doraville 101 (a prgram to train residents and business owners about the workings of local government).	Economic Development	X	X				Staff time	City
1.4a	Parks & Rec Master Plan	Implement <i>Parks & Recreation Master Plan (PRMP)</i> : Renovate existing parks (Chicopee, English Oak, Autumn, Brook, Flowers, Halpern, & Honeysuckle).	Parks & Rec	X	X	X	X	X	\$2,510,000	City, DNR
1.4b	PRMP Design Standards	Create and adopt <i>PRMP</i> sign standards & design standards.	Parks & Rec	X					\$100,000	City, DNR
1.4d	New Park	Establish a new park on the west side of the City near the Doraville MARTA Station per <i>PRMP</i> .	Parks & Rec, Community Development	X	X				NA	Private
TRANSPORTATION										

FIGURE 5-1: 2022-2026 COMMUNITY WORK PROGRAM (CONTINUED)

No.	Project Summary	Project Description	Responsible Party	Timeframe					Estimated Cost	Funding Source
				2022	2023	2024	2025	2026		
2.1a	Complete Streets Ordinance	Create and adopt a complete streets ordinance with standards to be applied to appropriate roads.	Community Development	X					\$10,000	City
2.1b	BuHi LCI	Carry out and implement Buford Highway Livable Centers Initiative Study.	Community Development	X	X	X	X	X	TBD	City, CDBG, LCI
2.1c	New Peachtree Complete Streets Pt 1	Implement New Peachtree Road complete streets improvements, inside the Perimeter.	Community Development, Public Works	X	X				\$3,300,000	City, CDBG, LCI
2.1d	New Peachtree Complete Streets Pt 2	Implement New Peachtree Road multiuse path improvements, outside the Perimeter.	Community Development, Public Works			X	X	X	\$2,220,000	City, CDBG, LCI
2.1e	Flowers Road Path	Create a safe, continuous route for pedestrians and cyclists accessing Assembly along Peachtree Industrial Boulevard from Flowers Road to North Peachtree Road by adding sidewalks with signalized crosswalks.	Community Development, GDOT	X	X	X	X	X	TBD	City, CDBG, LCI, FHWA, GDOT
2.1g	High Priority Sidewalks	Implement high priority sidewalk projects as are outlined in the Doraville Citywide Mobility Plan.	Public Works	X	X				\$1,323,000	City
2.1h	Shallowford Corridor	Improve Shallowford Road corridor with a cycle track, sidewalks, and signalized crosswalks, with a focus on the intersection at New Peachtree Road.	Community Development	X	X	X	X	X	\$3,480,000	City, LCI, CDBG
2.1i	Better Bus Stops	Coordinate with MARTA to establish plan for and implement bus stop enhancements.	Community Development		X	X	X	X	TBD	City, MARTA, TBD

FIGURE 5-1: 2022-2026 COMMUNITY WORK PROGRAM (CONTINUED)

No.	Project Summary	Project Description	Responsible Party	Timeframe					Estimated Cost	Funding Source
				2022	2023	2024	2025	2026		
2.2a	Chicopee Trail	Study feasibility of and implement a connector trail from Chicopee Park to Halpern Park per PRMP.	Parks & Rec, Community Development	X	X				\$1,795,000	City
2.2b	Flowers Road Path	Implement multi-use trail along Flowers Road, connecting Tilly Mill and Carver Circle neighborhoods to the Doraville MARTA Station via New Peachtree Road.	Community Development, GDOT			X	X	X	TBD	City, DNR, CDBG
2.2c	Western Greenway	Study feasibility of and implement a western greenway loop from the Doraville MARTA Station to DeKalb Technology Parkway via Clearview Parkway and Chestnut Drive per PRMP.	Parks & Rec, Community Development	X	X	X	X	X	\$1,925,000	City, PATH, Private, CDBG
2.2d	Eastern Greenway	Study feasibility of an eastern greenway loop connecting Nexus and Buford Highway to the Oakcliff neighborhood per PRMP.	Parks & Rec, Community Development	X	X	X	X	X	\$33,000	City, PATH, Private, CDBG
2.2f	City Bike Racks	Install bicycle racks at City-owned locations to encourage bicycle use.	Public Works, Parks & Rec	X	X				Staff time	City
2.3b	Traffic & Stormwater Mitigation Phase 1	Implement Phase 1 (Oakcliff, Chestnut, Winters Chapel, Tilly Mill) of traffic & stormwater mitigation project.	Public Works	X	X	X			\$1,903,000	City, LMIG, ARP
2.3c	Traffic & Stormwater Mitigation Phase 2	Establish a current traffic and stormwater priority list, study the feasibility, and implement the identified projects.	Public Works			X	X	X	\$2,180,000	City, LMIG, ARP
2.4b	Parking Maximums	Add maximum vehicular parking thresholds to zoning ordinance.	Community Development	X					Staff time	City

FIGURE 5-1: 2022-2026 COMMUNITY WORK PROGRAM (CONTINUED)

No.	Project Summary	Project Description	Responsible Party	Timeframe					Estimated Cost	Funding Source
				2022	2023	2024	2025	2026		
2.5a	Realign Chestnut Drive	Realign Chestnut Drive with Park Avenue at Buford Highway to decrease vehicular accidents at Central Avenue.	Public Works, Community Development, GDOT	X	X	X	X	X	TBD	City, ARC, CDBG
2.5c	Pedestrian / Bike Bridge to Assembly	Construct a new vehicular, pedestrian, and cycletrack bridge connecting Buford Highway to Peachtree Industrial Boulevard and Assembly over the existing rail corridor via Shallowford Road and Peachtree Road.	Community Development, GDOT	X	X	X	X	X	\$50,000,000	City, ARC, Federal Grants
ECONOMIC DEVELOPMENT										
3.1b	Business Forum	Host a regular business forum (quarterly or other interval as determined appropriate) as part of a Doraville Business Association or Chamber of Commerce.	Economic Development	X	X	X			\$4,000	City
3.1c	Developer Day	Establish an annual or bi-annual developer day to market Doraville.	Economic Development		X	X	X	X	Staff time	City, Private Sponsorships
3.2c	Doraville Business Academy	Establish a Doraville Business Academy (educational program to help guide businesses through process of getting established in the city).	Economic Development		X	X			TBD	City, Private Sponsorships
3.3a	Update Use Tables	Update all district uses of the zoning code.	Community Development	X					Staff time	City
3.4a	Marketing Package for Visitors	Create a map-based marketing package with a business directory for visitors.	Economic Development	X					Staff time	City, Private
3.4c	City Wayfinding Plan	Implement wayfinding to direct residents to parks, businesses, schools, and government buildings.	Community Development, Public Works	X	X	X	X	X	Staff time	City, ARP

FIGURE 5-1: 2022-2026 COMMUNITY WORK PROGRAM (CONTINUED)

No.	Project Summary	Project Description	Responsible Party	Timeframe					Estimated Cost	Funding Source
				2022	2023	2024	2025	2026		
3.4d	Online Incentives Information	Grow the online incentives & tax credits toolbox outlining available local, state, & federal tax credits, financial assistance, and business start-up / support organizations.	Economic Development	X					Staff time	City, ARP
3.5b	Consulates + Sister Cities	Resolutions to support national holidays for the nations with a consulate or trade representative in the Atlanta area and pursue the Sister City program to help market Doraville to the world.	Economic Development	X	X	X	X	X	Staff time	City, Private
3.6a	Addressing Blight	Utilize EPA and CDBG revolving loan funds to remediate, address blight, and create jobs.	Economic Development	X	X	X	X	X	Staff time	City
LAND USE										
4.2a	Downtown Doraville RFPs	Administer two RFPs: 1) Civic campus and 2) Mixed-use redevelopment.	Community Development, City Manager	X	X				Staff time	City, ARC
HOUSING										
5.2b	Code Enforcement Brochure	Create a visuals-based brochure detailing City Code Enforcement violations and how to avoid them.	Community Development	X					Staff time	City
5.3a	Workforce Housing	Establish a policy for new housing developments to provide a certain percentage of units at affordable workforce housing rates.	Community Development	X	X	X			\$100,000	

FIGURE 5-2: REPORT OF ACCOMPLISHMENTS 2017-2021

No.	Project Summary	Project Description	Responsible Party	Timeframe	Status	Notes
QUALITY OF LIFE						
1.1a	School Resources	Continue to develop a plan to establish and formalize more school resources in Doraville.	City Council, City Manager, DeKalb Co.	2017-	In Progress	
1.2a	Events	Develop a strategic plan to incorporate international appreciation to public festivals and other events, such as “Doraville Days” and road races to catalyze Doraville's vibrant culture and attract consulate corps & schools of international studies.	City Council, City Manager, Economic Development	2017-	In Progress	
1.2b	Doraville Ambassador	Establish Doraville ambassador program to support the Doraville 101 initiative.	Economic Development	2017-2018	Not Started	Staff turnover and lack of public relations staff.
1.3a	City Government Guide	Develop a simple guide to City government structure.	Community Development	2017	In Progress	Draft welcome packet finished for new residents.
1.3b	Diversity Plan	Develop a diversity plan utilizing the City of Decatur's Diversity Plan as a precedent.	Economic Development	2017-2018	Not Started	City Council is skeptical of new planning initiatives and is focused on implementation of existing plans.
1.3c	Doraville 101	Establish Doraville 101 – open to all residents.	Economic Development	2017-2018	Not Started	Staff turnover and lack of public relations staff.
1.4a	Parks & Rec Master Plan	Implement <i>Parks & Recreation Master Plan (PRMP)</i> : Renovate existing parks (Chicopee, English Oak, Autumn, Brook, Flowers, Halpern, & Honeysuckle).	Parks & Rec	2017-	In Progress	Park improvements ongoing at Honeysuckle, Autumn and Chicopee.
1.4b	PRMP Design Standards	Meet <i>PRMP</i> sign standards & design standards.	Parks & Rec	2017	In Progress	Design standards have not been formally adopted.
1.4c	Parkland Feasibility Study	Complete <i>PRMP</i> parkland feasibility study.	Parks & Rec	2018	No Longer Priority	There is no study incorporated in the <i>PRMP</i> to implement.
1.4d	New Park	Establish a new park on the west side of the City near Doraville MARTA Station per <i>PRMP</i> .	Parks & Rec, Community Development	2021	In Progress	New park will be created as part of Assembly development. Breaking ground Fall 2021.

FIGURE 5-2: REPORT OF ACCOMPLISHMENTS 2017-2021 (CONTINUED)

No.	Project Summary	Project Description	Responsible Party	Timeframe	Status	Notes
1.4e	Bubbling Creek	Work with Assembly Developers to restore the banks of Bubbling Creek (eroded & overgrown with invasive species) for future creation of a linear park or walking path.	Parks & Rec, Community Development	2017-	No Longer Priority	Assembly Development has not progressed as anticipated, since this plan was adopted. New owners purchased Assembly in 2020. No plans for daylighting the creek are in place.
TRANSPORTATION						
2.1a	Complete Streets Ordinance	Adopt a complete streets ordinance with standards to be applied to appropriate roads.	Community Development	2017	Not Started	A mobility study was completed in 2020, but funds were not available for a complete streets design manual.
2.1b	BuHi LCI	Carry out and implement Buford Highway Livable Centers Initiative Study.	Community Development	2017-2021	In Progress	Buford Highway was rezoned per the LCI November 2020; text amendment to support small businesses adopted in early 2021; partnering with DArt to implement BuHi Walk
2.1c	New Peachtree Complete Streets Pt 1	Implement Phase 1 New Peachtree Road complete streets improvements, inside the Perimeter.	Community Development, Public Works	2017-2018	In Progress	Construction started July 2021.
2.1d	New Peachtree Complete Streets Pt 2	Implement Phase 2 New Peachtree Road complete streets improvements, outside the Perimeter.	Community Development, Public Works	2018-2020	In Progress	Applying for LCI grant in 2021 cycle.
2.1e	Flowers Road Path	Create a safe, continuous route for pedestrians and cyclists accessing Assembly along Peachtree Industrial Boulevard from Flowers Road to North Peachtree Road by adding sidewalks with signalized crosswalks.	Community Development, GDOT	2017-	Not Started	Feasibility needs to be explored.
2.1f	Tilly Mill Sidewalks	Complete sidewalk project from Flowers Road to Hightower Elementary along Tilly Mill Road.	Public Works	2018-2019	Complete	

FIGURE 5-2: REPORT OF ACCOMPLISHMENTS 2017-2021 (CONTINUED)

No.	Project Summary	Project Description	Responsible Party	Timeframe	Status	Notes
2.1g	High Priority Sidewalks	Implement Phase 1 of high priority sidewalk projects	Public Works	2017-2018	In Progress	Current bidding sidewalks for one project, in design phase for 2-3 more.
2.1h	Shallowford Corridor	Improve Shallowford Road corridor with a cycle track, sidewalks, and signalized crosswalks, with a focus on the intersection at New Peachtree Road.	Community Development	2017-	In Progress	Grant acquired for scoping study. Contract awarded to Stantec in August 2021.
2.1i	Better Bus Stops	Coordinate with MARTA to establish plan for and implement bus stop enhancements.	Community Development	2017-2018	Not Started	Staff will look into this for a future grant through ARC.
2.2a	Chicopee Trail	Study feasibility of and implement a connector trail from Chicopee Park to Halpern Park per PRMP.	Parks & Rec, Community Development	2018-2019	In Progress	In process of getting alignment and construction documents to bid for portion of this trail from Chicopee to Tilly Mill Road.
2.2b	Flowers Road Path	Implement multi-use trail along Flowers Road, connecting Tilly Mill and Carver Circle neighborhoods to the Doraville MARTA Station via New Peachtree Road.	Community Development, GDOT	2019-	In Progress	Lumen development implementing part of path. Rest of route on hold due to GDOT.
2.2c	Western Greenway	Study feasibility of and implement a western greenway loop from the Doraville MARTA Station to DeKalb Technology Parkway via Clearview Parkway and Chestnut Drive per PRMP.	Parks & Rec, Community Development	2018-2019	In Progress	Master agreement with PATH and agreement for feasibility study of PCG signed in July 2021.
2.2d	Eastern Greenway	Study feasibility of an eastern greenway loop connecting Nexus and Buford Highway to the Oakcliff neighborhood per PRMP.	Parks & Rec, Community Development	2019	In Progress	Master agreement with PATH for future studies signed in July 2021.
2.2e	Bubbling Creek Path	Work with Chamblee and Assembly developers to provide pedestrian and bicycle link along Bubbling Creek from Assembly to encourage access from Chamblee's neighborhoods & downtown to Assembly businesses.	Community Development, Parks & Rec, Chamblee	2017-	No Longer Priority	Assembly Development has not progressed as anticipated, since this plan was adopted. New owners purchased Assembly in 2020. A link to Chamblee via the Rail Trail is planned.

FIGURE 5-2: REPORT OF ACCOMPLISHMENTS 2017-2021 (CONTINUED)

No.	Project Summary	Project Description	Responsible Party	Timeframe	Status	Notes
2.2f	City Bike Racks	Install bicycle racks at City-owned locations to encourage bicycle use.	Public Works, Parks & Rec	2017	In Progress	Racks located at the Police Department. Currently, acquiring more racks.
2.3a	Speed Tables	Install raised pedestrian crossings as speed tables.	Public Works	2017-	No Longer Priority	Council would like another approach to traffic calming.
2.3b	Traffic & Stormwater Mitigation Phase 1	Implement Phase 1 (Oakcliff, Chestnut, Winters Chapel, Tilly Mill) of traffic & stormwater mitigation project.	Public Works	2017-2019	In Progress	Oakcliff traffic calming was completed, but is being redone. Winters Chapel set to begin soon.
2.3c	Traffic & Stormwater Mitigation Phase 2	Study feasibility of and implement Phase 2 of traffic & stormwater mitigation project.	Public Works	2019-2021	Not Started	It is not clear what is included in Phase 2 in the Comprehensive Plan.
2.4a	Parking Minimums	Amend minimum bicycle and vehicular parking requirements in the zoning ordinance.	Community Development	2017	Complete	Adopted in 2018.
2.4b	Parking Maximums	Add maximum vehicular parking thresholds to zoning ordinance.	Community Development	2017	Not Started	Staff will look into in the near future.
2.4c	Other Parking	Introduce innovative parking policies that allow for reverse angled parking, Zipcar (or similar business) locations, and shared parking arrangements.	Community Development	2017	Complete	Added to code in 2016.
2.5a	Realign Chestnut Drive	Realign Chestnut Drive with Park Avenue at Buford Highway to decrease vehicular accidents at Central Avenue.	Public Works, Community Development, GDOT	2017-	Not Started	Continues to be supported in 2020 Mobility Study.
2.5b	Park Avenue Extension	Create a new multi-modal covered street under the existing MARTA and Norfolk Southern rail lines to connect Assembly to the Doraville MARTA Station.	Community Development, GDOT	2017-	No Longer Priority	Feasibility is questionable.
2.5c	Pedestrian / Bike Bridge to Assembly	Construct a new vehicular, pedestrian, and cycletrack bridge connecting Buford Highway to Peachtree Industrial Boulevard and Assembly over the existing rail corridor via Shallowford Road and Peachtree Road.	Community Development, GDOT	2017-	Not Started	Funding and feasibility need to be addressed.
2.5d	BuHi Congestion	Increase capacity on the Buford Highway to I-285 East entrance ramp to relieve congestion.	Public Works, GDOT	2019-	No Longer Priority	Not interested in capacity projects.

ECONOMIC DEVELOPMENT

FIGURE 5-2: REPORT OF ACCOMPLISHMENTS 2017-2021 (CONTINUED)

No.	Project Summary	Project Description	Responsible Party	Timeframe	Status	Notes
3.1a	BuHi CID	Initiate a Buford Highway Community Improvement District (CID) with adjacent jurisdictions.	Economic Development	2018	Complete	CDCID created in 2020.
3.1b	Business Forum	Host a regular business forum (quarterly or other interval as determined appropriate) as part of a Doraville Business Association or Chamber of Commerce.	Economic Development	2017-2018	In Progress	Have begun hosting business forums in 2021. Doraville residents/business owners are working to create a Chamber of Commerce.
3.1c	Developer Day	Establish an annual or bi-annual developer day.	Economic Development	2018-	Not Started	Prior Economic Developer staff were not interested.
3.2a	Update Forms	Update permit application forms bi-annually.	Admin	2017-	Complete	Most OTC forms updated in 2020. Zoning applications updated in 2021.
3.2b	Staff Training	Train City Staff (quarterly and upon hiring) to better facilitate formal enrollment of businesses in the City of Doraville.	Admin	2017-	Complete	Staff trained in use of BS&A.
3.2c	Doraville Business Academy	Establish a Doraville Business Academy (educational program to help guide businesses through process of getting established in the city).	Economic Development	2019-2020	Not Started	Resources.
3.3a	Update Use Tables	Update all district uses of the zoning code.	Community Development	2017-2018	In Progress	Some districts have been updated (C-1, C-2, LCC districts, O-W, etc.). Working on a combined use table for all districts.
3.3b	Reduce CUPs	Reduce the number of conditional use permits needed by improving allowed uses lists and minimum buffer requirements.	Community Development	2017-2018	Complete	With City-initiated rezonings, many uses now permitted by right. CUPs were reviewed with district updates.
3.3c	Flexibility in Office Hubs	Allow for flexibility of uses within Office Hubs (demonstration kitchen, beer served on special events, etc.).	Community Development	2017-2018	Complete	O-I & O-W uses updated in 2018 and 2021.

FIGURE 5-2: REPORT OF ACCOMPLISHMENTS 2017-2021 (CONTINUED)

No.	Project Summary	Project Description	Responsible Party	Timeframe	Status	Notes
3.4a	Marketing Package for Visitors	Create a map-based marketing package with a business directory for visitors.	Economic Development	2017	In Progress	Draft welcome packet finished for new residents; dining map was created.
3.4b	Phase 2 Gateway Signage	As Phase 2 to the gateway signage installed in 2016 along the edges of the city, install signs or public art at major intersections within the city and at the Doraville MARTA Station.	Public Works	2017	Complete	
3.4c	City Wayfinding Plan	Implement City's wayfinding plan.	Community Development, Public Works	2017-	In Progress	
3.4d	Online Incentives Information	Grow the online incentives & tax credits toolbox outlining available local, state, & federal tax credits, financial assistance, and business start-up / support organizations.	Economic Development	2017	In Progress	Resources available on website.
3.5a	Marketing Brochures	Create a (set of) brochure(s) to market and build a brand for the city.	Economic Development	2017-	No Longer Priority	Mayor and Council no longer interested in physical marketing materials.
3.5b	Consulates + Sister Cities	Resume recognition of national holidays for the nations with a consulate or trade representative in the Atlanta area and pursue the Sister City program to help market Doraville to the world.	Economic Development	2017-	In Progress	Council presents resolutions regularly recognizing nonmajority cultural holidays.
3.6a	Addressing Blight	Utilize EPA and CDBG revolving loan funds to remediate, address blight, and create jobs.	Economic Development	2017-	In Progress	Applied for CDBG grants in 2021.
3.6b	Bond Financing Outside DDA	Collaborate with Chamblee on a Joint Development Authority or expand Doraville's Downtown Development Authority (DDA) to city-wide to provide bond-financing to areas outside of the current DDA boundary.	Economic Development	2017-2018	No Longer Priority	Have alternatives such as the CD CID, DDA, and We Love Buhi.
3.6c	Economic Development Plan	Conduct a city-wide comprehensive economic development plan.	Economic Development	2017-2018	No Longer Priority	Integrated within the Comprehensive Plan.
LAND USE						
4.1a	Design Doraville Updates	Address the list of detailed zoning ordinance update recommendations in Chapter 5 (page 5-7) of Design Doraville.	Community Development	2017-2018	Complete	Addressing with ongoing City-initiated rezonings.

FIGURE 5-2: REPORT OF ACCOMPLISHMENTS 2017-2021 (CONTINUED)

No.	Project Summary	Project Description	Responsible Party	Timeframe	Status	Notes
4.1b	Public Amenity Standards	Design uniform standards for signage & public amenities to frame the quality of future development.	Community Development	2017	Complete	Adopted in 2018.
4.2a	Downtown Doraville RFPs	Administer two RFPs: 1) Civic campus and 2) Mixed-use redevelopment.	Community Development, City Manager	2017-	In Progress	ULI Technical Assistance Panel (TAP) wrapped up in June 2021. Currently mulling an RFP for a Facility Needs Assessment.
4.3a	BuHi LCC	Expand form-based Livable Community Code to the Buford Highway corridor to improve urban design standards and allow mixed-use residential uses.	Community Development	2017	Complete	Approved November 2020 by City Council.
4.4a	Transit Oriented Development	Update zoning ordinance to ensure transit-oriented development is supported.	Community Development, MARTA	2017-2018	Complete	
HOUSING						
5.1a	Residential Unit Variety	Ensure the zoning ordinance allows for unit variety among the residential zoning districts.	Community Development	2017-2018	Complete	Provide an array of districts offering a variety of densities and unit types.
5.2a	Online Code Enforcement Reporting	Modernize Code Enforcement program by establishing an online form to report and monitor code violations.	Community Development	2017-	Complete	Online portal for reporting violations.
5.2b	Code Enforcement Brochure	Create a visuals-based brochure detailing City Code Enforcement violations and how to avoid them.	Community Development	2017	In Progress	Incorporated in the welcome packet.
5.3a	Workforce Housing	Establish a policy for new housing developments to provide a certain percentage of units at affordable workforce housing rates.	Community Development	2017	Not Started	Implementation is controversial.

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- A.2 First Public Hearing Documentation
- A.3 Steering Committee Documentation
- A.4 Public Open House Documentation
- A.5 Community Surveys Documentation
- A.6 Second Public Hearing Documentation

A.1 PUBLIC ENGAGEMENT SUMMARY

The Design Doraville update took place beginning in late 2020 and extending through fall 2021.

The public engagement process focused on gathering input in key areas as required by the state's planning rules for five-year updates. Those areas included Issues and Opportunities, Vision and Goals, and Future Land Use.

The lingering COVID-19 pandemic continued to severely disrupt traditional in-person engagement, forcing the Planning Team and Steering Committee to use a virtual approach to engagement, communication and plan development.

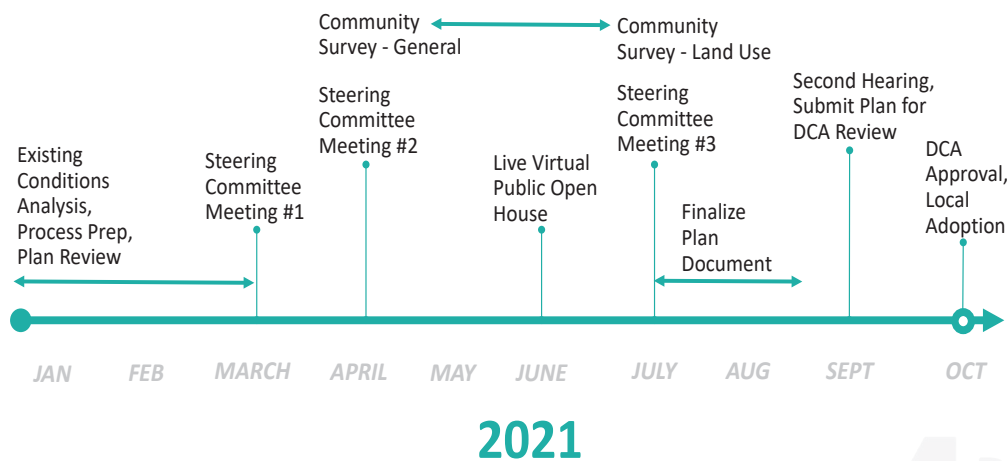
Steering Committee members are listed in the Acknowledgments section at the beginning of this plan document. The required economic development and governing authority representatives are identified.

The first required public hearing was held virtually before Doraville's City Council on January 20, 2021. The Planning Team then facilitated three virtual Steering Committee meetings (March 1, April 27, July 16); one virtual public open house (June 10); and three informal, small group discussions with City Council members (July 8).

The primary online survey was open from April 15 through June 25. An additional online survey focused on land use was open from July 15-23.

The Planning Team promoted both surveys and the June 10 public open house through digital methods such as the City's website and Facebook page. The Team also developed flyers with QR codes for promotion of the initial survey and the June open house. These were posted in City facilities and circulated to many apartment complexes in the City, in English and Spanish formats. Steering Committee members were also tasked with promoting these activities. All milestones were documented on the project's PublicInput.com site at <https://publicinput.com/DoravillePlanUpdate2021>.

PLAN SCHEDULE



At the bottom of this page are summaries of public engagement and the plan schedule.

ELEMENT	DETAILS
Online project portal	https://publicinput.com/DoravillePlanUpdate2021
City Council	3 small group virtual meetings
Steering Committee*	3 virtual meetings; participation from all Council districts and public/private interests
Public Meeting*	1 virtual open house
Online Survey - General*	82 unique respondents 1,296 responses 132 comments
Online Survey - Land Use*	47 unique respondents 216 responses 66 comments
Public Hearings	3: Kickoff, Pre-Transmittal, Adoption

A.2 FIRST PUBLIC HEARING DOCUMENTATION

370-441909 12/31,17JH
AFFIDAVIT FOR
REGISTRATION
OF TRADE NAME

State of Georgia,
County of DeKalb

The undersigned hereby certifies that they are conducting a business in the County of DeKalb, at 6868 Cavalier Court Stone Mountain, GA 30087, in the State of Georgia, under the name **++BLEU Real Estate++**. Said business has been registered under Bleu Realty GA LLC.

This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490

Thomas, Bryce
Applicant / Owner
Sworn to and subscribed this 17th day of November, 2020.
Instrument number 2020TN00528

Filed on November 17, 2020
Debra DeBerry
Clerk of Superior Court
in DeKalb County, Georgia

Zoning Matters

380-442019 12/31

City of Doraville
ZONING PUBLIC HEARING
Wed, Jan 6, 2021 at 6 pm:
Planning Commission Public Hearing

Wed, Jan 20, 2021 at 6:30 pm:
City Council Public Hearing
Location: All meetings held virtually. Visit www.doravillega.us for agendas and meeting links.

Case Z-20-12
ADDRESS: SD-1 - Assembly District | **APPLICANT:** City of Doraville
REQUEST: Amend Sec. 23-2055 to allow use of corrugated metal as a primary material up to a certain percentage in SD-1.

Case V-21-01
ADDRESS: 3392 Raymond Drive | **APPLICANT:** Elliott Hennington
REQUEST: Variance from accessory structure setbacks outlined in Sec. 23-601 (2).

Case A-21-01
ADDRESS: Citywide | **APPLICANT:** City of Doraville
REQUEST: Amend Chapter 6, Article XII of the Doraville Code to allow annexed businesses to obtain a business license.

Case A-21-02
ADDRESS: Citywide | **APPLICANT:** City of Doraville
REQUEST: Amend Chapter 23 of the Doraville Code to allow withdrawal of zoning applications.

Case A-21-03
ADDRESS: Citywide | **APPLICANT:** City of Doraville
REQUEST: Amend Sec. 5-7 of the Doraville Code to incorporate sunset provisions for building permits.

Additional Notices to the Public

1. Consideration of the adoption of the City of Doraville Mobility Study.

2. The City of Doraville's Mayor & Council will hold an initial public hearing regarding the 2021 Comprehensive Plan Update at the January 20, 2021 City Council Public Hearing. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. All interested should attend. Questions should be directed to Naomi Siodmok via email at naomi.siodmok@doravillega.us.

lic participation in development of the plan, and to obtain input on the proposed planning process. All interested should attend. Questions should be directed to Naomi Siodmok via email at naomi.siodmok@doravillega.us.

++HEARING ON 1/6/2021 AND 1/20/2021++

Foreclosures Residential

420-441507 12/3,12/10,12/17,12/24,12/31
STATE OF GEORGIA
COUNTY OF DEKALB
NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Cordarius M. Atchison to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LoanDepot.com, LLC, its successors and assigns dated June 26, 2018, and recorded in Deed Book 26994, Page 385, DeKalb County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper, securing a Note in the original principal amount of \$117,826.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 5, 2021, during the legal hours of sale, before the Court-house door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 163, of the 15th District, DeKalb County, Georgia, being Lot 33, Glenhaven Acres, as per plat recorded in Plat Book 20, Page 47, DeKalb County, Georgia Records, which plat is incorporated herein by reference for a more complete description. Being the same property described in Deed Book 25769, Page 744 and Deed Book 4922, Page 73, re-recorded at Deed Book 5465, Page 132, aforesaid records.

Subject Property Address: 4191 Hanes Drive, Decatur, GA 30035

Parcel ID: 15-163-03-013
Said property is known as 4191 Hanes Drive, Decatur, GA 30035, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2)

to final confirmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession of Cordarius M. Atchison, successor in interest or tenant(s).

Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Cordarius M. Atchison
File no. ++19-075151/ ATCHISON++

SHAPIRO PENDERGAST & HASTY, LLP*
Attorneys and Counselors at Law

211 Perimeter Center Parkway, N.E., Suite 300
Atlanta, GA 30346
(770) 220-2535/CH
shapiroandhasty.com

THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

420-441508 12/3,12/10,12/17,12/24,12/31

NOTICE OF FORECLOSURE SALE UNDER POWER

DEKALB COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Leonard Golden to Mortgage Electronic Registration Systems, Inc., as nominee for Union Home Mortgage Corp dated November 30, 2017 and recorded on December 5, 2017 in Deed Book 26631, Page 441, DeKalb County, Georgia Records, and later assigned to Rushmore Loan Management Services LLC by Assignment of Security Deed recorded on August 27, 2019 in Deed Book 27753, Page 581, DeKalb County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Thirty Thousand Five Hundred Ninety-One And 00/100 Dollars (\$130,591.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door in DeKalb County, Georgia, within the legal hours of sale on January 5, 2021 the following described property:

All that tract or parcel of land lying and being in Land Lot 34 of the 15th District DeKalb County, Georgia, being Lot 10, Block BBB, Unit IX, Section II, Phase I, Chapel Hill Subdivision, as per plat recorded in Plat Book 85, Page 21, DeKalb County, Georgia Records, said plat is incorporated herein by reference for a more complete description.

Tax ID #: 15 034 01 080

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for Rushmore Loan Management Services LLC, can be contacted at 888-504-7300 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Leonard Golden and Sean Golden or tenant(s); and said property is more commonly known as 4254 Southvale Dr, Decatur, GA 30034. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Rushmore Loan Management Services LLC as Attorney in Fact for Leonard Golden McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149

MTG File No. ++GA2019-00521/Leonard Golden++

420-441569 12/10,12/17,12/24 12/31
NOTICE OF SALE UNDER POWER
DEKALB COUNTY, GEORGIA
By virtue of the power of sale contained in a Deed to Secure Debt from Hairston Project, LLC to Tran Real Estate Investment, LLC dated February 1, 2019 and recorded on March 4, 2019 in Book 27411, Page 89 by the Clerk of Superior Court, DeKalb County, Georgia, securing a Promissory Note in the amount of \$66,080.00. On January 5, 2021, there will be sold at public outcry for cash to the highest bidder at the courthouse door in DeKalb County, Georgia, during the legal hours of sale on the first Tuesday of the month, the following described property:

All that tract or parcel of land lying and being in Land Lot 1 of the 16th District, DeKalb County, Georgia and being more particularly described as follows: Beginning at an iron pin located 2,515.5 feet west from a point on the east line of said Lot 1, said point on the east line of said land lot being located 1,452.0 feet north from the southeast corner of said land lot running thence south 89 degrees west 333.6 feet to a point on the east side of Hairston (formerly Oakland School) Road; running thence south along the east side of Hairston Road 125.0 feet to a point which is 217.1 feet north of the line of the L.J. Crowe property; running thence north 89 degrees east 333.5 feet to an iron pipe; running thence north 125.0 feet to the point of beginning; being improved property known as 878 South Hairston Road, Stone Mountain, DeKalb County, Georgia; Less and except all that tract or parcel of land lying and being in Land Lot 1 of the 16th District, DeKalb County, Georgia, being more particularly described as follows: Beginning at a point 50 feet right opposite station

246+20.574 on the construction centerline of South Hairston Road on Georgia Highway Project FR-165-1(53); running thence south 89 degrees, 51 minutes, 39 seconds west along the southern property line of land now or formerly owned by Sade Robinson a distance of 19.42 feet to a point; thence northerly along the eastern existing right of way of South Hairston Road a distance of 124.91 feet to a point; thence north 89 degrees-50 minutes 43 seconds east along the northern property line of such land now or formerly owned by Sade Robinson, a distance of 16.68 feet to a Point; thence 01 degrees 24 minutes 05 seconds east a distance of 124.95 feet back to the point of beginning;

Being that same property conveyed by Sade Robinson to David Mason by Quit Claim Deed dated November 11, 2011, recorded November 16, 2011, at Deed Book 22732, Page 796, DeKalb County, Georgia records; and, being that same property described in that Warranty Deed, dated October 14, 2018, recorded October 22, 2018 at Deed Book 27208, Page 652, DeKalb County, Georgia records. The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purpose of paying the debt and the judgments and all expenses of the sale, including attorney fees. The property will be sold as the property of Hairston Project, LLC subject to the following: All prior restrictive covenants, easements, rights of way, security deeds or encumbrances of record; all valid zoning ordinances; matters which would be disclosed by an accurate survey of the property or by any inspection of the property; the right of redemption of any taxing authority; all outstanding taxes, assessments, unpaid bills, charges, and expenses that are a lien against the property whether due and payable or not yet due and payable. To the best of the undersigned's knowledge and belief, possession of the subject property is held by Hairston Project, LLC.

The person that has full authority to negotiate, amend, and modify all terms of the above described Deed to Secure Debt is as follows: Alan G. Paulk, Jr., 404-301-1609. The secured creditor is not required by law to negotiate, amend, or modify the terms of the security instrument.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) the final confirmation and audit of the status of the loan with the holder of the security deed. Notice has been given of intention to collect attorney fees in accordance with the terms of the note secured by said deed. Tran Real Estate Investment, LLC Attorney in Fact for ++Hairston Project, LLC++ Autry, Hall, & Cook, LLP Alan G. Paulk Jr. 3330 Cumberland Blvd., Suite 325 Atlanta, GA 30339 Tel: 404-301-1609

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OB-

TAINED WILL BE USED FOR THAT PURPOSE.
Autry, Hall, & Cook, LLP Alan G. Paulk Jr. 3330 Cumberland Blvd., Suite 325 Atlanta, GA 30339 Tel: 404-301-1609

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
420-441570 12/10,12/17,12/24 12/31
Notice of Sale Under Power
State of Georgia, County of DEKALB
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by RUPERT O WILLIAMS AND CLARICE L WILLIAMS to BANK OF AMERICA, N.A., dated 04/12/2006, and Recorded on 05/03/2006 as Book No. 18670 and Page No. 513, DEKALB County, Georgia records, as last assigned to CITIBANK, N.A., AS TRUSTEE FOR CMLT ASSET TRUST (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$98,719.72, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DEKALB County Courthouse within the legal hours of sale on the first Tuesday in January, 2021, the following described property: ALL THAT TRACT OR PARCEL OF LAND AND BEING IN LAND LOT 130 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT2, BLOCK B, RIVERWOOD SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 47, PAGE 80, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). CITIBANK, N.A., AS TRUSTEE FOR CMLT ASSET TRUST holds the duly assigned Note and is the current assignee of the Security Deed to the property. FAY SERVICING LLC, acting on behalf of and, as necessary, in consultation with CITIBANK, N.A., AS TRUSTEE FOR CMLT ASSET TRUST (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, FAY SERVICING LLC may be contacted at: FAY SERVICING LLC, 425 S. FINANCIAL PLACE, SUITE 2000, CHICAGO, IL 60605, 800 495 7166. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in pos-

session of the subject property known as 4376 RIVERWOOD CIR, DECATUR, GEORGIA 30035 is/are: RUPERT O WILLIAMS AND CLARICE L WILLIAMS or tenant/tenants. property will be sold subject (a) any outstanding ad val taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all terms of record superior Deed to Secure Debt first set out above, including, but not limited to, assessments, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale is conducted subject to (1) confirmation that the sale is prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 1 which allows for certain purposes regarding the rescission of judicial and nonjudicial sale of the State of Georgia, the Under Power and other closure documents may not be provided until final confirmation and audit of the status of the loan as provided in the paragraph. CITIBANK, AS TRUSTEE FOR CMLT ASSET TRUST as Attorney in Fact for RUPERT O WILLIAMS AND CLARICE L WILLIAMS. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ++00000008989675/ WILLIAMS++ BARRETT DA FRAPPIER TURNER & GEL, LLP 4004 Belt Line I Suite 100 Addison, T 75001 Telephone: (972) 5398.

420-441572 12/10,12/17,12/31

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CITY OF DORAVILLE

2021 COMPREHENSIVE PLAN UPDATE

INITIAL PUBLIC HEARING – JANUARY 20, 2021

WHY DO WE PLAN?



WHY DO WE PLAN?

- Doraville's comprehensive plan was last updated in 2016
- Updates to local plans are required by the Georgia Dept. of Community Affairs (DCA) every 5 years → 2021
- Regional Commissions (RCs) must provide local governments direct assistance if requested
- RC assistance to develop basic plan update is free of charge
- Today's hearing is required by DCA rules and serves as a kickoff announcement



PROCESS OVERVIEW



PROCESS | REQUIRED ELEMENTS – PLAN UPDATE

- Updated Needs and Opportunities
 - Informs any updates to Vision/Goals and other elements
- Updated Land Use Element
- Broadband Element (not required until 2018)
- Report of Accomplishments (ROA)
 - Documents status of every item in current plan's Community Work Program (CWP)
- Updated CWP
 - Includes items noted as Underway or Postponed in ROA, plus any brand-new items resulting from 2021 planning process

PROCESS | ROLES

ARC

- Review existing plan, other studies/plans
- Facilitate general public and steering committee engagement
- Distill input received
- Develop updated plan document

CITY

- Supply local information and guidance to ARC
- Form Steering Committee
- Support public engagement in terms of notice, awareness
- Update ROA and CWP



TIMELINE



TENTATIVE SCHEDULE | DECEMBER-JANUARY

- Execute MOA
- Initial meeting b/w ARC and City staff to discuss existing plan, process, timeline, etc.

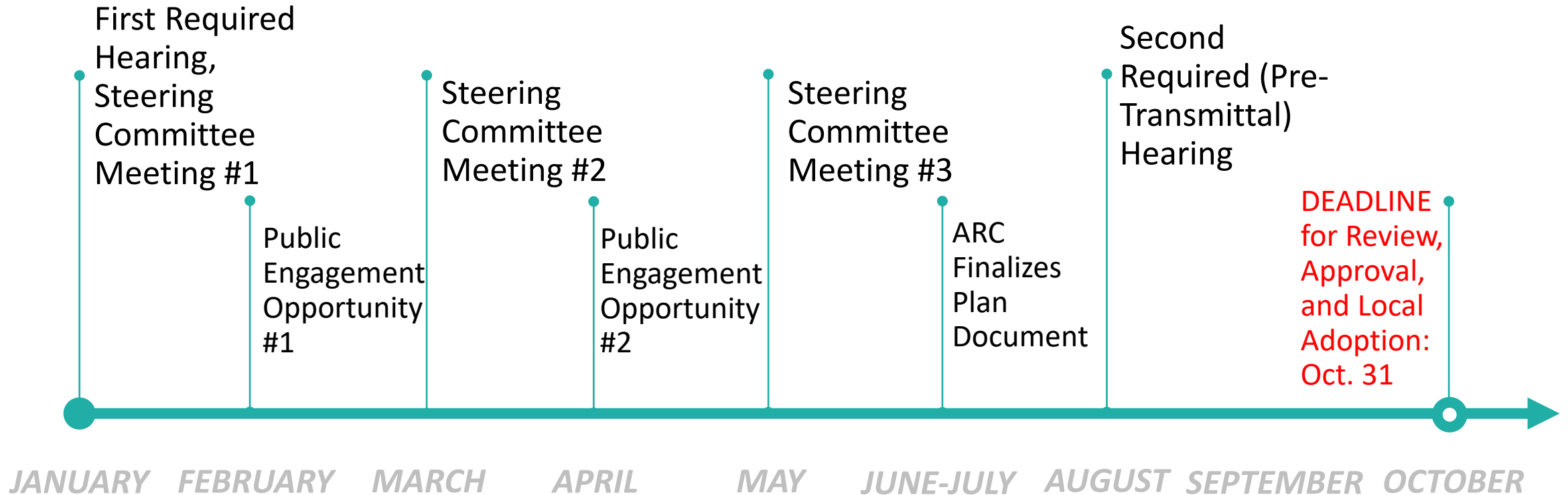
- Review existing plan (ARC)
- Up-front data work (ARC)
- First Required Public Hearing
- Form steering committee and schedule first meeting (City)
- Start reviewing CWP to inform ROA & new CWP (City)

DECEMBER

2020-2021

JANUARY

TENTATIVE SCHEDULE | 2021



2021



QUESTIONS?



A.3 STEERING COMMITTEE DOCUMENTATION

CITY OF DORAVILLE

2021 COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING #1 – MARCH 1, 2021

AGENDA

- I. Introductions & Overview
- II. Data Trends
- III. Issues & Opportunities
- IV. Next Steps

The background of the slide is a collage of three images. The top-left image shows a house at night with its interior lights on, surrounded by trees. The bottom-left image shows a park at night with a covered picnic table and a building in the background. The right image shows a park sign for Brook Park, City of Doraville, with rules like 'NO ALCOHOLIC BEVERAGES' and 'NO MOTORIZED VEHICLES'.

INTRODUCTIONS & OVERVIEW

WHY WE PLAN



HOW WE PLAN

- Updates to local plans required by Georgia Department of Community Affairs (DCA) every 5 years
- Doraville's comprehensive plan last updated in 2016 → update due in 2021
- Regional Commissions (RCs) provide local governments direct assistance if requested

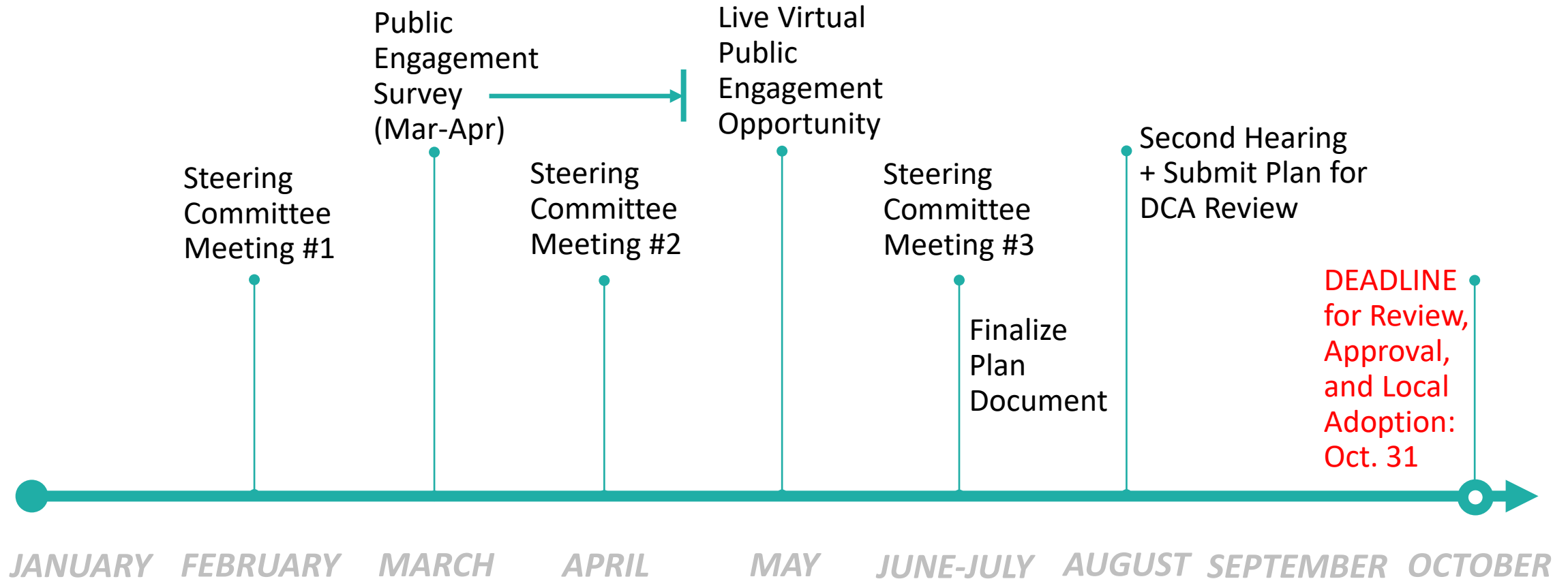
REQUIRED PLAN ELEMENTS



KEY REQUIRED ELEMENTS FOR UPDATE

- Updated Needs and Opportunities
 - Informs any updates to Vision/Goals and other elements
- Updated Land Use Element
- Broadband Element (was not required until 2018)
- Report of Accomplishments (ROA)
 - Documents status of every item in current plan's 5-Year Community Work Program (CWP)
- Updated 5-Year CWP
 - Includes items noted as Underway or Postponed in ROA, plus any brand-new items resulting from 2021 planning process

PLAN SCHEDULE



2021

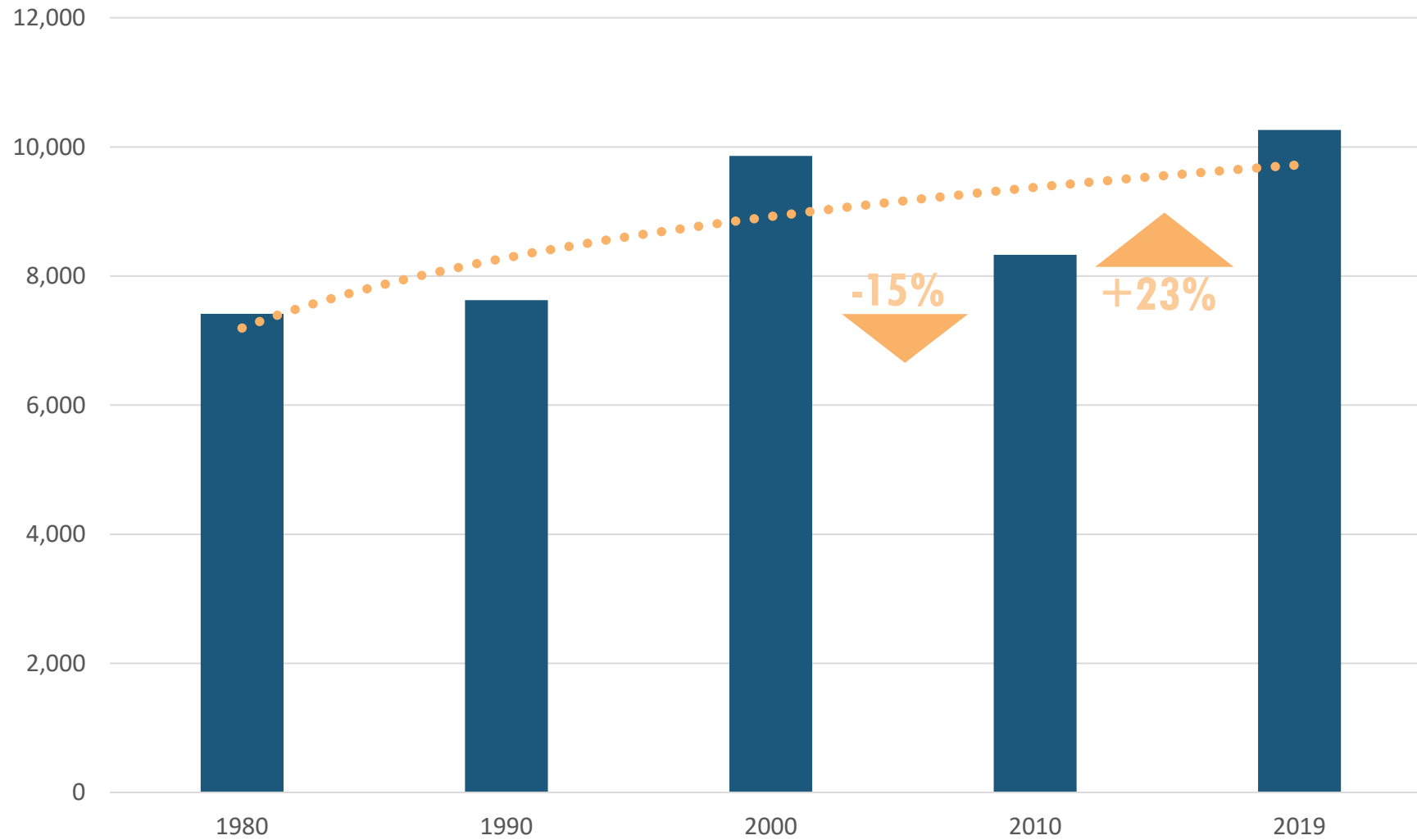


DATA TRENDS

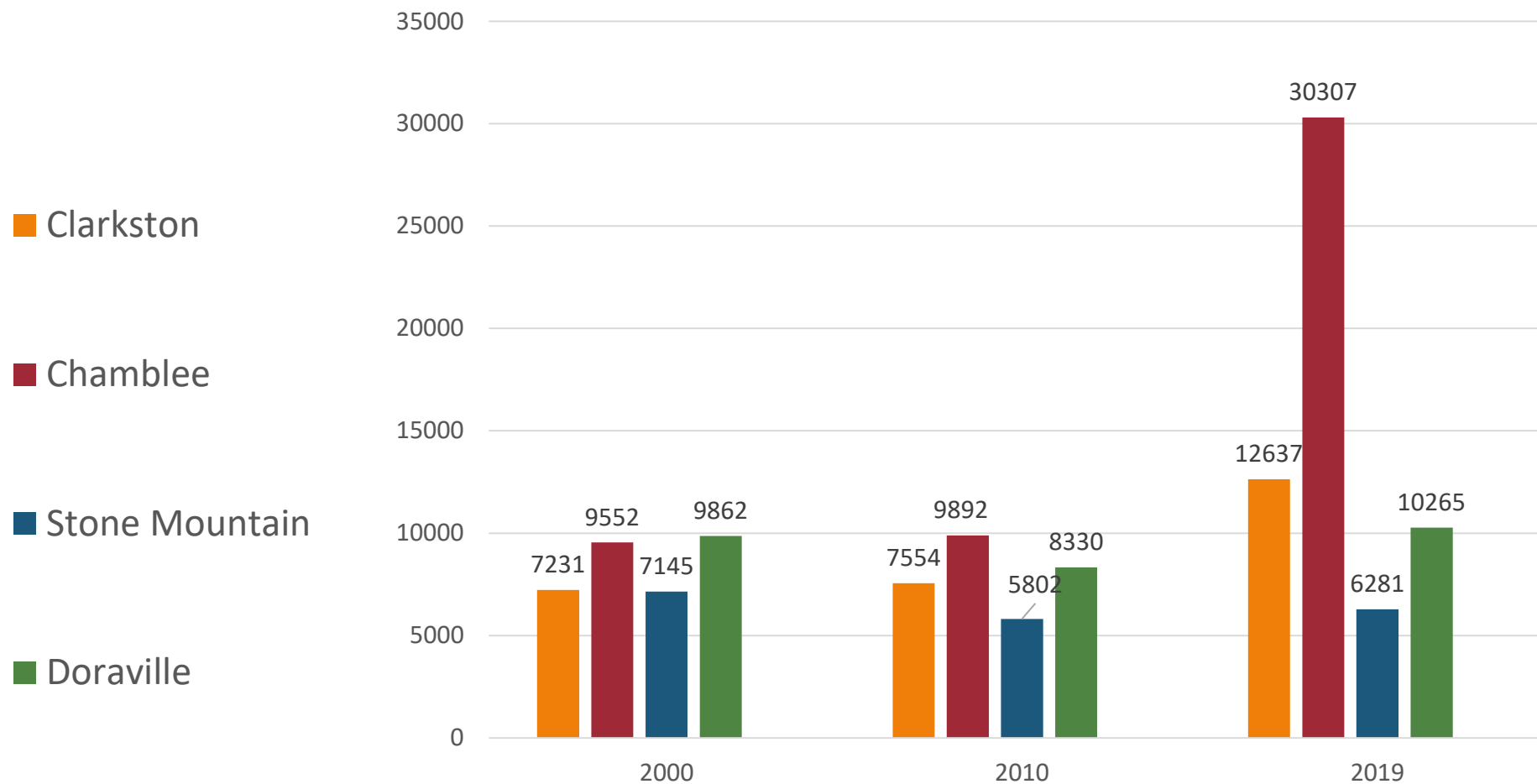


DEMOGRAPHIC TRENDS

POPULATION CHANGE

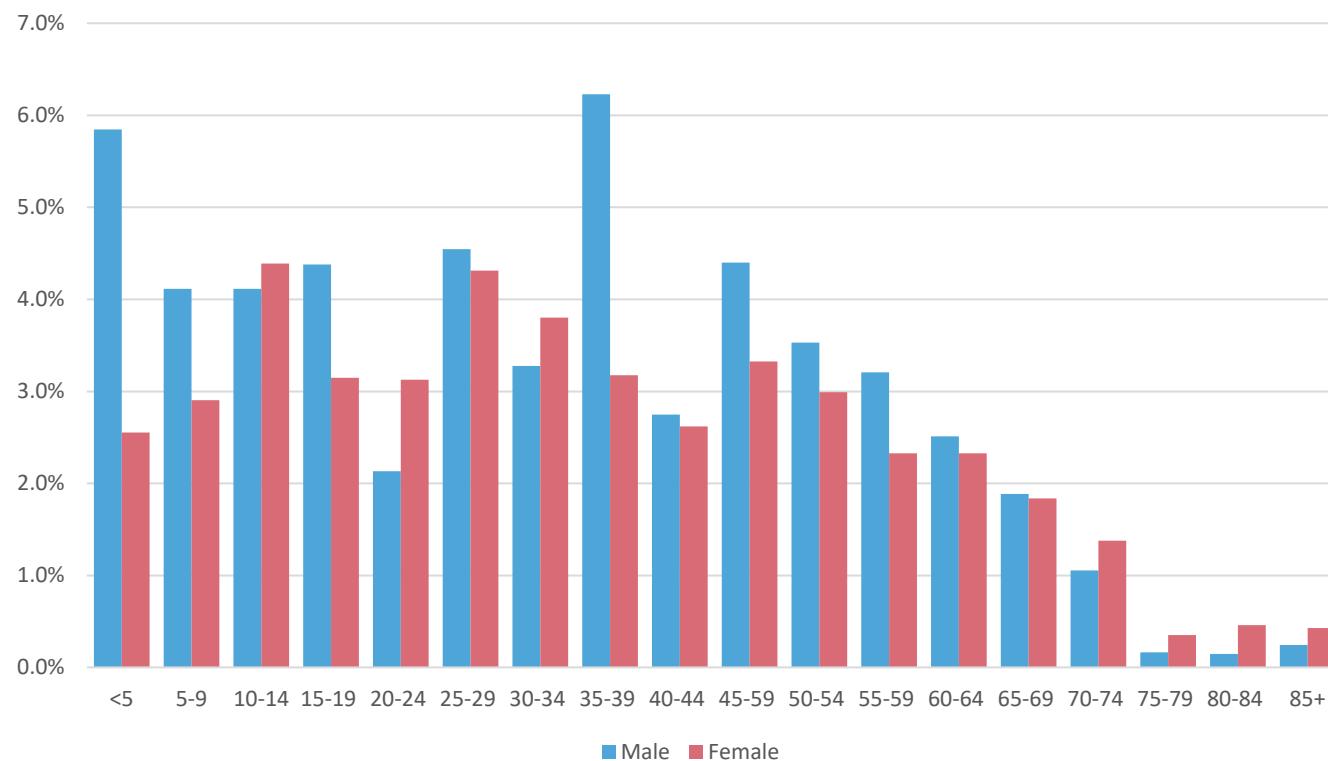


POPULATION COMPARISON



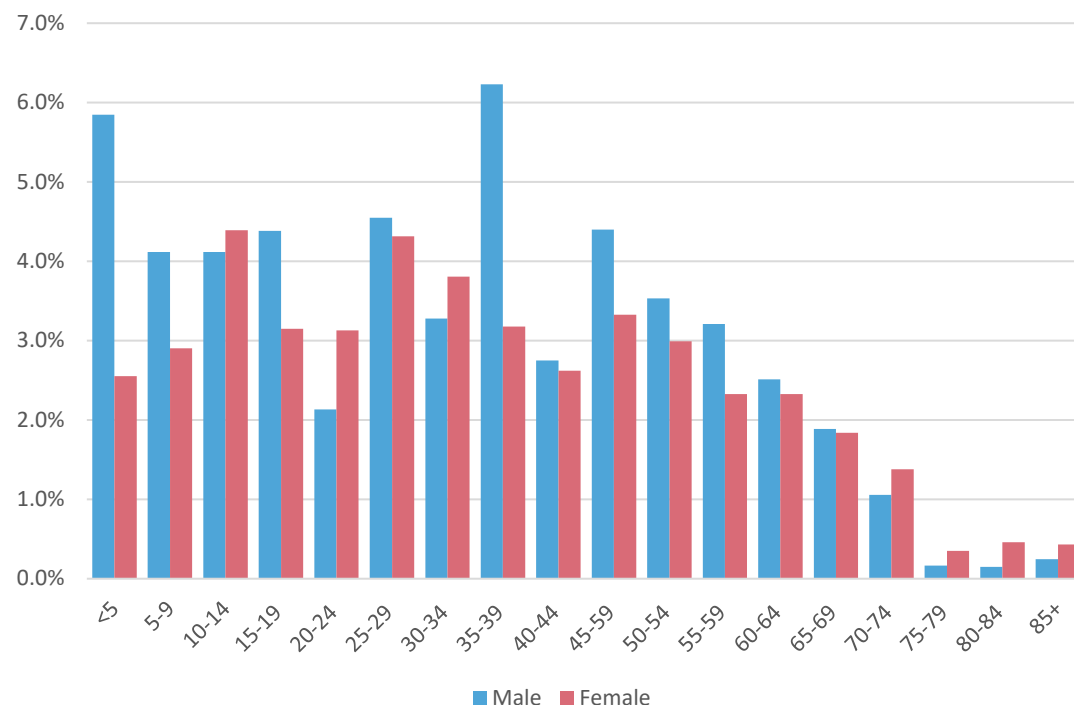
AGE DISTRIBUTION

2019 Population by Age and Sex: Doraville

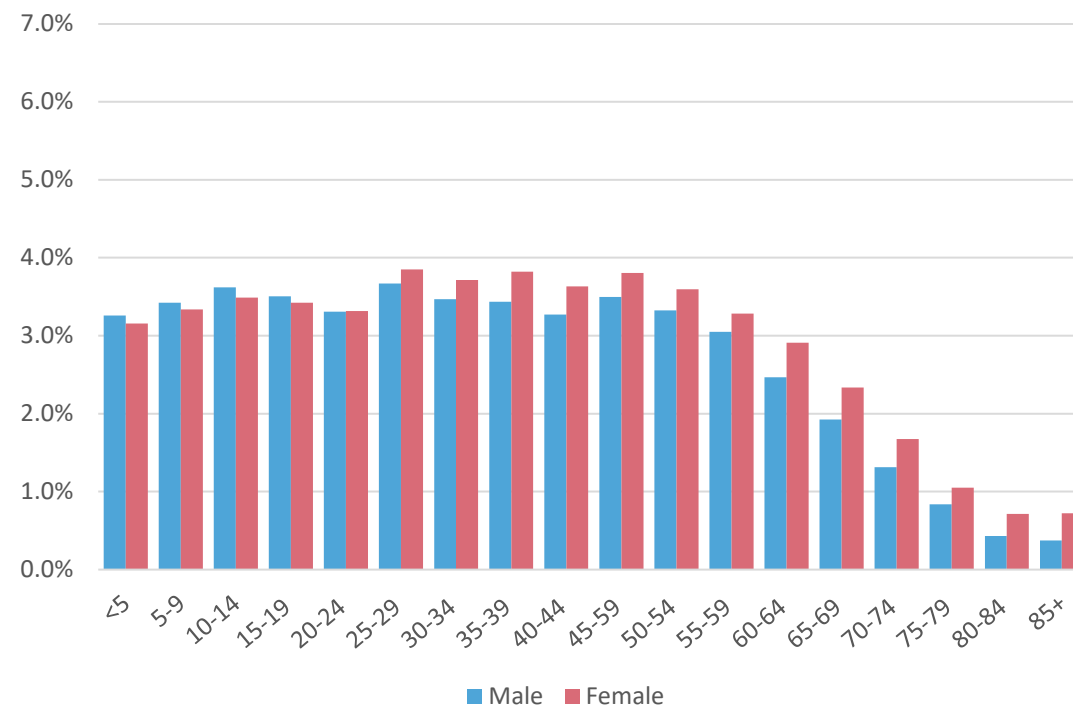


AGE DISTRIBUTION COMPARISON

2019 Population by Age and Sex: Doraville

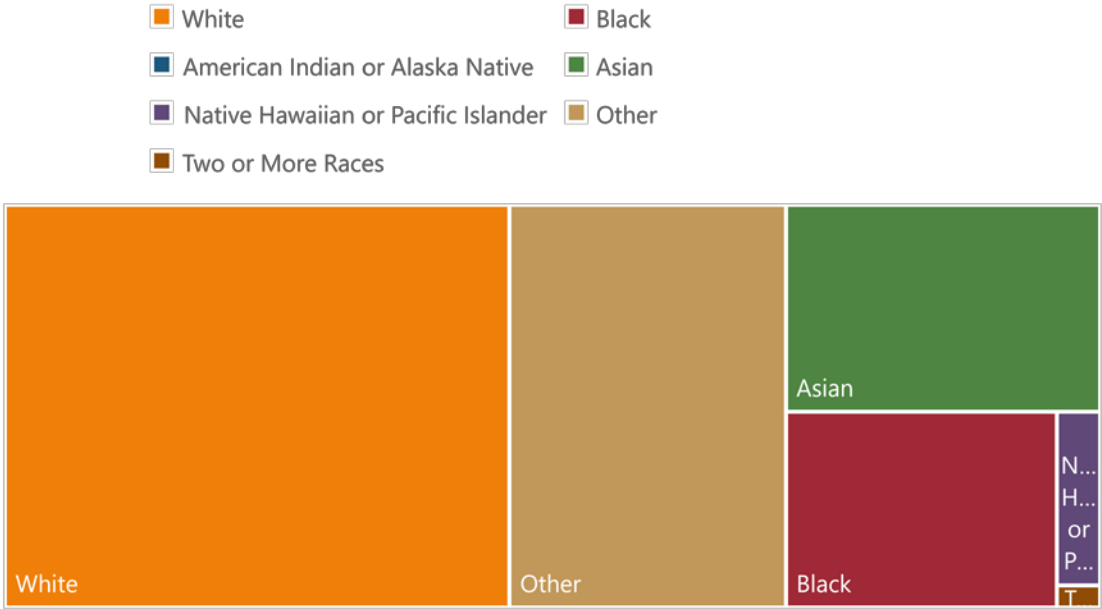


2019 Population by Age and Sex: 10-County Region

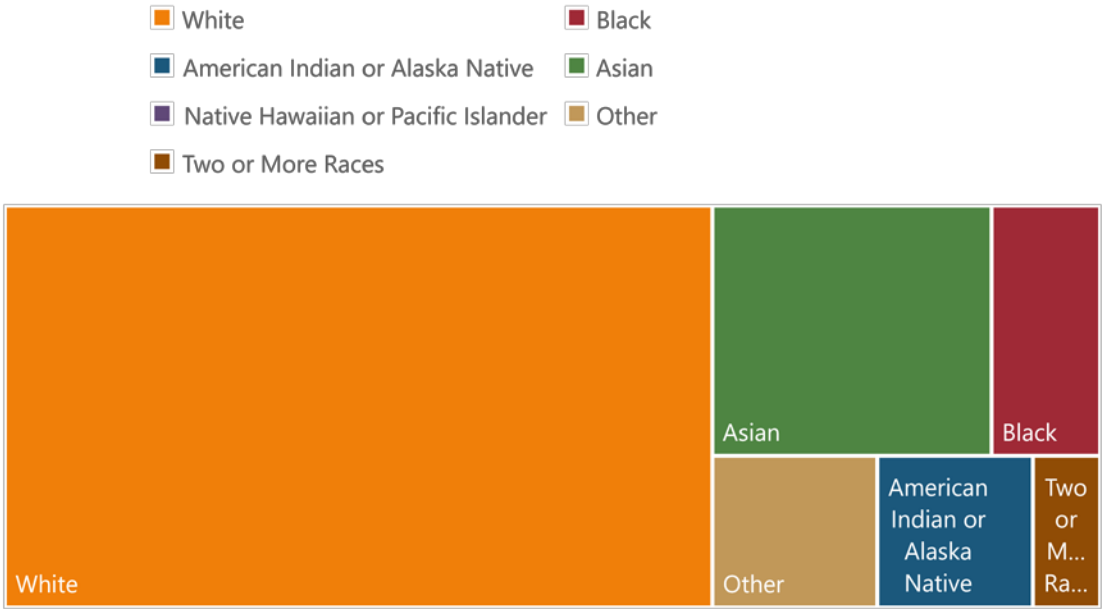


RACIAL COMPOSITION

Racial Composition, Doraville, 2010

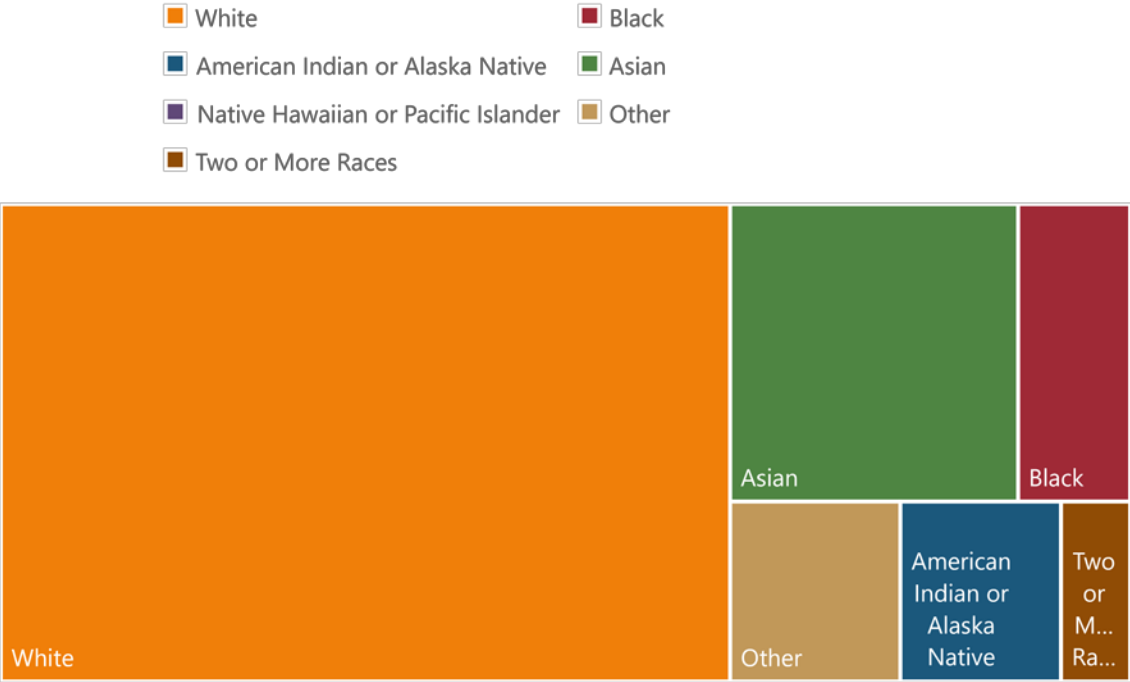


Racial Composition, Doraville, 2019

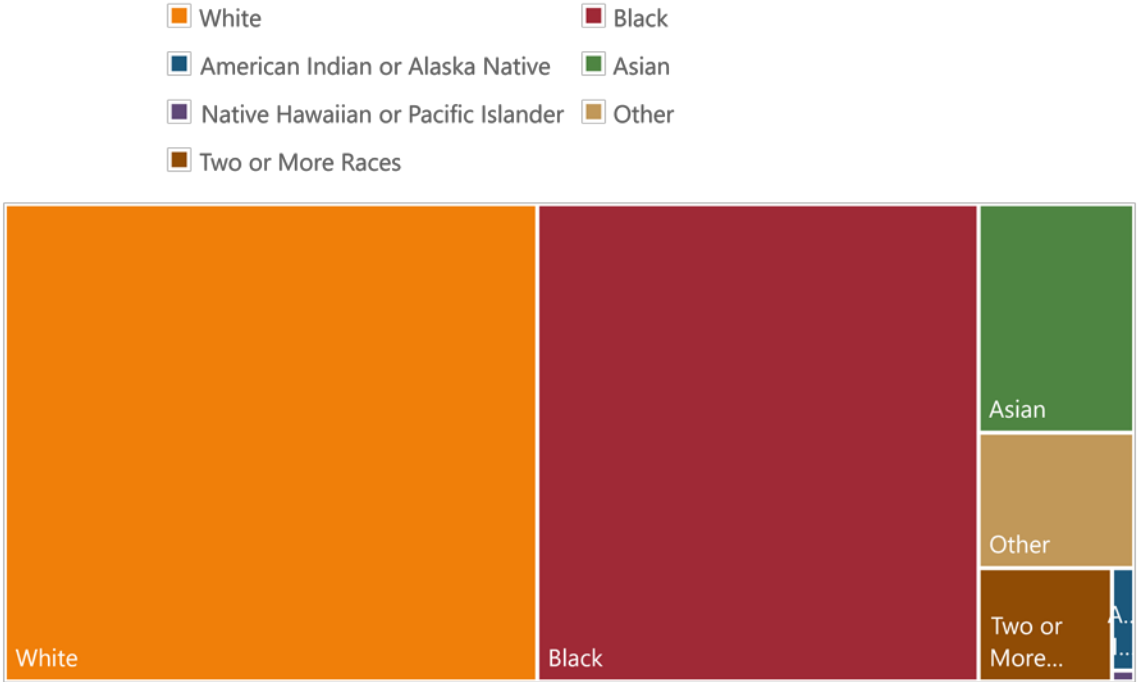


RACIAL COMPOSITION COMPARISON

Racial Composition, Doraville, 2019



Racial Composition of 10-County Region, 2019



HOUSING TRENDS

METRO ATL HOUSING STRATEGY

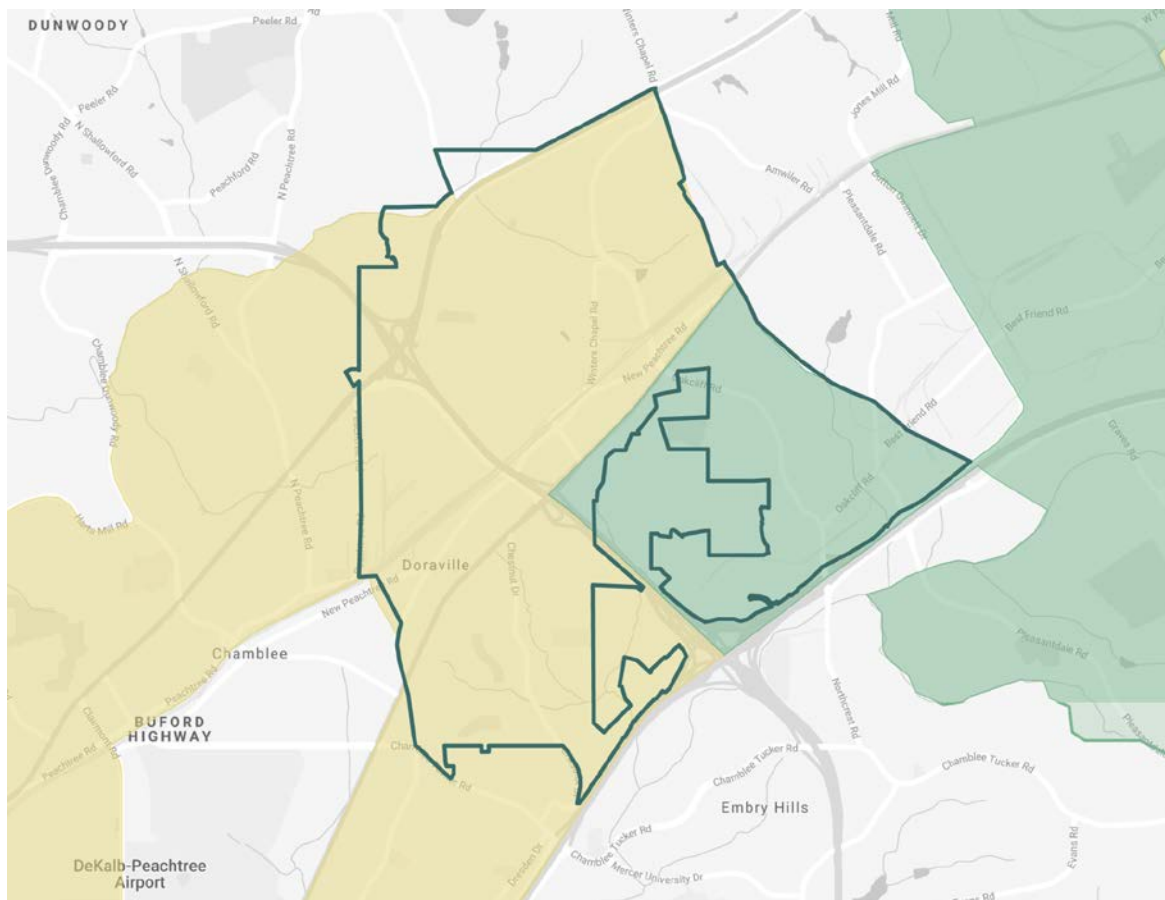
Doraville



74% SUBMARKET 1
Higher-priced core neighborhoods

24% SUBMARKET 7
Suburban neighborhoods with lower-to-moderate-priced housing, biggest increase in renters

2% NOT COVERED BY SUBMARKET



CITY SNAPSHOT

Median Home Sale Price (2018) **\$200,000**

Change in Median Home Sale Price (2013-18) **+86.00%**

Home Sale Price Per Sq Ft (2018) **\$152.39 sq ft**

Percent Change in Home Sale Price Per Sq Ft (2013-18) **+100.00%**

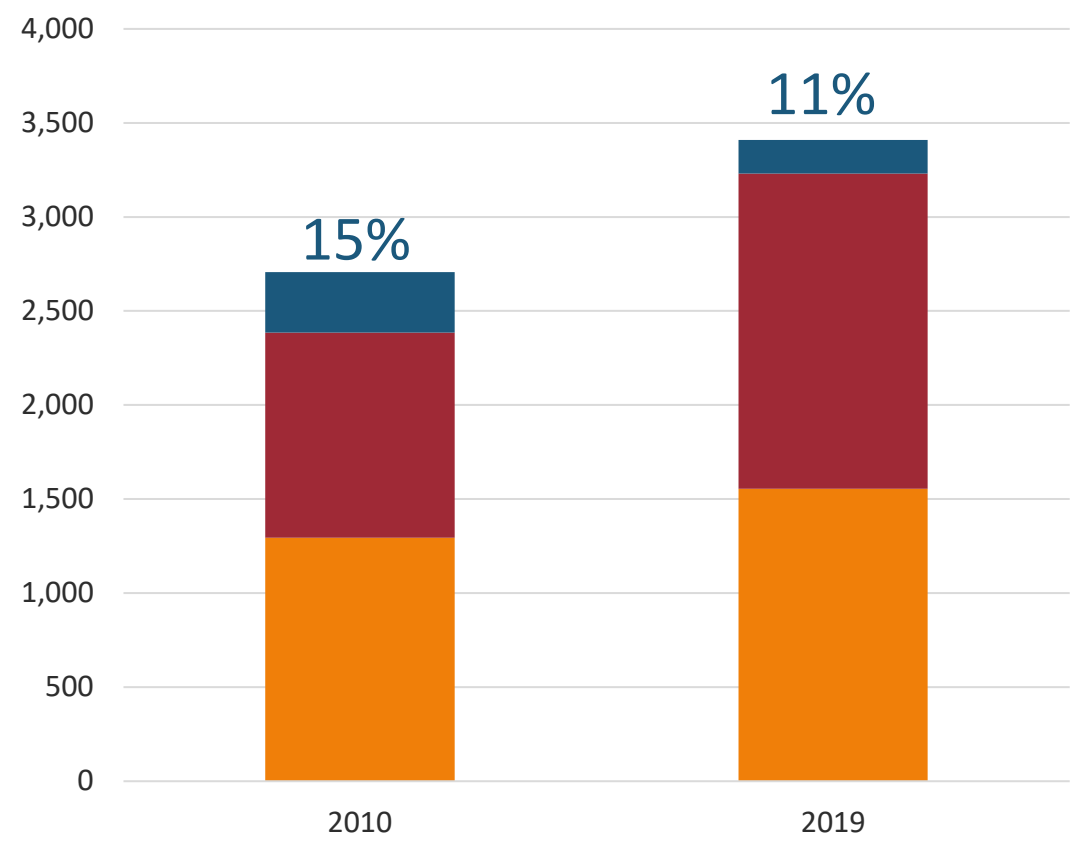
Median Building Area of Home Sales (2018) **1,323 sq ft**

Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2018. Explore this data further in the [**DATA EXPLORER**](#)

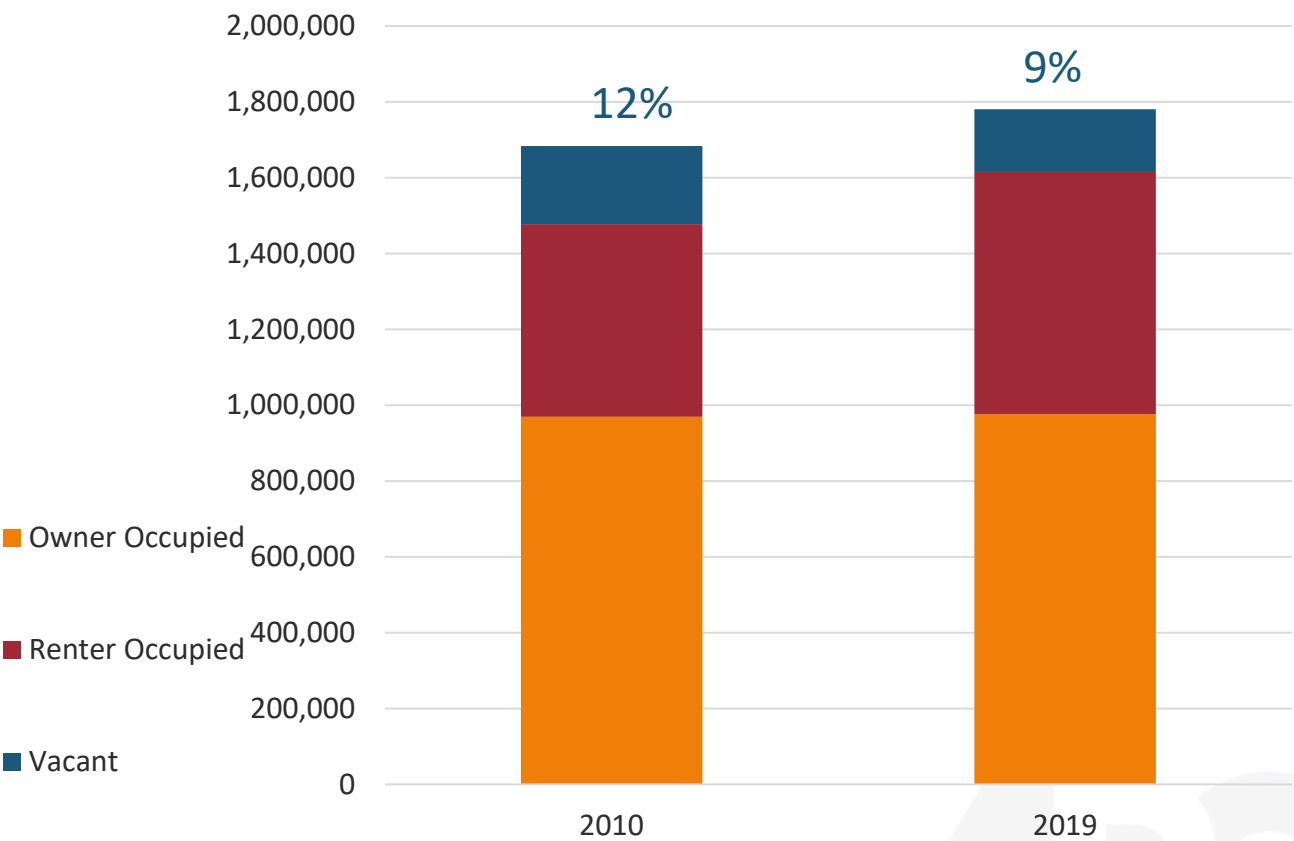


HOUSING TENURE

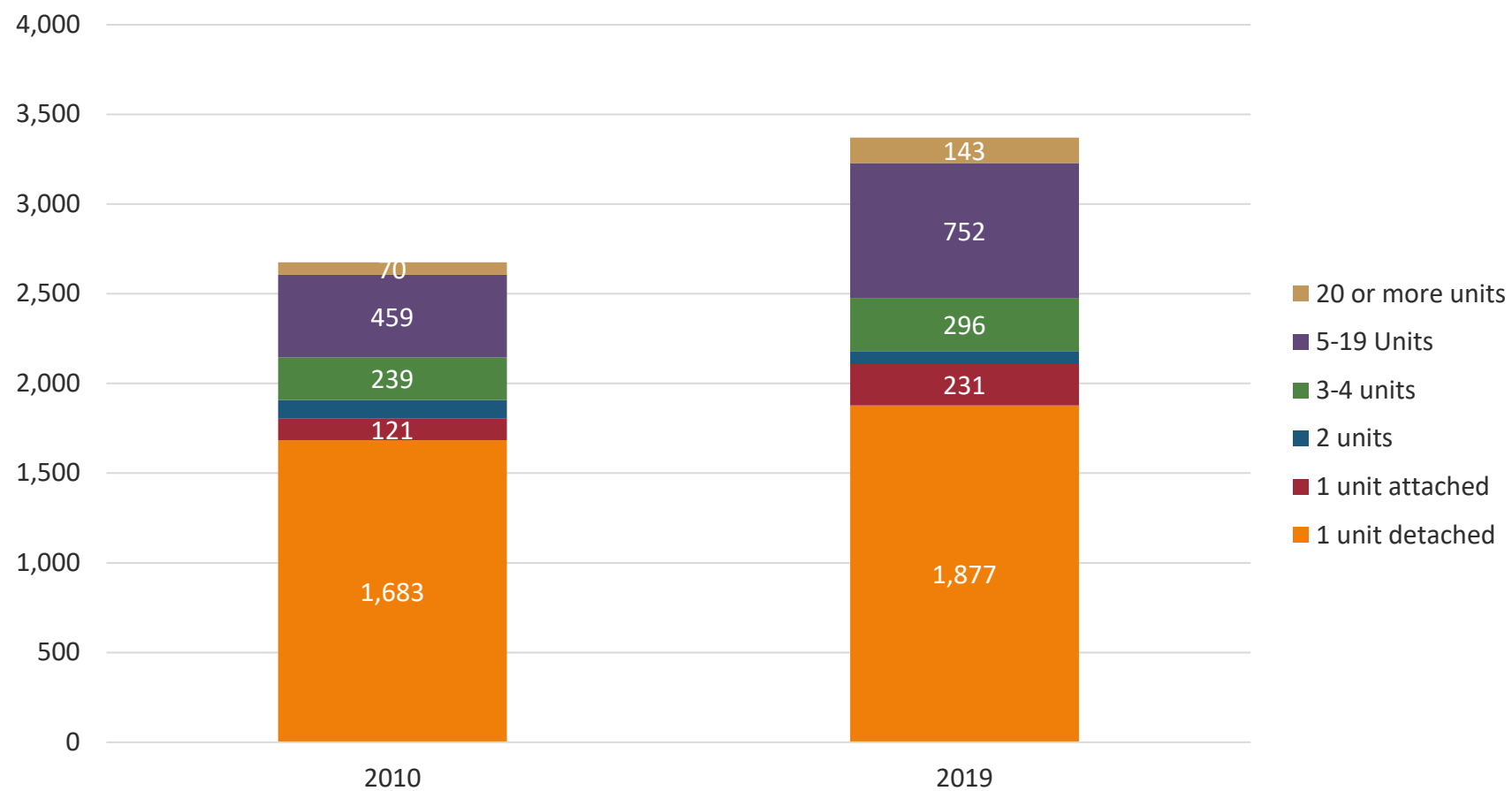
Doraville Tenure



10-County Atlanta Metro Tenure

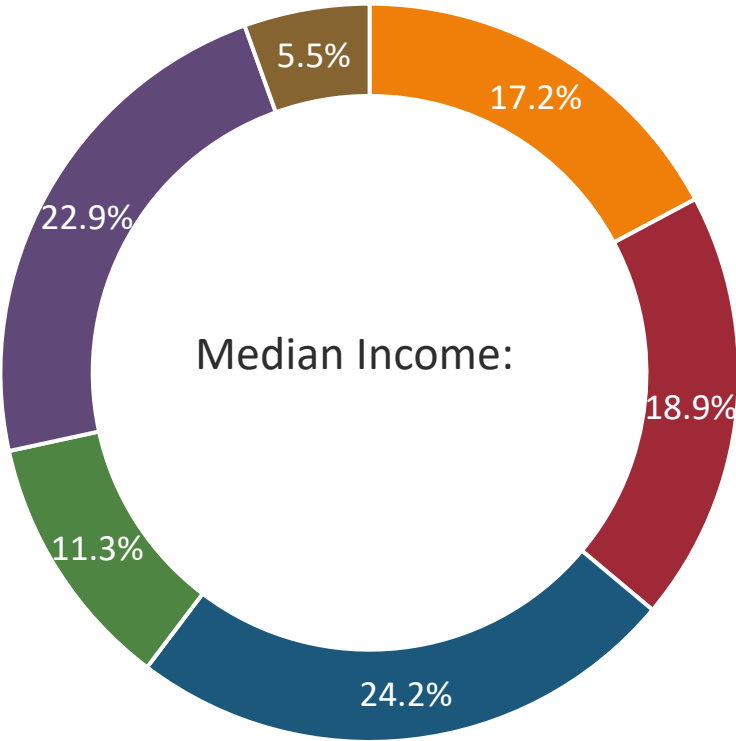


HOUSING TYPES

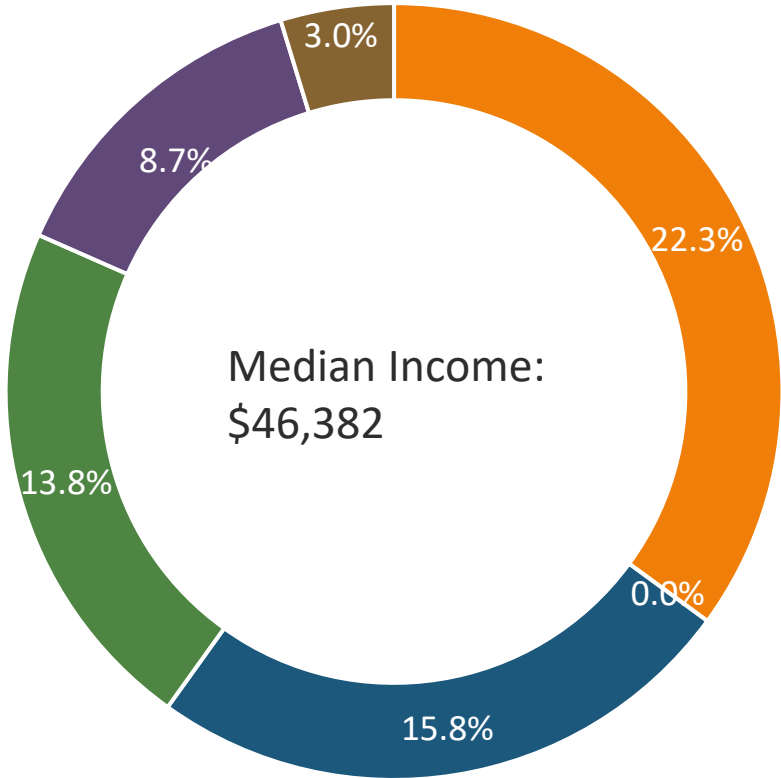


HOUSEHOLD INCOME DISTRIBUTION: RENTERS/OWNERS

Owners Income Distribution

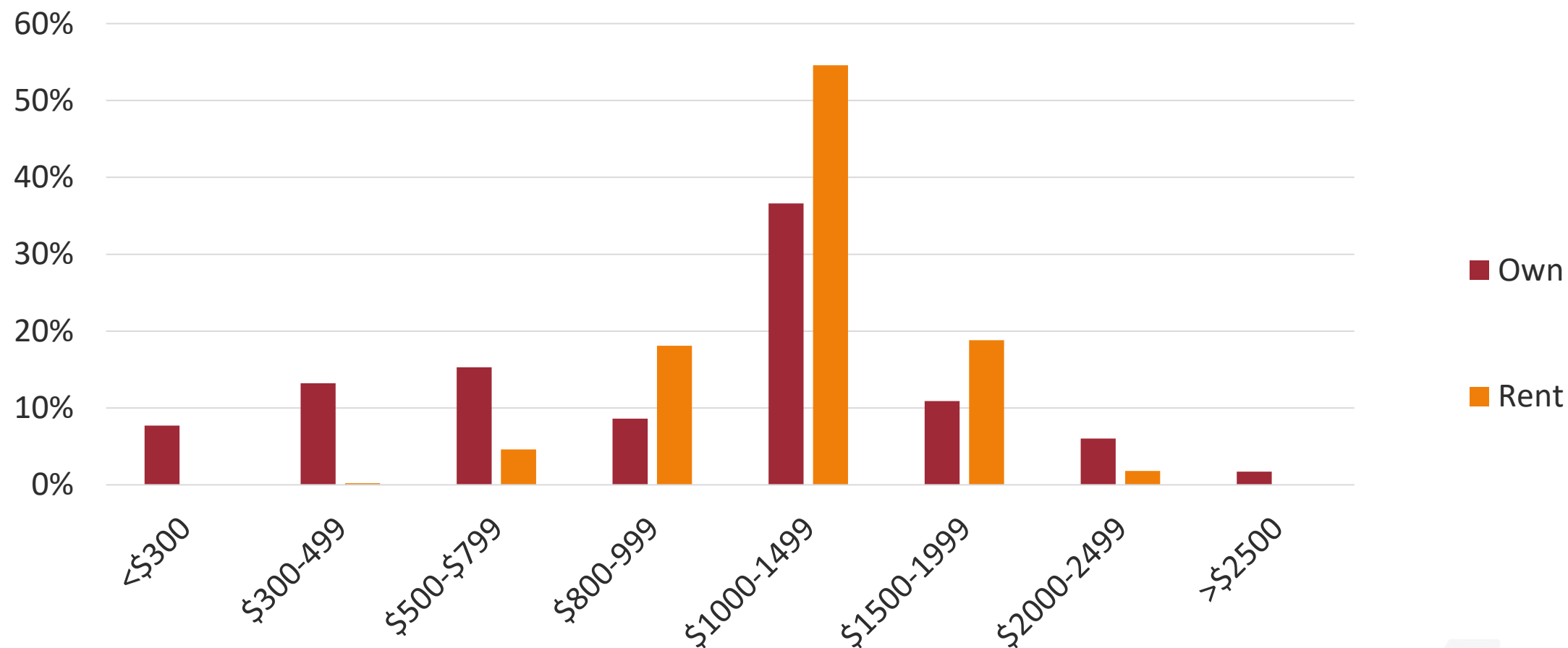


Renters Income Distribution



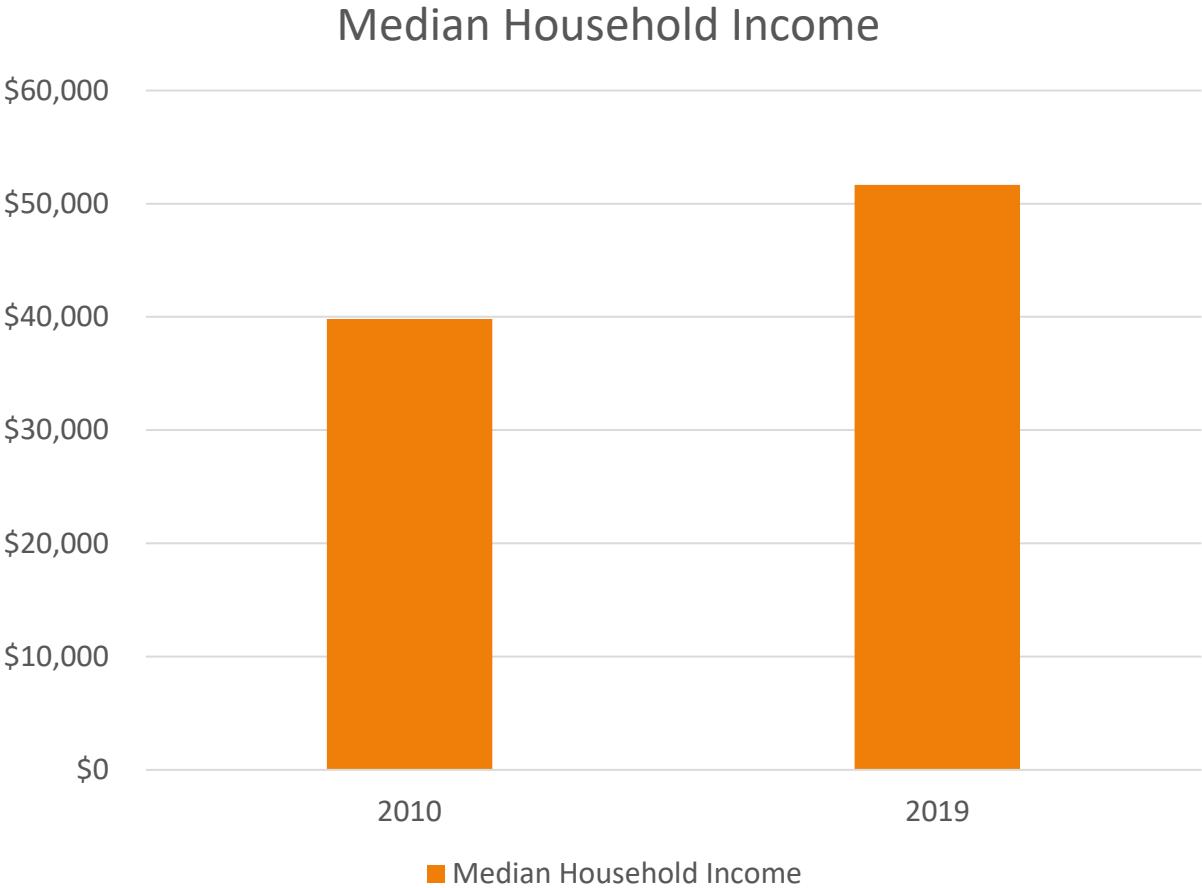
- <\$25,000
- \$25,000-\$49,999
- \$50,000-\$74,999
- \$75,000-\$99,999
- \$100,000-\$149,999
- >\$150,000

MONTHLY HOUSING COSTS: RENTERS & OWNERS



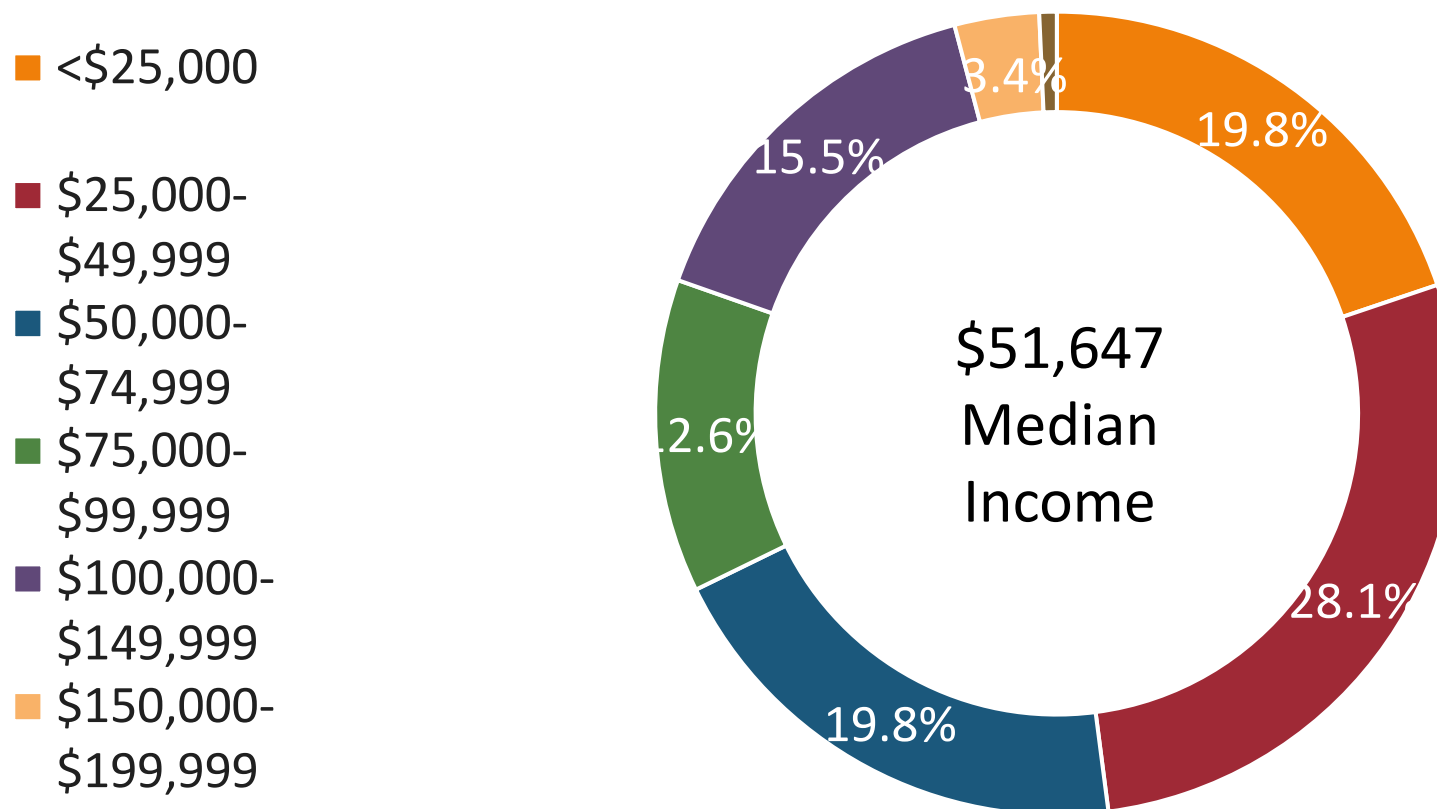
ECONOMIC TRENDS

MEDIAN HOUSEHOLD INCOME

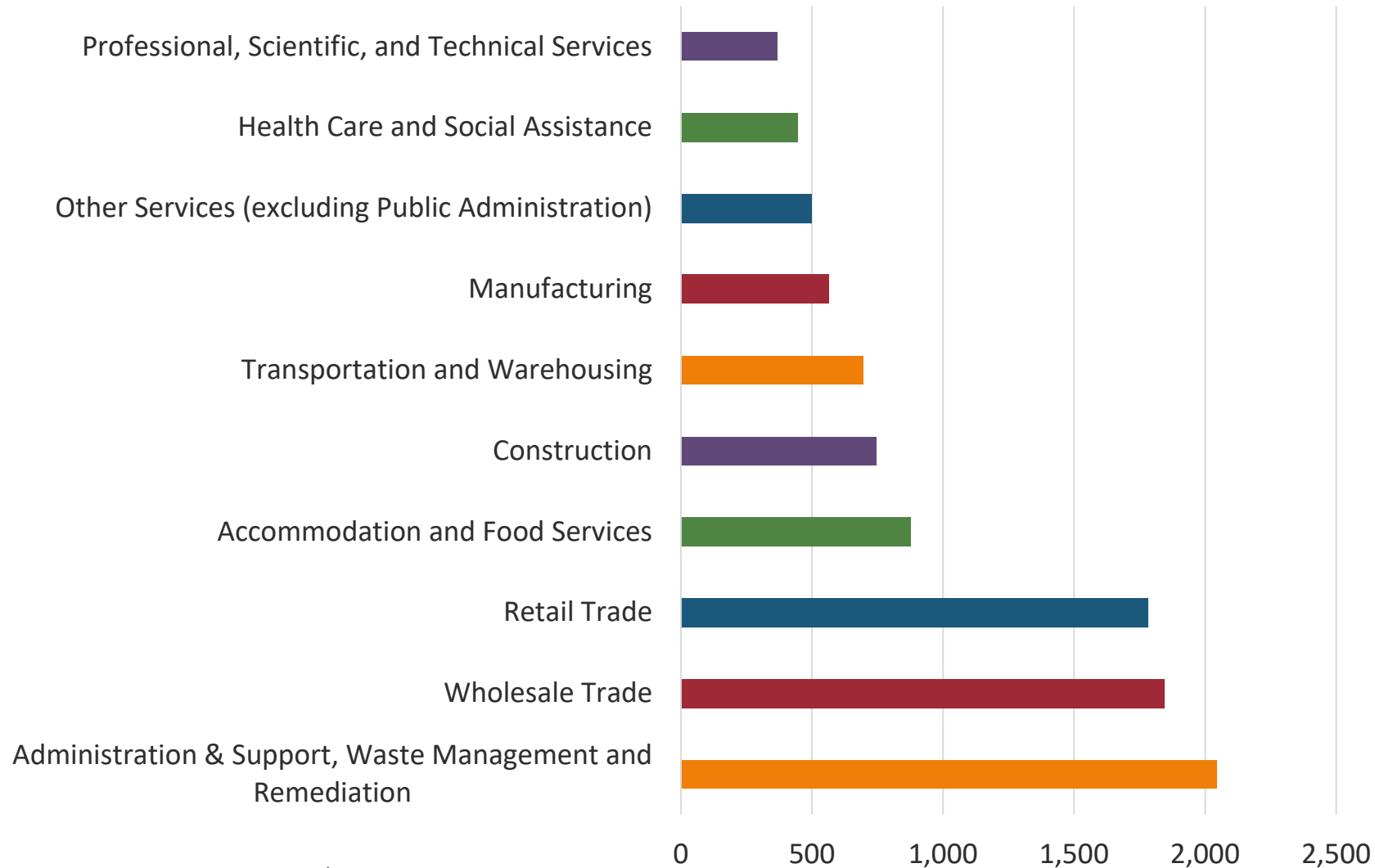


	2019
Median income (dollars)	\$51,647
10% Jurisdiction AMI	\$5,165
30 % Jurisdiction AMI	\$15,494
50% Jurisdiction AMI	\$25,824
80% Jurisdiction AMI	\$41,318
120% Jurisdiction AMI	\$61,976

INCOME DISTRIBUTION



WORKPLACE AREA CHARACTERISTICS: JOB TYPES PRESENT IN DORAVILLE



RESIDENT AREA CHARACTERISTICS: WHERE DORAVILLE RESIDENTS WORK



TRANSPORTATION TRENDS

COMMUTE TIME

14% of residents travel <15 minutes

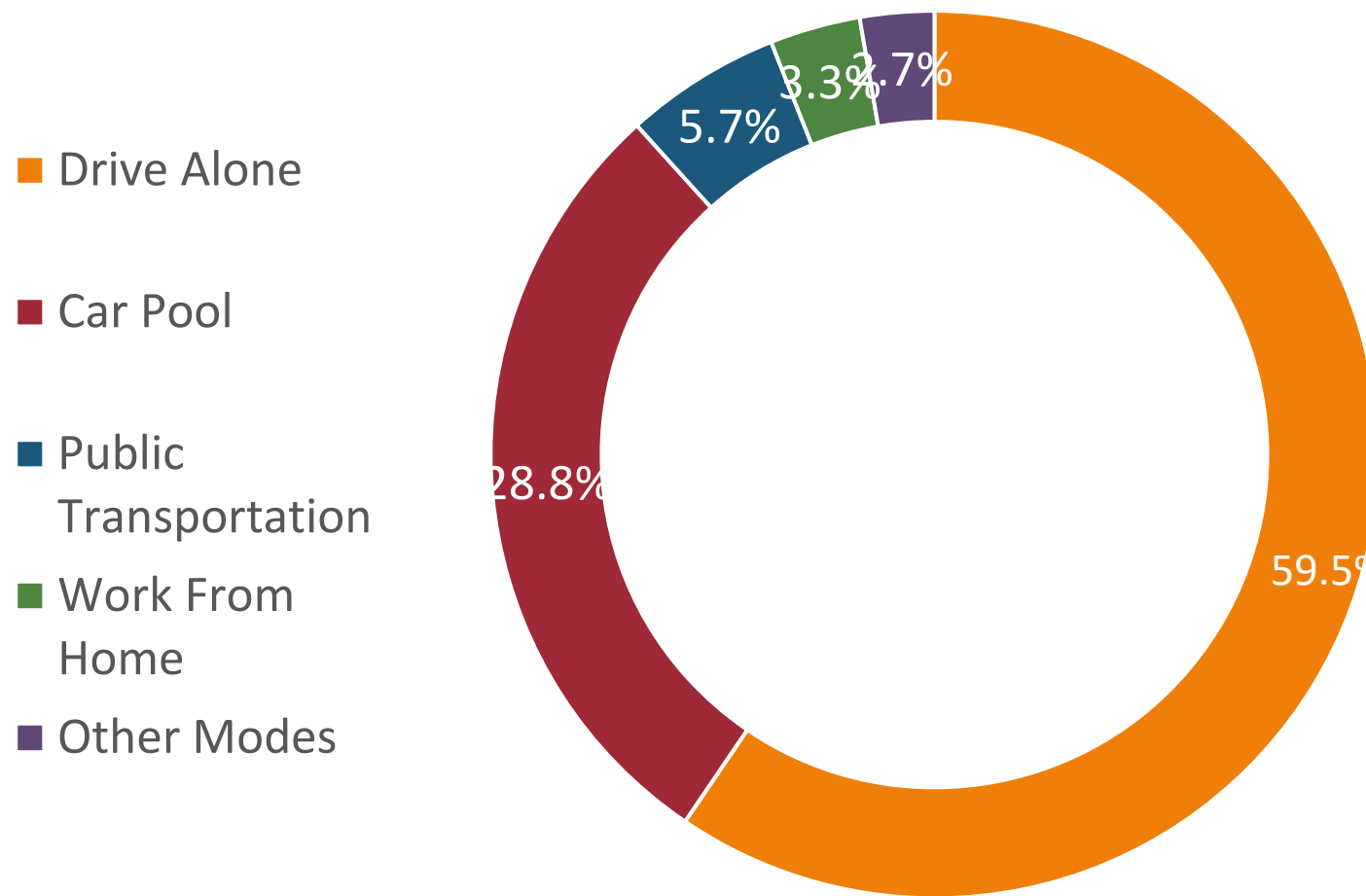
32% of residents travel 15-29 minutes

34% of residents travel 30-44 minutes

10% of residents travel 45-59 minutes

10% of residents travel >60 minutes

MODE OF TRANSPORTATION



TRAFFIC FLOWS

Commute to Doraville:

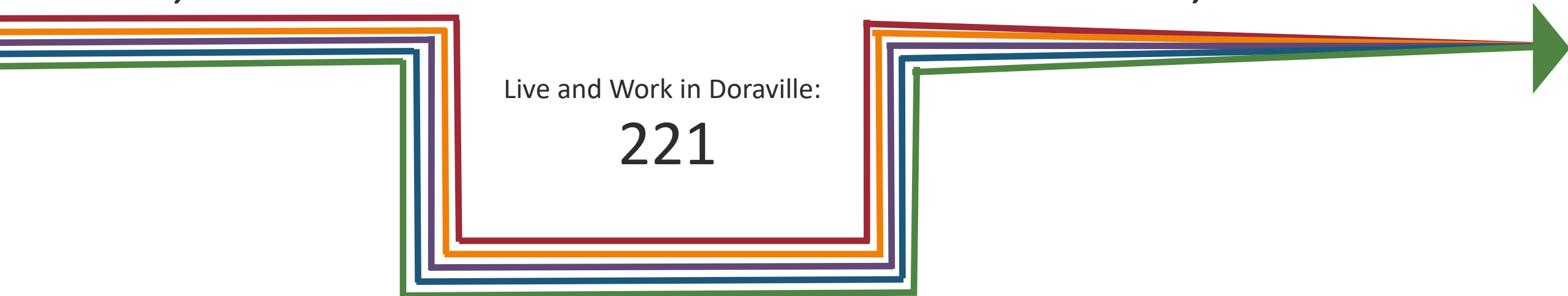
11,054

Commute out of Doraville:

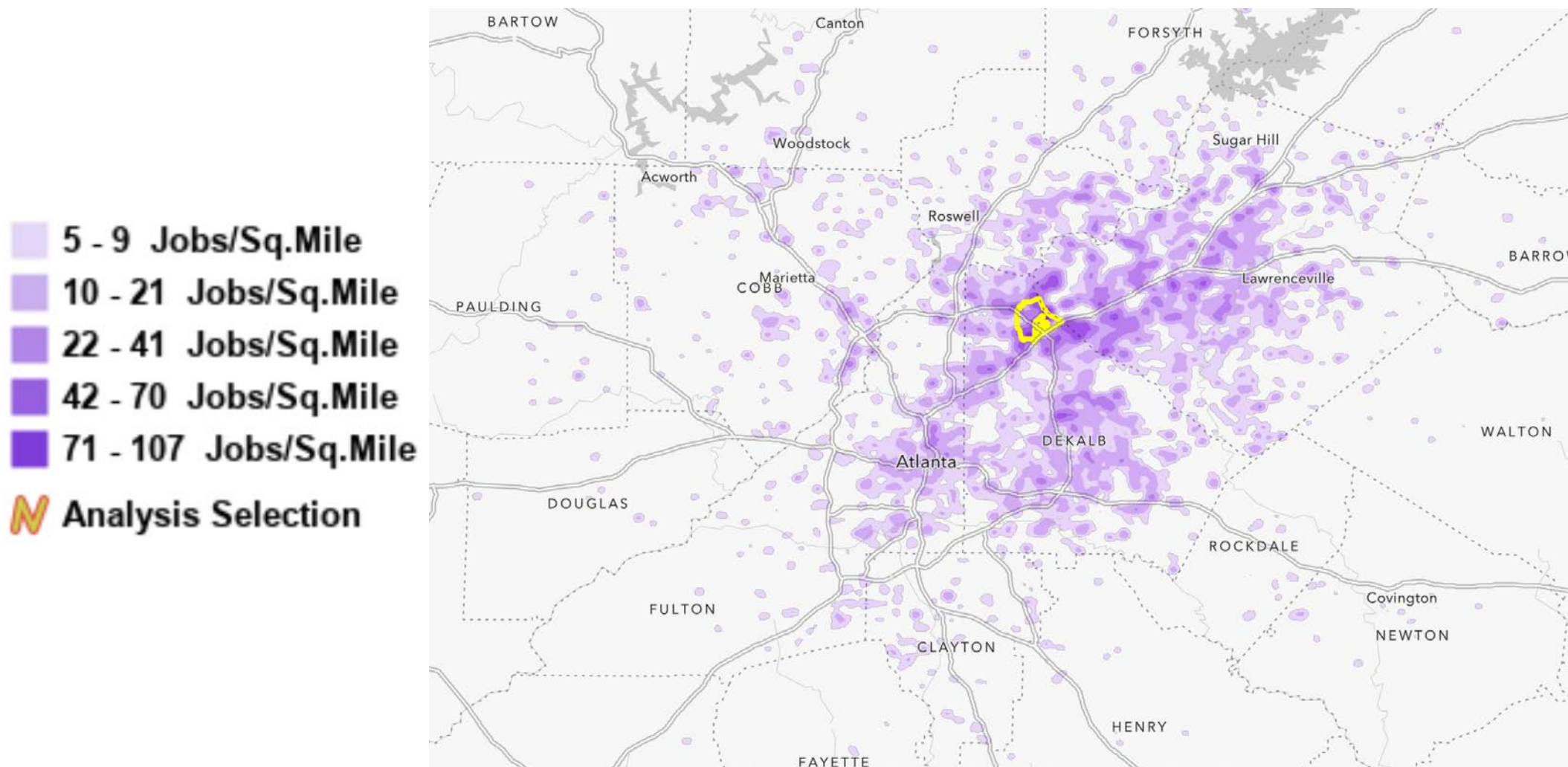
3,984

Live and Work in Doraville:

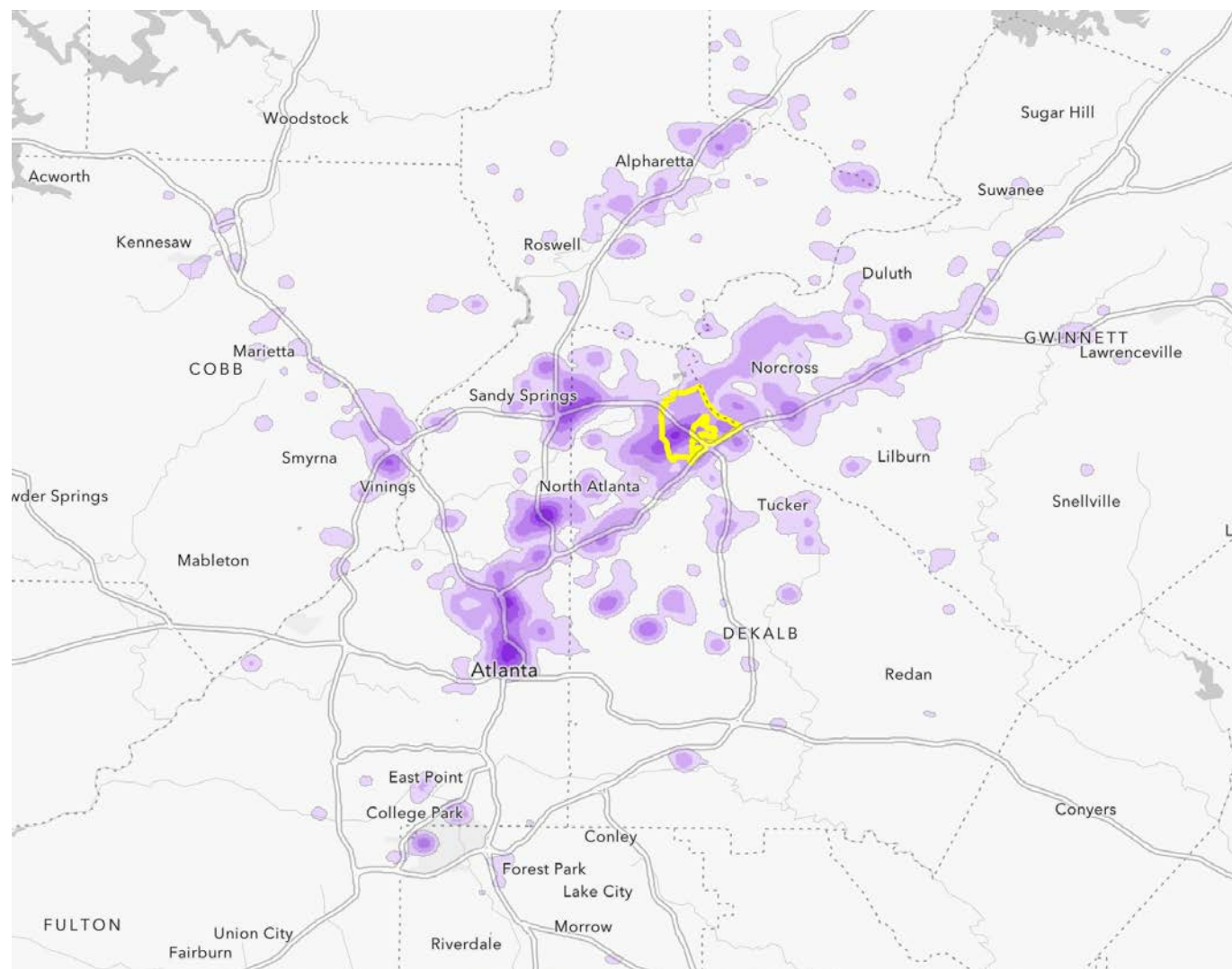
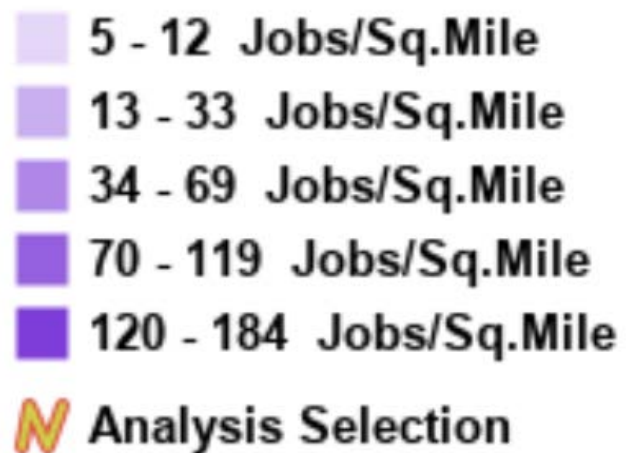
221



WHERE PEOPLE WORKING IN DORAVILLE LIVE



WHERE RESIDENTS OF DORAVILLE WORK





ISSUES & OPPORTUNITIES



MULTIPLE WAYS TO PARTICIPATE!

1. Participate in the polls
2. Enter ideas in the chat
3. Unmute yourself and verbally discuss ideas



What's one thing you would tell someone about Doraville?



🖱 When poll is active, respond at pollev.com/cdev555

💬 Text **CDEV555** to **22333** once to join

What's one thing you would tell someone about Doraville?





ISSUES: What are Doraville's biggest issues, i.e., challenges that need to be addressed?

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📱 Text **CDEV555** to **22333** once to join

ISSUES: What are Doraville's biggest issues, i.e., challenges that need to be addressed?



A word cloud visualization of responses to the question 'What are Doraville's biggest issues, i.e., challenges that need to be addressed?'. The words are arranged in a cluster, with 'development' and 'housing' being the most prominent. Other visible words include 'oasis', 'rooftop/residential', 'branding', 'zoning', 'overlooked', 'schools', 'quality', 'good', 'industrial', 'education', 'new', 'growth', 'need', 'businesses', 'enough', 'city', 'rooftops.', 'large', 'create', and 'portion'.

development housing

oasis rooftop/residential branding zoning overlooked schools quality good industrial education new growth need businesses enough city rooftops. large create portion

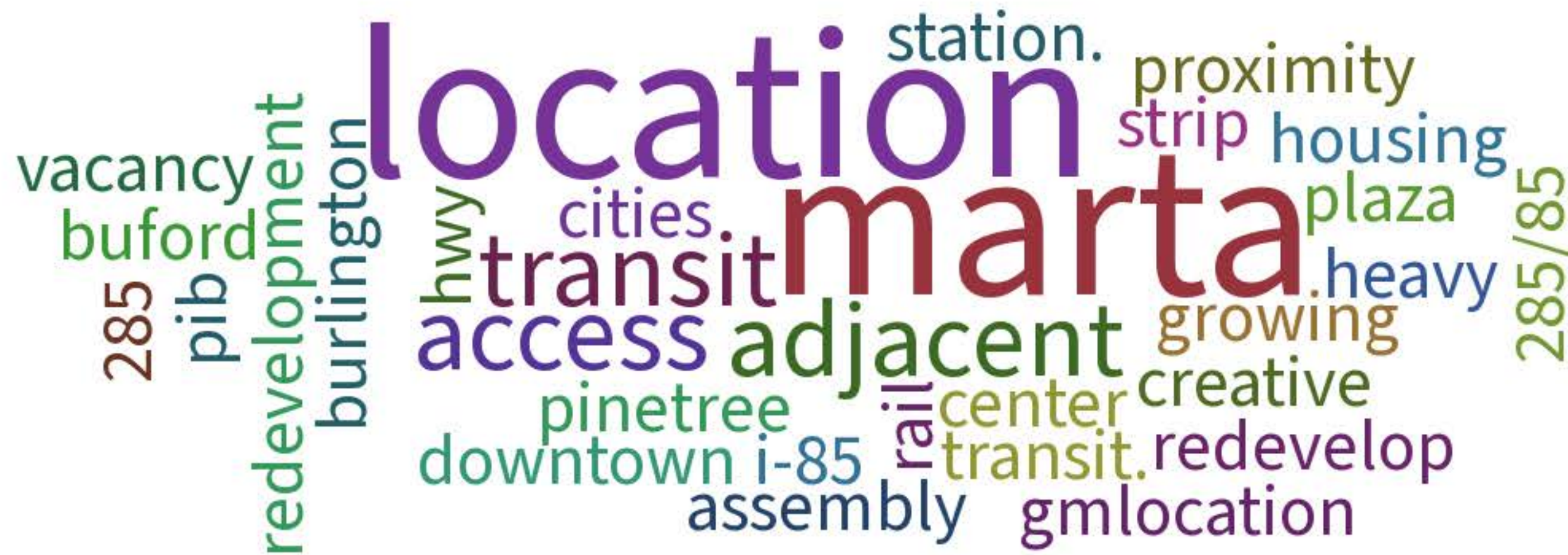


OPPORTUNITIES: What are Doraville's biggest opportunities, i.e., assets to accentuate and strengthen?

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OPPORTUNITIES: What are Doraville's biggest opportunities, i.e., assets to accentuate and strengthen?



CURRENT PLAN – LAND USE

Redevelopment and infill

opportunities – particularly BuHi, town center, MARTA, PIB, Assembly

Extensive **tree canopy** in residential areas – need to protect from redevelopment pressures

Large amount of existing, active **industrial/commercial** in proximity to residential – need buffering to prevent incompatible uses

Insufficient continuity between form-based **Livable Community Code (LCC) zoning vs. base zoning** – need to leverage development opportunities

Predominance of **R-1 (single-family) zoning and single-family housing** – need to attract a wider variety of housing products to serve multi-generational, mixed-income

Widespread **impervious surfaces** – environmental damage but also opportunity to encourage green infrastructure policies and initiatives

When poll is active, respond at **PollEv.com/cdev555**

Text **CDEV555** to **22333** once to join

LAND USE: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.

Redevelopment and infill opportunities - BuHi, town center, MARTA , PIB, Assembly

Large amount of existing, active industrial/commercial space in proximity to residential

Predominance of single-family zoning and single-family housing products

Extensive tree canopy in residential areas

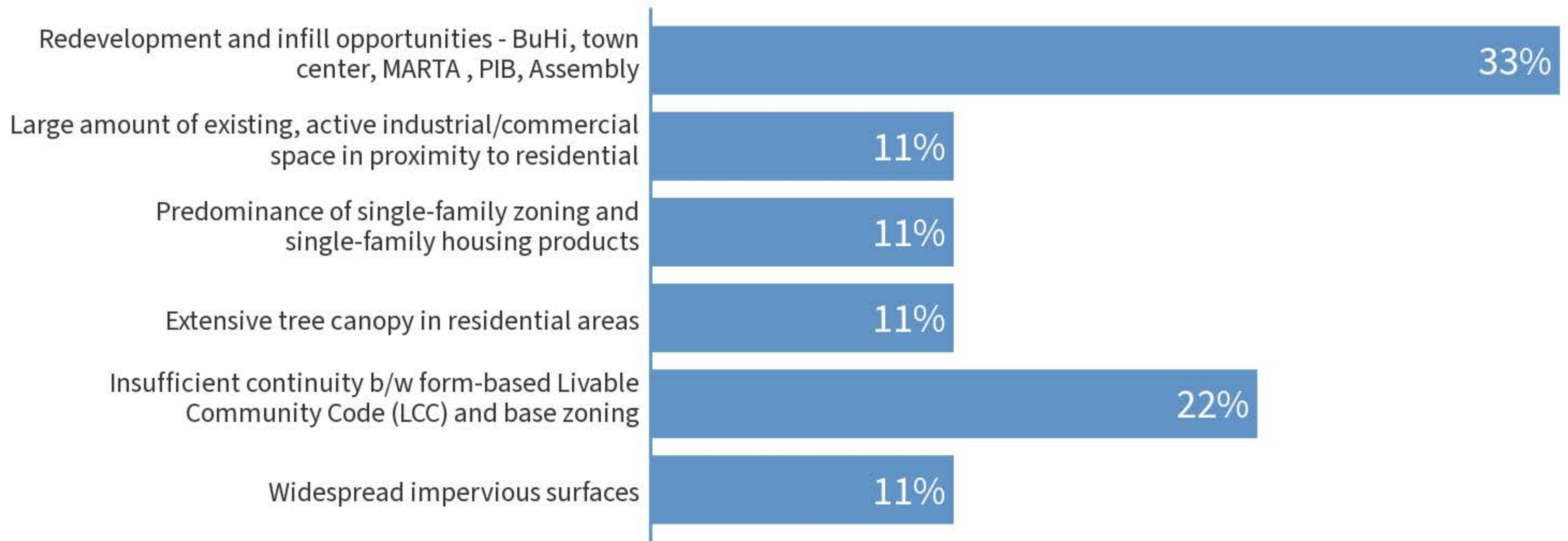
Insufficient continuity b/w form-based Livable Community Code (LCC) and base zoning

Widespread impervious surfaces

🔗 When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

LAND USE: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – HOUSING

Lack of new housing development in recent years

High occupancy rate - the city may not be meeting housing demands

Overcrowded housing units and large average household size compared to peer communities

Increasing **interest in infill housing** in coming years

Lack of multi-family housing options – opportunity for walkable, transit-oriented housing

Limited *variety* of multi-family housing options – own/rent, size/structure/type, etc.

Potential for gentrification alongside redevelopment and **increased property values/taxes** – Doraville already has high number of cost-burdened owner-occupied and renter-occupied housing

When poll is active, respond at **PollEv.com/cdev555**

Text **CDEV555** to **22333** once to join

HOUSING: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.

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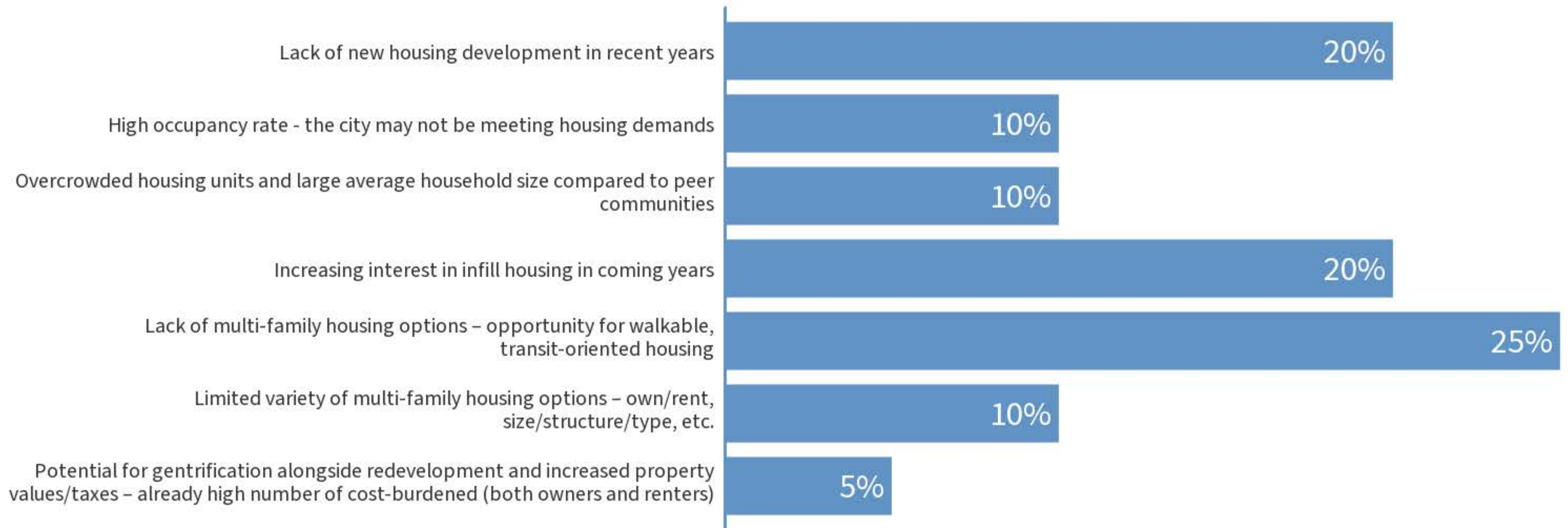
Limited variety of multi-family housing options – own/rent, size/structure/type, etc.

Potential for gentrification alongside redevelopment and increased property values/taxes – already high number of cost-burdened (both owners and renters)

🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

HOUSING: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – PEOPLE

How to leverage **diversity of foreign-born population** – events, programs, supports

High percentage of **population speaking another language at home** – Spanish translation services, ESL in schools and for adults

Need for more space in schools due to **high percentage of young children**

How to connect residents to **educational training and higher paying jobs** within Doraville

Relatively high **poverty rate** (25%)

Differing needs and priorities of different demographic groups (foreign-born, older adult, young adult, etc.)

Strong immigrant presence – Census data not necessarily reflective of entire/actual population

Potential for **gentrification due to higher density mixed-use development** and increasing property values

When poll is active, respond at **PollEv.com/cdev555**

Text **CDEV555** to **22333** once to join

PEOPLE: What still resonates for you from the current plan?

YOU MAY ONLY SELECT 3 CHOICES.

How to leverage diversity of foreign-born population – events, programs, supports, etc.

High percentage of population speaking another language at home – translation services, ESL services, etc.

Need for more space in schools due to high percentage of young children

How to connect residents to educational training and higher paying jobs within Doraville

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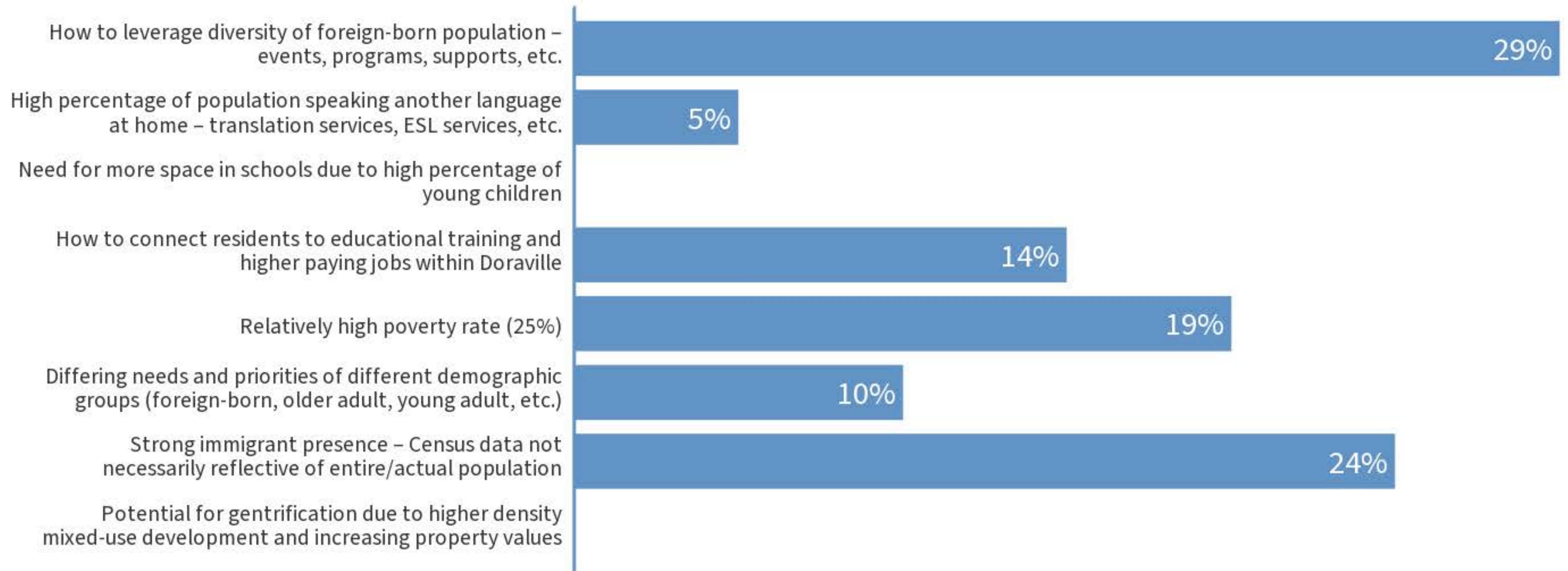
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📱 Text **CDEV555** to **22333** once to join

PEOPLE: What still resonates for you from the current plan?

YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – ECONOMY

Retail/restaurant market driven largely by visitors, e.g., Buford Hwy is a regional draw

Visitor experience, complete streets, connectivity – Buford Hwy., town center to Assembly

Immigrant population as a huge resource – need to nurture **diversity and entrepreneurship**

Need strong local **chamber of commerce or business association** to align interests and facilitate interaction between the City and business community

Opportunities to **work with Chamblee** in planning improvements along Buford Hwy.

New growth, jobs, and tax revenue
Assembly, Nexus, town center – can serve as catalyst for future

DeKalb County schools continue to experience challenges – affects peoples' desire to live in Doraville

Growth due to Assembly, Nexus, and other redevelopment projects will **increase pressure to maintain government's levels of service**

Adjustments to zoning and other codes could help **attract development community wants** while **protecting commercial tax base** on which City relies

When poll is active, respond at **PollEv.com/cdev555**

Text **CDEV555** to **22333** once to join

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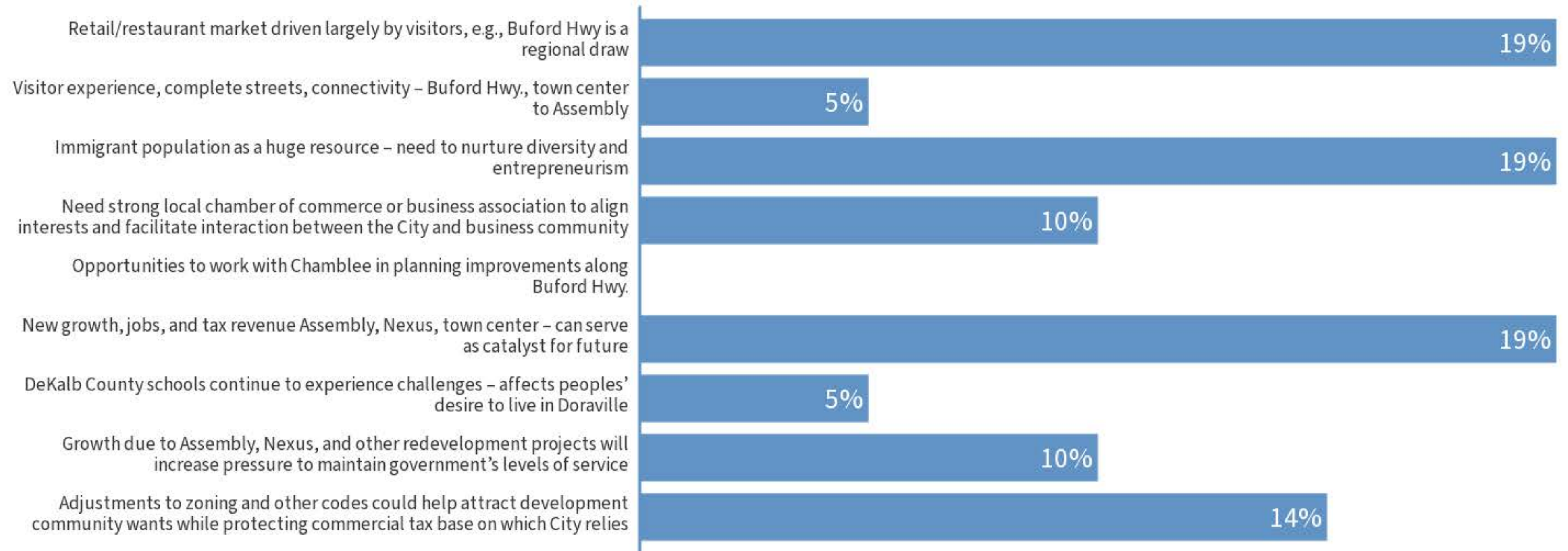
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🖱️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

ECONOMY: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – TRANSPORTATION

Significant portion (10.4%) of Doraville's workers lack access to personal vehicle

Ramp improvements for I-285 at PIB and Buford Hwy. – benefit to City

Increased traffic congestion along with redevelopment into higher density uses

Ensuring multimodal access at major new developments

Bike/ped infrastructure – increase bike/ped safety while decreasing vehicular traffic / reliance on SOV

Roadway maintenance on local roads – safety and operations

Truck traffic contributes to congestion and may adversely impact local roadways

Buford Highway Livable Centers Initiative (LCI) study recommendations - future funding opportunities

Transit expansion northward and along I-285 – benefit to City

When poll is active, respond at **PollEv.com/cdev555**

Text **CDEV555** to **22333** once to join

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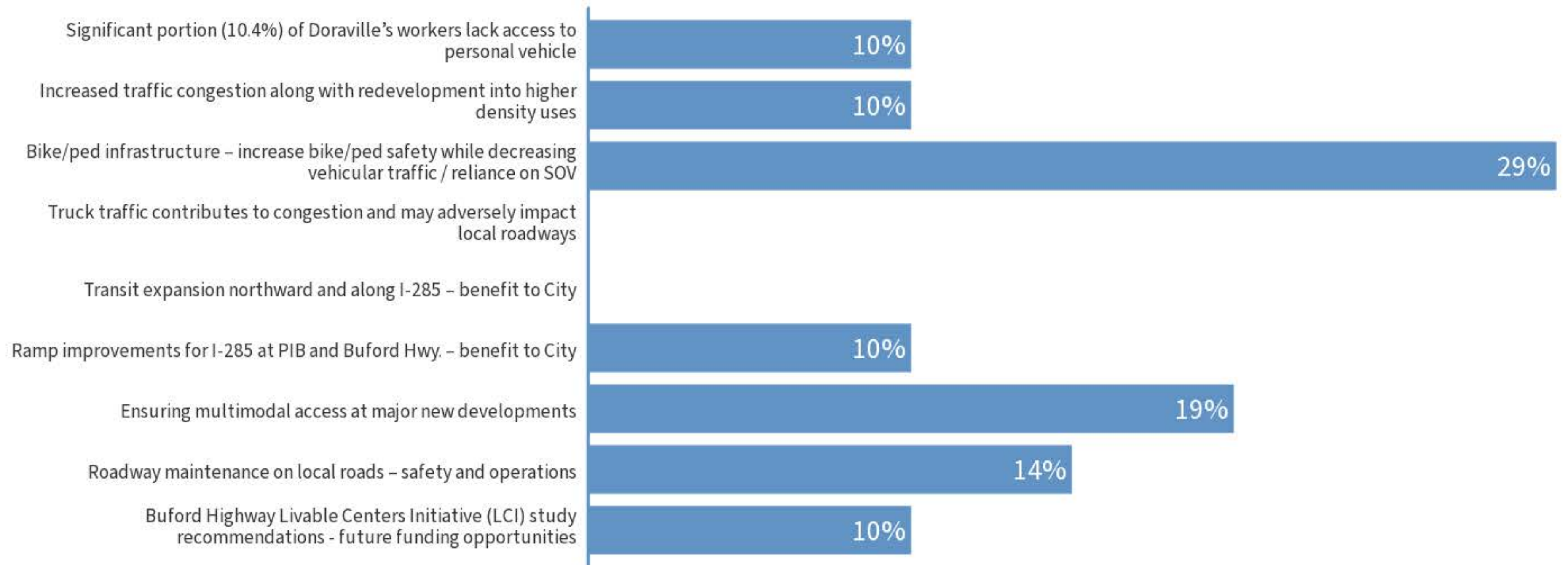
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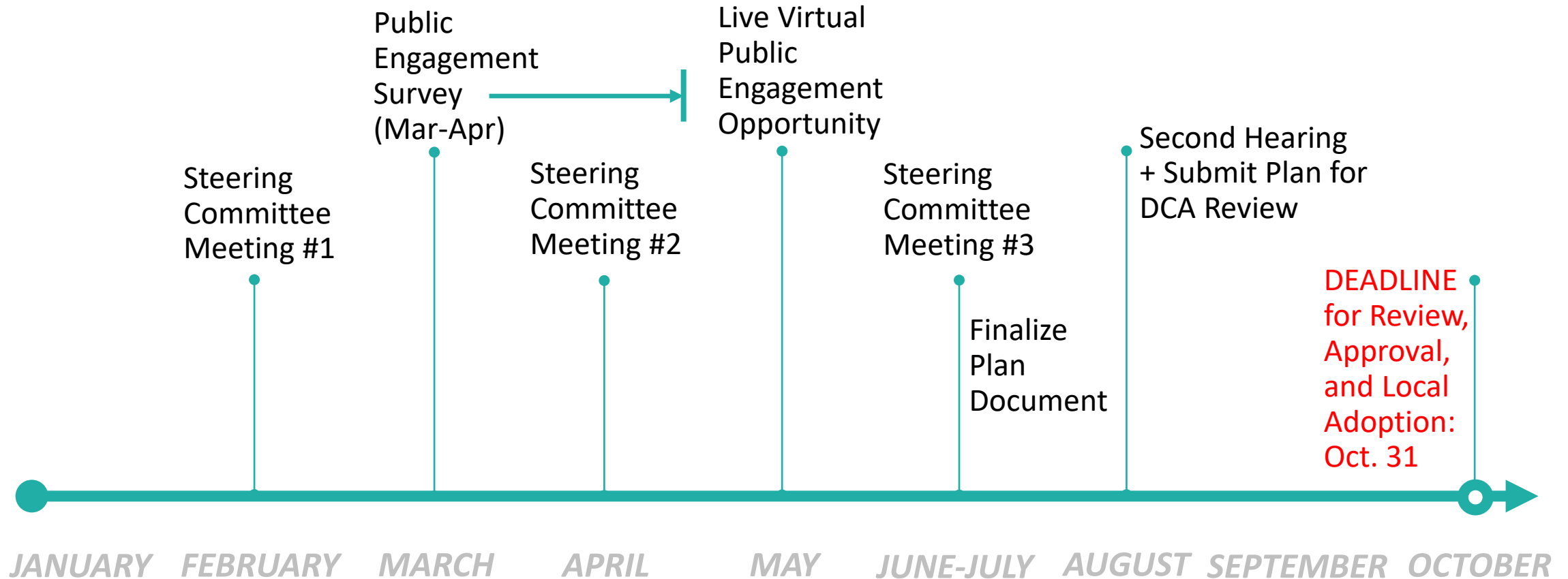


BUY A ROUND

TRIP

NEXT STEPS

PLAN SCHEDULE



2021

NEXT MEETING (APRIL 27 at 9:30 AM)

- Wrap up issues and opportunities if needed
- Discuss community vision and goals
- Discuss key elements such as land use and transportation
- Between now and then: continue to review 2016 plan



DORAVILLE
EST 1871

THANK YOU!

Andrew Smith
Atlanta Regional Commission
asmith@atlantaregional.org

CITY OF DORAVILLE

2021 COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING #2 – APRIL 27, 2021

AGENDA

- I. Meeting #1 Recap
- II. Vision & Goals
- III. Land Use Element
- IV. Next Steps

The background of the slide is a collage of three images. The top-left image shows a house at night with its interior lights on, surrounded by trees. The bottom-left image shows a building with a covered walkway, possibly a park facility, with trees in the foreground. The right side of the slide features a large image of a park sign for Brook Park, which includes rules like 'NO ALCOHOLIC BEVERAGES' and 'NO MOTORIZED VEHICLES'.

MEETING #1 RECAP

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What's one thing you would tell someone about Doraville?



🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

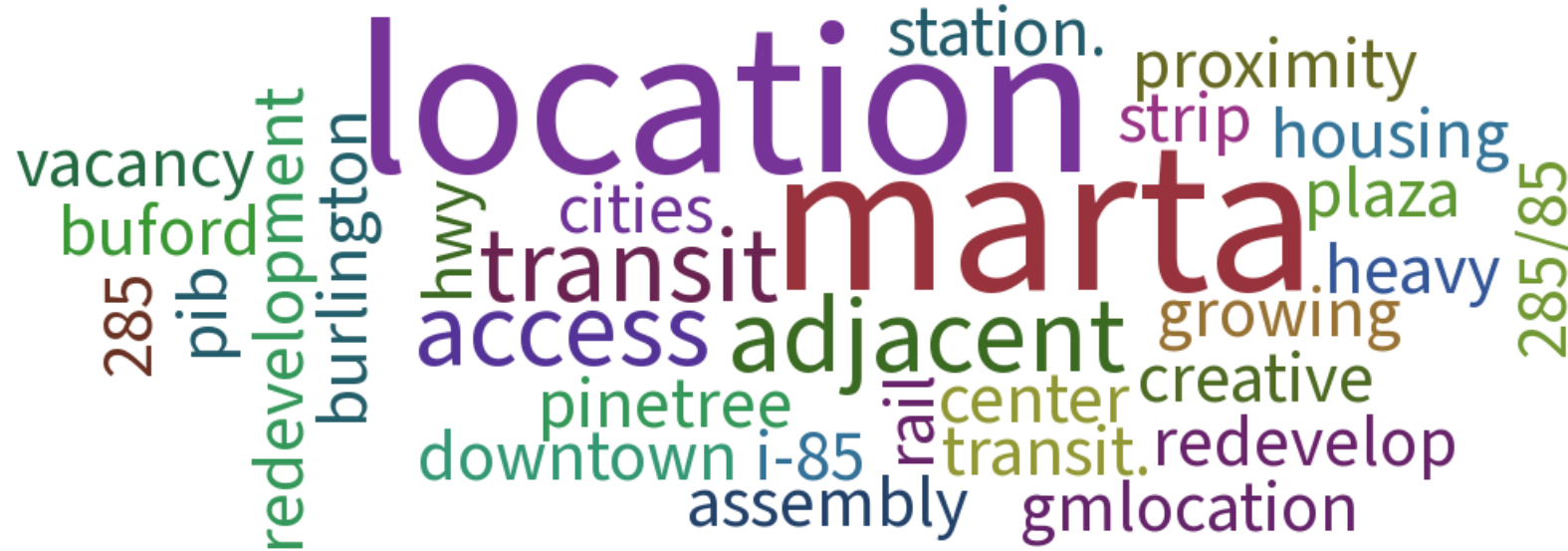
ISSUES: What are Doraville's biggest issues, i.e., challenges that need to be addressed?



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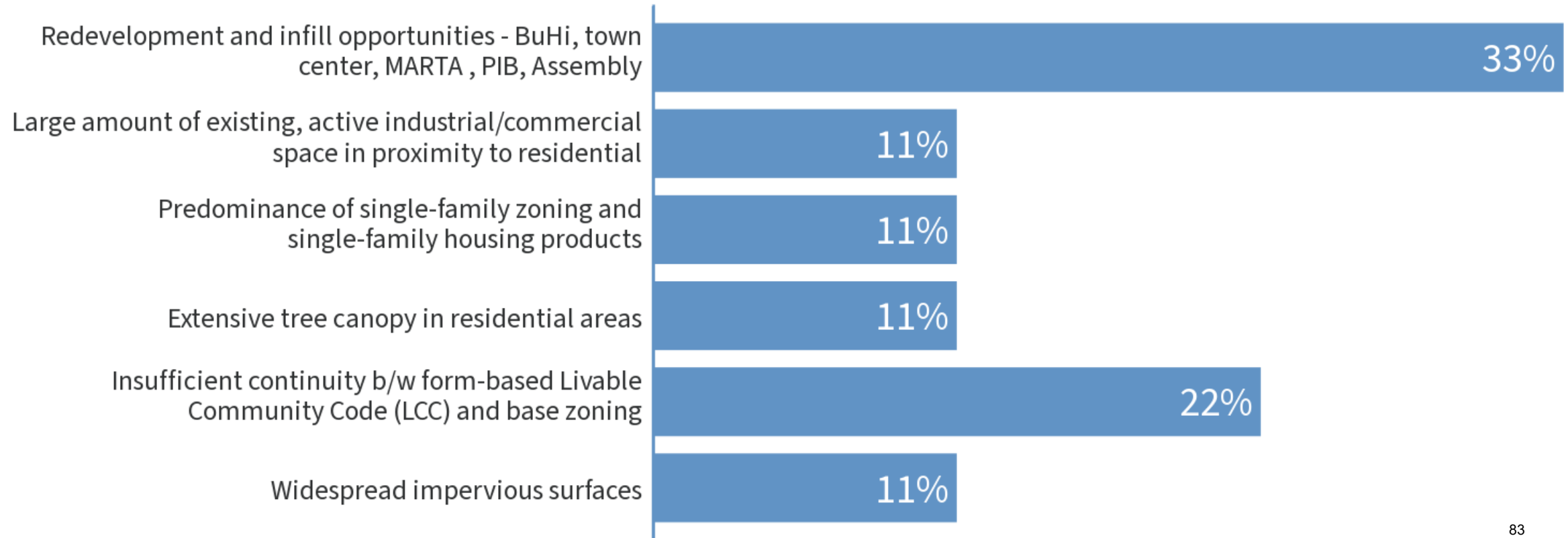
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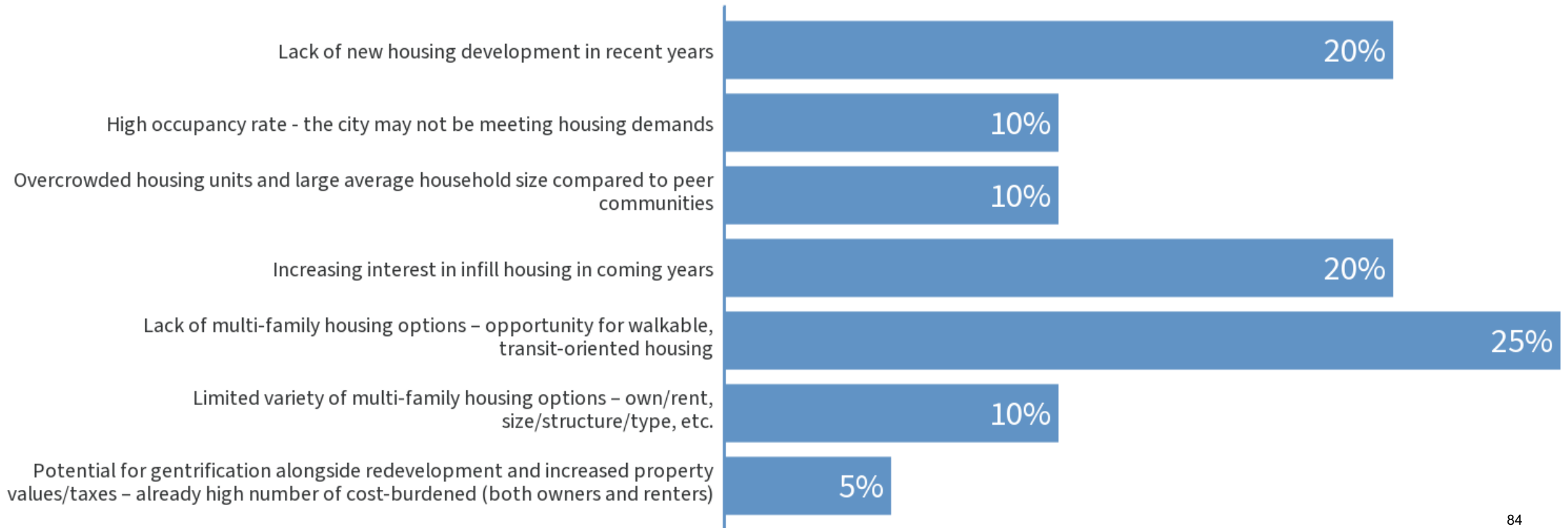
LAND USE: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



📄 When poll is active, respond at pollev.com/cdev555

💬 Text **CDEV555** to **22333** once to join

HOUSING: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.

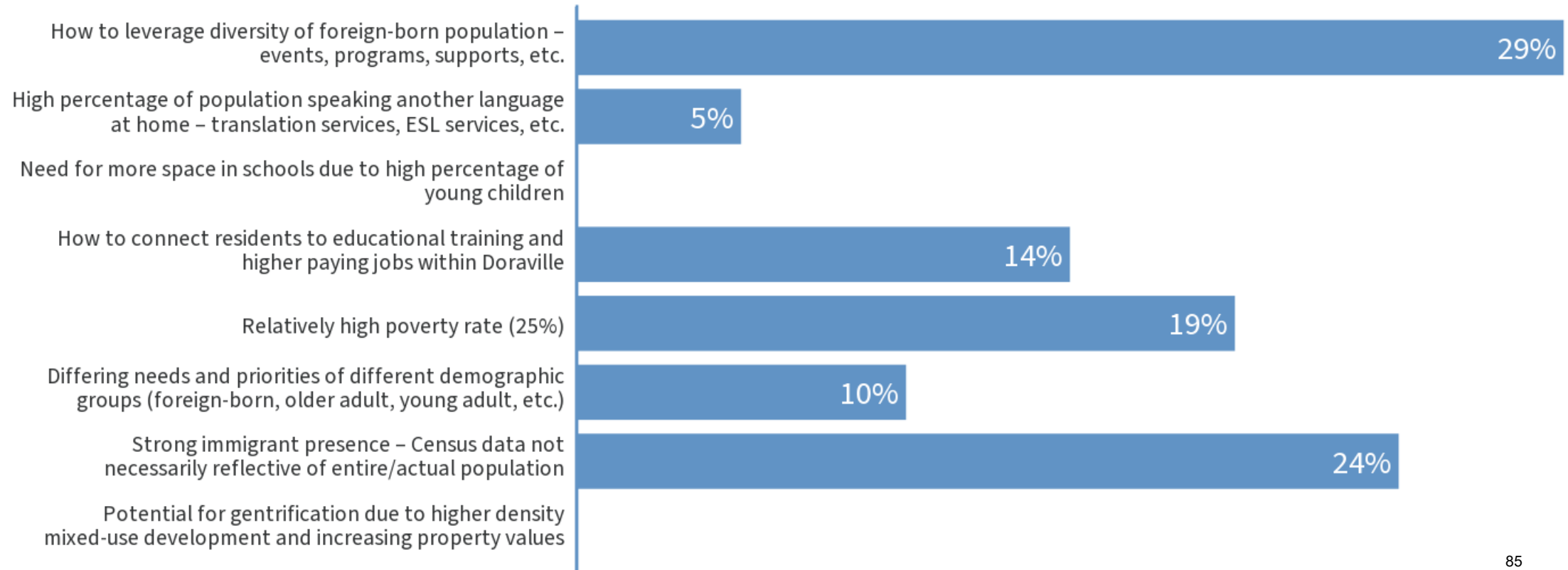


🔗 When poll is active, respond at pollev.com/cdev555

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PEOPLE: What still resonates for you from the current plan?

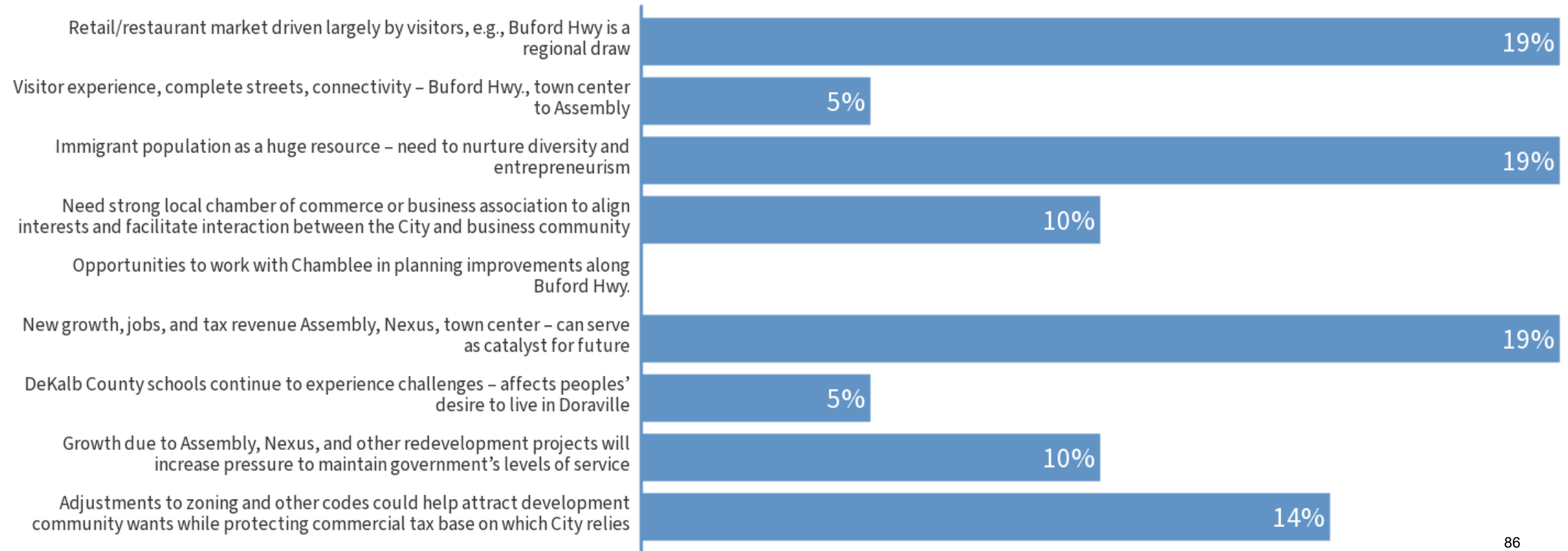
YOU MAY ONLY SELECT 3 CHOICES.



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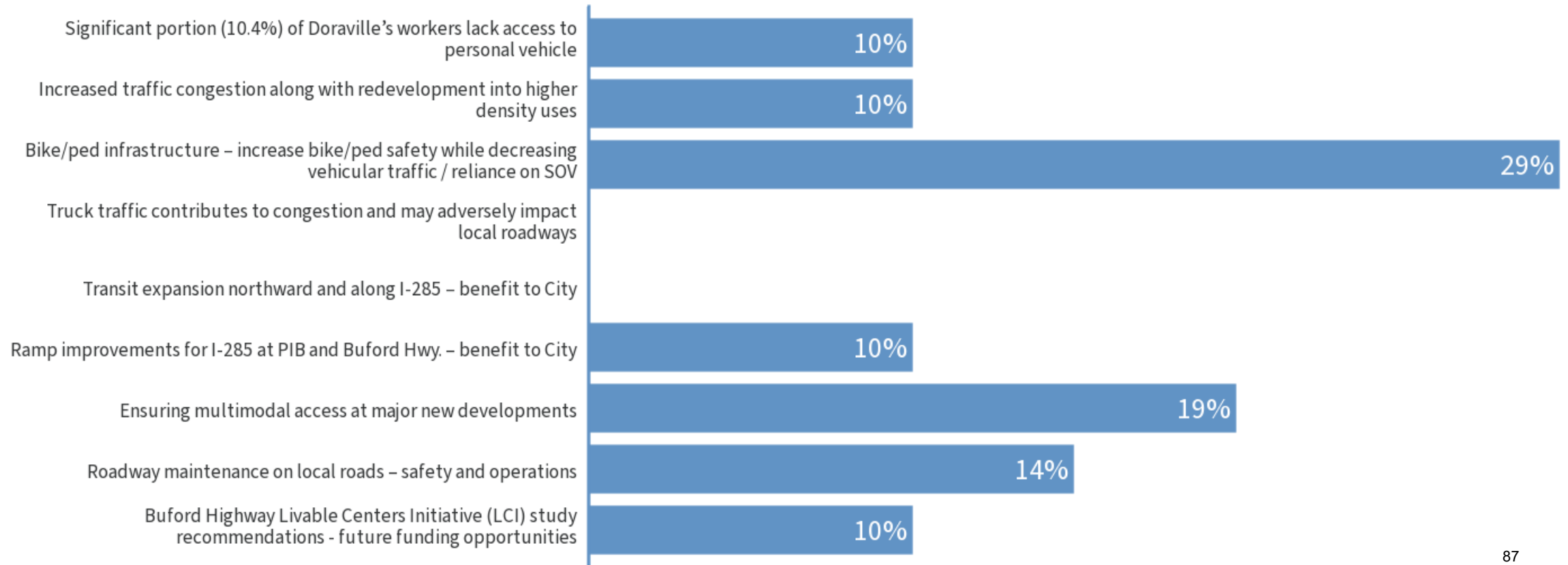
ECONOMY: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



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📱 Text **CDEV555** to **22333** once to join

TRANSPORTATION: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



REQUIRED PLAN ELEMENTS



KEY REQUIRED ELEMENTS FOR UPDATE

- Updated Needs and Opportunities
 - Informs any **updates to Vision/Goals** and other elements
- **Updated Land Use Element**
- Broadband Element (was not required until 2018)
- Report of Accomplishments (ROA)
 - Documents status of every item in current plan's 5-Year Community Work Program (CWP)
- Updated 5-Year CWP
 - Includes items noted as Underway or Postponed in ROA, plus any brand-new items resulting from 2021 planning process



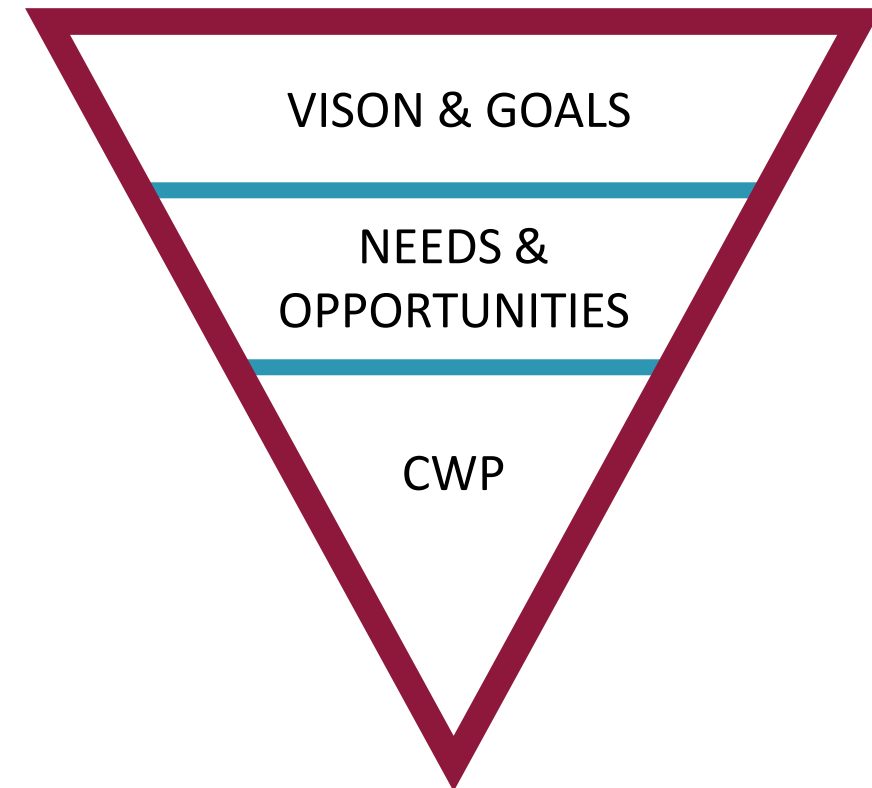
VISION & GOALS



VISION & GOALS

*“The purpose of the Community Goals element is to articulate **a long-term strategy** for creating the set of conditions judged, by the community, to be best suited to maximizing the collective wellbeing of its residents. The Community Goals element details the **overarching concepts** which should guide local day-to-day decision-making for five, ten, even twenty years into the future. As such, the Community Goals shall be developed through a very public process of involving community leaders and stakeholders. The Community Goals are intended to generate local pride and enthusiasm about **the future of the community**, thereby leading citizens and leadership to act to ensure that the plan is implemented.”*

--DCA Minimum Standards



MULTIPLE WAYS TO PARTICIPATE!

1. Participate in the polls
2. Enter ideas in the chat
3. Unmute yourself and verbally discuss ideas

When poll is active, respond at pollev.com/cdev555

Text **CDEV555** to **22333** once to join

VISION: Does the Vision statement in the current (2016) plan still resonate for you?



🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

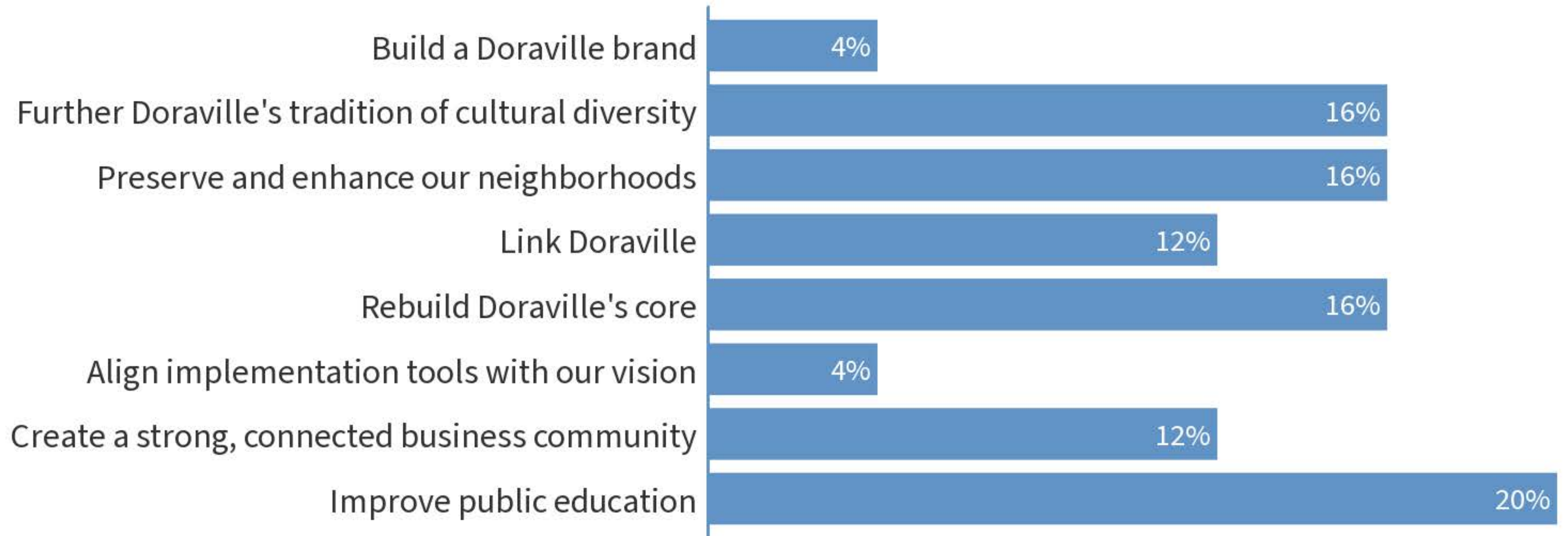
VISION: If you were to add ONE new aspect to the Vision in the current plan, what would it be? Use as few words as possible.

green center hub friendly
environment
technology media exhibition
"international village"

🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

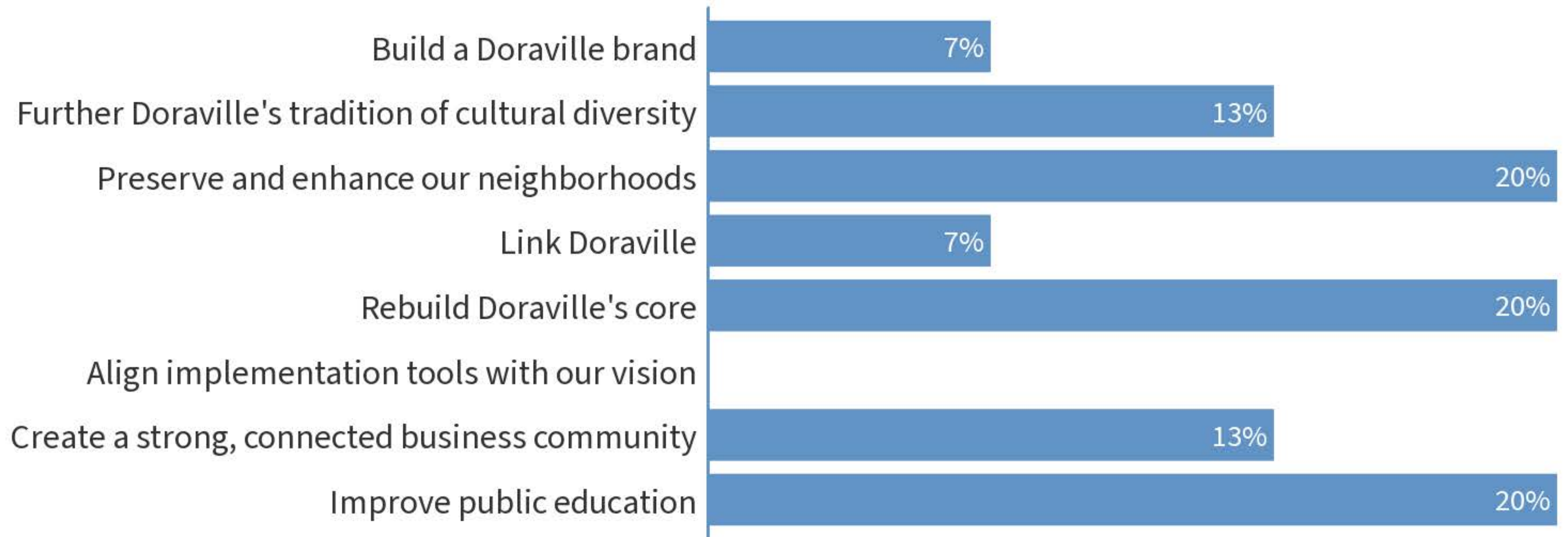
GOALS: Which Goals from the current plan still resonate for you? Select all that apply.



🖱 When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

GOALS: Which Goals from the current plan are the **MOST** important to you? Select only your Top 3.



🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

GOALS: If you were to add ONE brand new Goal to the plan, what would it be? Use as few words as possible.



A word cloud centered around the word "green". The word "green" is the largest and most prominent. Other words of varying sizes and colors (green, purple, blue) are scattered around it, including: "shorter", "tourism", "increase", "statement", "foodie", "vision", "space", "safety", "spaces", and "parks".

VISION STATEMENT

Doraville will stand out as a vibrant, diverse, and open-minded community that offers unique opportunities to live, work, shop, and enjoy the best of what the Atlanta region has to offer – a balanced mix of uses, strong neighborhoods, good schools, family friendliness, a diverse employment sector, and a multimodal transportation network.

Doraville... the city that connects.

GOALS

BUILD A DORAVILLE BRAND

Support local entrepreneurs, invest in quality infrastructure, encourage neighborhood preservation and improvement, carryout community activities, and further strategic redevelopment and investment in line with our vision.

FURTHER DORAVILLE'S TRADITION OF CULTURAL DIVERSITY

Balance the desires of millennials, families, empty-nesters, recent immigrants, visitors, and businesses in our initiatives by enhancing yet protecting Buford Highway's diversity and working collaboratively with our nonprofit community partners.

PRESERVE AND ENHANCE OUR NEIGHBORHOODS

Preserve the heritage of our neighborhoods and enhance what makes them great – including ease of walking and biking and internal parks and schools, while providing for new residential opportunities for a wide range of incomes and stages of life.

LINK DORAVILLE

Continue to further initiatives that build upon Doraville's role as a regional transportation hub, while ensuring that all travel modes internal to Doraville advance mobility desires of all community members.

REBUILD DORAVILLE'S CORE

Reposition the City's administrative core in order to encourage further investment, support livability in the community, and create a central hub within the city. An important part of this will be continuing to advance the Livable Centers Initiative vision by supporting all transportation modes, creating a sense of place, and increasing greenspace.

ALIGN IMPLEMENTATION TOOLS WITH OUR VISION

Refresh our zoning ordinance, economic development tools, and unique community programs to attract residents, businesses, employment, and visitors.

CREATE A STRONG, CONNECTED BUSINESS COMMUNITY

Champion our businesses that are here, and create a collaborative network of businesses.

IMPROVE PUBLIC EDUCATION

Continue to lobby to the DeKalb County Board of Education for improvements as a critical need to achieve our long-term vision.



FUTURE LAND USE



FUTURE DEVELOPMENT

The Future Development Map (**Figure 3-1**) captures the community's vision for future growth and development in the City of Doraville. The development map is comprised of nine unique character areas including properties that the community identified would be appropriate for incorporation by the city should the opportunity to annex arise in the future. The character areas reflect a combined vision for redeveloping targeted areas of the city while preserving the city's tree canopy, single-family neighborhoods, and light industrial areas.

The city's vision for future development calls for a major change in character in four character areas:

- Doraville Town Center;
- Assembly District;
- BuHi Cultural Corridor; and
- PIB Marketplace.

Each of these areas is envisioned as ripe for redevelopment and major new public and private investment. They also all consider the opportunity of mixing uses to create a more communal environment where people can access more than one service without traveling to another location. High-quality design with an emphasis on creating walkable developments within these character areas will be of high importance. This vision for future development is a key component of the City's path forward. More details for each of the character areas is provided in Chapter 4.

WHAT IT DOES

The following are summary distinctions in each character area's envisioned future:








- Neighborhood Preservation District: Protect existing residential character
- PIB Marketplace: Mixed-use neighborhood activity nodes
- BuHi Cultural Corridor: Mixed-use corridor preserving the diversity of businesses
- Doraville Town Center: The city's central hub, established with a unique sense of place
- Assembly District: High-density mixed-use district
- Office Hub: Integrated centers of office uses and business incubators
- Light Industrial District: Commercial uses that leverage connections to regional transportation
- Tank Farms District: Heavy industrial district with an emphasis on safety
- Annexation: Areas outside the city limits appropriate for future incorporation into the city.

CHARTING A NEW COURSE

The vision largely builds upon the vision contained in the 2006-2026 Comprehensive Plan with a handful of important changes:

- Expansion of the Doraville Town Center to include properties on the opposite side of New Peachtree Road, incorporating parcels currently used for MARTA rail and parking.
- Consolidation of the Tank Farms District to the north side of the railroad tracks should an opportunity arise to revisit the tank infrastructure in this area. In doing so, additional opportunities would arise within the Buford Highway Cultural Corridor for redevelopment.
- Distinguishing a set of Office Hubs that would create a more flexible regulatory context for introduction of office and creative industrial uses.
- Incorporation of multi-family residential as sub-areas within the Neighborhood Preservation District rather than as a stand-alone character area.

FIGURE 3-1: FUTURE DEVELOPMENT MAP

-  Doraville Boundary
-  City Hall
-  MARTA Station
-  MARTA Gold Line
-  Expressway
-  Street
-  Railroad

Future Development Areas

-  Neighborhood Preservation District
-  PIB Marketplace
-  BuHi Cultural Corridor
-  Doraville Town Center
-  Assembly District
-  Office Hub
-  Light Industrial District
-  Tank Farms District
-  Annexation

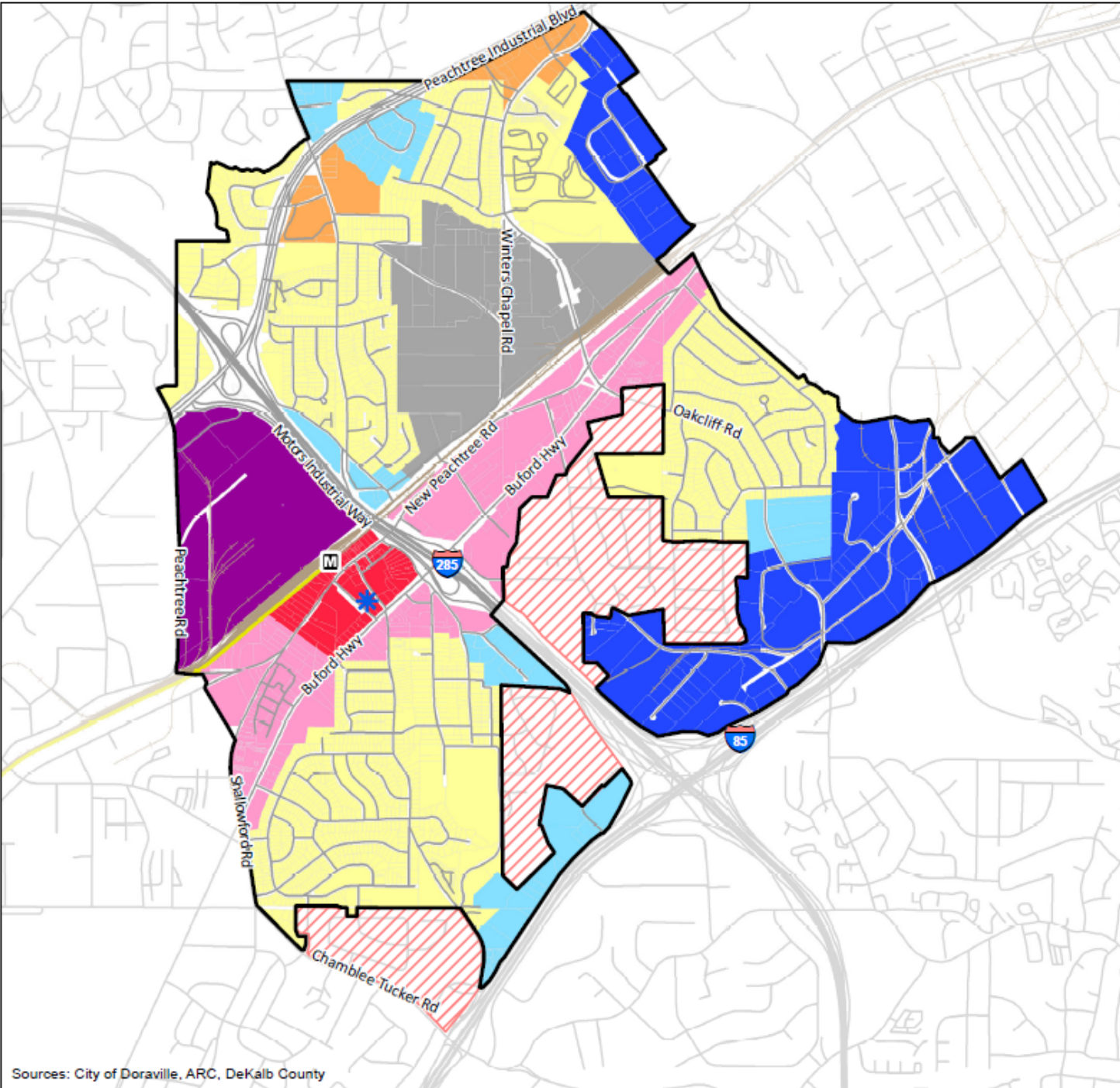
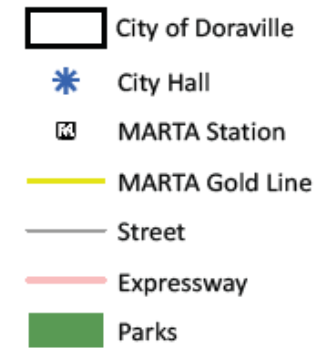
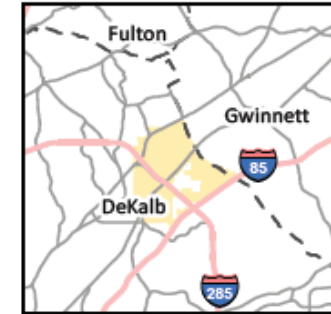


FIGURE 4-1: PRIORITY INVESTMENT AREAS MAP



Future Land Use Strategy:

- Target efforts
- Encourage TOD and Mixed-Use
- Adhere to vision
- Align zoning with vision

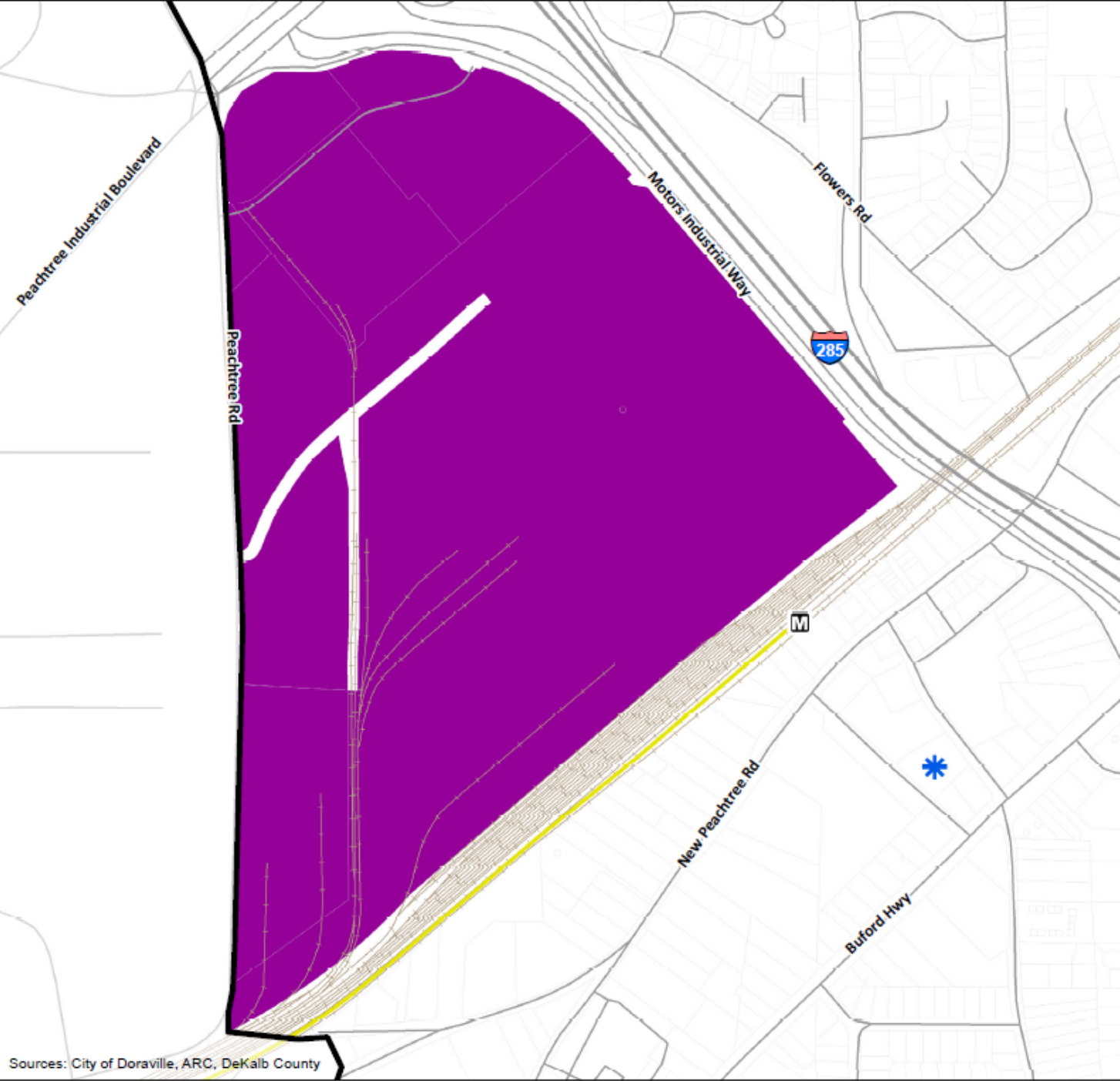
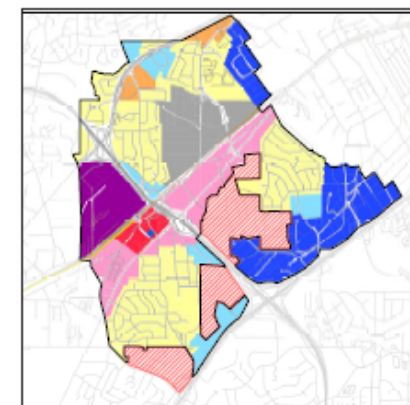


FIGURE 4-3: ASSEMBLY DISTRICT



- Doraville Boundary
- City Hall
- MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad
- Assembly District



Buckhead Atlanta

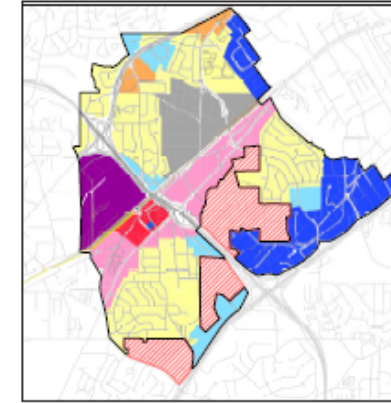


Proposed Assembly rendering Doraville



Atlantic Station Atlanta

FIGURE 4-4: DORAVILLE TOWN CENTER



- City of Doraville
- ✱ City Hall
- M MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad
- Town Center



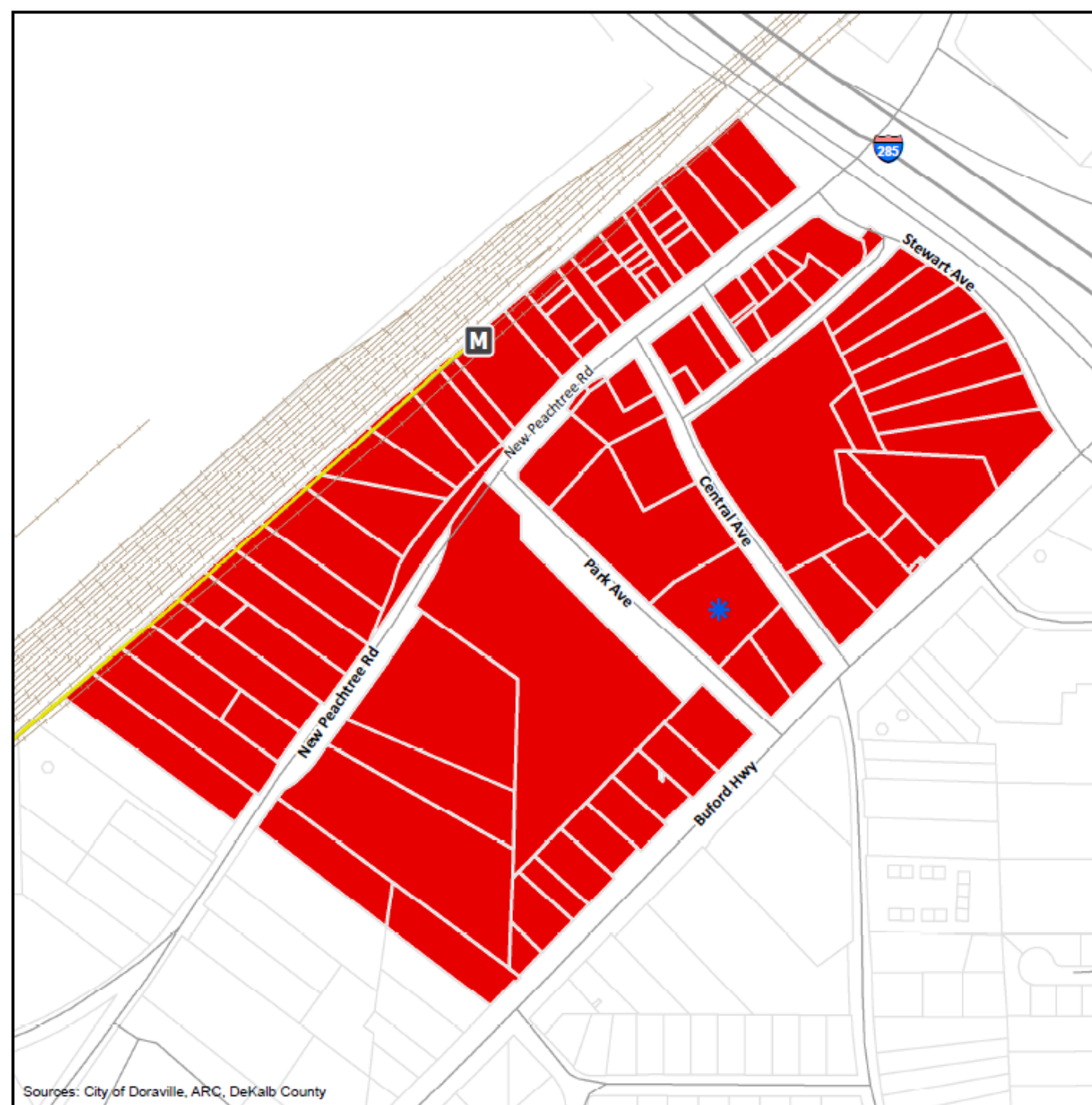
Midtown
Atlanta

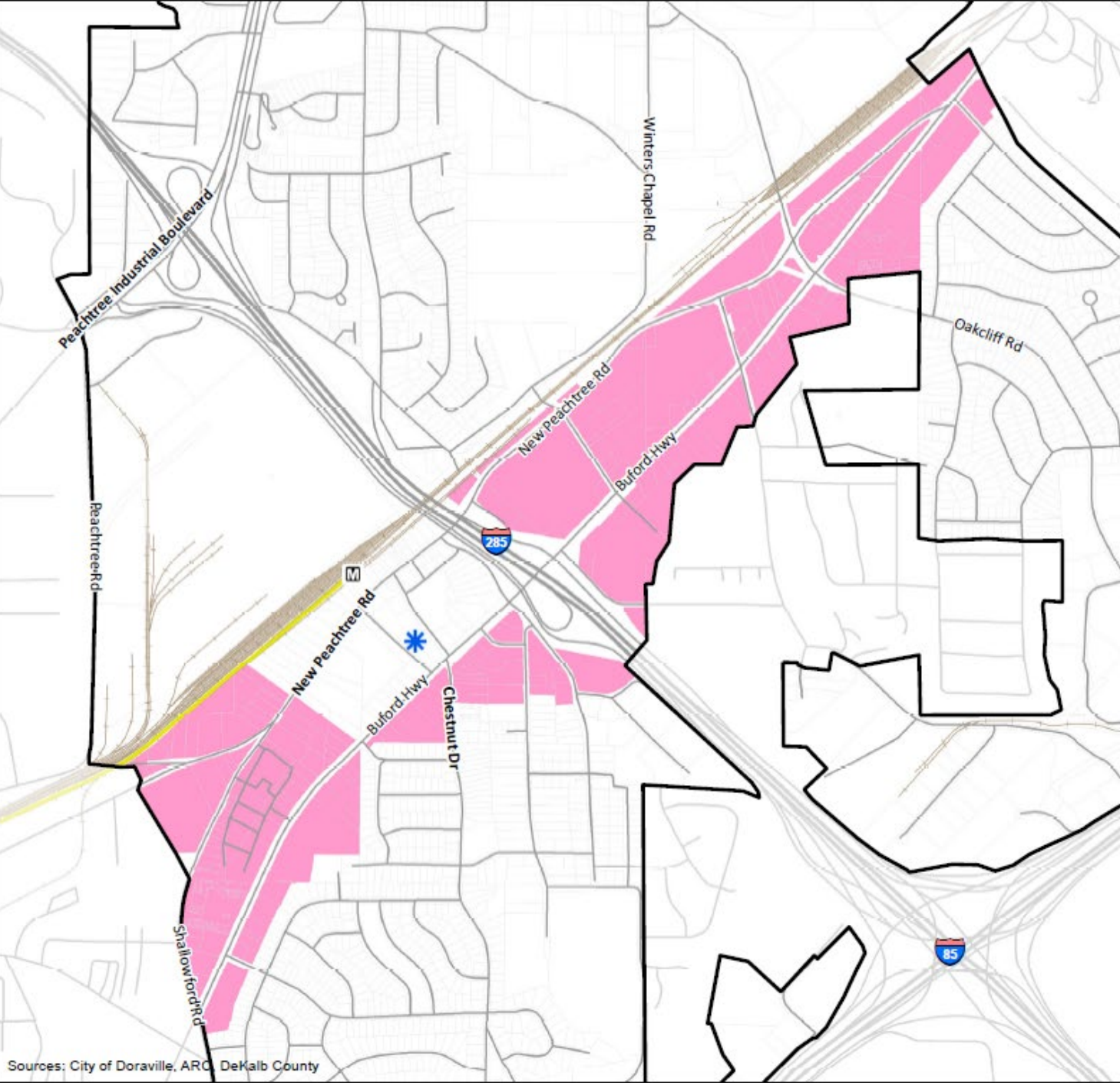


*Historic Downtown Doraville
Redevelopment Masterplan*



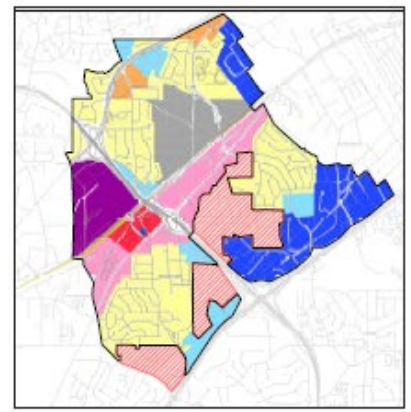
Suwanee Town Center





Sources: City of Doraville, ARC, DeKalb County

FIGURE 4-5: BUHI CULTURAL CORRIDOR



- Doraville Boundary
- City Hall
- MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad
- BuHi Cultural Corridor



Plaza Fiesta Chamblee

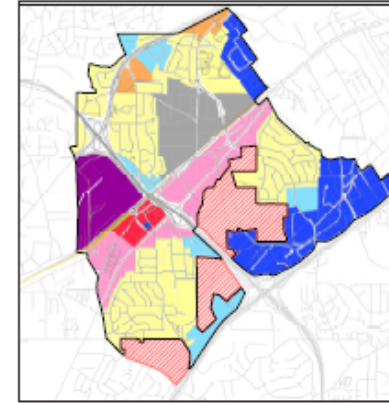










Buford Highway Farmers Market Doraville



Future Nexus Development Doraville

**FIGURE 4-6: PIB
MARKETPLACE**



-  Doraville Boundary
-  City Hall
-  MARTA Station
-  MARTA Gold Line
-  Expressway
-  Street
-  Railroad
-  PIB Marketplace



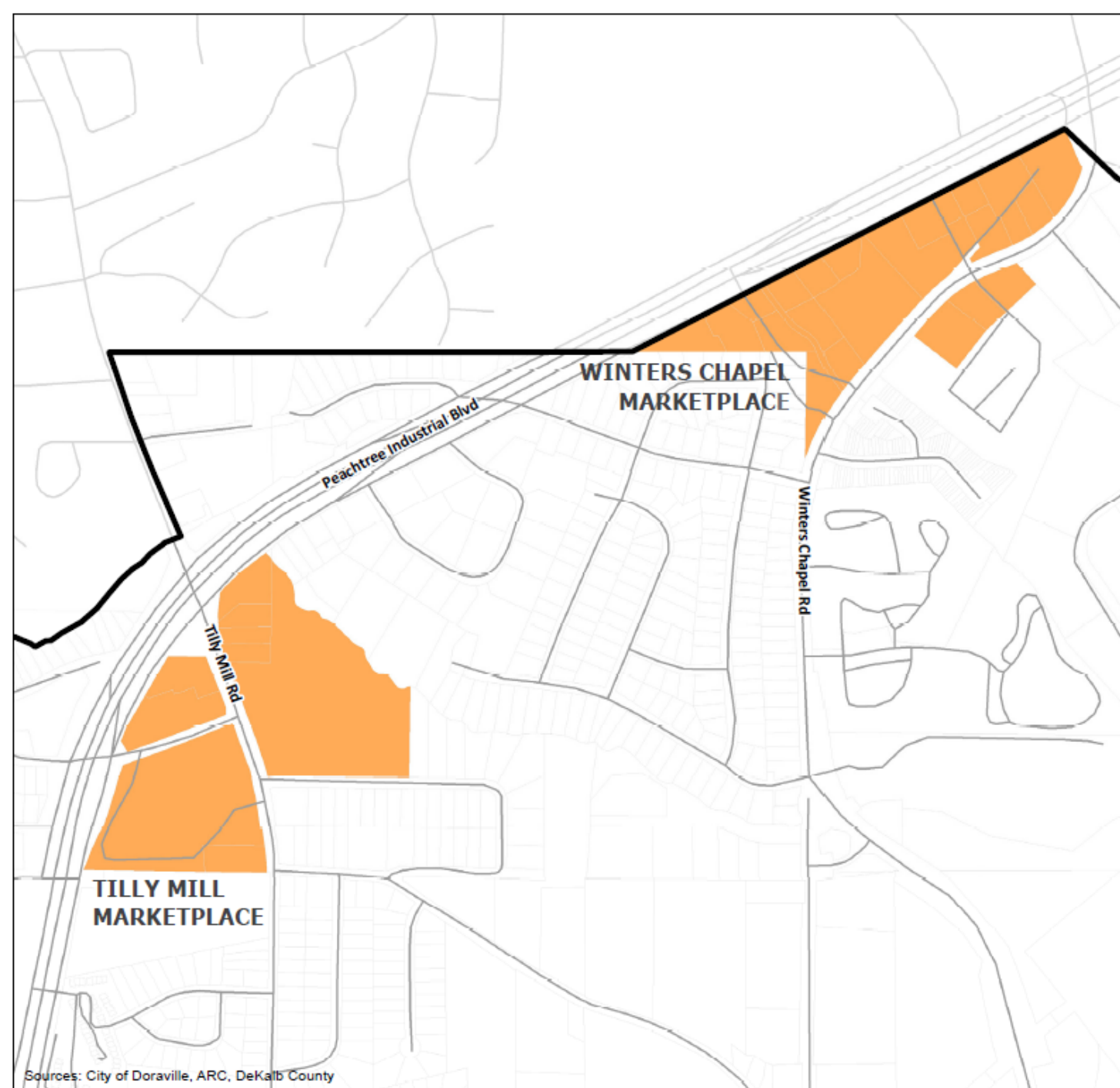
*Cheshire Bridge
Atlanta*



Decatur

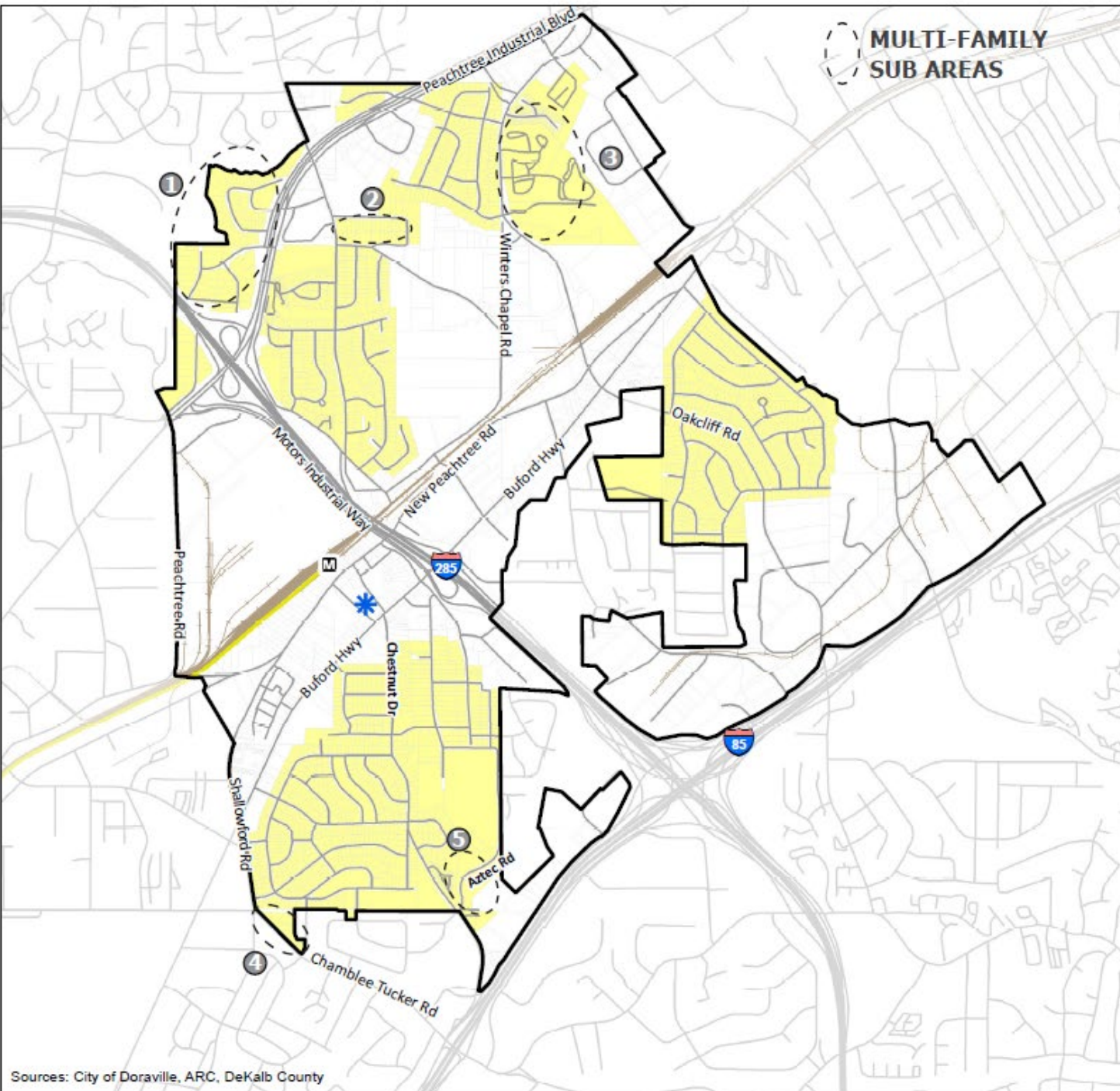


*Post Riverside
Atlanta*

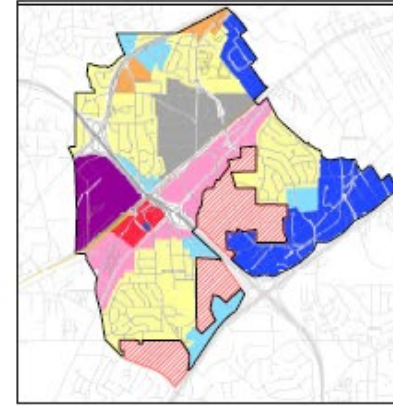


Sources: City of Doraville, ARC, DeKalb County

**MULTI-FAMILY
SUB AREAS**



**FIGURE 4-7: NEIGHBORHOOD
PRESERVATION DISTRICT**



- Doraville Boundary
- City Hall
- MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad
- Neighborhood Preservation District



*Historic Single-Family
Doraville*

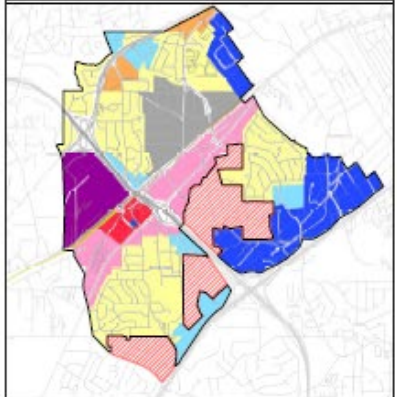
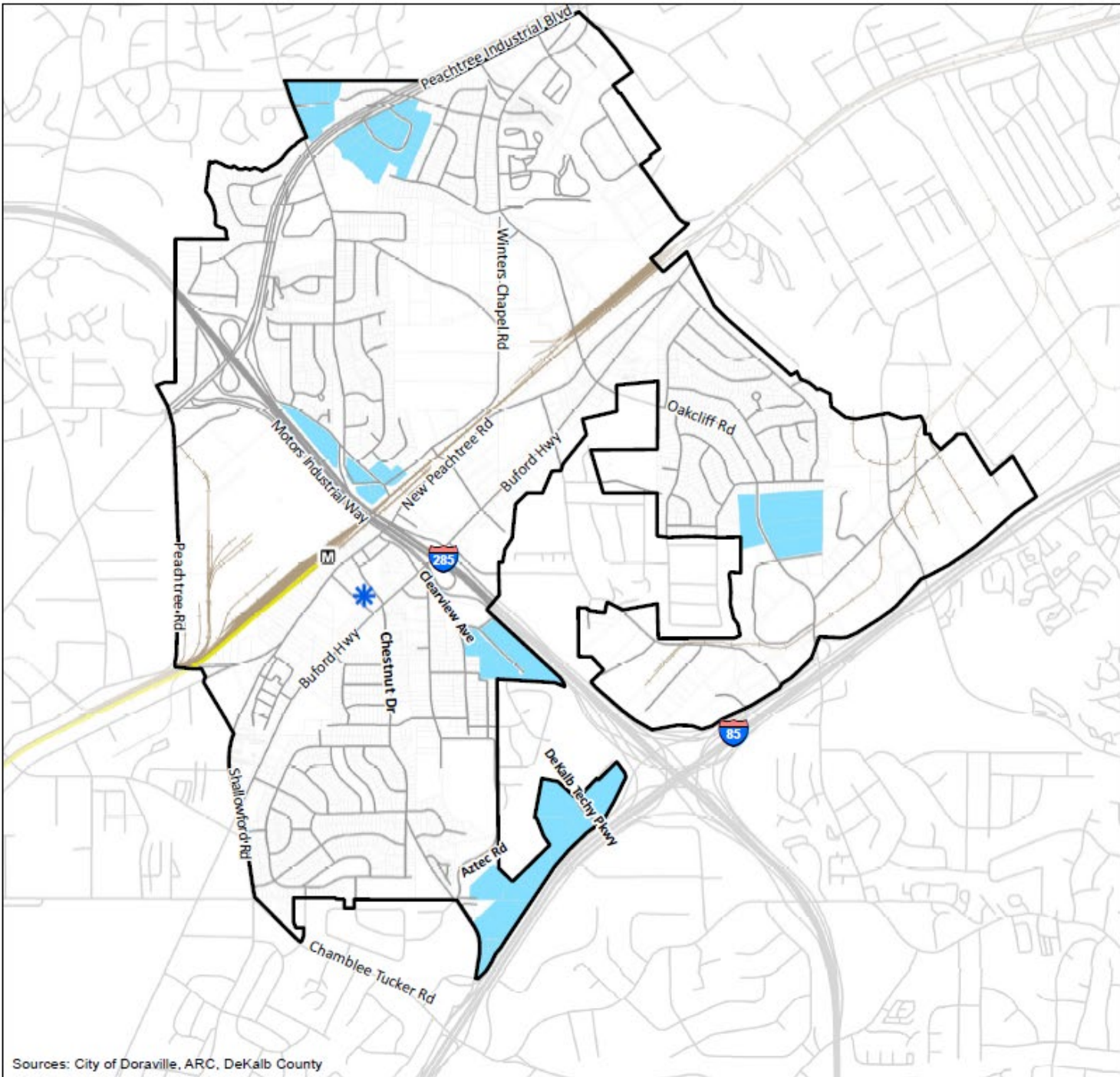


*Inman Park
Atlanta*



*New single-family
Doraville*

FIGURE 4-8: OFFICE HUBS



- Doraville Boundary
- City Hall
- MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad
- Office Hub



The Lumberyard Office Lofts
West Midtown, Atlanta



Northyards
Downtown Atlanta



Big Green Egg
Doraville

Sources: City of Doraville, ARC, DeKalb County

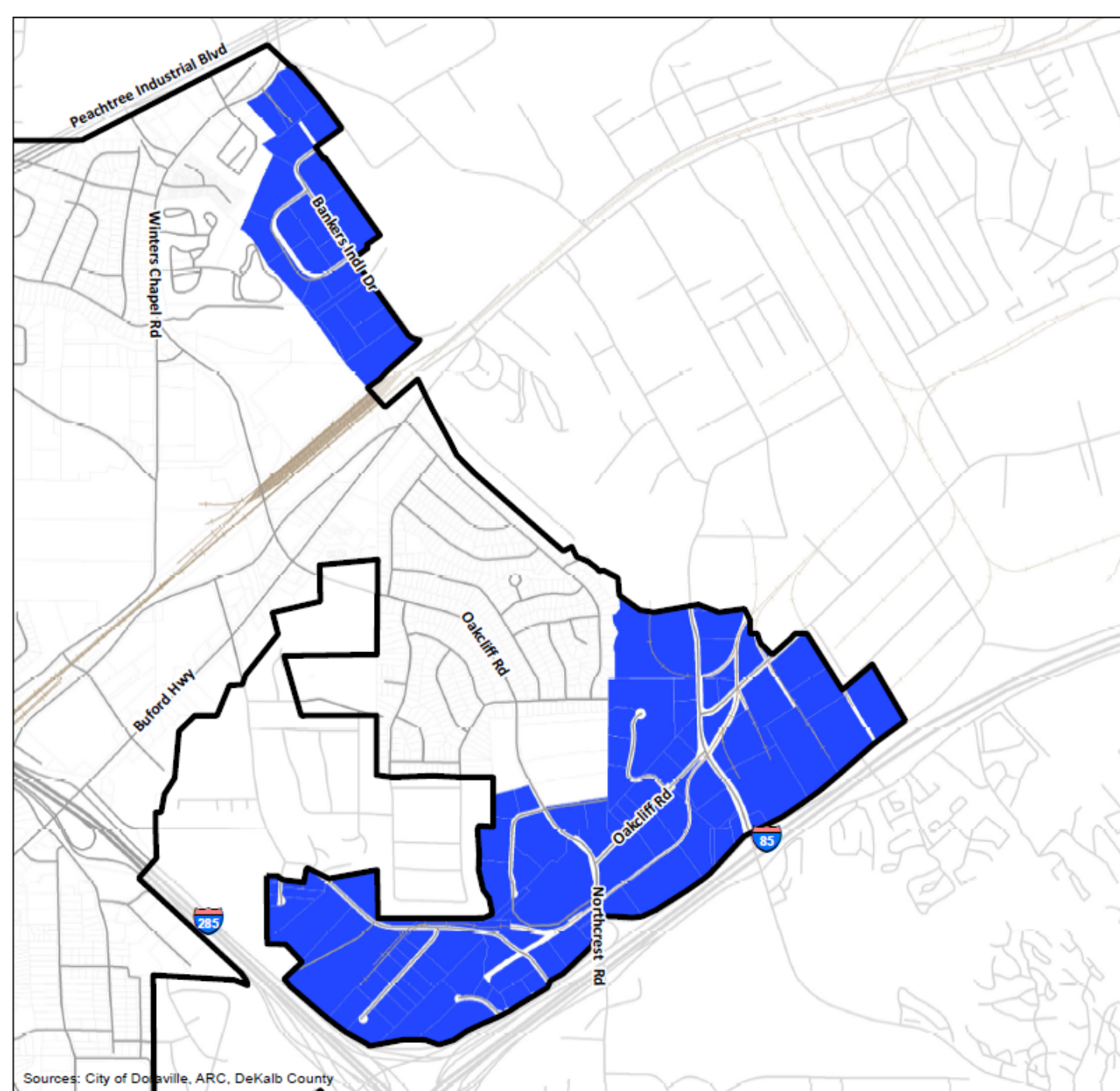
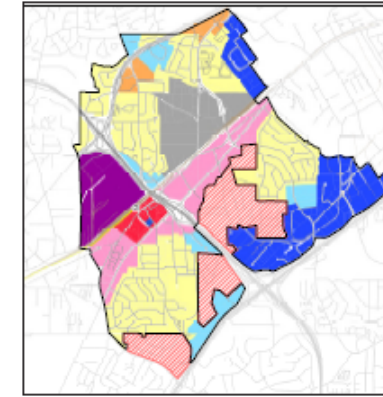


FIGURE 4-9: LIGHT INDUSTRIAL DISTRICT



- Doraville Boundary
- City Hall
- MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad
- Light Industrial District



Film studio
Doraville

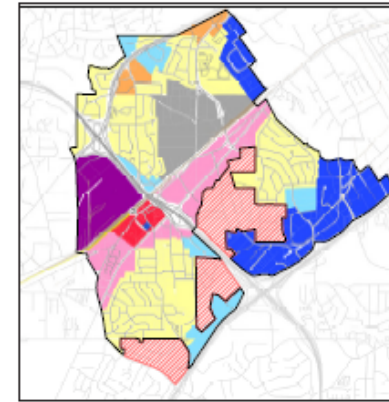


Armour Ottley
Atlanta











Lindbergh
Atlanta

FIGURE 4-10: TANK FARMS DISTRICT



Proposed safety area around tank farm structures

-  Doraville Boundary
-  City Hall
-  MARTA Station
-  MARTA Gold Line
-  Expressway
-  Street
-  Railroad
-  Tank Farms District



*Tank farm
Doraville*



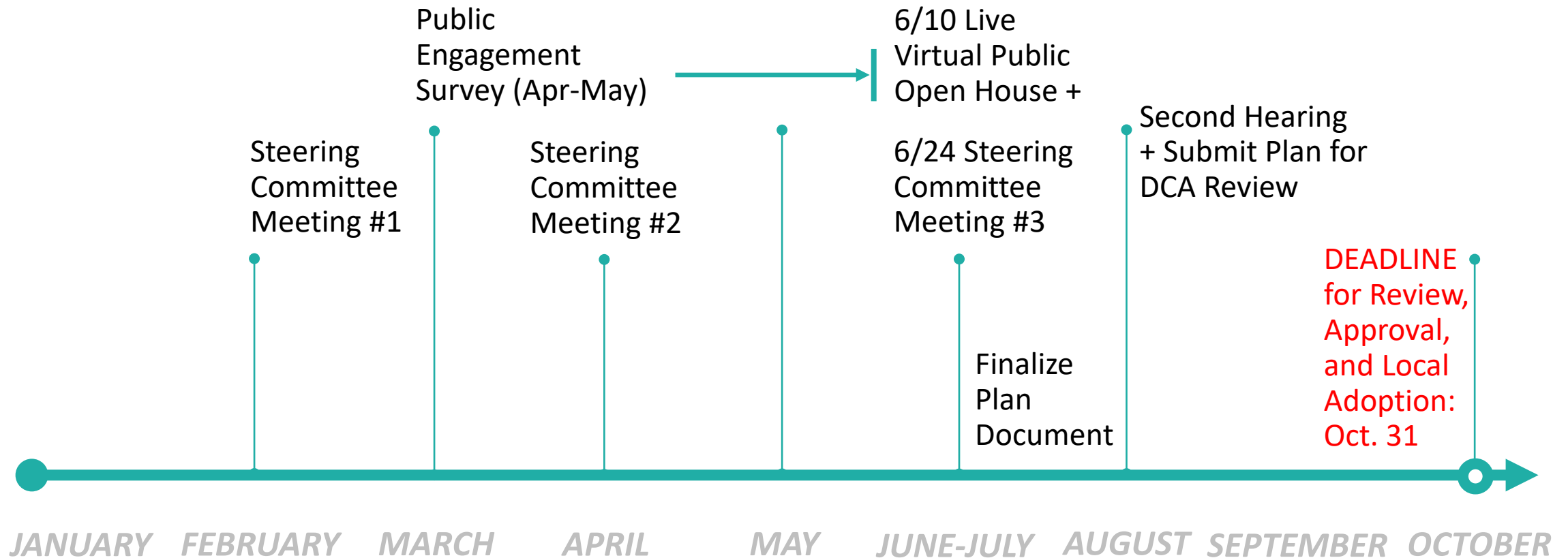
*Boulevard
Atlanta*

BUY A ROUND

TRIP

NEXT STEPS

UPDATED PLAN SCHEDULE



2021

NEXT MEETING (JUNE 24 at 4:00 PM)

- Gather feedback on additional key elements
- Obtain input on Community Work Program
- Between now and then:
 - Share project site and survey (survey open until May 21 at 11:59 PM)
 - <https://publicinput.com/DoravillePlanUpdate2021>
 - Hype up June 10 (6:00 PM) virtual open house
 - Review other 2016 Comp Plan elements:
 - Economic Strategy (Section 4.3)
 - Quality of Life (4.4)
 - Transportation (4.5)

CITY OF DORAVILLE COMPREHENSIVE PLAN COMMUNITY SURVEY



Communities guide growth and development through planning. Please take a moment to complete our survey on priority needs and opportunities for Doraville's future. Your input will help shape the City's 2021 Comprehensive Plan Update!



To take the survey, just go online to this web address:

<https://publicinput.com/DoravillePlanUpdate2021>

You can also use the camera app on your smartphone to scan the QR code at left.



A photograph of a large, arched metal structure spanning a road, with the word "DORAVILLE" in large, white, serif capital letters mounted on it. Below the main letters, "EST 1871" is visible in smaller text. The archway is set against a backdrop of dense green trees. A semi-transparent teal banner is overlaid across the middle of the image, containing white text. In the foreground, a paved road with yellow double lines curves to the right. On the right side of the road, there are several traffic signs: a yellow diamond-shaped sign with a black silhouette of a person walking, a rectangular "AHEAD" sign below it, and a circular "No Left Turn" sign. A small blue and white sign is also visible on the grassy shoulder.

DORAVILLE
EST 1871

THANK YOU!

Andrew Smith
Atlanta Regional Commission
asmith@atlantaregional.org

CITY OF DORAVILLE

2021 COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING #3 – JULY 16, 2021, 11:00 AM

REQUIRED PLAN ELEMENTS



KEY REQUIRED ELEMENTS FOR UPDATE

- Updated Needs and Opportunities
 - Informs any updates to Vision/Goals and other elements
- Updated Land Use Element
- Broadband Element (was not required until 2018)
- Report of Accomplishments (ROA)
 - Documents status of every item in current plan's 5-Year Community Work Program (CWP)
- Updated 5-Year Community Work Program (CWP)
 - Includes items noted as Underway or Postponed in ROA, plus any brand-new items resulting from 2021 planning process

Where We've Been

- Steering Committee – March
- Steering Committee – April
- General Survey – April through June
- Virtual Public Meeting – June
- Council Conversations – July
- Steering Committee – Today
- **Land Use Survey – Now**
 - **Top of main project site**

CITY OF DORAVILLE COMPREHENSIVE PLAN COMMUNITY SURVEY



Communities guide growth and development through planning. Please take a moment to complete our survey on priority needs and opportunities for Doraville's future. Your input will help shape the City's 2021 Comprehensive Plan Update!



To take the survey, just go online to this web address:

<https://publicinput.com/DoravillePlanUpdate2021>

You can also use the camera app on your smartphone to scan the QR code at left.



KEY THEMES



KEY THEMES

- **Black font = Largely reaffirmed from existing plan**
- **Teal font = New or unique from this process**

KEY THEMES – NEEDS

- Lack of downtown activity center
- Slow movement on redevelopment, infill (key sites and in general)
- Minimal new housing in recent years
- Limited multi-family options that are walkable, transit-oriented
- Preservation of affordability / equitable development
- Traffic safety / control / congestion at key points
- Not enough bike/ped facilities and trails
- Infrastructure maintenance
- Community beautification

KEY THEMES – NEEDS

- School quality, perception, attendance zones/bussing
- Not enough local retail options
- Weak branding and marketing
- Not a destination – need identity beyond access to other places
- Lack of events / community building
- Arts and culture support / programming
- Better align business interests → improve interaction w/ community
- Impervious surfaces and impaired natural resources

KEY THEMES – OPPORTUNITIES

- Access / location – MARTA, PIB, BuHi, 85, 285, 400
- Potential of key redevelopment sites
- Suitable land for infill and redevelopment outside of key sites
- Diversity / culture – support, leverage, strengthen community
- Historic identity
- BuHi international food scene and businesses
- Relative affordability, strong middle class (need to preserve)
- Strong, caring neighborhoods
- Ties with neighboring communities
- Growth of neighboring communities

VISION STATEMENT

Doraville will stand out as a vibrant, diverse, and open-minded community that offers unique opportunities to live, work, shop, and enjoy the best of what the Atlanta region has to offer – a balanced mix of uses, strong neighborhoods, good schools, family friendliness, a diverse employment sector, and a multimodal transportation network.

Doraville... the city that connects.

GOALS

BUILD A DORAVILLE BRAND **STRENGTHEN**

Support local entrepreneurs, invest in quality infrastructure, encourage neighborhood preservation and improvement, carryout community activities, and further strategic redevelopment and investment in line with our vision.

FURTHER DORAVILLE'S TRADITION OF CULTURAL DIVERSITY

Balance the desires of millennials, families, empty-nesters, recent immigrants, visitors, and businesses in our initiatives by enhancing yet protecting Buford Highway's diversity and working collaboratively with our nonprofit community partners.

PRESERVE AND ENHANCE OUR NEIGHBORHOODS **BROADEN / STRENGTHEN**

Preserve the heritage of our neighborhoods and enhance what makes them great – including ease of walking and biking and internal parks and schools, while providing for new residential opportunities for a wide range of incomes and stages of life.

LINK DORAVILLE

Continue to further initiatives that build upon Doraville's role as a regional transportation hub, while ensuring that all travel modes internal to Doraville advance mobility desires of all community members.

REBUILD DORAVILLE'S CORE

Reposition the City's administrative core in order to encourage further investment, support livability in the community, and create a central hub within the city. An important part of this will be continuing to advance the Livable Centers Initiative vision by supporting all transportation modes, creating a sense of place, and increasing greenspace.

ALIGN IMPLEMENTATION TOOLS WITH OUR VISION

Refresh our zoning ordinance, economic development tools, and unique community programs to attract residents, businesses, employment, and visitors.

CREATE A STRONG, CONNECTED BUSINESS COMMUNITY **STRENGTHEN**

Champion our businesses that are here, and create a collaborative network of businesses.

IMPROVE PUBLIC EDUCATION **STRENGTHEN**

Continue to lobby to the DeKalb County Board of Education for improvements as a critical need to achieve our long-term vision.

NEW: Support **Arts and Culture** through public art, programming, events, and partnering with local artists.

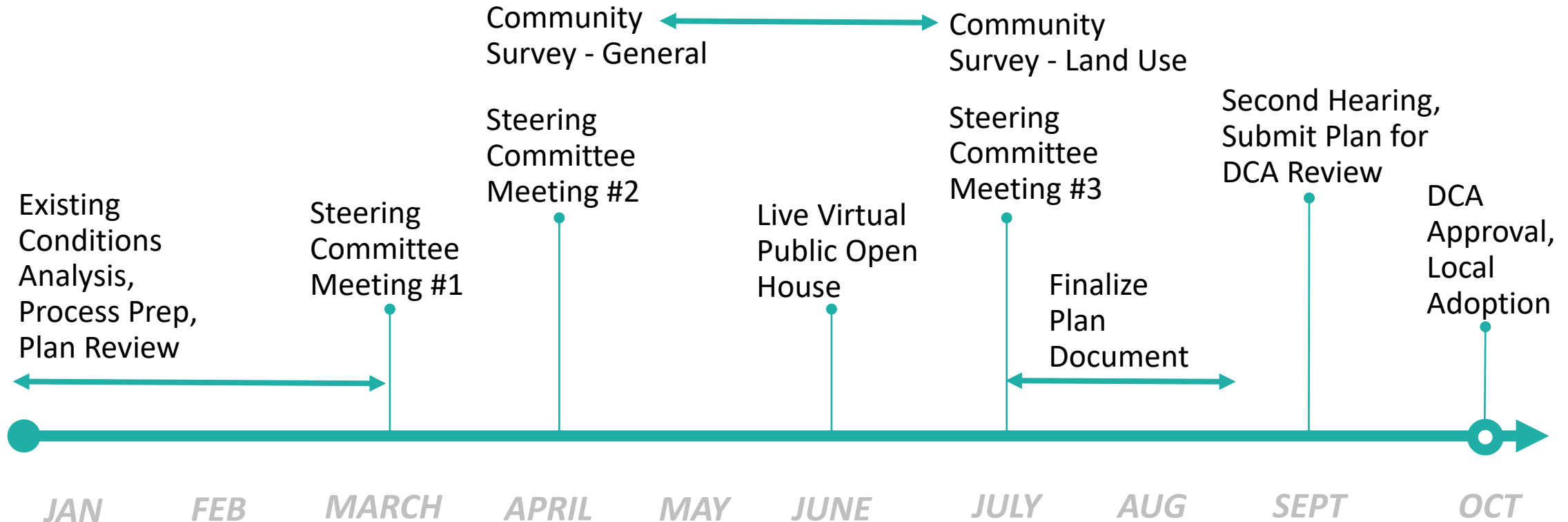
NEW: Improve Doraville's **Natural Resources** by protecting and enhancing greenspace and tree canopy, reducing impervious surfaces and restoring more natural systems.

BUY A ROUND

TRIP

NEXT STEPS

PLAN SCHEDULE



2021



DORAVILLE
EST 1871

THANK YOU!

Andrew Smith
Atlanta Regional Commission
asmith@atlantaregional.org

A.4 PUBLIC OPEN HOUSE DOCUMENTATION

CITY OF DORAVILLE

COMPREHENSIVE PLAN

VIRTUAL PUBLIC OPEN HOUSE

THURSDAY, JUNE 10 AT 6:00 PM

Communities guide growth and development through planning. Please join your fellow community members online for a virtual public meeting to provide input on needs and opportunities for Doraville's future. Your feedback will help shape the City's 2021 Comprehensive Plan Update!



Go to: <https://publicinput.com/DoravillePlanUpdate2021>
(you can use your smartphone camera to scan the QR code at left to reach the website)

Once on the site, register for the June 10 meeting by clicking the "Public Engagement" tab and locating the Zoom registration details and link. The Zoom details/link are also in the "Schedule" column that is visible on every tab.



Take a look around the website while you're ¹³⁰there, to learn more about the background of the planning process. Thanks!

PLAN INTEGRAL DE LA CIUDAD DE DORAVILLE CASA ABIERTA PÚBLICA VIRTUAL JUEVES, 10 DE JUNIO A LAS 6:00PM

Las comunidades guían el crecimiento y el desarrollo a través de la planificación. Únase a sus compañeros miembros de la comunidad en línea para una reunión pública virtual para proporcionar información sobre las necesidades y oportunidades para el futuro de Doraville. ¡Sus comentarios ayudarán a dar forma a la Actualización del Plan Integral 2021 de la Ciudad!



Escanee el código QR con
su teléfono o vaya a:

[https://publicinput.com/
DoravillePlanUpdate2021](https://publicinput.com/DoravillePlanUpdate2021)



Regístrese para la reunión del 10 de junio haciendo clic en la pestaña "Compromiso público" y localizando los detalles de registro de Zoom y el enlace.



City of Doraville

June 9 · 🌐

We will be hosting a virtual open house this Thursday, June 10 at 6:00 PM to discuss the city's comprehensive plan update. We're looking to get input from as many residents as possible to help us plan for the future of Doraville.

If you would like to join us and make your voice heard, register at the link below. This is an opportunity to shape your community for decades to come and we would love to hear from you.

The Zoom logo, consisting of the word "zoom" in a white, lowercase, sans-serif font, centered on a solid blue rectangular background.

ZOOM.US

Welcome! You are invited to join a webinar: City of Doraville Comprehensive Plan Public Open House. After registering,...



1



132





City of Doraville

June 10 · 🌐

HAPPENING NOW!

Register now to join your fellow community members for a virtual open house, to provide input for the ongoing 2021 update to the City of Doraville's Comprehensive Plan!

Event takes place this evening (June 10) at 6:00 PM via Zoom! ... [See More](#)

The Zoom logo, consisting of the word "zoom" in a white, lowercase, sans-serif font, centered on a solid blue rectangular background.

ZOOM.US

Welcome! You are invited to join a webinar: City of Doraville Comprehensive Plan Public Open House. After registering,...

4 Comments

133

Like

Comment

Share

CITY OF DORAVILLE

2021 COMPREHENSIVE PLAN UPDATE

VIRTUAL PUBLIC OPEN HOUSE – JUNE 10, 2021, 6:00 PM

AGENDA

- I. Background and Process Overview
- II. Community Assessment and Data Trends
- III. Community Feedback
 - i. Needs/Opportunities
 - ii. Vision and Goals
 - iii. Plan Elements – Housing, Development, Transportation, Broadband, Public Investments, & Downtown
- IV. Next Steps

The background of the slide is a collage of three images. The top-left image shows a house at night with its interior lights on, surrounded by trees. The top-right image is a solid teal color. The bottom-left image shows a park at night with a bench and trees. The bottom-right image shows a park sign for Brook Park, City of Doraville, with rules like 'NO ALCOHOLIC BEVERAGES' and 'NO MOTORIZED VEHICLES'.

BACKGROUND & PROCESS VERVIEW

WHY WE PLAN



HOW WE PLAN

- Regional Commissions (RCs) provide local governments with direct assistance if requested
- Updates to local plans required by Georgia Department of Community Affairs (DCA) every 5 years
- Doraville's plan last updated in 2016 → update in 2021
- Current update due to be completed, approved, adopted by October 31, 2021
- Doraville can amend its plan any time

HOW WE PLAN

Gain Community Input

Facilitate community members voicing their concerns and hopes for the future of the City

Set Goals

Establish goals for the future of the City and actions to work toward them

Prioritize

Determine realistic schedules and methods to implement the actions and achieve the goals

HOW WE PLAN



Public Engagement

The community is a critical part of the planning process



Research & Analysis

Analyze existing conditions and desired changes



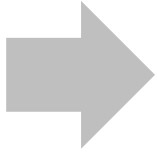
Plan Documentation

Condense research and findings into a final draft update to the plan



REQUIRED PLAN ELEMENTS

*REQUIRED
FOR ALL*



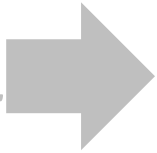
VISION &
GOALS

NEEDS &
OPPORTUNITIES

COMMUNITY
WORK
PROGRAM

BROADBAND
SERVICES

*REQUIRED
FOR SOME*



CAPITAL
IMPROVEMENTS
ELEMENT

LAND USE

ECONOMIC
DEVELOPMENT

TRANSPORTATION

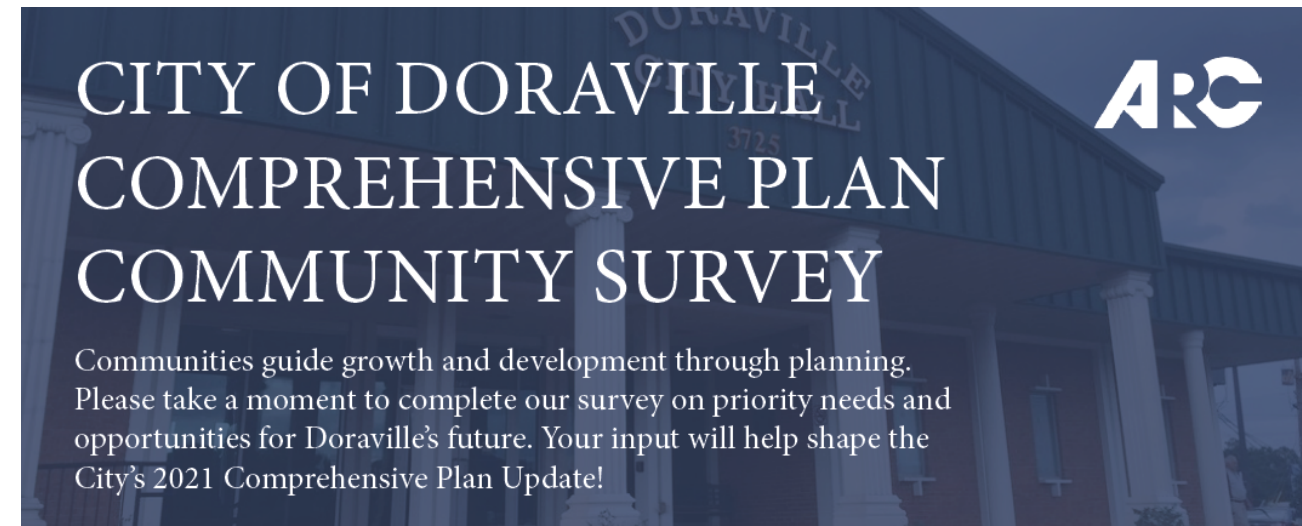
HOUSING

KEY REQUIRED ELEMENTS FOR UPDATE

- Updated Needs and Opportunities
 - Informs any updates to Vision/Goals and other elements
- Updated Land Use Element
- Broadband Element (was not required until 2018)
- Report of Accomplishments (ROA)
 - Documents status of every item in current plan's 5-Year Community Work Program (CWP)
- Updated 5-Year CWP
 - Includes items noted as Underway or Postponed in ROA, plus any brand-new items resulting from 2021 planning process

PublicInput.com/DoravillePlanUpdate2021

- Main site for public engagement
- Allows activities and input similar to in-person open house
 - **Community Survey**
- Educates on background, process, etc.
- Allows for input any time during process and records all comments for review
- **Check it out and take the survey!**



To take the survey, just go online to this web address:

<https://publicinput.com/DoravillePlanUpdate2021>

You can also use the camera app on your smartphone to scan the QR code at left.



COMMUNITY ASSESSMENT & DATA TRENDS

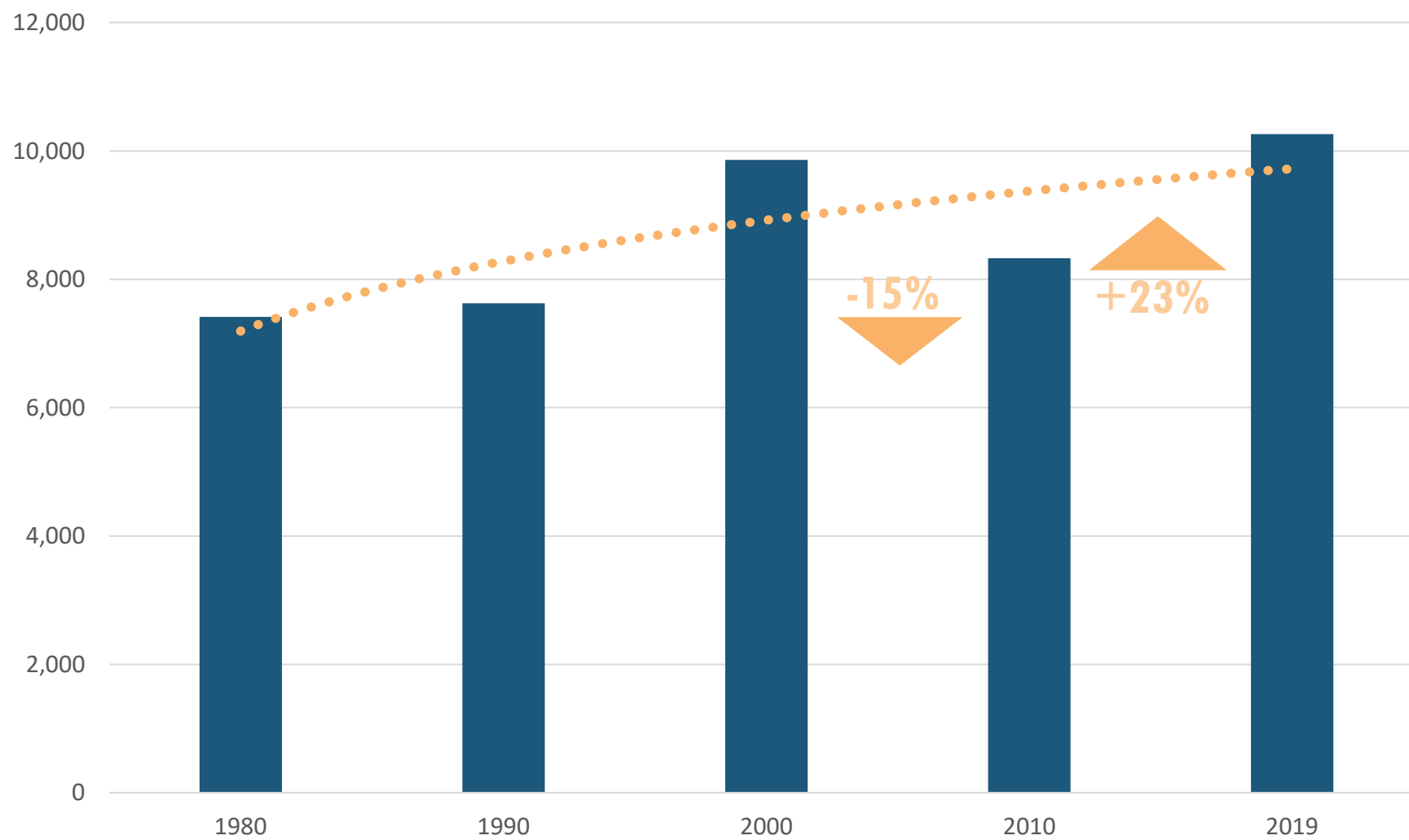


THINGS TO CONSIDER ABOUT DATA

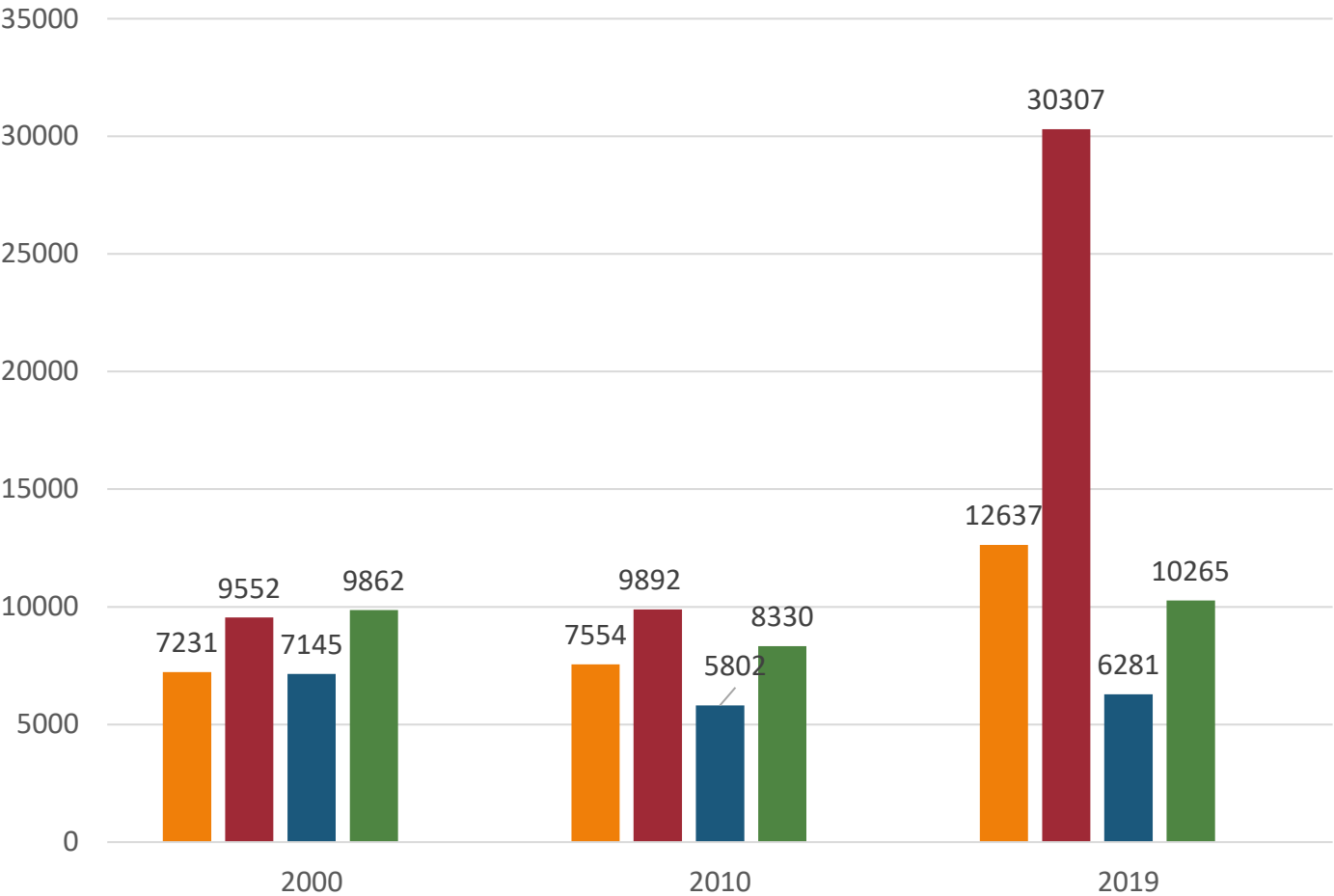
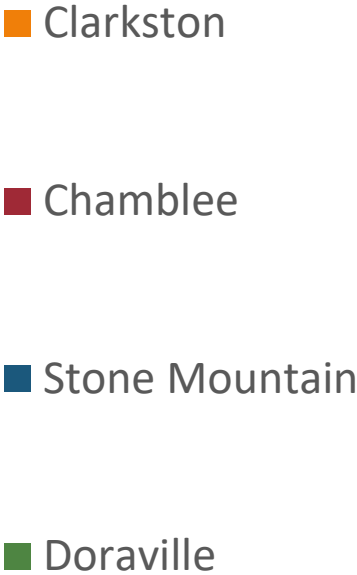
- I. This is a snapshot in time
- II. COVID-19 impacts are not represented well
- III. Data/trends may not reflect every part of the City
- IV. City boundaries can limit fine-grained data

How does the data relate to what you experience in Doraville? Does it reinforce your thoughts? Does it change them? Something in between?

POPULATION CHANGE

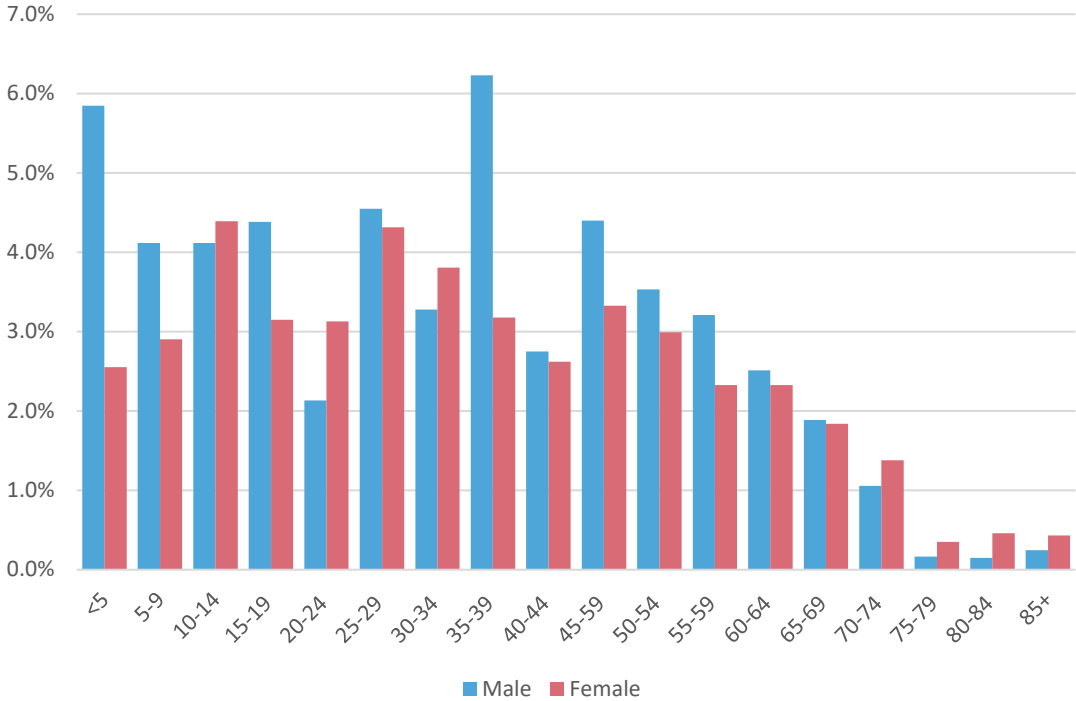


POPULATION COMPARISON

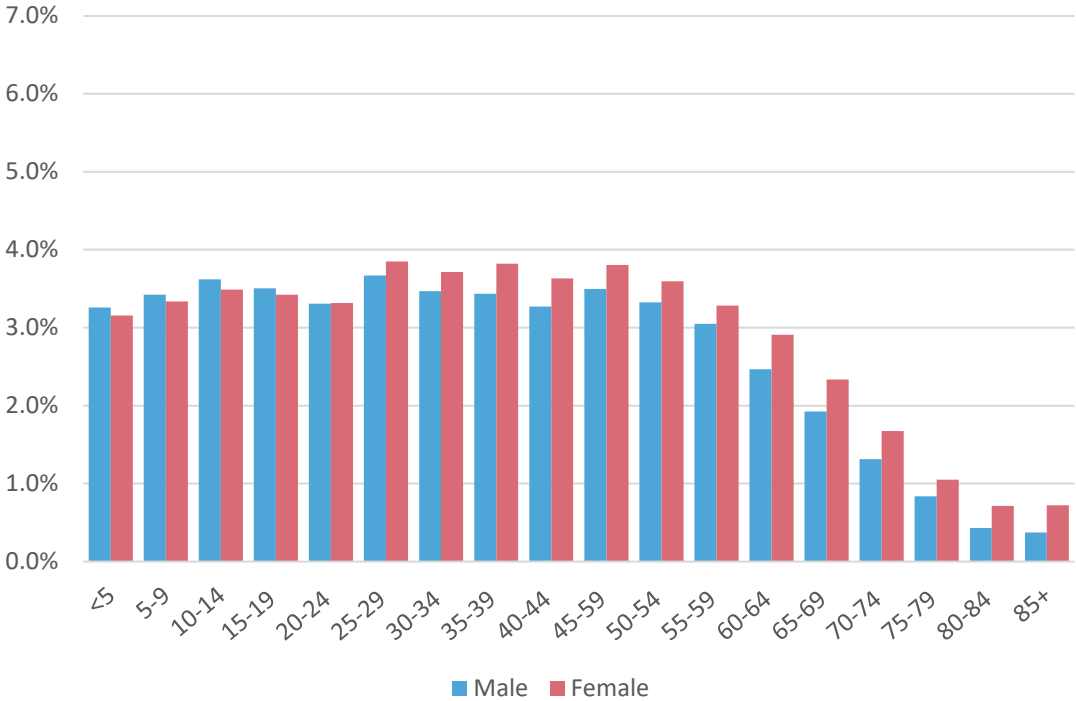


AGE DISTRIBUTION COMPARISON

2019 Population by Age and Sex: Doraville

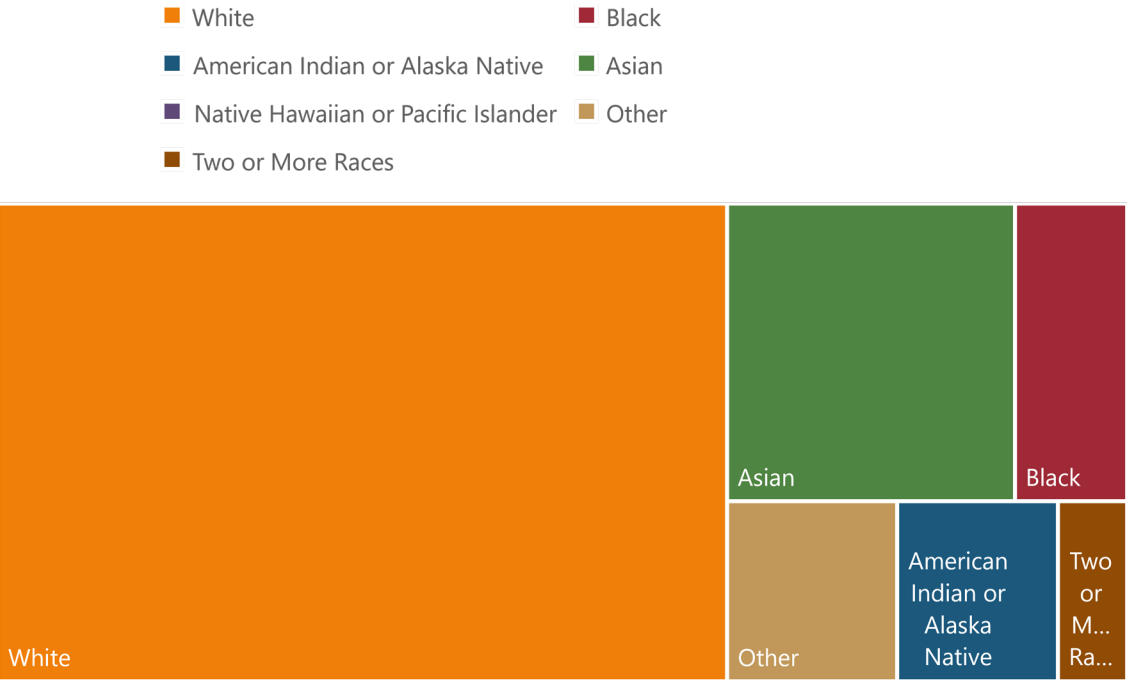


2019 Population by Age and Sex: 10-County Region

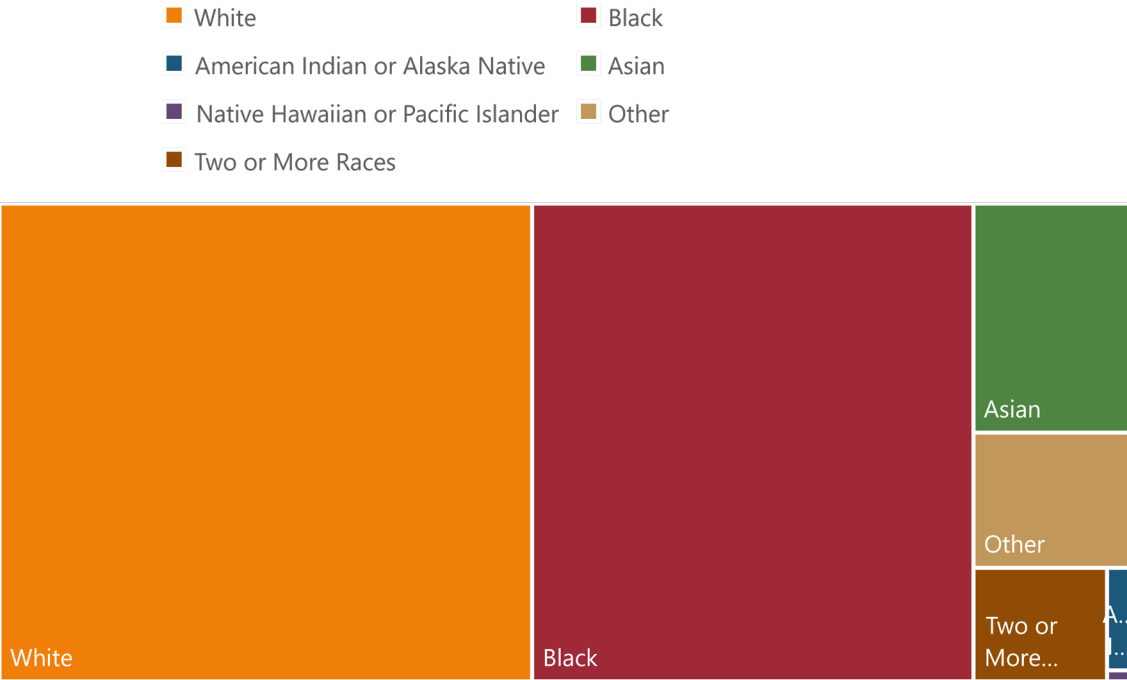


RACIAL COMPOSITION COMPARISON

Racial Composition, Doraville, 2019

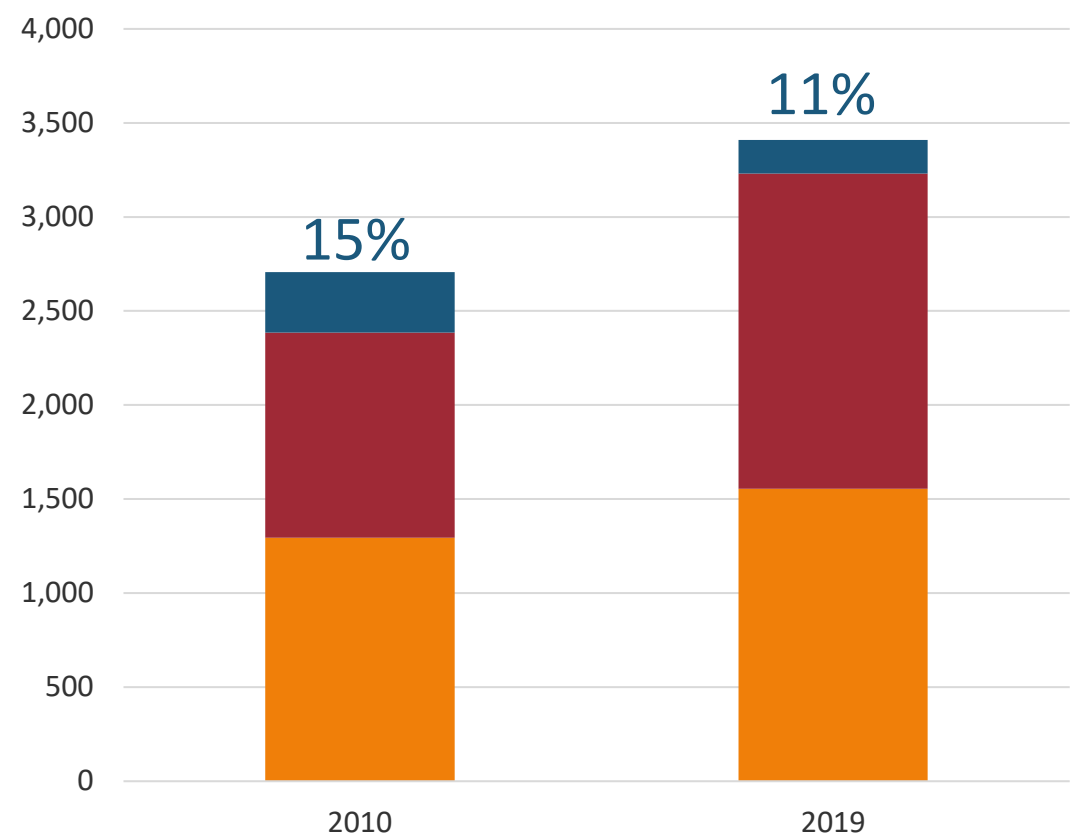


Racial Composition of 10-County Region, 2019

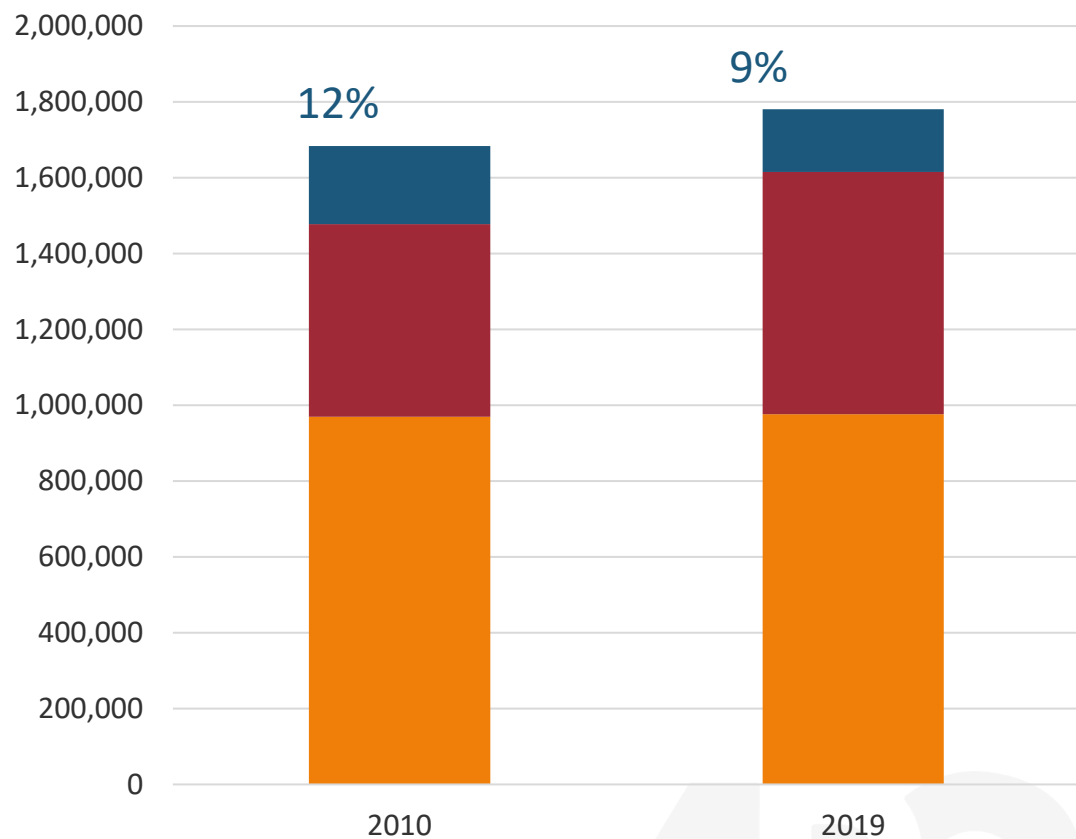


HOUSING TENURE

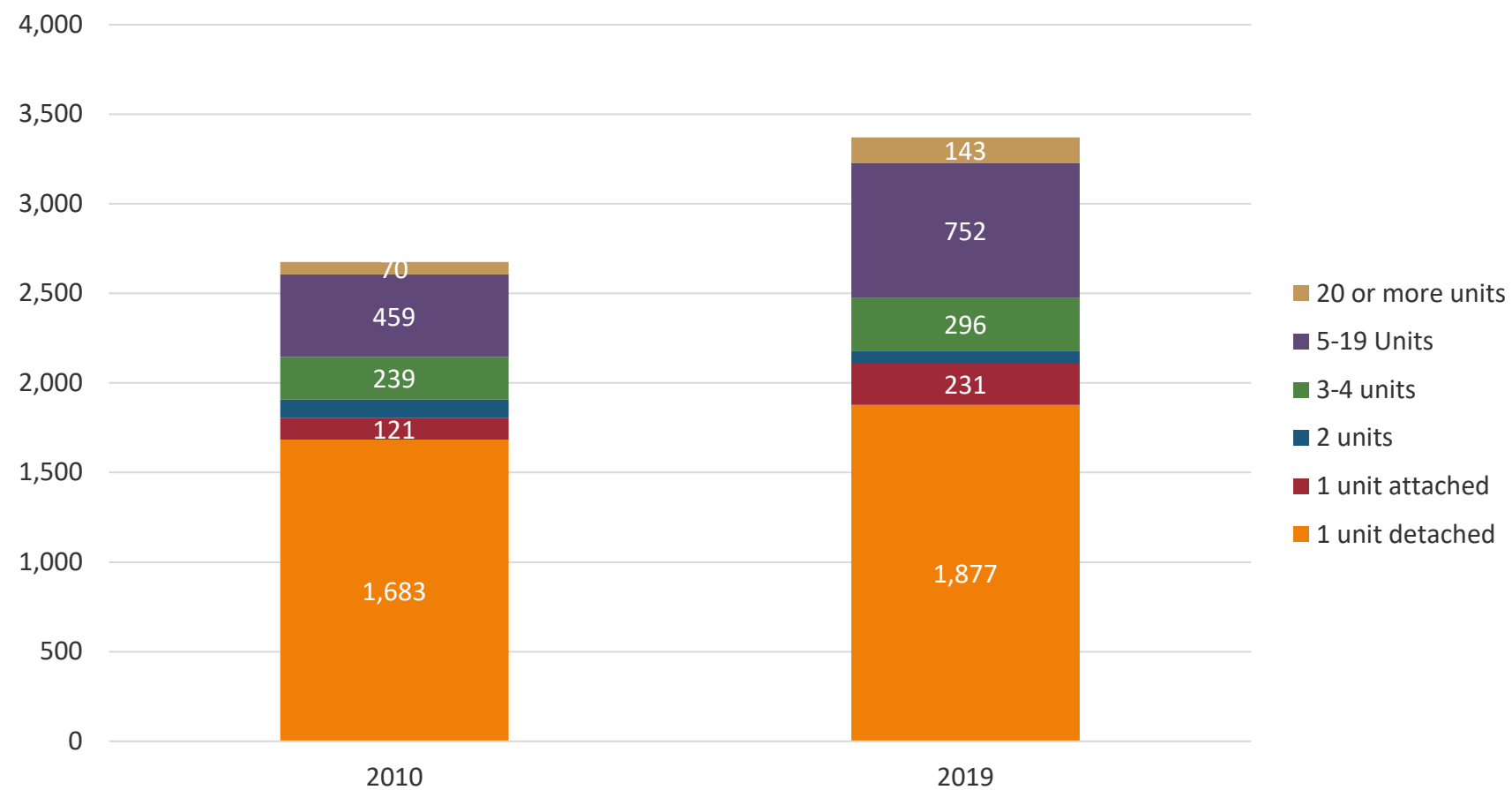
Doraville Tenure



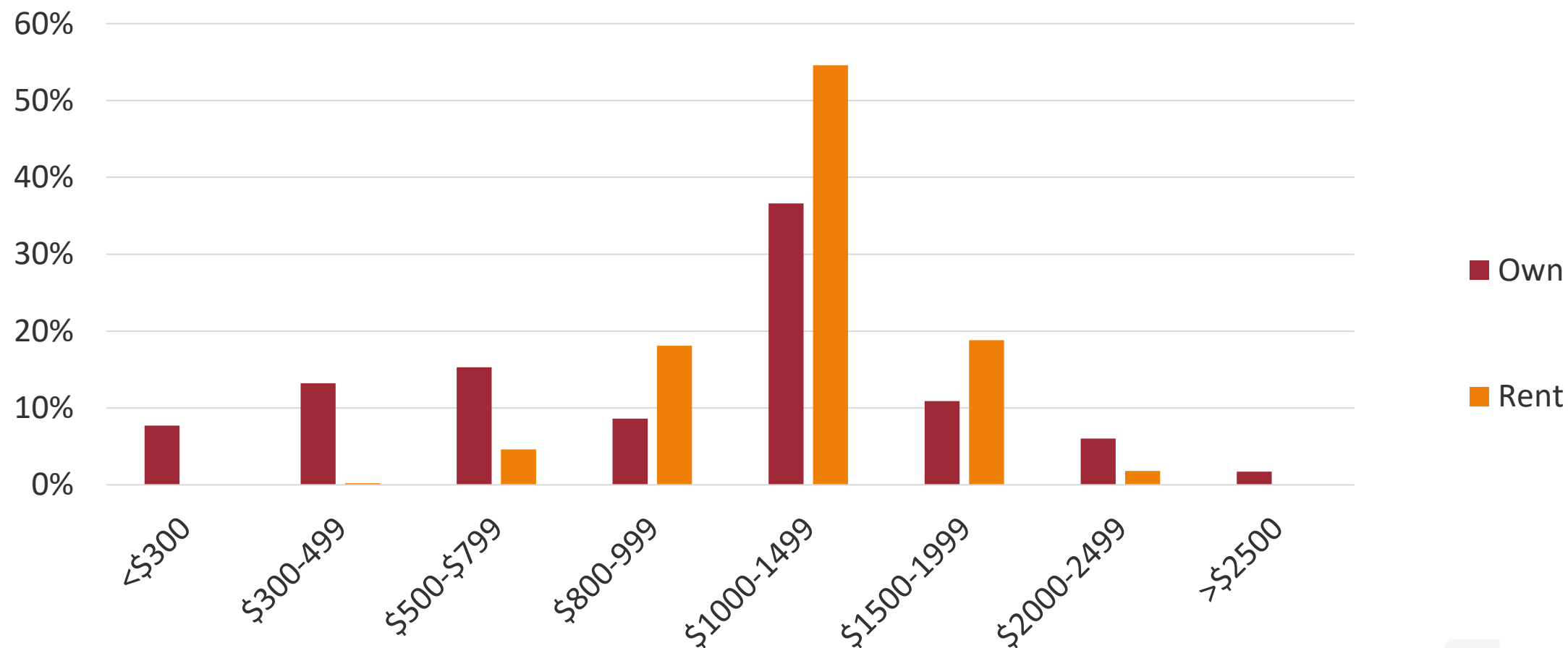
10-County Atlanta Metro Tenure



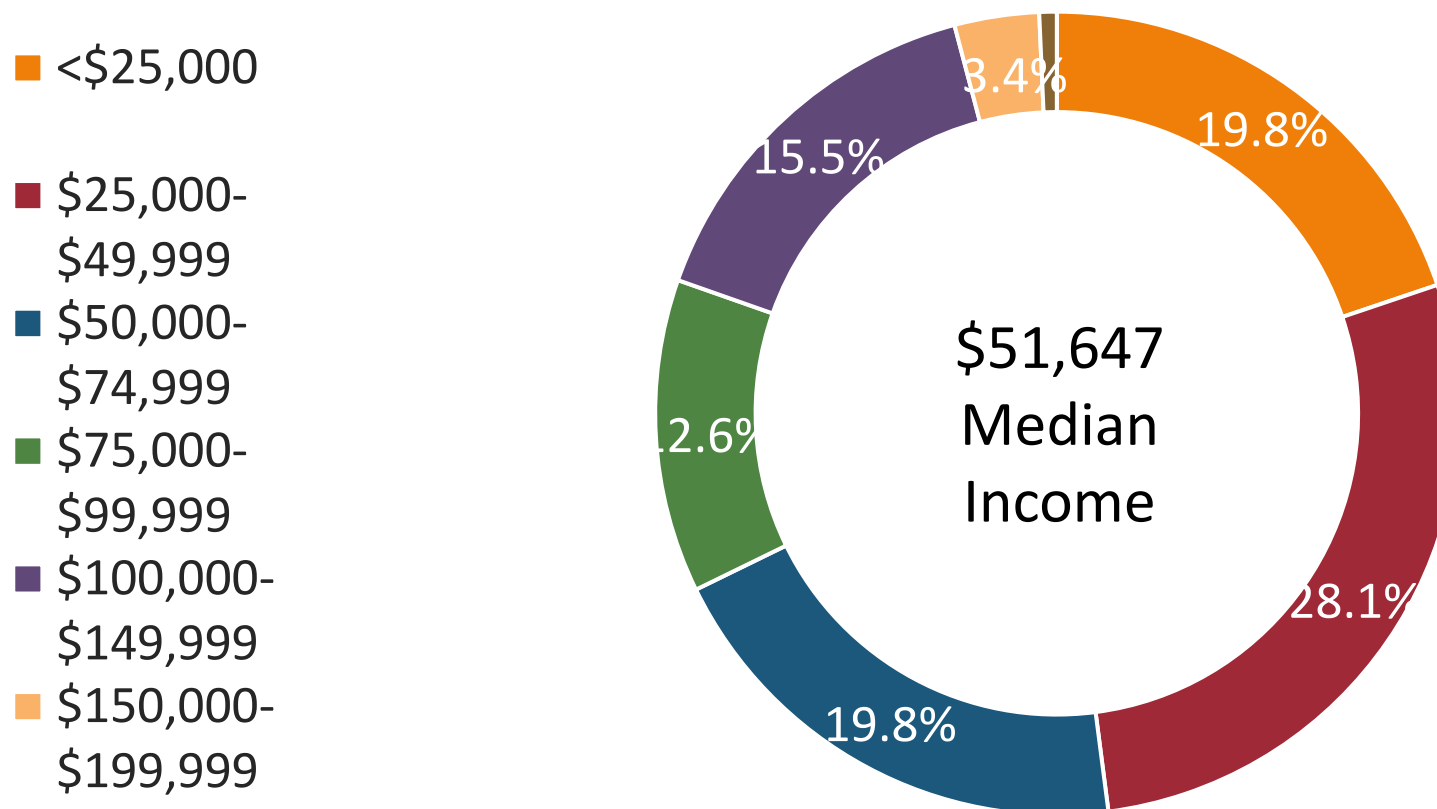
HOUSING TYPES



MONTHLY HOUSING COSTS: RENTERS & OWNERS



INCOME DISTRIBUTION



COMMUTE TIME

14% of residents travel <15 minutes

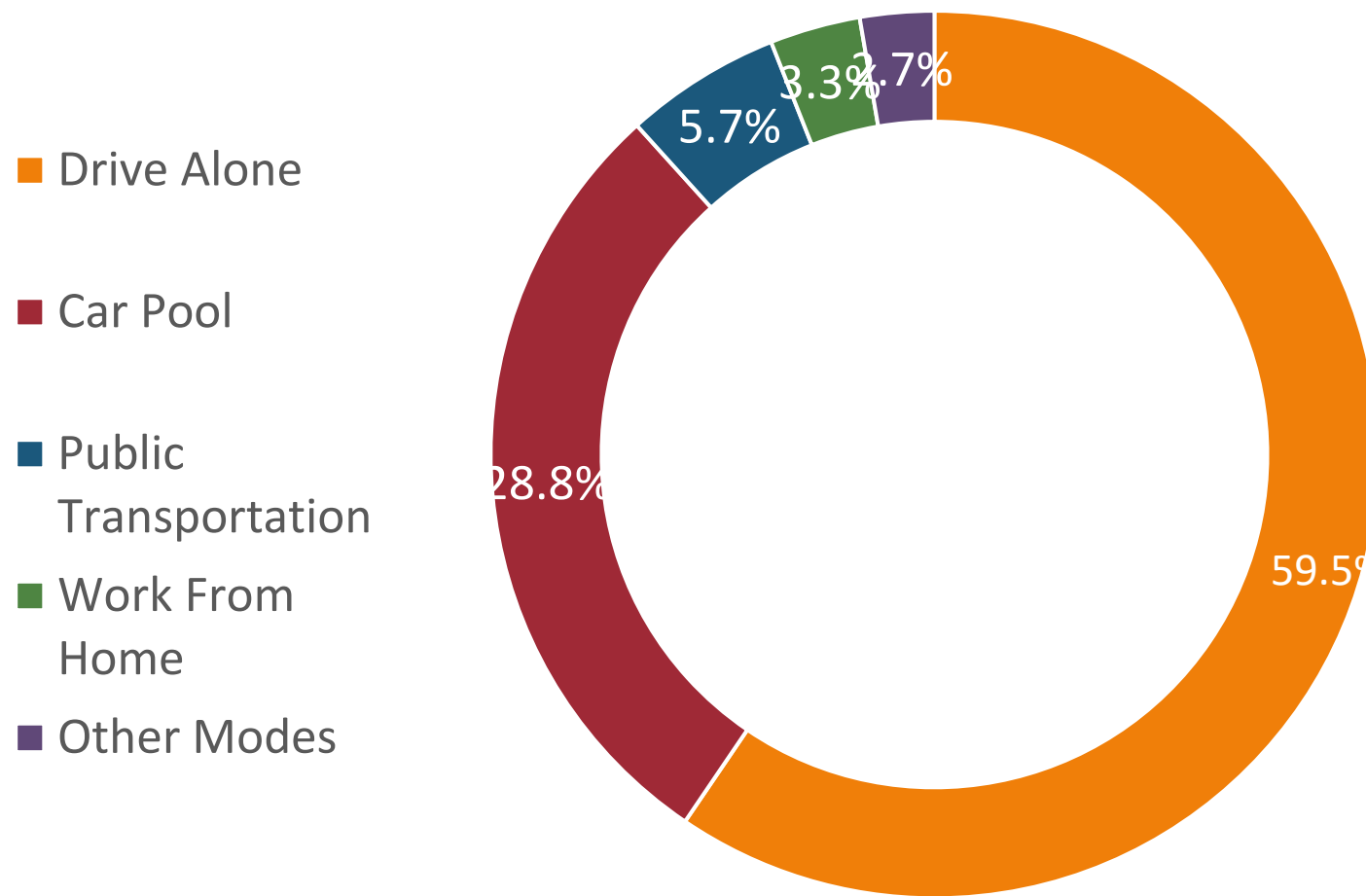
32% of residents travel 15-29 minutes

34% of residents travel 30-44 minutes

10% of residents travel 45-59 minutes

10% of residents travel >60 minutes

MODE OF TRANSPORTATION



TRAFFIC FLOWS

Commute to Doraville:

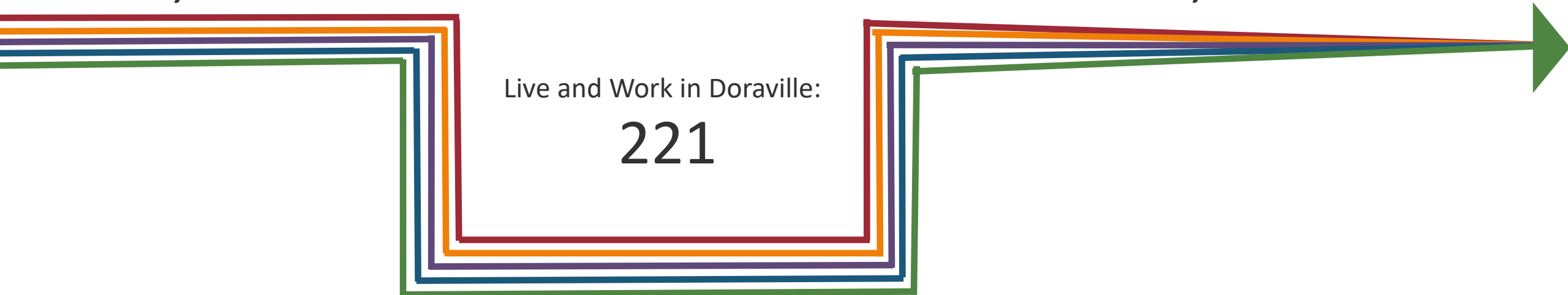
11,054

Commute out of Doraville:

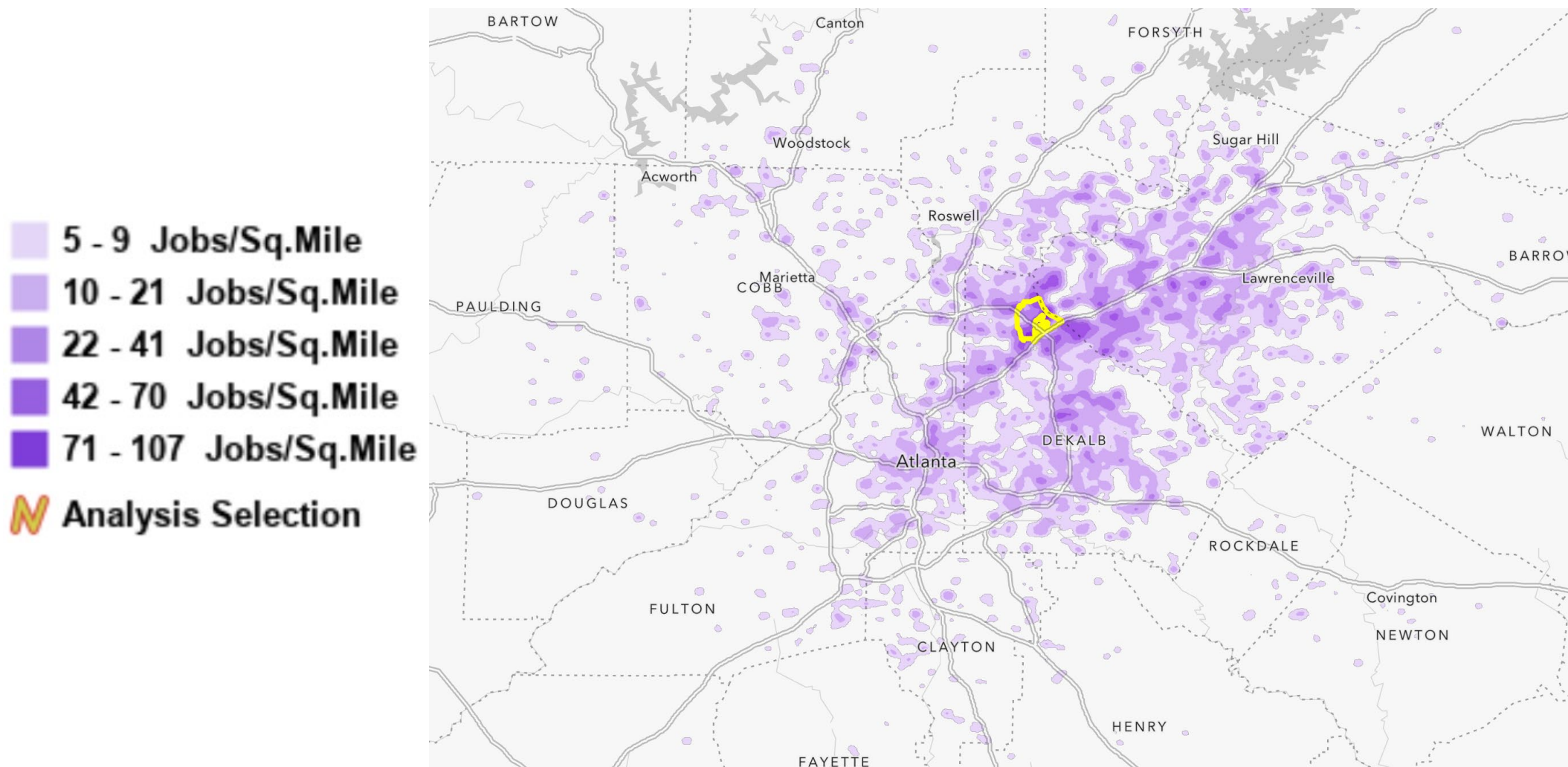
3,984

Live and Work in Doraville:

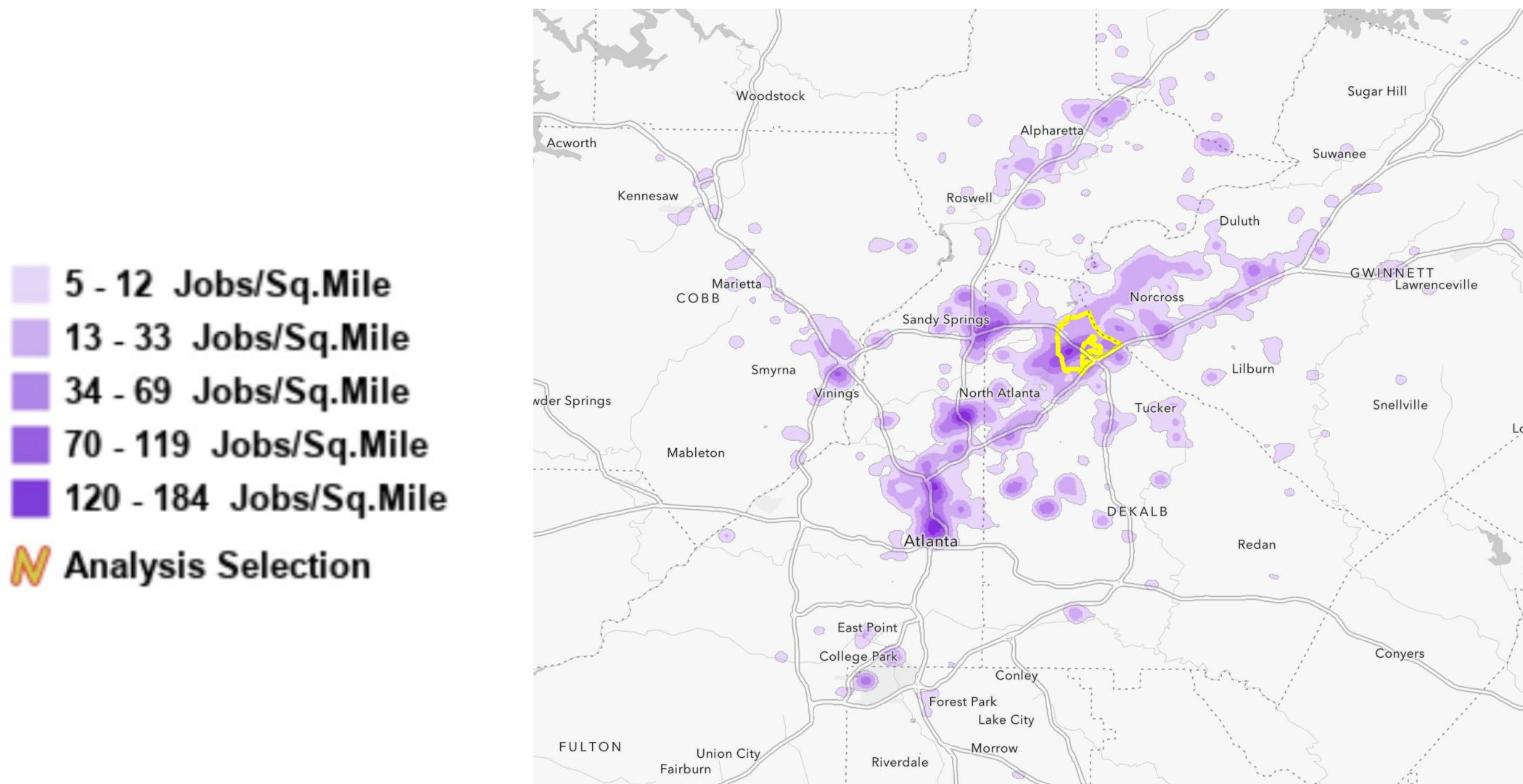
221



WHERE WORKERS IN DORAVILLE LIVE



WHERE RESIDENTS OF DORAVILLE WORK





COMMUNITY FEEDBACK



MULTIPLE WAYS TO PARTICIPATE!

1. Participate in the polls
2. Enter thought and ideas in the chat
3. Enter questions in the Q&A section
 - We'll discuss in real time or at the end

What comes to mind when you think about Doraville?
(one-word or hyphenated responses are best)

“ historic ”

“ Marta ”

“ working class ”

“ Culture ”

“ A Touch of
Country ”

What about Doraville makes you proud to live and/or work here? (one-word or hyphenated responses are best)



A word cloud of responses to the question 'What about Doraville makes you proud to live and/or work here?'. The word 'diverse' is the largest and most central, rendered in a brown color. Other words are smaller and arranged around it, including 'library.' (purple), 'cultural' (brown), 'opportunity' (red), 'food' (green), 'great' (blue), 'city' (red), 'parks' (green), 'ungentrified' (green), and 'trees' (green).

library.
cultural
diverse
opportunity food great city parks
ungentrified trees

STEERING COMMITTEE RESULTS

🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

What's one thing you would tell someone about Doraville?



Respond at Pollev.com/cdev555

Text **CDEV555** to **22333** once to join, then text your message

NEEDS: What are Doraville's biggest needs (challenges)? (one-word or hyphenated responses are best)



A word cloud visualization of responses to the question 'What are Doraville's biggest needs (challenges)?'. The words are arranged in a cluster, with 'housing' and 'affordable' being the largest and most prominent. Other visible words include 'arts', 'economic', 'community', 'connectivity', 'growth', 'across', 'chamber', 'language', 'engaged', 'commerce', 'groups', 'many', and 'building'. The words are in various colors and orientations, creating a dynamic and organic shape.

housing
across
affordable
growth
economic
community
connectivity
chamber
language
engaged
commerce
groups
many
building
arts

STEERING COMMITTEE RESULTS

🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

ISSUES: What are Doraville's biggest issues, i.e., challenges that need to be addressed?



SURVEY RESULTS - NEEDS

Infrastructure / maintenance / beautification

Equity / affordability

Lack of downtown activity center

Slow or no movement on key redevelopment sites

Traffic safety / control / congestion at key points

Schools

Not enough bike/ped facilities and trails

Not enough local retail options

Lack of events



OPPORTUNITIES: What are Doraville's biggest opportunities/assets? (one-word or hyphenated responses are best)

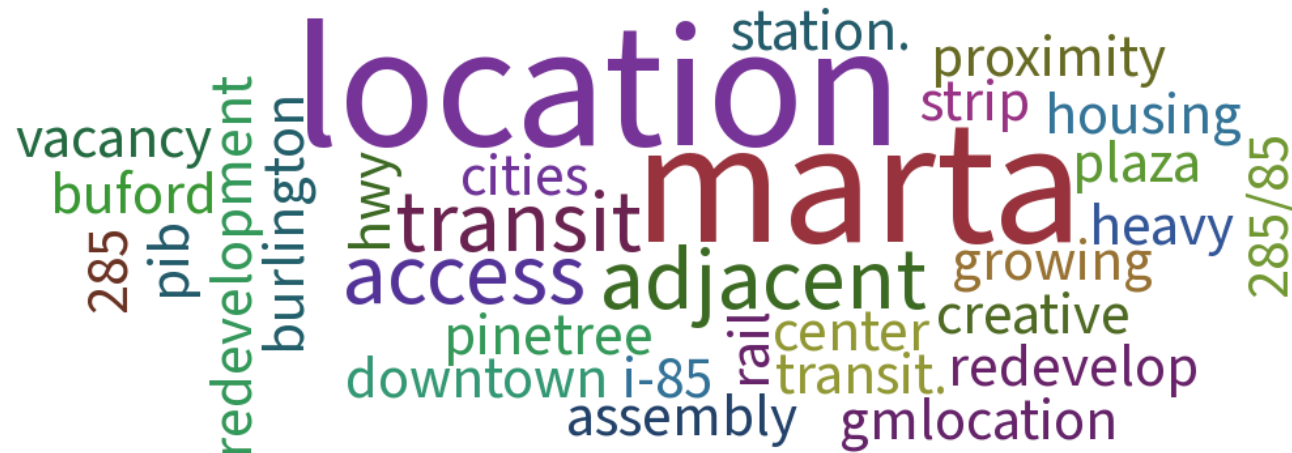
redevelopment years
150 marta history land
proximity hwy
restaurants diversity

STEERING COMMITTEE RESULTS

🖥️ When poll is active, respond at pollev.com/cdev555

📱 Text **CDEV555** to **22333** once to join

OPPORTUNITIES: What are Doraville's biggest opportunities, i.e., assets to accentuate and strengthen?



SURVEY RESULTS - OPPORTUNITIES

Diversity / culture

Access / location – 85, 285, 400, MARTA, etc.

Buford Hwy. international businesses – regional draw

Affordability, strong middle class

Strong, caring neighborhoods

Ties with neighboring cities

POTENTIAL

CURRENT PLAN – LAND USE

Redevelopment and infill

opportunities – particularly BuHi, town center, MARTA, PIB, Assembly

Extensive **tree canopy** in residential areas – need to protect from redevelopment pressures

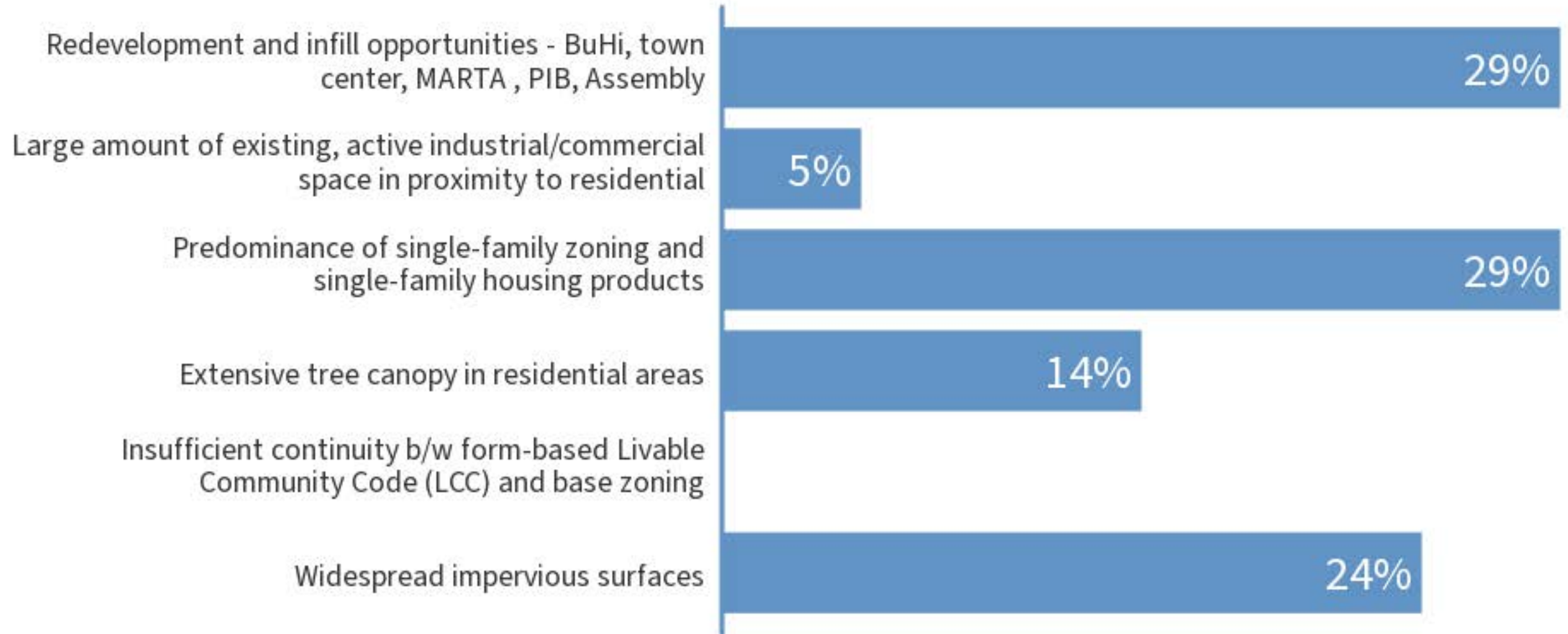
Large amount of existing, active **industrial/commercial** in proximity to residential – need buffering to prevent incompatible uses

Insufficient continuity between form-based **Livable Community Code (LCC) zoning vs. base zoning** – need to leverage development opportunities

Predominance of **R-1 (single-family) zoning and single-family housing** – need to attract a wider variety of housing products to serve multi-generational, mixed-income

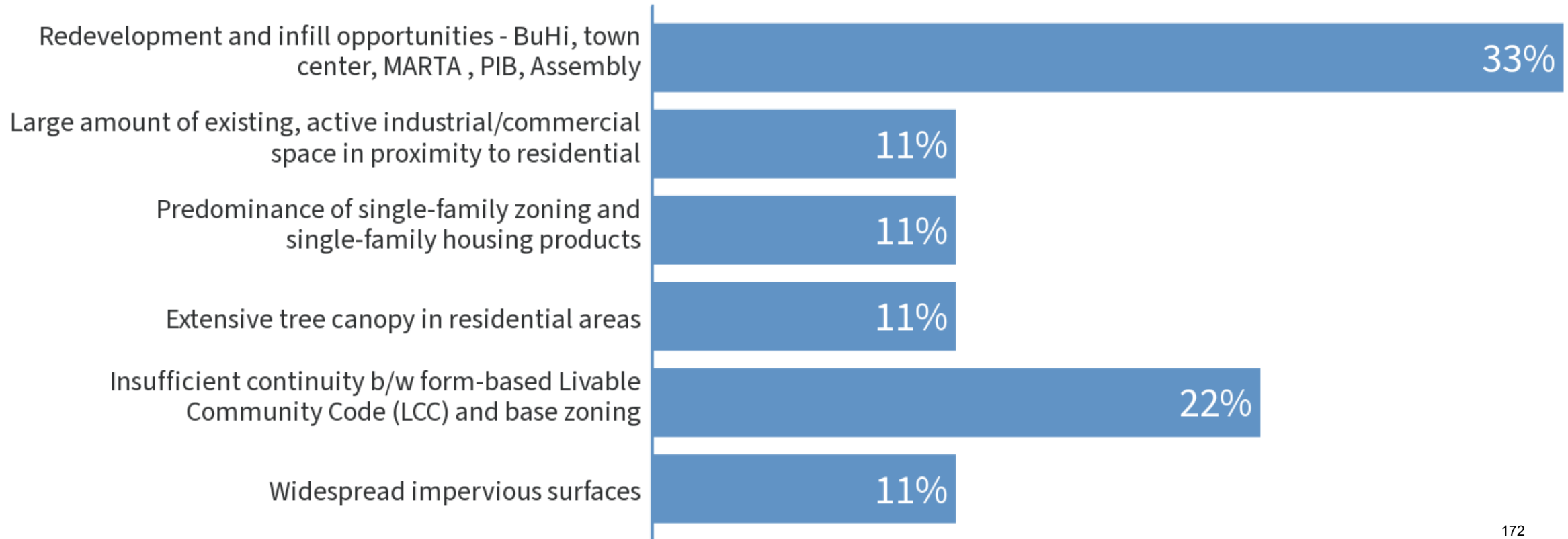
Widespread **impervious surfaces** – environmental damage but also opportunity to encourage green infrastructure policies and initiatives

LAND USE: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



STEERING COMMITTEE RESULTS

LAND USE: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – HOUSING

Lack of new housing development in recent years

High occupancy rate - the city may not be meeting housing demands

Overcrowded housing units and large average household size compared to peer communities

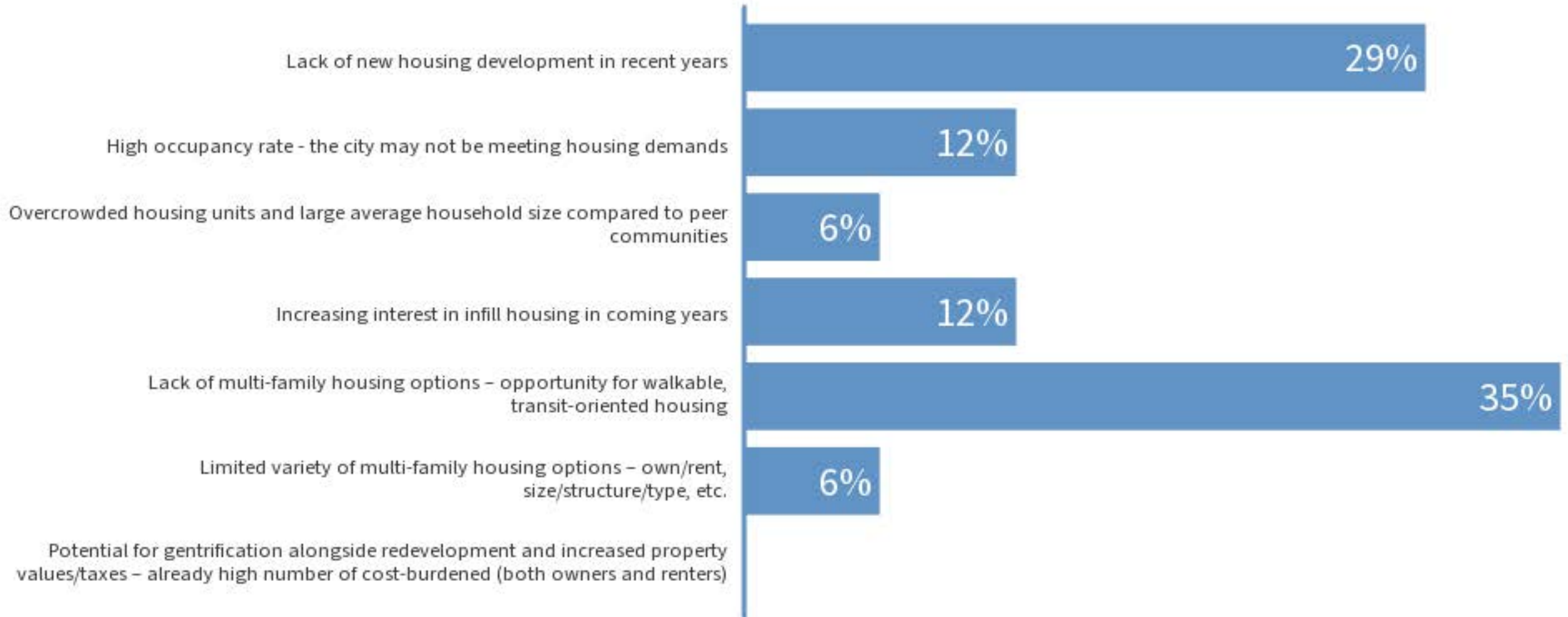
Increasing **interest in infill housing** in coming years

Lack of multi-family housing options – opportunity for walkable, transit-oriented housing

Limited *variety* of multi-family housing options – own/rent, size/structure/type, etc.

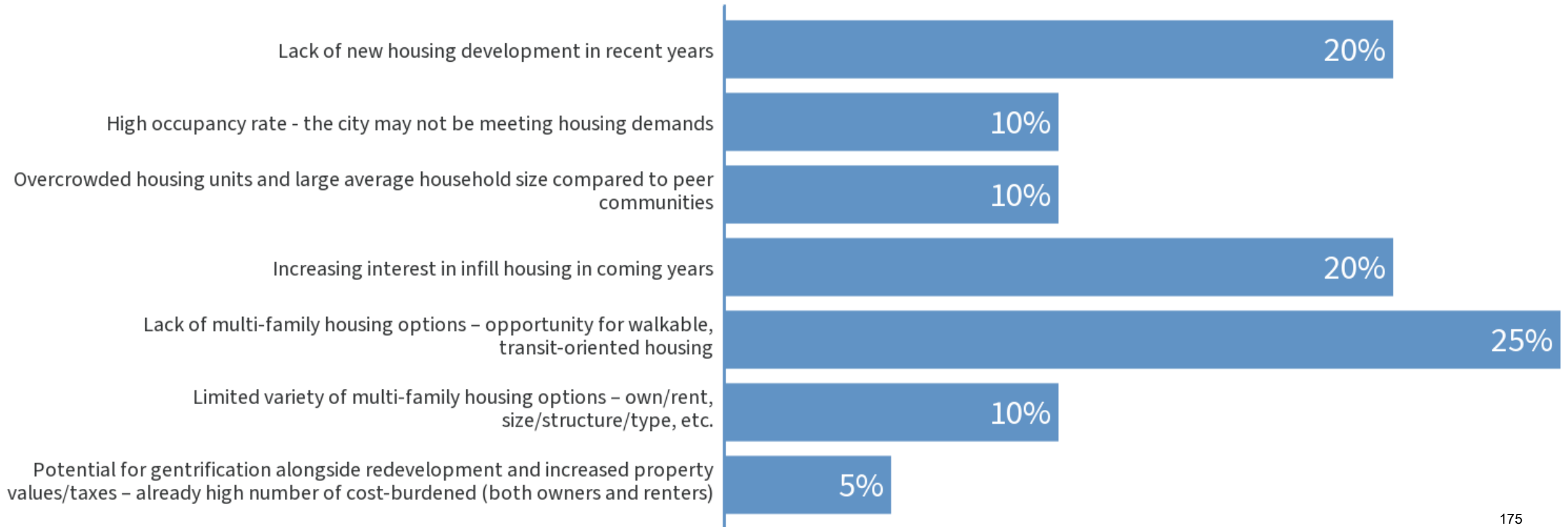
Potential for gentrification alongside redevelopment and **increased property values/taxes** – Doraville already has high number of cost-burdened owner-occupied and renter-occupied housing

HOUSING: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



STEERING COMMITTEE RESULTS

HOUSING: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – PEOPLE

How to leverage **diversity of foreign-born population** – events, programs, supports

High percentage of **population speaking another language at home** – Spanish translation services, ESL in schools and for adults

Need for more space in schools due to **high percentage of young children**

How to connect residents to **educational training and higher paying jobs** within Doraville

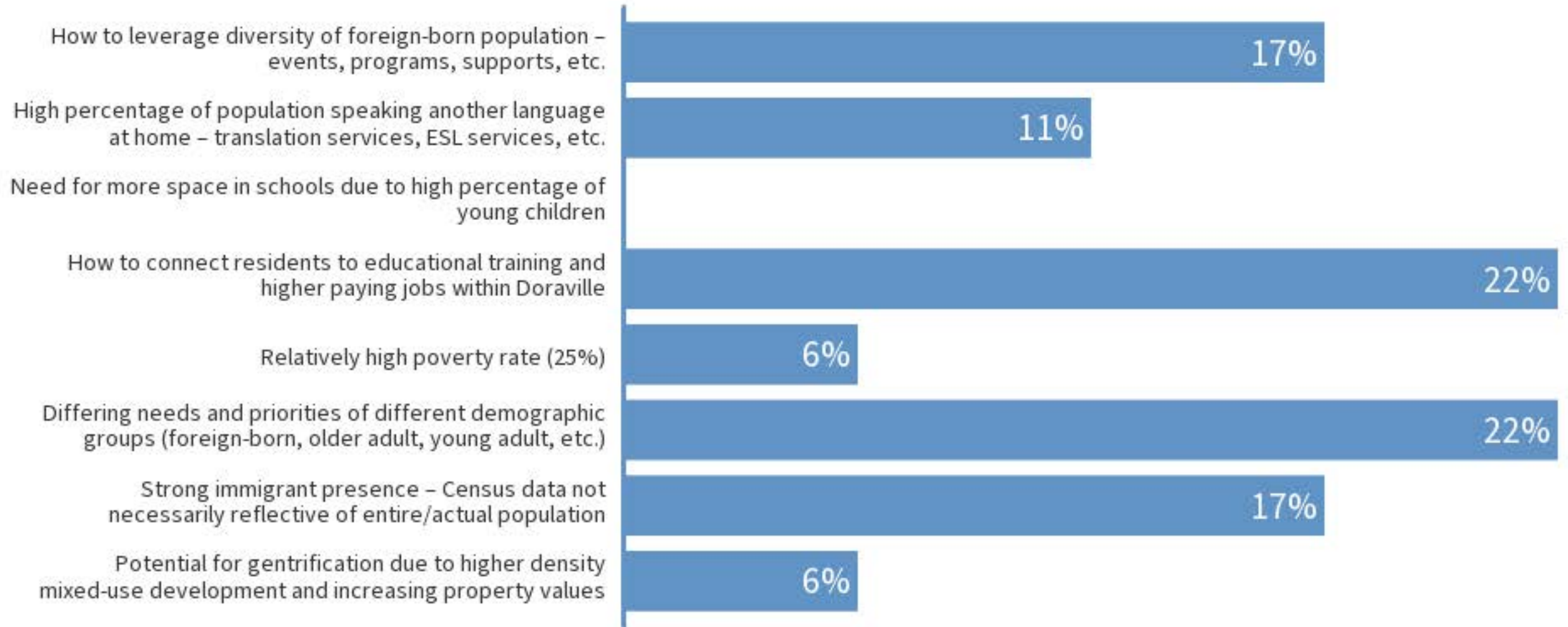
Relatively high **poverty rate** (25%)

Differing needs and priorities of different demographic groups (foreign-born, older adult, young adult, etc.)

Strong immigrant presence – Census data not necessarily reflective of entire/actual population

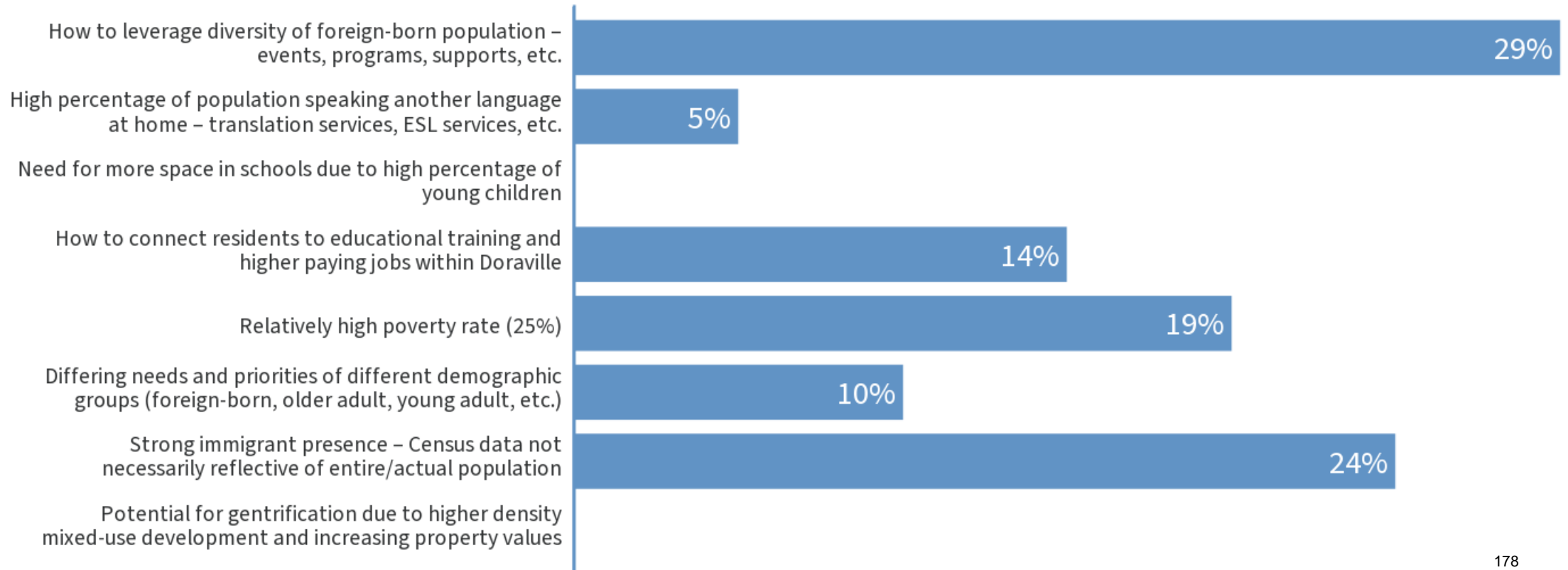
Potential for **gentrification due to higher density mixed-use development** and increasing property values

PEOPLE: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



STEERING COMMITTEE RESULTS

PEOPLE: What still resonates for you from the current plan?
YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – ECONOMY

Retail/restaurant market driven largely by visitors, e.g., Buford Hwy is a regional draw

Visitor experience, complete streets, connectivity – Buford Hwy., town center to Assembly

Immigrant population as a huge resource – need to nurture **diversity and entrepreneurship**

Need strong local **chamber of commerce or business association** to align interests and facilitate interaction between the City and business community

Opportunities to **work with Chamblee** in planning improvements along Buford Hwy.

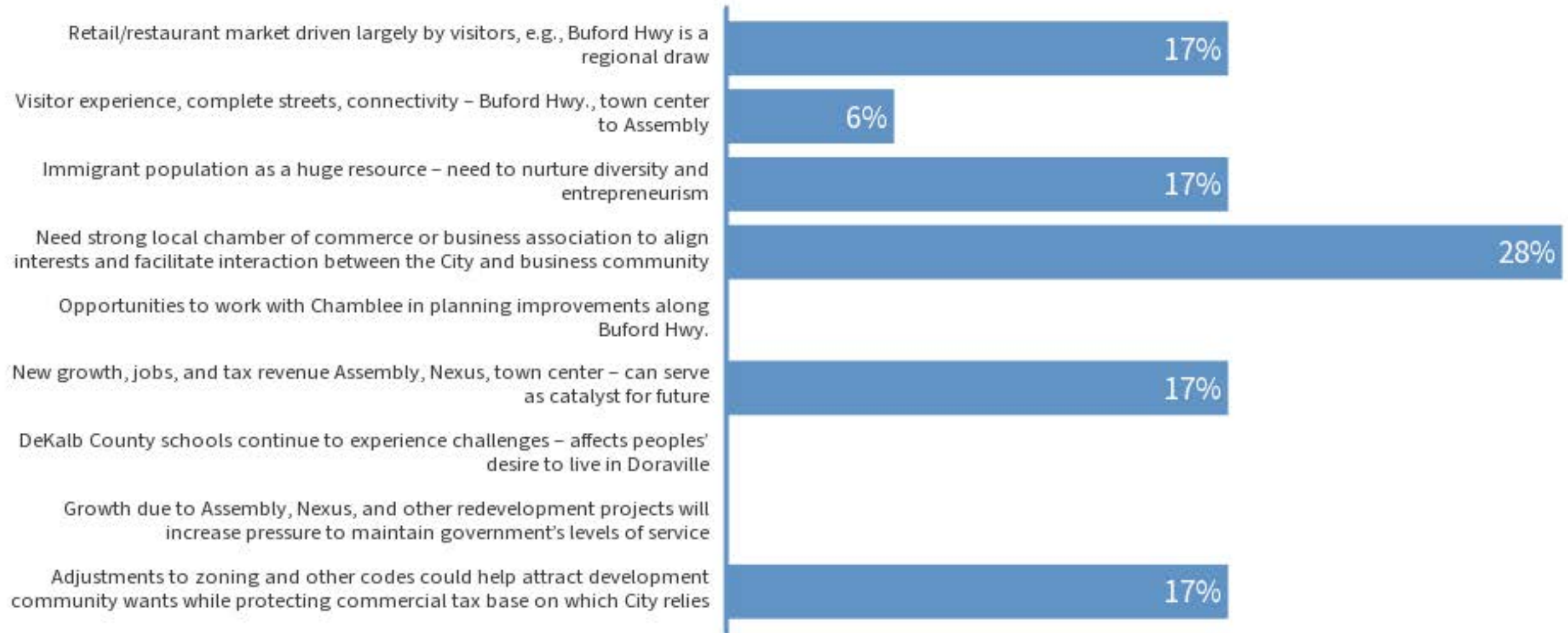
New growth, jobs, and tax revenue
Assembly, Nexus, town center – can serve as catalyst for future

DeKalb County schools continue to experience challenges – affects peoples' desire to live in Doraville

Growth due to Assembly, Nexus, and other redevelopment projects will **increase pressure to maintain government's levels of service**

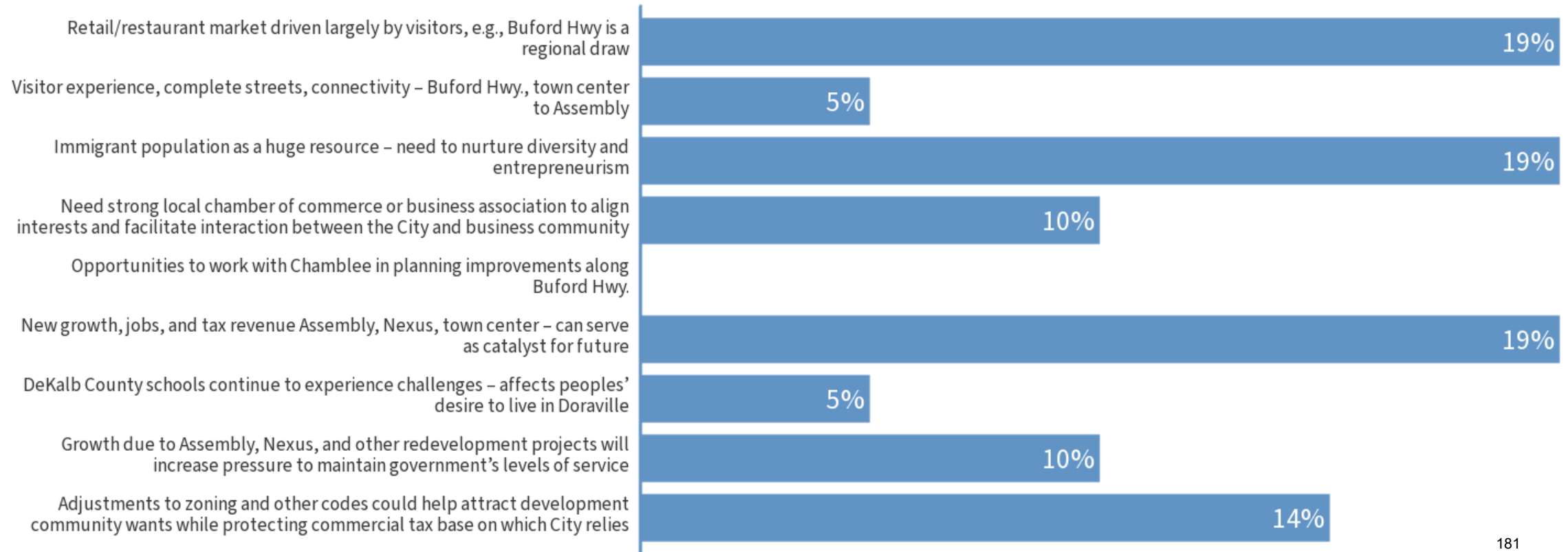
Adjustments to zoning and other codes could help **attract development community wants** while **protecting commercial tax base** on which City relies

ECONOMY: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



STEERING COMMITTEE RESULTS

ECONOMY: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



CURRENT PLAN – TRANSPORTATION

Significant portion (10.4%) of Doraville's workers lack access to personal vehicle

Ramp improvements for I-285 at PIB and Buford Hwy. – benefit to City

Increased traffic congestion along with redevelopment into higher density uses

Ensuring multimodal access at major new developments

Bike/ped infrastructure – increase bike/ped safety while decreasing vehicular traffic / reliance on SOV

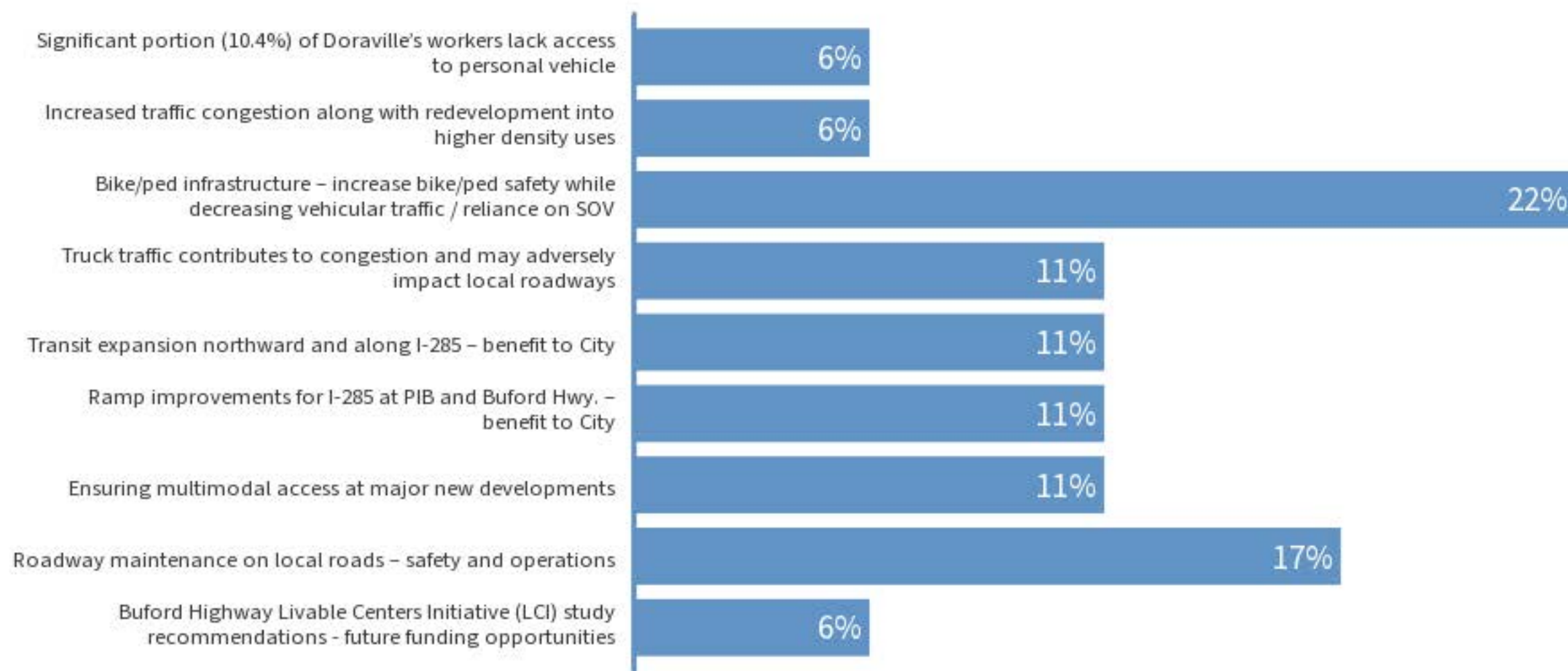
Roadway maintenance on local roads – safety and operations

Truck traffic contributes to congestion and may adversely impact local roadways

Buford Highway Livable Centers Initiative (LCI) study recommendations - future funding opportunities

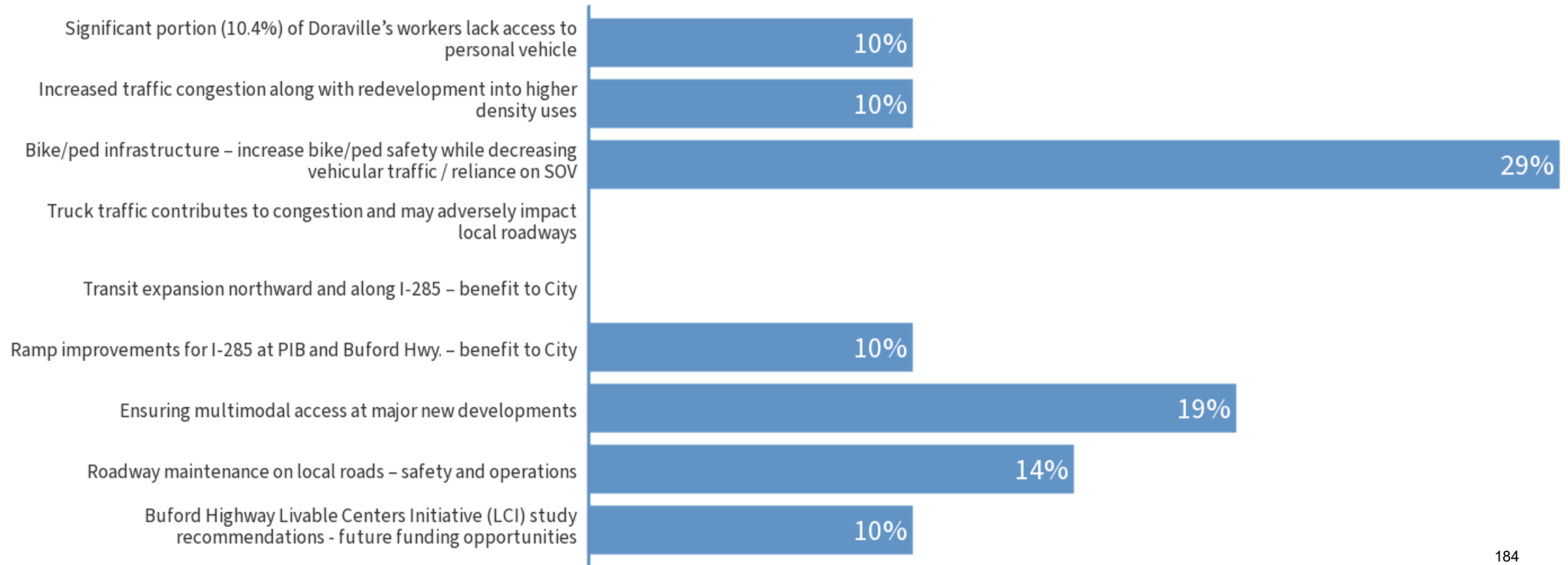
Transit expansion northward and along I-285 – benefit to City

TRANSPORTATION: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



STEERING COMMITTEE RESULTS

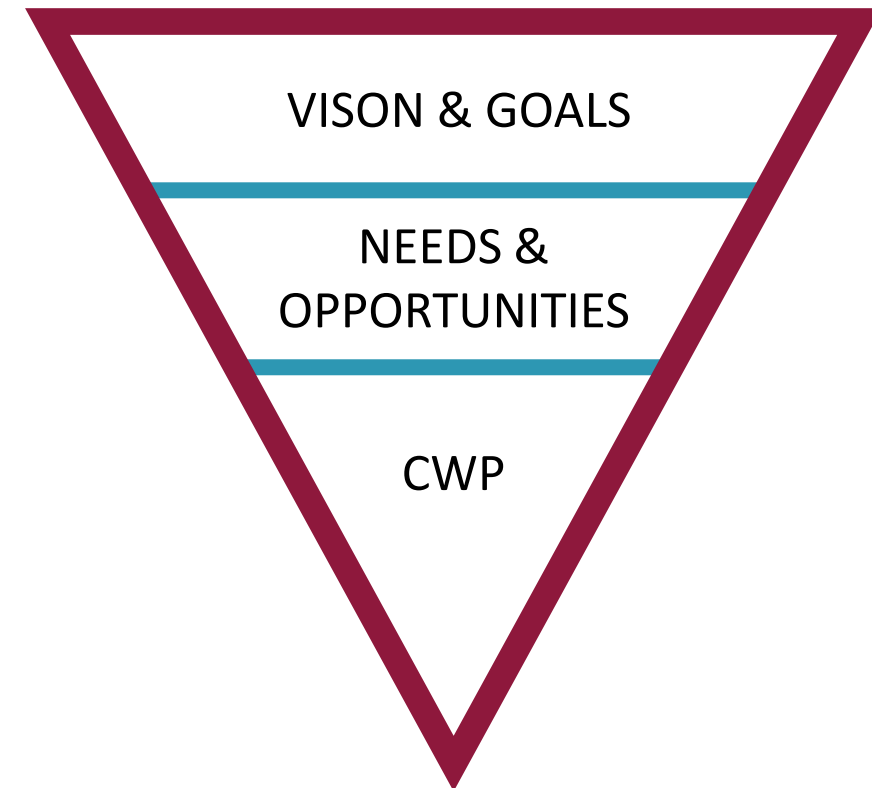
TRANSPORTATION: What still resonates for you from the current plan? YOU MAY ONLY SELECT 3 CHOICES.



VISION & GOALS

*“The purpose of the Community Goals element is to articulate **a long-term strategy** for creating the set of conditions judged, by the community, to be best suited to maximizing the collective wellbeing of its residents. The Community Goals element details the **overarching concepts** which should guide local day-to-day decision-making for five, ten, even twenty years into the future. As such, the Community Goals shall be developed through a very public process of involving community leaders and stakeholders. The Community Goals are intended to generate local pride and enthusiasm about **the future of the community**, thereby leading citizens and leadership to act to ensure that the plan is implemented.”*

--DCA Minimum Standards



VISION STATEMENT

Doraville will stand out as a vibrant, diverse, and open-minded community that offers unique opportunities to live, work, shop, and enjoy the best of what the Atlanta region has to offer – a balanced mix of uses, strong neighborhoods, good schools, family friendliness, a diverse employment sector, and a multimodal transportation network.

Doraville... the city that connects.

GOALS

BUILD A DORAVILLE BRAND

Support local entrepreneurs, invest in quality infrastructure, encourage neighborhood preservation and improvement, carryout community activities, and further strategic redevelopment and investment in line with our vision.

FURTHER DORAVILLE'S TRADITION OF CULTURAL DIVERSITY

Balance the desires of millennials, families, empty-nesters, recent immigrants, visitors, and businesses in our initiatives by enhancing yet protecting Buford Highway's diversity and working collaboratively with our nonprofit community partners.

PRESERVE AND ENHANCE OUR NEIGHBORHOODS

Preserve the heritage of our neighborhoods and enhance what makes them great – including ease of walking and biking and internal parks and schools, while providing for new residential opportunities for a wide range of incomes and stages of life.

LINK DORAVILLE

Continue to further initiatives that build upon Doraville's role as a regional transportation hub, while ensuring that all travel modes internal to Doraville advance mobility desires of all community members.

REBUILD DORAVILLE'S CORE

Reposition the City's administrative core in order to encourage further investment, support livability in the community, and create a central hub within the city. An important part of this will be continuing to advance the Livable Centers Initiative vision by supporting all transportation modes, creating a sense of place, and increasing greenspace.

ALIGN IMPLEMENTATION TOOLS WITH OUR VISION

Refresh our zoning ordinance, economic development tools, and unique community programs to attract residents, businesses, employment, and visitors.

CREATE A STRONG, CONNECTED BUSINESS COMMUNITY

Champion our businesses that are here, and create a collaborative network of businesses.

IMPROVE PUBLIC EDUCATION

Continue to lobby to the DeKalb County Board of Education for improvements as a critical need to achieve our long-term vision.

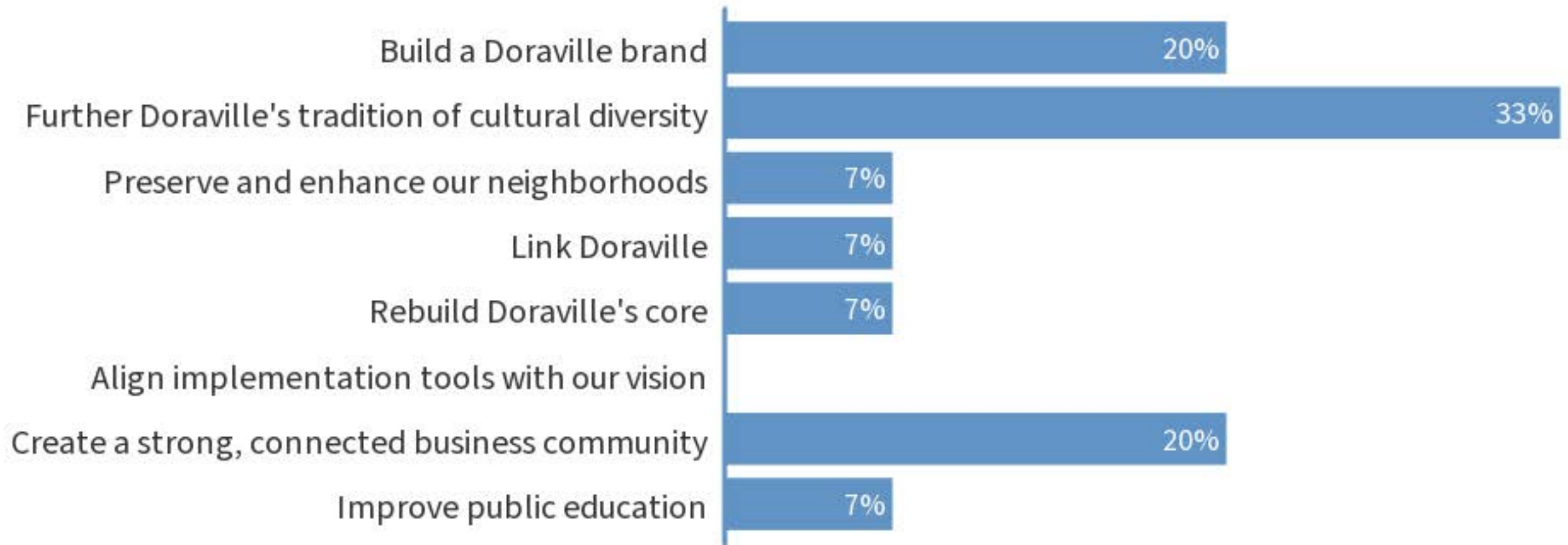
VISION: Does the Vision statement in the current (2016) plan still resonate for you?



VISION: What is the Vision in the current plan missing?
(one-word or hyphenated responses are best)

public-art
affordability
preservation
neighborhood

GOALS: Which Goals from the current plan are the MOST important to you? Select only your Top 3.



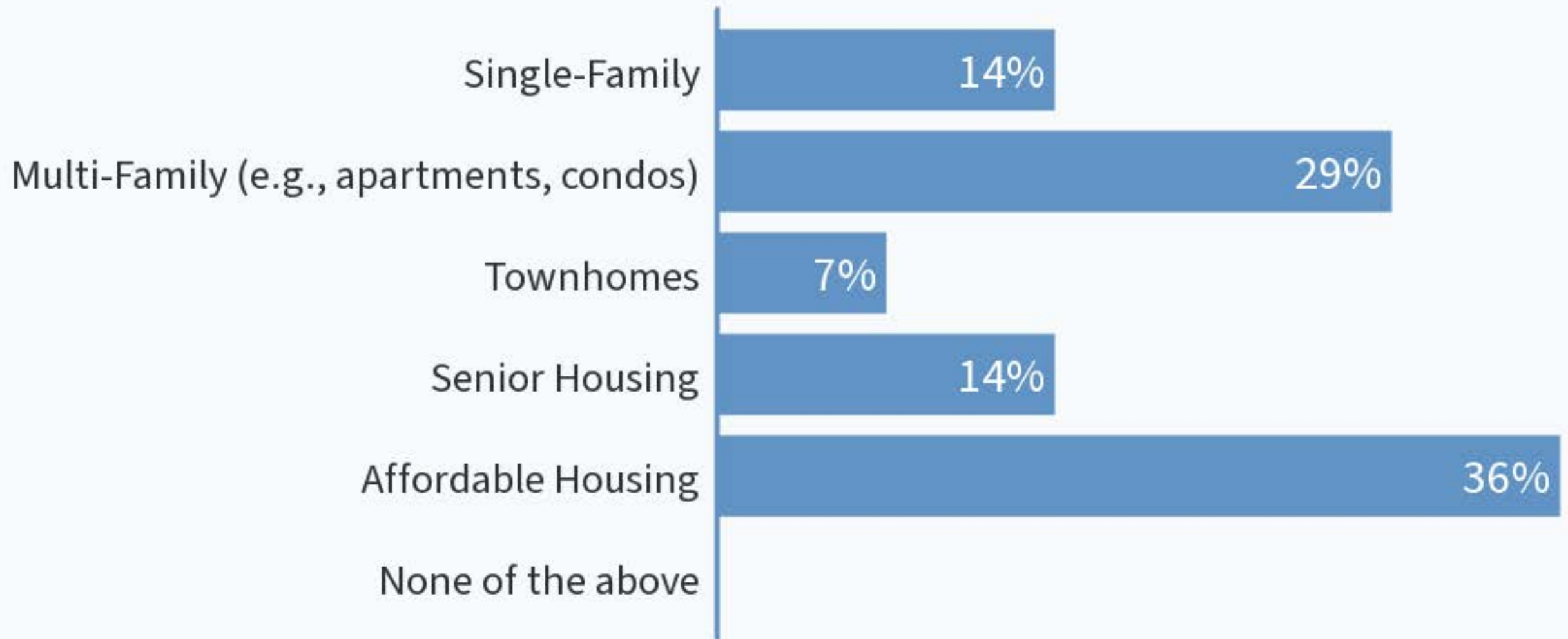
🖥️ Respond at **PollEv.com/cdev555**

📱 Text **CDEV555** to **22333** once to join, then text your message

GOALS: Are there any Goals missing from the current plan? (one-word or hyphenated responses are best)

arts
greenspace safety public

What types of housing development would you like to see in the City of Doraville?



SURVEY RESULTS

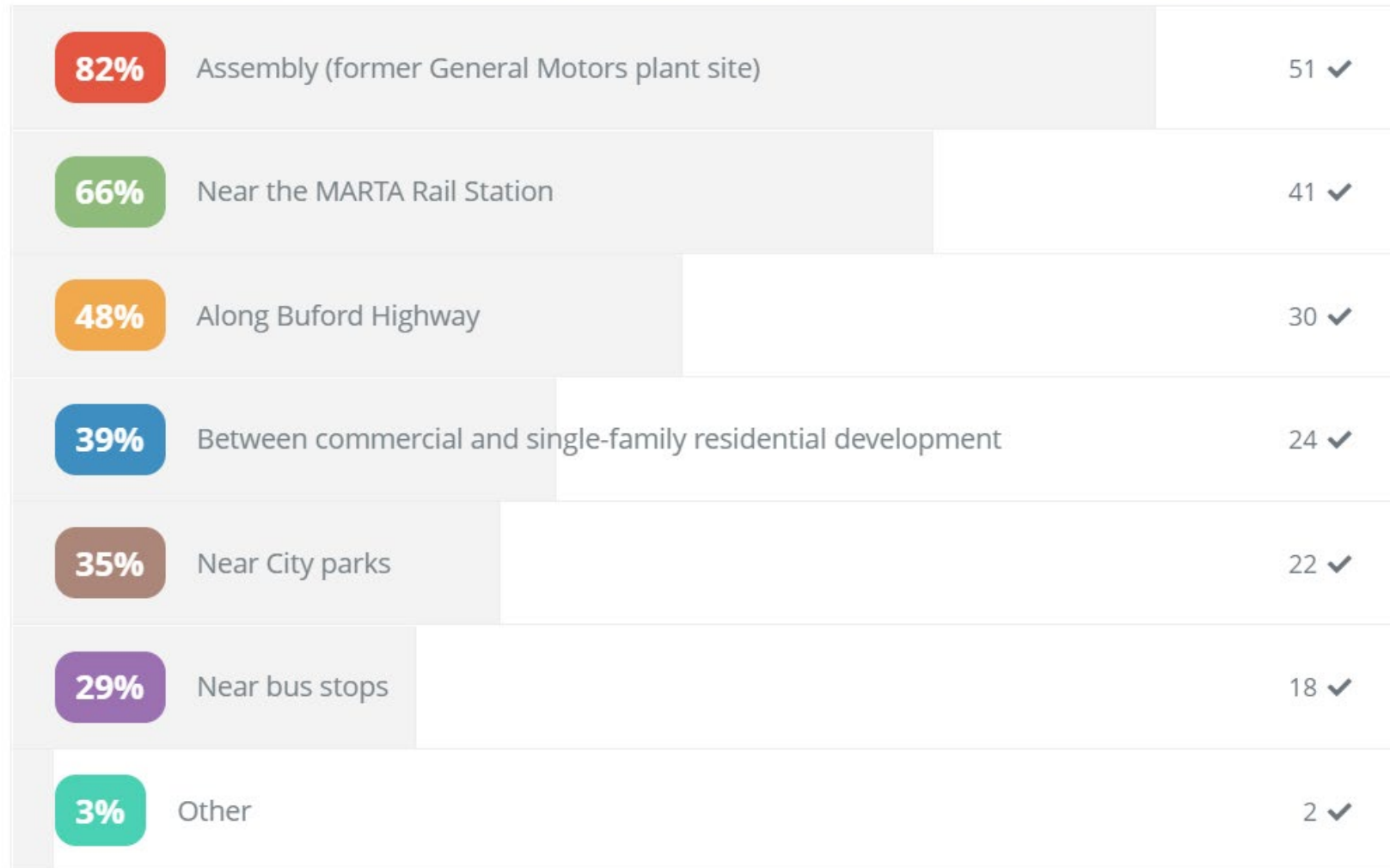
How do you perceive the supply/amount of the following housing types in Doraville?

	Need More	Have the Right Amount	Need Less
Affordable Housing	44% Need More	44% Have the Right Amount	13% Need Less
Senior Housing	50% Need More	42% Have the Right Amount	8% Need Less
Multi-Family Housing	38% Need More	36% Have the Right Amount	27% Need Less
Mixed-Income Housing	48% Need More	39% Have the Right Amount	12% Need Less

56 respondents

SURVEY RESULTS

Where should new housing be located in Doraville? (select all that apply)



62 Respondents

Which single-family house type would you prefer to be built in Doraville?



A

11%



B

33%



C

56%

Which garage type would you prefer in new homes?



A

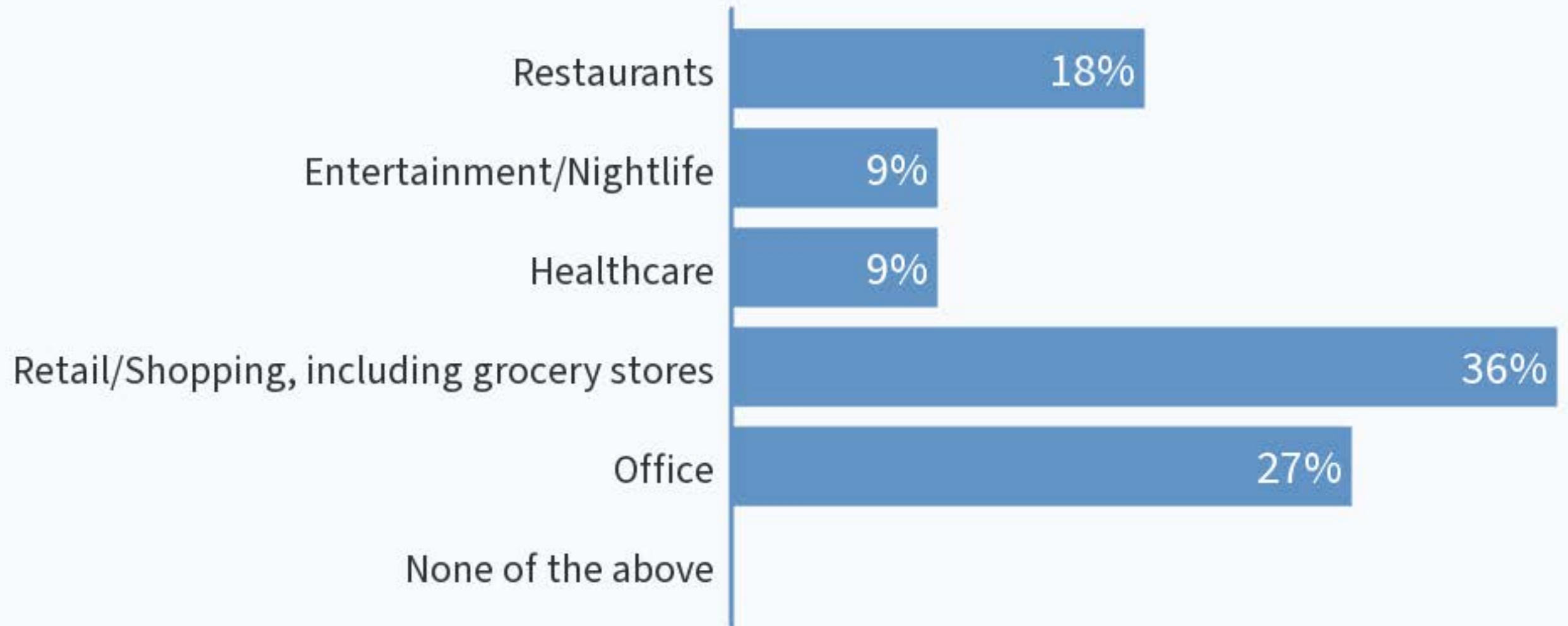
67%



B

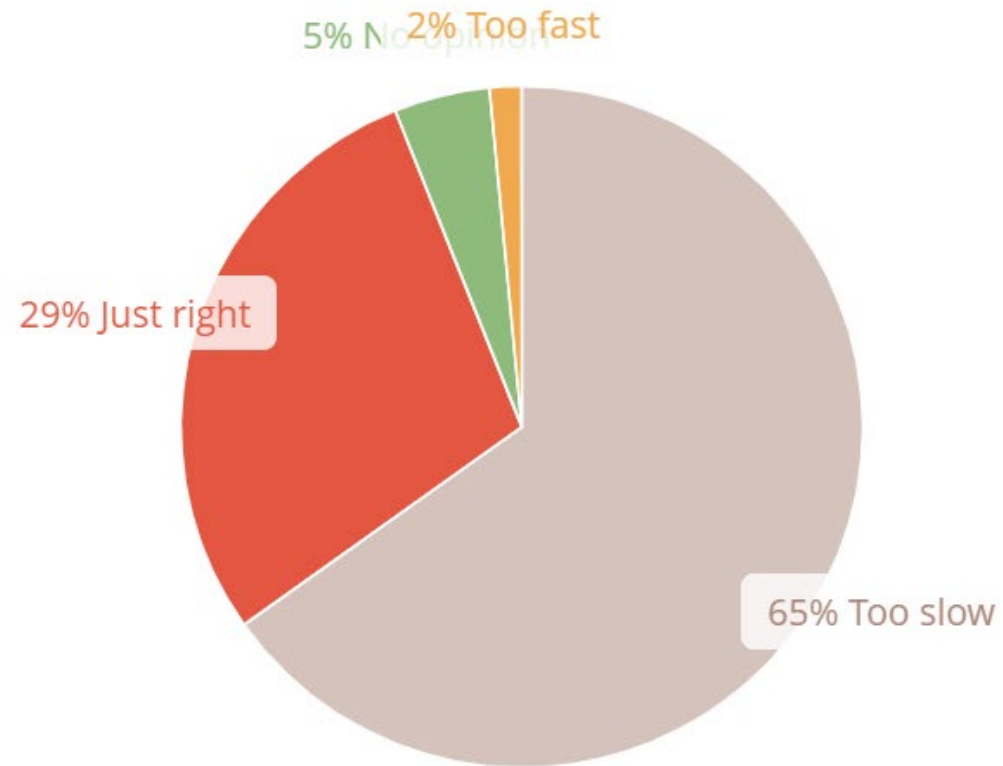
33%

What types of new commercial development would you like to see in Doraville?



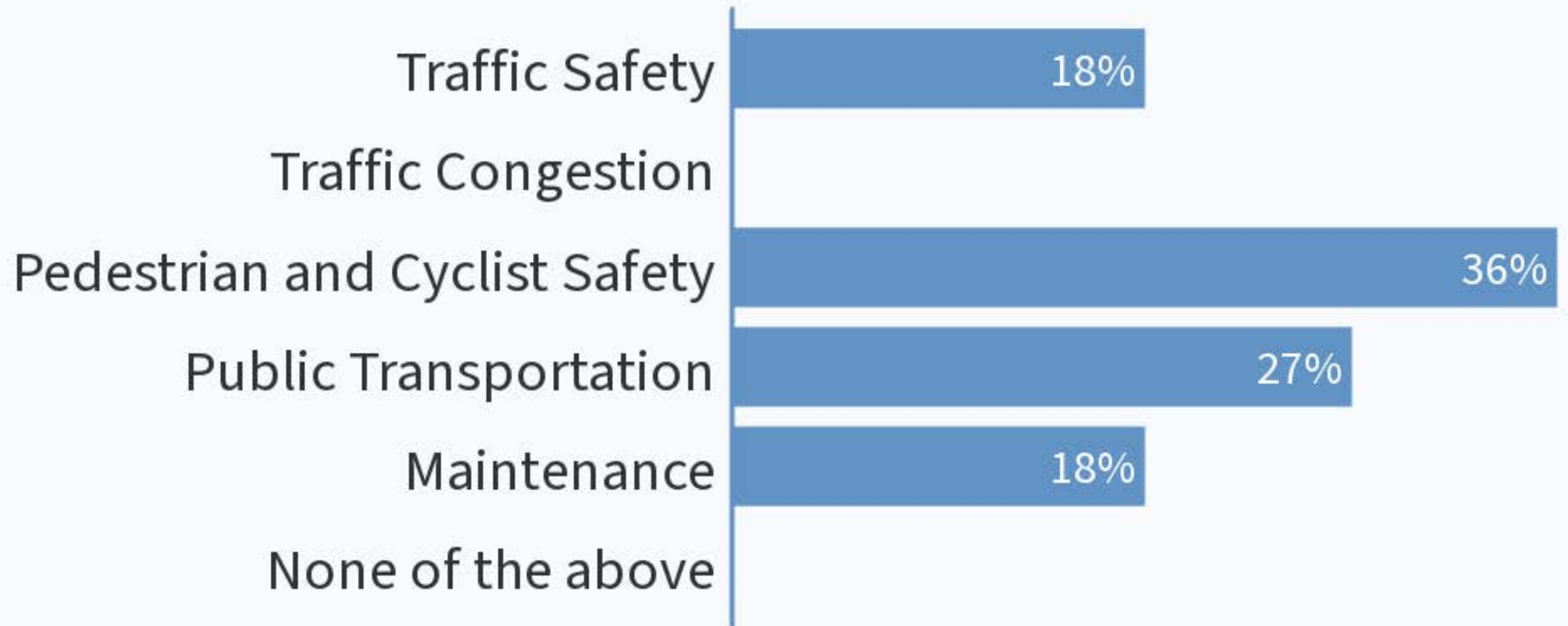
SURVEY RESULTS

How would you characterize the pace of development in Doraville in recent years?

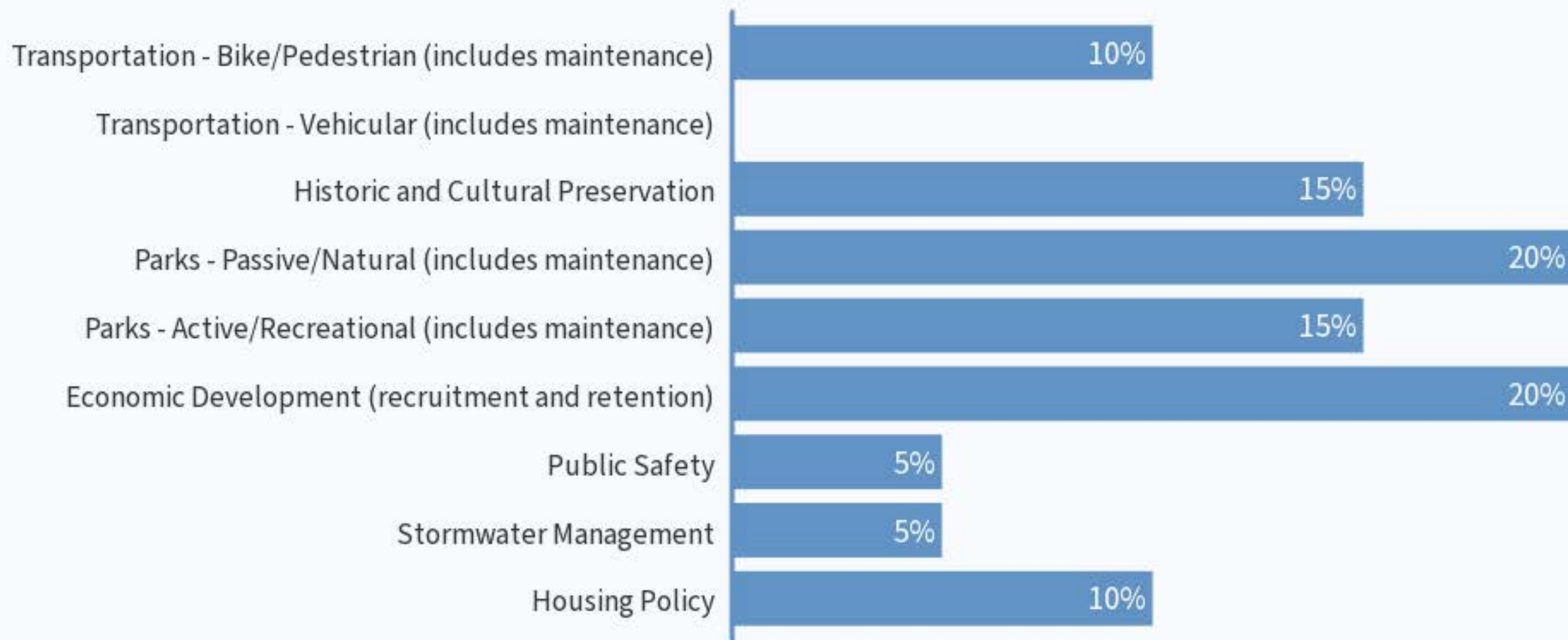


66 respondents

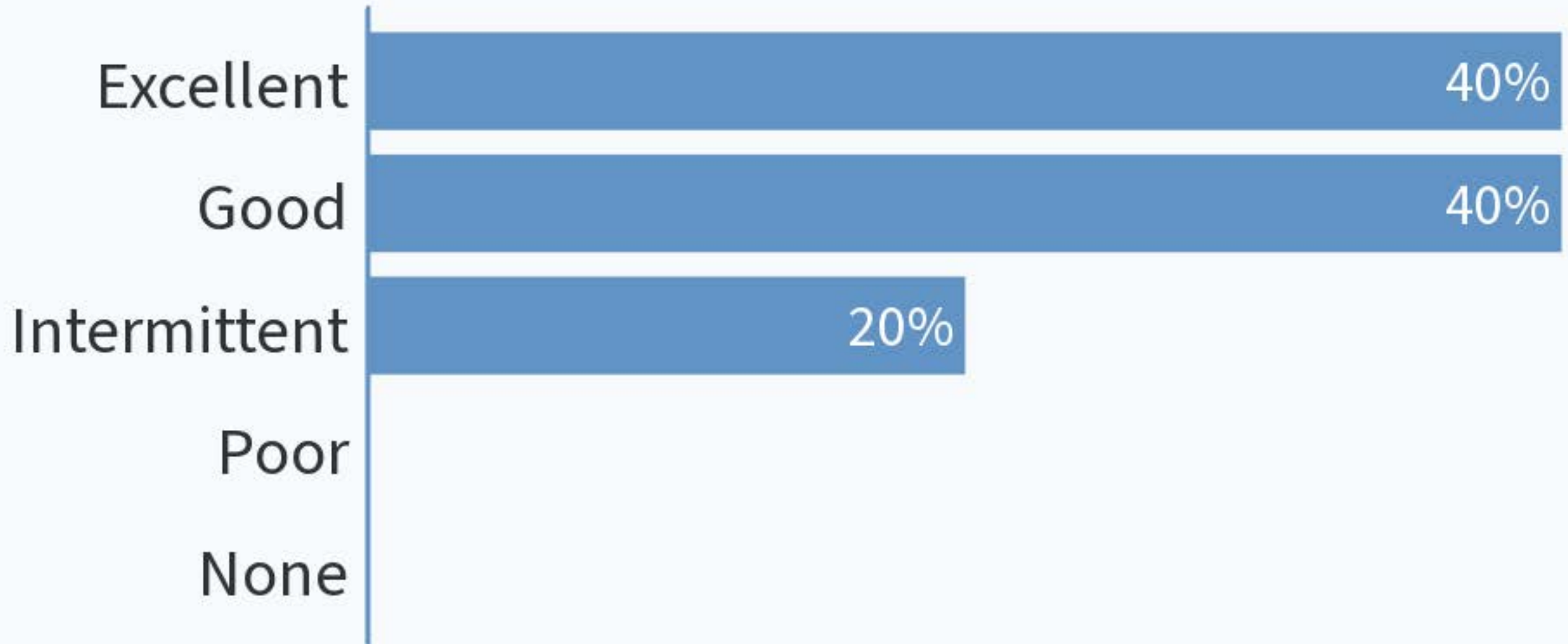
What are the biggest transportation issues in the City of Doraville?

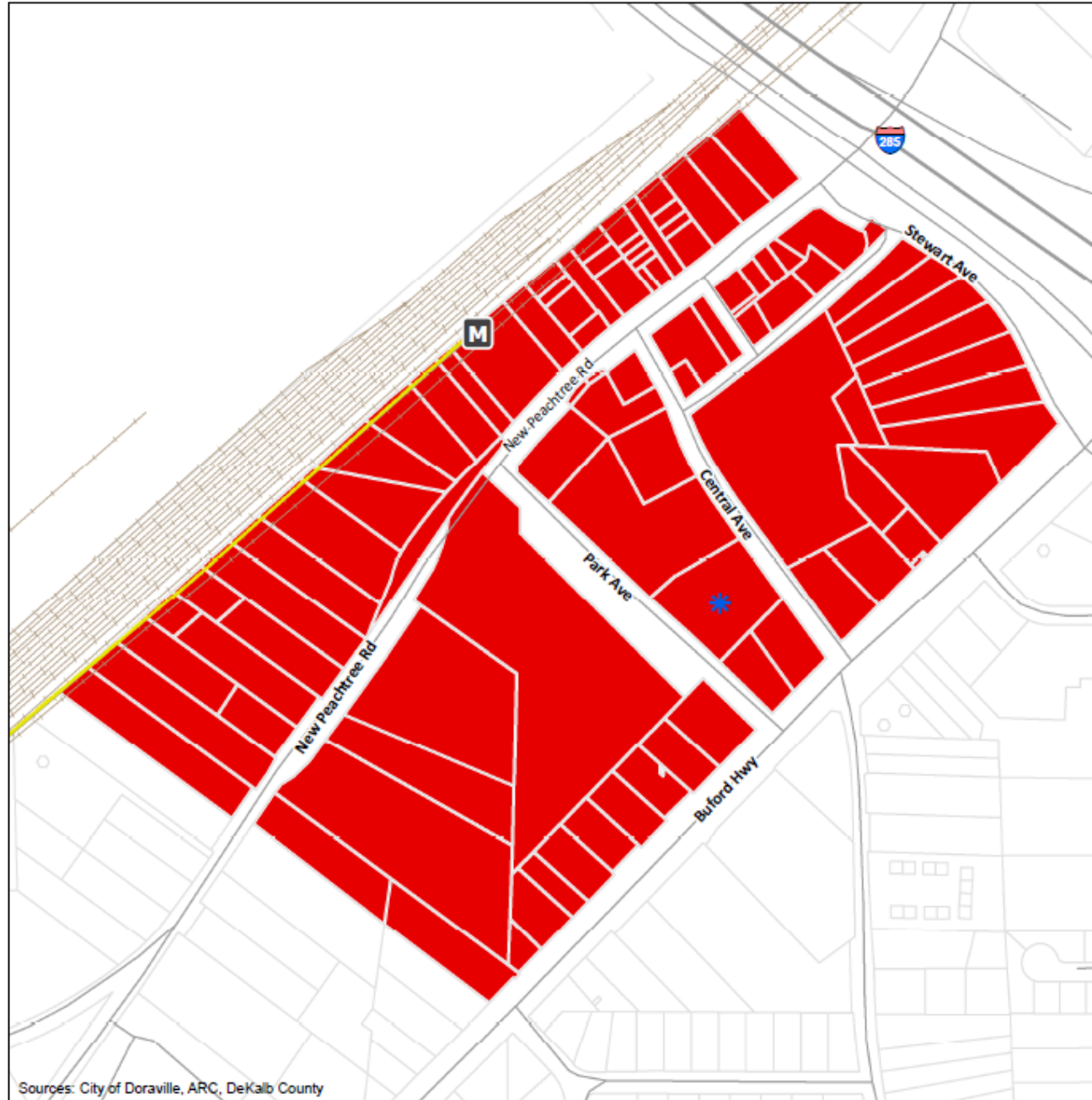


What kinds of public investments and projects would you like to see the City focus on?



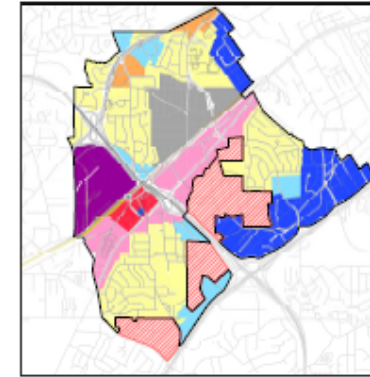
What is your experience with internet (broadband) service?





Sources: City of Doraville, ARC, DeKalb County

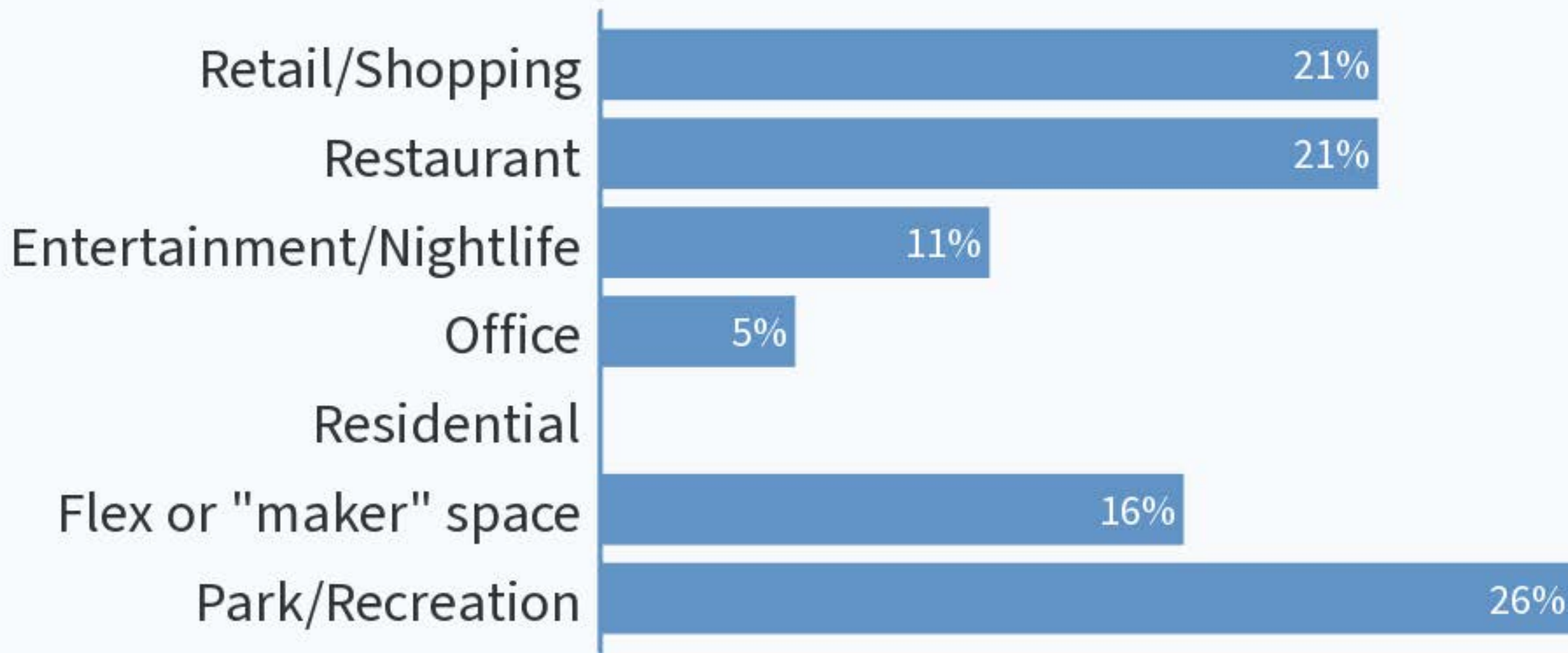
**FIGURE 4-4: DORAVILLE
TOWN CENTER**



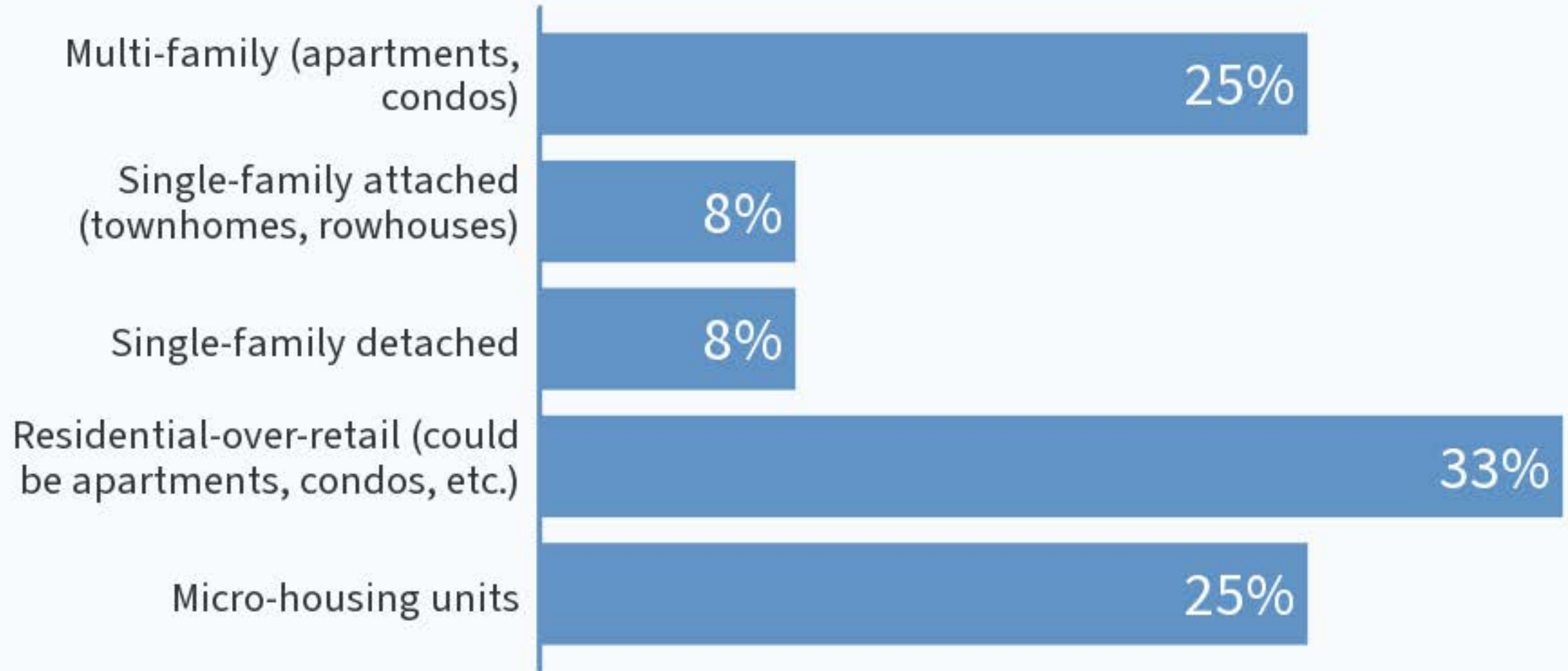
- City of Doraville
- ★ City Hall
- M MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad
- Town Center



What kinds of new uses would make you the most excited about spending time in downtown Doraville?



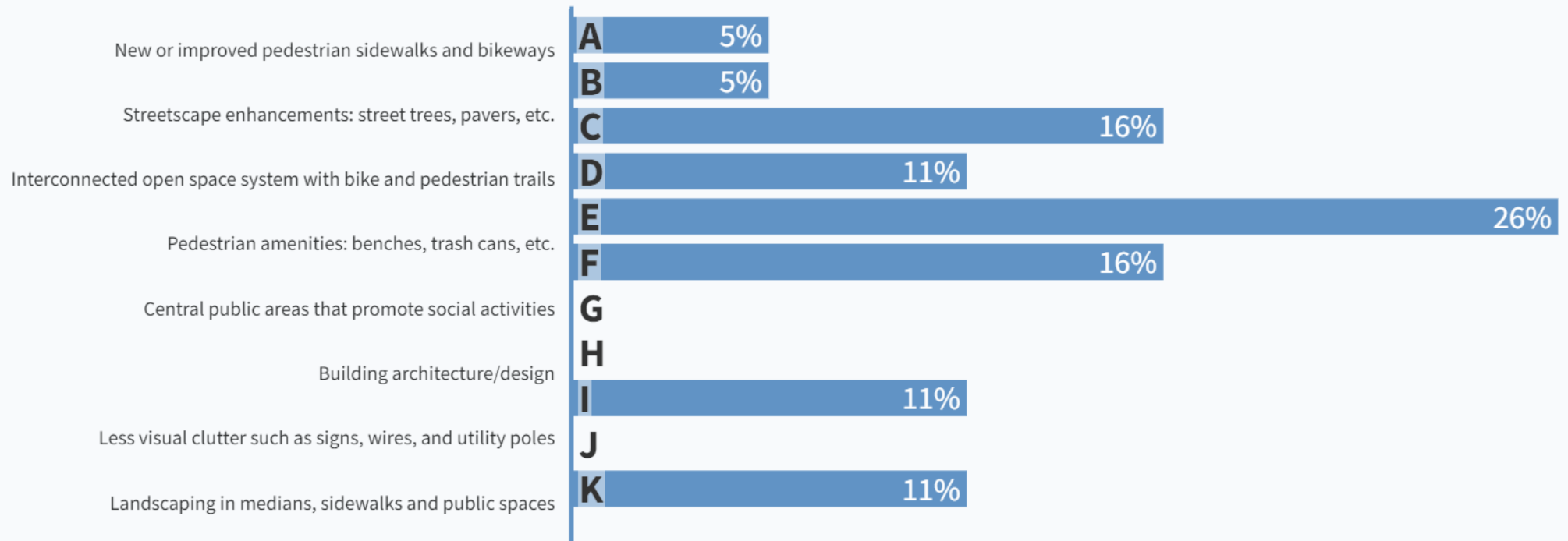
What kinds of housing would you like to see or find appropriate in Downtown Doraville?



Respond at [PollEv.com/cdev555](https://poll-ev.com/cdev555)

Text **CDEV555** to **22333** once to join, then **A, B, C, D, E...**

Which of the following are the MOST important for improving Downtown Doraville's street and neighborhood environment?



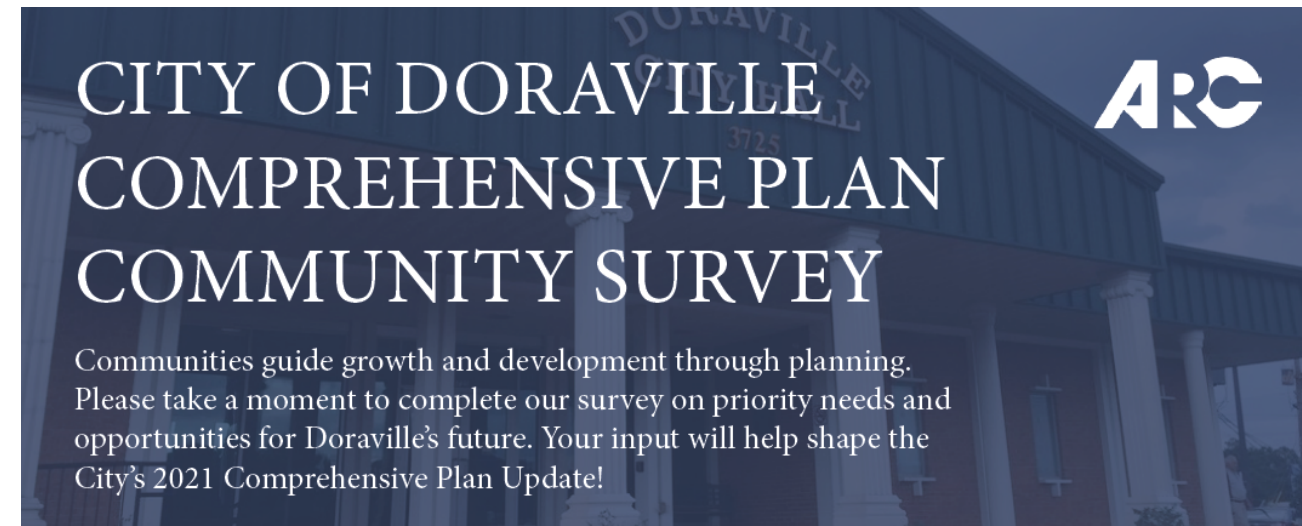
BUY A ROUND

TRIP

NEXT STEPS

PublicInput.com/DoravillePlanUpdate2021

- Main site for public engagement
- Allows activities and input similar to in-person open house
 - **Community Survey**
- Educates on background, process, etc.
- Allows for input any time during process and records all comments for review
- **Check it out and take the survey!**

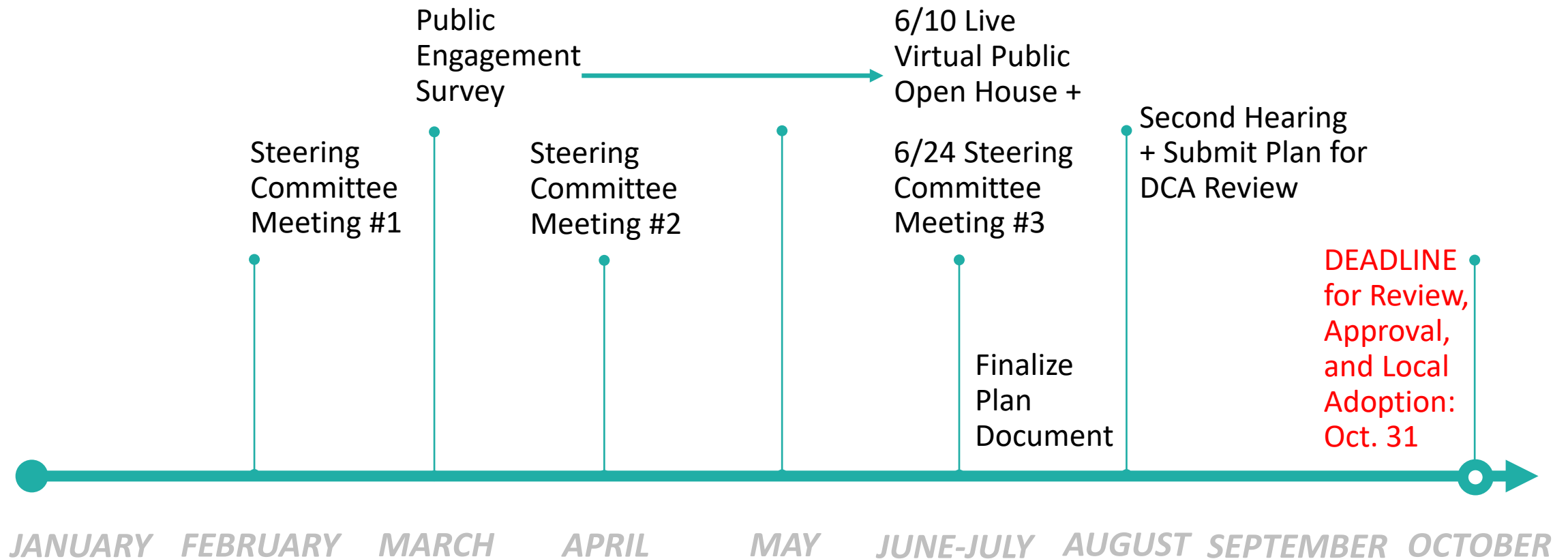


To take the survey, just go online to this web address:

<https://publicinput.com/DoravillePlanUpdate2021>

You can also use the camera app on your smartphone to scan the QR code at left.

PLAN SCHEDULE



2021



DORAVILLE
EST 1871

THANK YOU!

Andrew Smith
Atlanta Regional Commission
asmith@atlantaregional.org

A.5 COMMUNITY SURVEYS DOCUMENTATION

CITY OF DORAVILLE COMPREHENSIVE PLAN COMMUNITY SURVEY



Communities guide growth and development through planning. Please take a moment to complete our survey on priority needs and opportunities for Doraville's future. Your input will help shape the City's 2021 Comprehensive Plan Update!



To take the survey, just go online to this web address:

<https://publicinput.com/DoravillePlanUpdate2021>

You can also use the camera app on your smartphone to scan the QR code at left.



ENCUESTA COMUNITARIA DEL PLAN INTEGRAL DE LA CIUDAD DE DORAVILLE



Las comunidades guían el crecimiento y el desarrollo a través de la planificación. Tómese un momento para completar nuestra encuesta sobre las necesidades y oportunidades prioritarias para el futuro de Doraville. ¡Su opinión ayudará a dar forma a la Actualización del Plan Integral 2021 de la Ciudad!



Para realizar la encuesta, vaya en línea a esta dirección web:
<https://publicinput.com/DoravillePlanUpdate2021>

También puede usar la cámara en su teléfono inteligente para escanear la aplicación del código QR de la izquierda.



Doraville Comprehensive Plan Update – Your Input is Needed

TAKE THE SURVEY HERE: <https://publicinput.com/DoravillePlanUpdate2021>

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides its future growth, development, and identity. Updating the comprehensive plan offers the community the opportunity to look beyond the execution of day-to-day services and consider where they want to be in the future, as well as what needs to be done to get there.

This plan update assesses where Doraville stands today and how it intends to grow in the future. Following the requirements of the Minimum Standards, it presents updated needs and opportunities, a community vision and goals, and a five-year work program designed to make that vision a reality.

To achieve the City of Doraville's vision and goals for the future, there are needs and opportunities the community must address. A need can be defined as a condition of something that is required or wanted or a challenge to be addressed. An opportunity is a chance for progress or advancement or an existing asset to be strengthened. Needs and opportunities change as the community grows and should be regularly re-evaluated to keep the plan current. The Comprehensive Plan process seeks to identify and affirm needs and opportunities, based on the technical assessment prepared by the planning team as well as input collected from the community engagement process.



City of Doraville

April 21 · 🌐

We need your input! Please fill out the survey below.

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides its future growth, development, and identity. Updating our comprehensive plan offers our residents the opportunity to look beyond the execution of day-to-day services and consider where they want to be in the future, as well as what needs to be done to get there.

This plan update assesses where Doraville stands today and how it intends to grow in the future. Following the requirements of the Minimum Standards, it presents updated needs and opportunities, a community vision and goals, and a five-year work program designed to make that vision a reality.



PUBLICINPUT.COM

**City of Doraville 2021 Comprehensive Plan Update -
PublicInput.com**

👍❤️ 5

👍 Like

💬 Comment

213
🔗 Share



City of Doraville

July 20 at 6:30 AM · 🌐

Future land use is a key part of planning our city. At its core, a land use element maps out and describes what kinds of buildings, development, and character should go where - based on community input and expert recommendations. The land use element then helps us decide what goes where.

Please take our brief survey below to offer your input on Doraville's vision for future development, land uses, and community character in different parts of the city.

<https://publicinput.com/DoravillePlanUpdate2021LandUse>



PUBLICINPUT.COM

City of Doraville 2021 Comprehensive Plan Update - Land Use Activity - PublicInput.com

👍 15

4 Shares

👍 Like

💬 Comment

214
➦ Share

City of Doraville 2021 Comprehensive Plan Update

Project Engagement

VIEWS	PARTICIPANTS
573	82
RESPONSES	COMMENTS
1,296	132
SUBSCRIBERS	
2	

What are the three (3) strongest assets in Doraville currently?

1. Convenience of location to major highways into the rest of Atlanta as well as public transit
2. Diversity of population and mixed income level neighborhoods creates an ideal culture
3. Proximity to Buford highway restaurants and offerings

4 months ago

[46 Agree](#)

Diversity of it's people, history and culture to build upon and steward, opportunities to partner with strong neighboring cities to increase jobs, outdoor/family connections, etc.

4 months ago

[46 Agree](#)

Diversity of population and local business. Prime location of access to 85 and 285.

4 months ago

[40 Agree](#)

affordability, locale and diversity

4 months ago

[19 Agree](#)

Caring, thoughtful, engaged middle class families and households.

4 months ago

[16 Agree](#)

Strong neighborhoods, convenience for transit, fantastic restaurants

2 months ago

All these statements are true about Doraville. There is so much potential here!

3 months ago

We are a very diverse town would be nice to have festivals for everyone throughout the year!

3 months ago

I think the location with the proximities to 3 highways (85, 285, and 400) is certainly the biggest asset. It can be a bridge to Atlanta as well as greater Atlanta. Diversity is another asset. Assets that are not considered here are high population (labor) and infrastructure (hwys and MARTA)

3 months ago

The region's best international cuisine and restaurants. Great mobility options to get around by trains, planes, and automobiles.

3 months ago

New staff and leadership that are quickly improving the level of service and infrastructure within the city of Doraville such as the new walking path at Honeysuckle Park, New neighborhood signage, and improvement to the roads and landscaping.

3 months ago

good

3 months ago

Convenience, Diversity and Caring right words for Doraville City.

4 months ago

Abu Kibria

4 months ago

What are the three (3) biggest challenges facing Doraville currently?

Unmaintained public domains (parks, schools, business areas/streets), maintaining momentum on developments within the city, and sustaining diversity/culture while developing more opportunities for new business/jobs.

4 months ago

[+ 37 Agree](#)

Helping ALL of Doraville's residents thrive. How does Doraville grow and develop in a way that benefits the diverse (both racial/ethnic and economic) population instead of pushing particular groups of people out. How can Doraville become an example of a city successfully improving and growing without the most vulnerable citizens being either pushed out, taxed out, or left in a community that doesn't welcome them. How do we become a city that others look to as a success story, not a cautionary tale.

4 months ago

[+ 28 Agree](#)

Having coherent, enforceable guidelines to ensure livelihood and health of businesses, residents and the environment are considered: no more cutting corners / overlooking unmaintained/ broken signage (and updating to be sure no more 'light box' style signs are allowed); light pollution (powerful Buford Hwy lights spilling into neighborhoods; improving residential street light fixtures by adding shields/covers so they are not blinding); noise pollution (racing cars / mufflers!); park maintenance, highway ramp landscape/hardscape improvements. Be sure it stays a place people want to live in. And can do so affordably.

4 months ago

[+ 27 Agree](#)

Cary Reynolds and Oakcliff Elementary are older and could use improvements. Some neighborhoods have pretty old cracked streets. English Oak Dr is dangerous due to people driving so fast and there being no sidewalk or speed bumps.

4 months ago

[+ 17 Agree](#)

Skyrocketing housing costs, gentrification, lack of community events

4 months ago

[+ 12 Agree](#)

Outdated policies, outdated facilities, outdated attitudes

2 months ago

1) Lack of green spaces/parks/playgrounds. It's an ugly concrete jungle!
 2) Unmaintained roads, sidewalks, grass - it seems the city does not take care of itself. More trees like Crepe Myrtle or some native flowering trees planted along roads would pretty things up.
 3) There is no downtown Doraville - a nice place for city to hold events or where people could walk around and shop, dine, play. There is enough land for development of such areas. The area around City hall is unwalkable and not pretty.

Diversity is another asset but steps should be taken for better assimilation of the various groups. Currently each cultural group seems to live in its own little bubble and cater to its own people, which should change. An example is many shop signs on Buford Hwy that are only in Chinese/Korean or Spanish. If they are bilingual maybe other cultural groups may not feel intimidating in checking them out.

3 months ago

1. Need to stay focused on promoting redevelopment, especially downtown near MARTA, 2. We should change zoning rules to allow incremental development in existing neighborhoods by allowing missing middle housing types, including accessory dwelling units, especially on the edges of neighborhoods, 3. We should stop overzealous code enforcement for minor quality of life infractions, which harms our residents and damages our reputation.

3 months ago

Lack of walkability, lack of the whole community's representation in local decision making and planning, lack of community events and cultural assets

3 months ago

traffic control is needed on residential streets without sidewalks, bike lanes - enforcement of stop signs

..

3 months ago

Out of date codes that seek oversight of issues government doesn't need to be involved with (i.e. homeowner replacing lightbulbs) and inconsistent code enforcement - many never get addressed while others are constantly challenged.

3 months ago

recruiting and retaining customer-oriented staff or contractors. A lot of turnover in the past few years and staff leaving for a better-paid position in other cities.

3 months ago

No Comment

4 months ago

Neglected schools, too restrictive zoning and permitting policies that stifle growth, lack of infrastructure

4 months ago

1. Lack of downtown hub where residents can park and walk around. Somewhere with shops, restaurants, and a park that is easily accessible and provides people a place to go with no plan other than to enjoy the day. Places like the Marietta square are a great example of this but even Chamblee has a slightly better downtown area. Developing downtown Doraville in conjunction with Buford highway into a more pedestrian friendly area will increase property values, civic pride, and resident happiness

2. The lack of protected and unprotected bike lanes is a huge issue. As the country pushes for greener alternatives to cars, adding protect bike lanes along Tilly Mill, Chestnut, New Peachtree, and other roads leading up to the Marta station will increase access to public transit and better set up Doraville as an urban alternative to the expensive midtown living. The ability to ride a bike or walk to Marta for an approximately 20 minute commute into the city would be invaluable and would have the side effect of creating healthier residents!

3. The schools here to not rate well compared to some of their immediate counterparts. Improving upon our public education system will make Doraville a more enticing place for young coupled to want to start a family. This is also true for general appearances. Our roads need a makeover as do most of our local government buildings.

4 months ago

I just really want a good grocery store on the north side of Doraville. The newly updated Village at Tilly Mill Crossing would be a great location!

4 months ago

Need a signal light on Bufod Highway and English Oak Dr intersection.

4 months ago

traffic - buford hwy @285 is in desperate need of study and development especially with the studio city plan in the works, fire department - we need our own like the police force and connecting trails to PATH foundation.

4 months ago

What are three (3) words or phrases you would use to describe Doraville to someone unfamiliar with the community?

Undiscovered; Convenient; Multicultural (or another word for 'diverse' which feels overused these days)

4 months ago

39 Agree

Friendly, diverse, upcoming

4 months ago

23 Agree

Diverse, convenient, on-the-rise

4 months ago

19 Agree

Diverse, welcoming, down-to-earth

4 months ago

11 Agree

A multicultural community on the northern perimeter of Atlanta that is changing and adapting to a resurgence in the area that is bringing economic and cultural opportunities.

4 months ago

9 Agree

Vibrant, Connected, Welcoming

3 months ago

diverse, inexpensive, kind of unattractive

3 months ago

multifacet community, high potential for both the growth of business and commerce, and tight-knit community

3 months ago

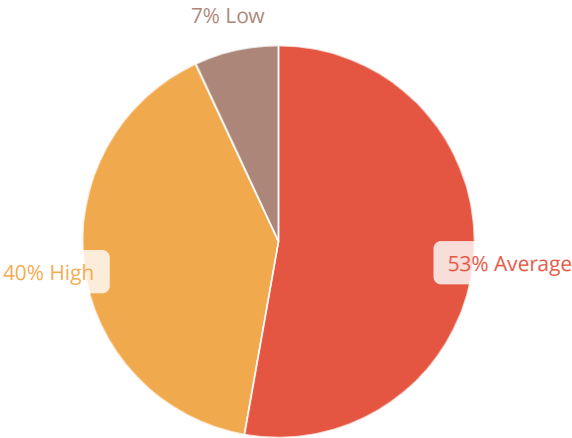
Convenient to go anywhere in Atlanta, safe and friendly City Leadership made this city progressing very rapidly.

4 months ago

Multi-cultural/generational, un-developed, behind the times

4 months ago

Quality of life can be defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you rate the quality of life that you experience in Doraville?



72 respondents

What places in Doraville are most important to you? (e.g., local businesses, parks, places of worship, community centers, buildings, etc.)

Green space/parks; local restaurants; neighborhoods; community centers/services; keeping traffic controlled

4 months ago

[+ 38 Agree](#)

Green Space, Parks, Restaurants, Markets, Marta Station

4 months ago

[+ 34 Agree](#)

Local businesses and developments, parks and walkways

4 months ago

[+ 20 Agree](#)

restaurants that are not chains stores that are not big box

4 months ago

[+ 16 Agree](#)

Currently: Parks; neighborhoods

4 months ago

[+ 12 Agree](#)

Library, restaurants, groceries, green spaces, pool, MARTA

2 months ago

The Buford Highway Farmers Market is my favorite business in Doraville now!

3 months ago

Parks and green spaces

3 months ago

MARTA station

Parks

El Rey del Taco

3 months ago

No comment

4 months ago

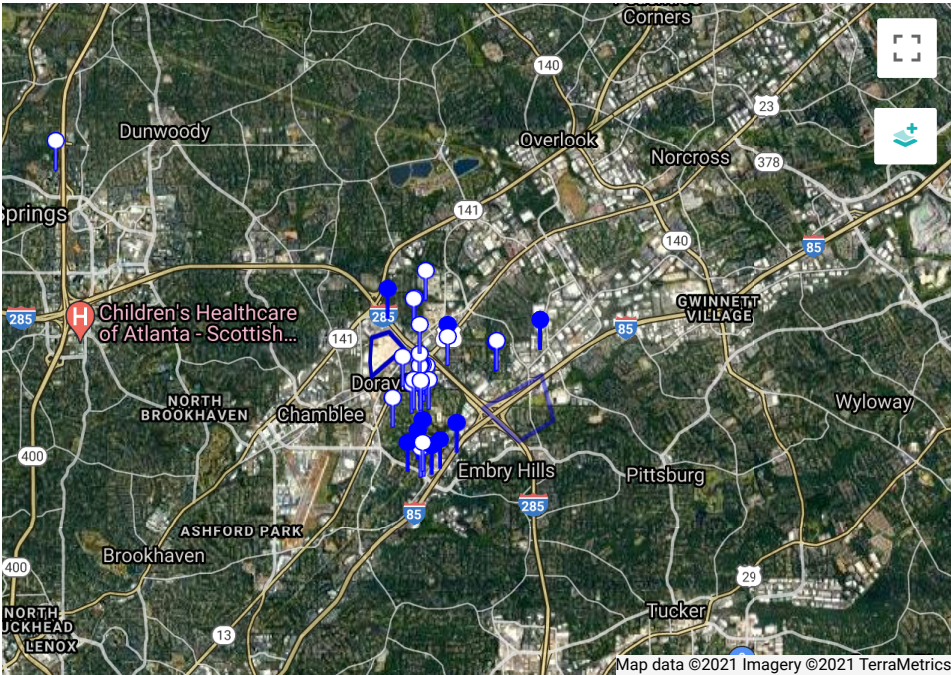
Restaurants, shopping, other recreation

4 months ago

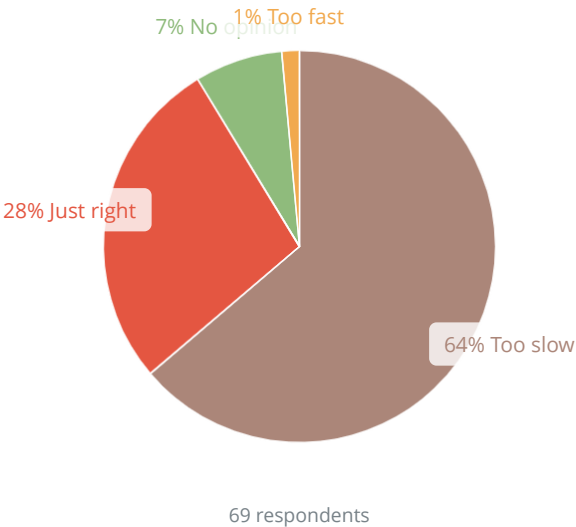
International restaurants. The diversity and variety of food set Doraville apart and make it a foodie Heaven.

4 months ago

Use this map to point out the places in Doraville that are most important to you.
(e.g., local businesses, parks, places of worship, community centers, buildings, etc.)



How would you characterize the pace of development in Doraville in recent years?



How do you perceive the supply/amount of the following housing types in Doraville?

	Need More	Have the Right Amount	Need Less
Affordable Housing	44% Need More	42% Have the Right Amount	14% Need Less
Senior Housing	48% Need More	44% Have the Right Amount	7% Need Less
Multi-Family Housing	38% Need More	34% Have the Right Amount	28% Need Less
Mixed-Income Housing	47% Need More	41% Have the Right Amount	12% Need Less

58 respondents

Where should new housing be located in Doraville? (select all that apply)

81%	Assembly (former General Motors plant site)	52 ✓
64%	Near the MARTA Rail Station	41 ✓
47%	Along Buford Highway	30 ✓
38%	Between commercial and single-family residential development	24 ✓
36%	Near City parks	23 ✓
28%	Near bus stops	18 ✓
3%	Other	2 ✓

64 Respondents

Complete this sentence: "Downtown Doraville would be better if _____."

it were one solid, well planned place that welcomed both foot and vehicular traffic, and everything could be walked/biked within.. along maybe well lit and wooded streets.

3 months ago

7 Agree

It were a destination for people coming to/from Atlanta by Marta, rather than just a pass-through. Restaurants, shops, entertainment, where people stop and spend money going to/from work or special events downtown on Marta.

2 months ago

6 Agree

If there was a town green space with shops and restaurants, like the new one in Peachtree corners, with a stage/large movie screen for community events, make it more pedestrian-friendly, and improve "curb appeal" of some businesses and abandoned buildings.

2 months ago

5 Agree

It was an attractive, vibrant, walkable place with a coherent plan and thriving businesses

2 months ago

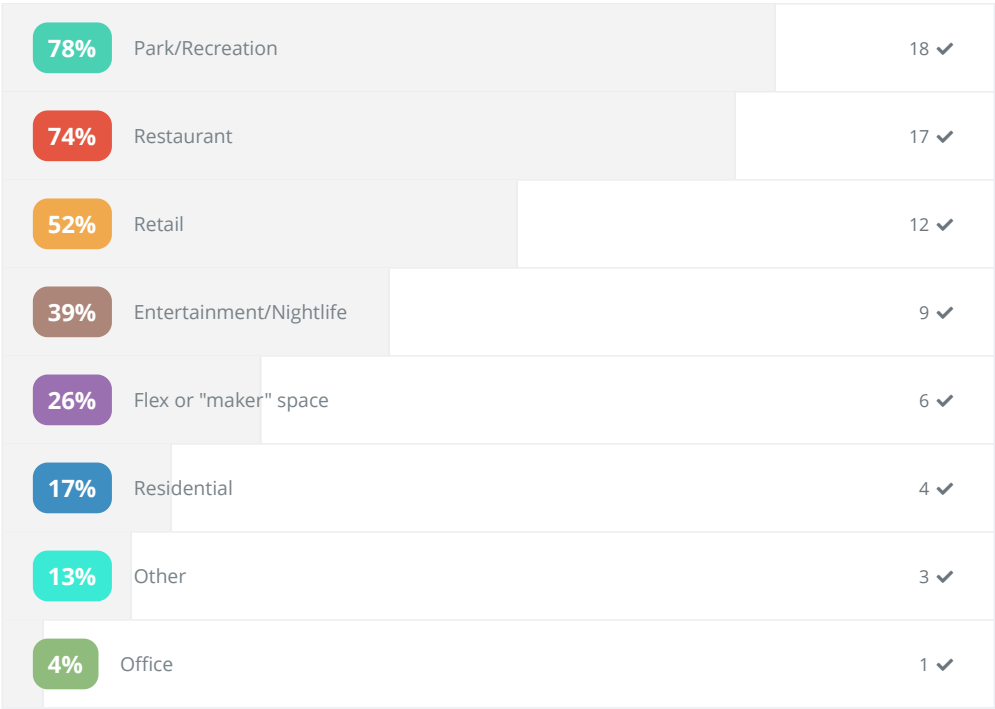
2 Agree

I know we have some fantastic plans for the future of our downtown area but I am sad that in the meantime we have not maintained the buildings and the steps and sidewalks between them.

3 months ago

2 Agree

What new kinds of uses would make you the most excited about spending time in Downtown Doraville?



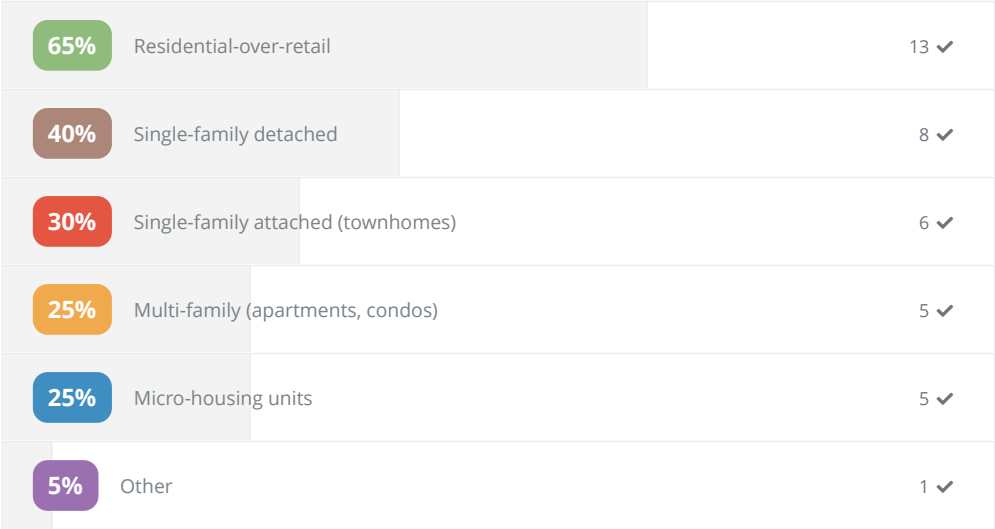
23 Respondents

How important do you feel the following are for improving Downtown Doraville's street and neighborhood environment?

	Very Important	Somewhat Important	Not Important	Not sure
New or improved pedestrian sidewalks and bikeways	95% Very Important	5% Somewhat Important	- Not Important	- Not sure
Streetscape enhancements: street trees, pavers, etc.	56% Very Important	39% Somewhat Important	6% Not Important	- Not sure
Interconnected open space system with bike and pedestrian trails	80% Very Important	10% Somewhat Important	10% Not Important	- Not sure
Pedestrian amenities: benches, trash cans, etc.	70% Very Important	25% Somewhat Important	- Not Important	5% Not sure
Central public areas that promote social activities	85% Very Important	5% Somewhat Important	5% Not Important	5% Not sure
Building architecture/design	53% Very Important	47% Somewhat Important	- Not Important	- Not sure
Less visual clutter such as signs, wires, and utility poles	63% Very Important	32% Somewhat Important	- Not Important	5% Not sure
Landscaping in medians, sidewalks and public spaces	50% Very Important	39% Somewhat Important	6% Not Important	6% Not sure
Attractive gateway features defining the entry points to downtown	35% Very Important	35% Somewhat Important	30% Not Important	- Not sure
Wayfinding and signage system to direct residents and visitors to shopping, recreation and amenities	35% Very Important	50% Somewhat Important	15% Not Important	- Not sure
Community branding/graphic design logo that identifies downtown and promotes sense of place	37% Very Important	42% Somewhat Important	21% Not Important	- Not sure

20 respondents

What kind of residential space would you like to see in Downtown Doraville?



20 Respondents

If desired, please use the space below to list anything else you would like to be considered in future planning efforts for Doraville that was not covered by the previous survey questions.

Bike lanes for quick access to MARTA. Doraville could feel like an extension of Atlanta if we had easier access into the city without needing to drive

4 months ago

④ [4 Agree](#)

1. Loving our variety of food choices, farmers markets... Would also appreciate some level of national chain stores/restaurants too. I'm always going to Chamblee! (...Let's get a Trader Joe's before Chamblee does. Lol)

4 months ago

④ [4 Agree](#)

We need more housing of all types. When we have more people, we will get the redevelopment of vacant and outdated buildings and other amenities like more restaurants and grocery stores. We need to allow ADUs by right in all residential areas. We should model or code after Atlanta so that ADUs that can be built there can be built in Doraville without change. Check out ATL ADU.

3 months ago

② [2 Agree](#)

As long as they are well maintained. And housing codes need constant work,

3 months ago

also, more density, more walkability, make Buford Hwy more walkable and beautiful so we see great businesses and places on the street instead of a sea of parking lots. Hide those lots, at least

3 months ago

② [2 Agree](#)

I believe BESIDES the GM plant- Buford Hwy is Doraville's key to success Yes we could list lots of line items but we need walkability, inviting street scape Multi family above the restaurants and boutiques. All the way from Shallowford to Oakcliff!!! What can we do to make that happen????

3 months ago

② [2 Agree](#)

Please put a grocery store in the new Tilly Mill development!

4 months ago

② [2 Agree](#)

Please get a Publix on the Northside of Doraville - perhaps the new Village at Tilly Mill Crossing. I'm a resident of the new Carver Hills neighborhood and while the local markets are great in Doraville, I have to drive into Brookhaven or Norcross to get to a good big box grocery store for my large grocery trips.

4 months ago

② [2 Agree](#)

Neighborhood sidewalks in Oakcliff.

4 months ago

② [2 Agree](#)

Too many vacant buildings along Buford highway. Too many low quality businesses as well. They cheapen the area and some straight out messy looking. Also, please fix potholes! Doraville is convenient, but not a pretty place to live, unfortunately.

4 months ago

② [2 Agree](#)

sidewalks required in all new development or major renovations

3 months ago

① [1 Agree](#)

Consider adding value-added services such as compost or wood chips free of charge to resident.

3 months ago

① [1 Agree](#)

Increase bus transportation. Do not change assigned school zones.

3 months ago

① [1 Agree](#)

For last few years I have been requesting for a Signal light right at Buford Highway and English Oak Dr intersection where too many cars coming and going. It is becoming dangerous to turning left or right from English Oak Dr to Buford highway. Also we need a big sign of English Oak Dr so drivers can see the name from Buford Highway.

4 months ago

[1 Agree](#)

Walkways, more convenient shops that are walkable and easy access to residents and the community. Walking trails.

4 months ago

[1 Agree](#)

Recycle glass!

4 months ago [1 Agree](#)

Doraville to me seems really sectioned off. I would like to see housing, transportation, entertainment, and leisure more interconnected.

one month ago

Can a pedestrian bridge be created to get those of us on the Tilly Mill side to downtown Doraville and Marta easier? Also can we have sidewalks on both sides of Tilly Mill Road from Flowers Rd to Ptree Ind?

2 months ago

I hope a grocery store is coming to the new development on Tilly Mill.

2 months ago

A Walmart stand alone grocery store. I don't like paying Trader Joe's or Publix prices. Also, is there any hotel planned in the future? That would be good for business travelers and good for our restaurants, too.

2 months ago

A large town center with green space to encourage community events; a chain grocery store in town like Publix or Trader Joe's, bike paths that connect to Peachtree Creek greenway.

2 months ago

Peachtree Creek Greenway, it's very important to the revival of our downtown and city overall.

2 months ago

1. Have the killer potholes repaired.
2. Starbucks, Publix, Aldi, Lidl or any market coming in. I appreciate the farmers market but sometimes I just need a good variety of products I can only get at Publix or etc.,
3. Homeless people loitering in properties. Seen few with their carts just loitering in public properties.

2 months ago

Stop vehicles from making U-turns going south on Buford Highway in front of the QT!

3 months ago

Better streetscaping on New Peachtree, Park Ave and Central Ave and fix the steps between the library and city hall.

3 months ago

Speed barriers

3 months ago

We really need a major grocery chain in the area - currently the closest is the Kroger on Chamblee Dunwoody, Chamblee Tucker and the Publix on Holcomb Bridge & 141. Or an Aldi or Lidl or Trader Joe's would be great too.

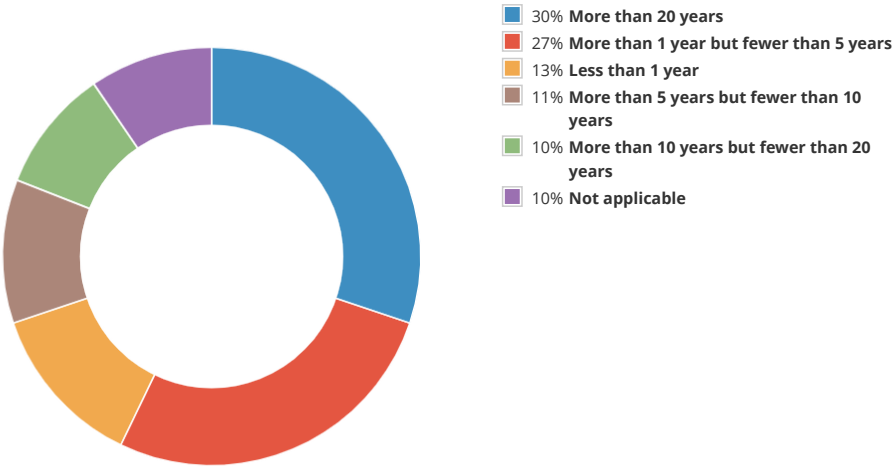
3 months ago

Which of the following statements apply to you? (select all that apply)

87%	I am a resident of Doraville	55 ✓
11%	I work in Doraville	7 ✓
6%	I own a business located in Doraville	4 ✓
6%	Other	4 ✓

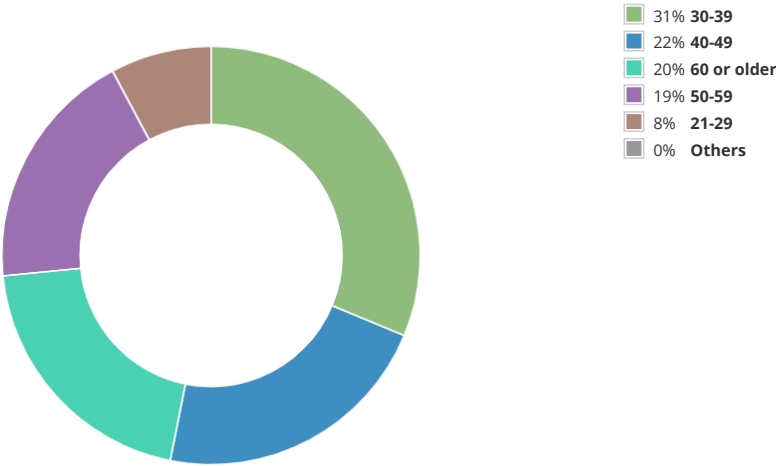
63 Respondents

If you are a resident of Doraville, how long have you lived in the city?



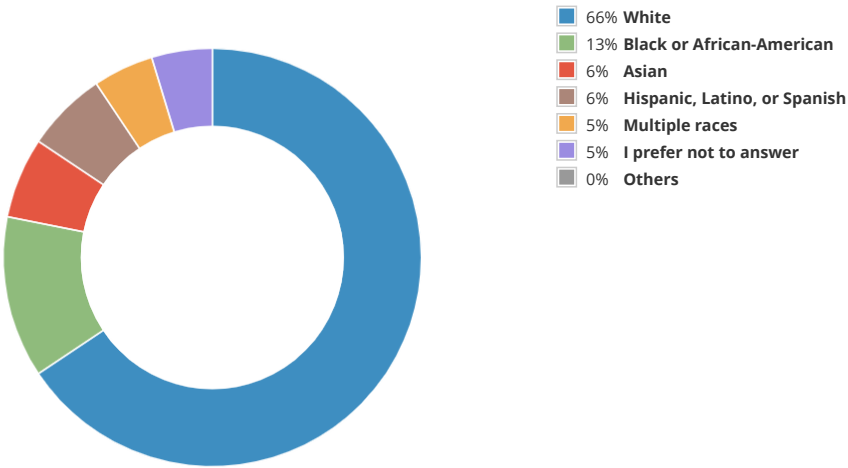
63 respondents

What is your age?



64 respondents

What race do you identify as?



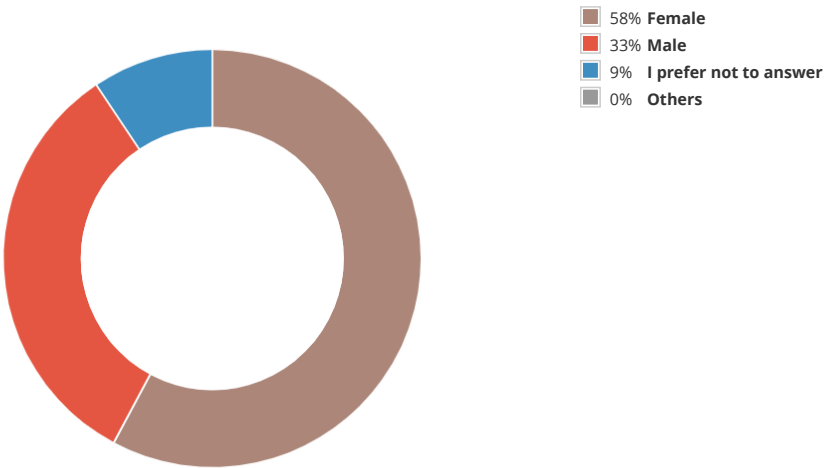
64 respondents

If you answered Asian, which group(s) do you more specifically identify as? (select all that apply)

56%	I prefer not to answer	5 ✓
22%	East Asian	2 ✓
11%	South Asian/Subcontinent	1 ✓
11%	Southeast Asian	1 ✓
11%	Not listed	1 ✓
0%	Central Asian	0 ✓

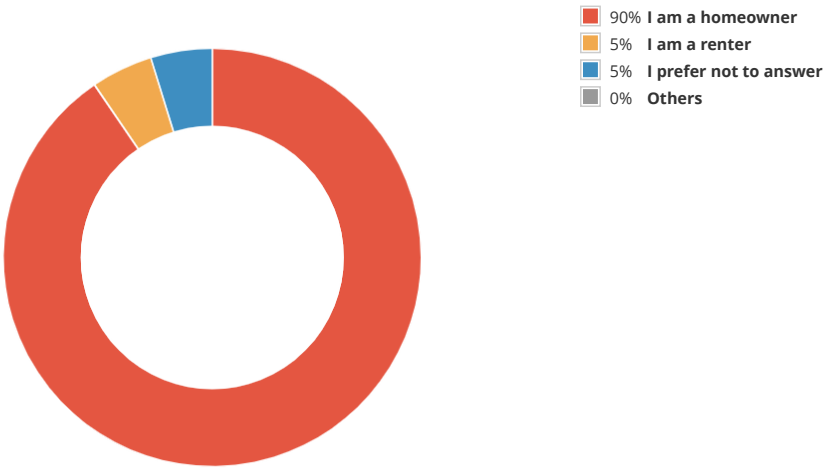
9 Respondents

What is your gender identity?



64 respondents

What best describes your housing status?



63 respondents

What is the primary language spoken in your home, if other than English?

56%	Not listed	10 ✓
33%	Spanish	6 ✓
6%	Vietnamese	1 ✓
6%	Chinese	1 ✓
6%	Bengali	1 ✓
0%	Korean	0 ✓

18 Respondents

Contact Us!

No data to display...

Comments: Steering Committee Meeting #1[Copy 1/19/2021][Copy 1/19/2021]

Loading more report objects...

Your Input Needed – City of Doraville 2021 Comprehensive Plan Update

TAKE THE SURVEY HERE: <https://publicinput.com/DoravillePlanUpdate2021LandUse>

Future land use is a key part of comprehensive planning. At its core, a land use element maps out and describes what kinds of buildings, development, and character should go where – based on community input and professional recommendations. The land use element then serves as the basis for regulatory tools like zoning.

Please [click this link](#) to offer your input on Doraville's vision for future development, land uses, and community character in different parts of the city.

This activity supplements the more general Plan Update survey conducted between April–June 2021.

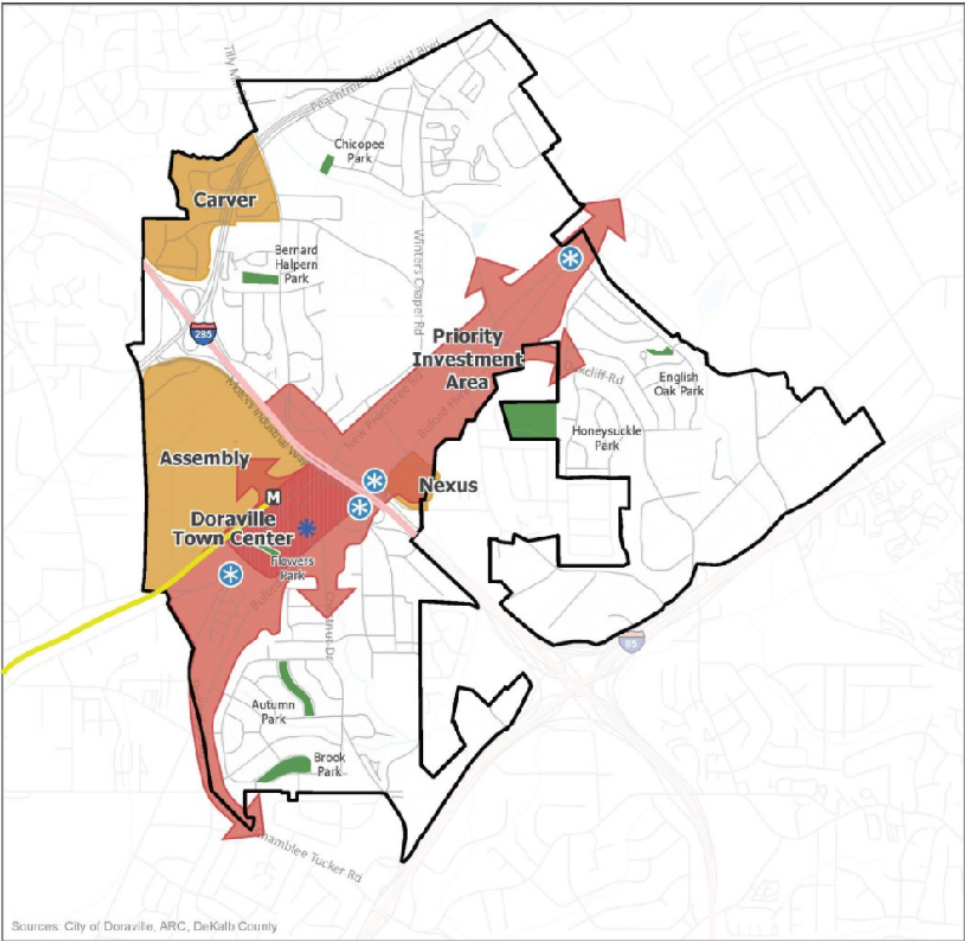
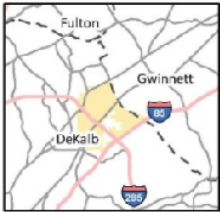


FIGURE 4-1: PRIORITY INVESTMENT AREAS MAP



City of Doraville

- City Hall
- MARTA Station
- MARTA Gold Line
- Street
- Expressway
- Parks

Investment Areas

- Priority Investment Area
- Doraville Town Center
- Private Investment Areas
- Neighborhood Investment Area
- Gateway within Priority Investment Areas

0 1/4 1/2 Miles

N



City of Doraville

May 21 · 🌐

How would you like to see our city improved? We want to hear from you. Your input will directly shape how our city grows and changes.

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides its future growth, development, and identity. Updating our comprehensive plan offers us the opportunity to look beyond the execution of day-to-day services and consider where we want to be in the future, as well a... [See More](#)



PUBLICINPUT.COM

**City of Doraville 2021 Comprehensive Plan Update -
PublicInput.com**



3

4 Shares



Like



Comment

233



Share



City of Doraville

July 23 at 7:30 AM · 🌐

Today is your last day to fill this out! Don't miss this chance to help shape the future of our city.



[PUBLICINPUT.COM](https://publicinput.com)

City of Doraville 2021 Comprehensive Plan Update - Land Use Activity - [PublicInput.com](https://publicinput.com)



1

1 Share



Like



Comment

234



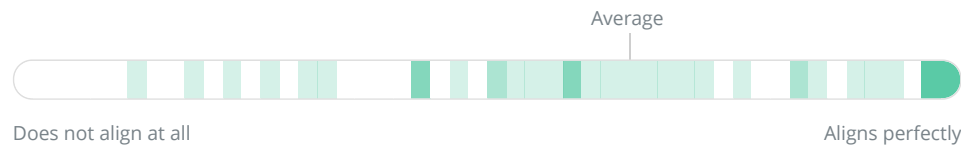
Share

City of Doraville 2021 Comprehensive Plan Update - Land Use Activity

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
228	47	216	66

QUESTION 1: How well does the existing (2016) Plan's description of the **Assembly District** align with what you think this area should be like in the future? Use the slider to answer.



QUESTION 2: Is anything missing from the Plan's vision for the **Assembly District**? Do you think it should be planned differently? Post your thoughts and ideas here.

If it's feasible (I'm not in-tune with all the financial and legal and logistical details of this project), I would love to see a focus on affordable housing included in this.

one month ago 11 Agree

Connection to Peachtree Creek Greenway. Food hall connected to Marta station.

one month ago 8 Agree

This is perfect and will attract people to the area to shop and eat. I would like to see connection with town center and off Shallowford Road. The private developers are attracting great long term business to the area and will help the Buford HWY redevelopment as well. Looking good!

one month ago 6 Agree

Green space, walkability, bike lanes, safety.

27 days ago 2 Agree

more green space, or walkable park space

28 days ago 2 Agree

Would like to see high tech and scientific research companies. Would like to see boutique hotels.

27 days ago

Assembly needs to be redefined as a regional jobs center as it was for 70 years. Public investment should be on the other side of the tracks and let the new owner continue their plans for job creation projects to strengthen the city and region

27 days ago

Would like to see connectivity to downtown and neighborhoods

27 days ago

Your your your upgrade please

29 days ago

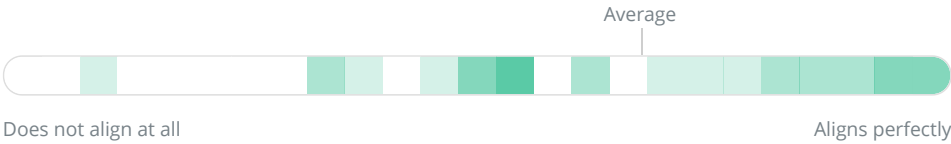
why to the developers always seem to be short of funding?

29 days ago

what happened to the city with in a city plan?

29 days ago

QUESTION 3: How well does the existing (2016) Plan's description of the **Doraville Town Center** align with what you think this area should be like in the future? Use the slider to answer.



QUESTION 4: Is anything missing from the Plan's vision for the **Doraville Town Center**? Do you think it should be planned differently? Post your thoughts and ideas here.

Including a Cultural/Art Center for show casing and presenting local artists would be a wonderful addition to the Doraville Town Center. Having a place for the Doraville Artists community to have a shared home.

one month ago

👍 12 Agree

Definitely need pedestrian access to Assembly. Where is the covered street?

one month ago

👍 7 Agree

Move and expand the library. Access is poor, the building is old, and any revitalization of the downtown should include a new library. (and keep the present staff, they are wonderful) I would also move the post office from the present inconvenient location.

one month ago

👍 7 Agree

Safe and efficient walking and biking access to Assembly Doraville. Town center should include post office.

one month ago

👍 7 Agree

The plans for a new town center should include a unique international village that would be a regional draw. Do whatever you want directly across from the marta station but Buildings more than a couple stories closer to buford highway that aren't funky and interesting looking would be a squandered opportunity.

27 days ago

👍 4 Agree

Move the horrid Post Office to the Town Center area, near Library, City Hall. Having vibrant, unique shops in/around the Marta station would be great too-people using Marta are on the move-they're not going to go across the street. All of the govt buildings need to be revived-they're all outdated.

26 days ago

👍 1 Agree

access to the assembly, the forum should give you an idea. The city definitely needs a new library, it's old and needs new and better location.

28 days ago

👍 1 Agree

Stop the pipe dream about a covered street. Focus on our side of the tracks. Not sure a library is needed in 2021

27 days ago

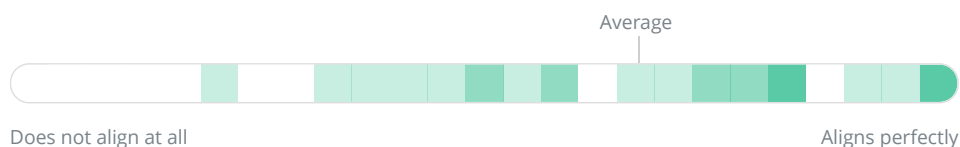
New library, move post office.

27 days ago

it seems too ambitious for our little city

29 days ago

QUESTION 5: How well does the existing (2016) Plan's description of the **BuHi Cultural Corridor** align with what you think this area should be like in the future? Use the slider to answer.



QUESTION 6: Is anything missing from the Plan's vision for the **BuHi Cultural Corridor**? Do you think it should be planned differently? Post your thoughts and ideas here.

I would really like to see the wholesale businesses relocated to the light industrial areas. I would also like to see the BuHi corridor retain an eclectic feeling, similar to downtown Decatur. I would not like all of Doraville turn into Town Brookhaven in every available updated space. Doraville is an interesting, funky area and I would love to see it maintain its uniqueness!

one month ago

👍 14 Agree

I think keeping the multi cultural flare of BuHi is important - I would hate to see it turn to a beige and neutral wash of buildings. Incorporating Murals and Art through the Corridor to showcase the CULTURE would be key,

one month ago

👍 11 Agree

Agreed with moving wholesale businesses to the light industrial areas. I'd love to see Doraville become a more walkable city/neighborhood, with that goal at the forefront. I think that would help retain more character and help make it feel less commercialized.

one month ago

👍 5 Agree

Build pedestrian bridges to connect both sides of BuHi. Crossing is very dangerous with cars going 45-55 mph.

one month ago

👍 3 Agree

I'm in favor of improving the BuHi corridor, but I don't want to see small businesses/restaurants pushed out by large developments and/or very tall (i.e. 8 storied buildings)

one month ago

👍 2 Agree

Prioritizing pedestrian crossways via bridge or more crosswalks is a must.

27 days ago

Add restaurants with American food. Add white tablecloth restaurants. Add movie theater, live theater. Move wholesale businesses to attract retail. Relocate tire stores and auto repair businesses. Move away from fast food restaurant, one right after the other. Flower shops, bookstores, local pubs would be great additions.

27 days ago

Create an international village. Have an asian district, a north America district etc

27 days ago

Cultural artwork, appeal to visitors.

27 days ago

Get rid if the Oasis Strip Club. It's an eye sore and more family oriented businesses could be in it's place.

28 days ago

Would love to see doraville improve its city, maybe a nice few nice areas(nice restaurants, a mall {commercialstores}, We have to give doraville a unique look.

29 days ago

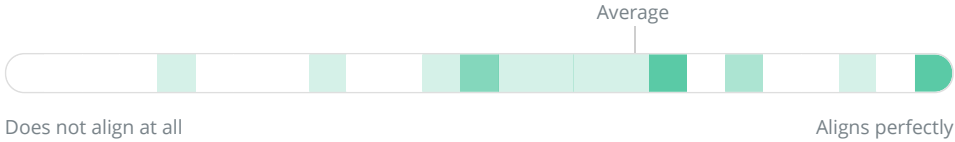
Why do our elected officials want to destroy the charm and vibrancy of BuHi? Boring suburban strip mall ambiance does not honor any of our diverse cultures.

29 days ago

Add pedestrian overwalks/bridges to get people off the streets.

one month ago

QUESTION 7: How well does the existing (2016) Plan's description of the **PIB Marketplace** align with what you think this area should be like in the future? Use the slider to answer.



QUESTION 8: Is anything missing from the Plan's vision for the **PIB Marketplace**? Do you think it should be planned differently? Post your thoughts and ideas here.

I would like to see grocery store move into the city. This would be a good area for one. Also, can we finally close down the stripclub?

one month ago [9 Agree](#)

Keeping the areas walker-friendly and easily connecting these developments to the Assembly and other parts of Doraville.

one month ago [8 Agree](#)

Close down the strip club like other surrounding cities.

27 days ago [3 Agree](#)

The boundry for this area needs to extend over PIB to the underutilized parcels that can easily be consolidated and redeveloped

27 days ago [2 Agree](#)

Having an ALDI'S/LIDL, Publix or how about a Target (has something for Everyone in addition to food/furniture/supplies, etc) is very much needed and would be great!!

26 days ago

We don't need to explicitly court a supermarket since we have both the Farmers Market and Super H Mart within the city.

27 days ago

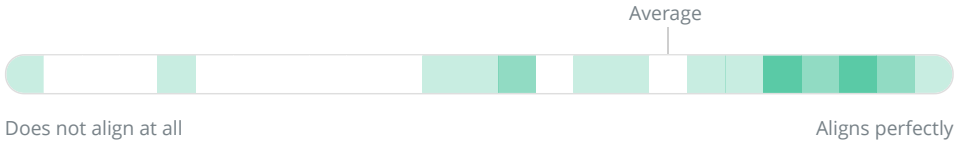
Why did the Doraville Development Authority approve a bankrupt construction company for Lumen? Do they ever even bother to Google the people they do business with?

29 days ago

This is where the city annexed property and it has cost us millions of dollars in lawsuits. Every time Doraville city rezones a property, it causes legal issues.

29 days ago

QUESTION 9: How well does the existing (2016) Plan's description of the **Neighborhood Preservation District** align with what you think this area should be like in the future? Use the slider to answer.



QUESTION 10: Is anything missing from the Plan's vision for the **Neighborhood Preservation District**? Do you think it should be planned differently? Post your thoughts and ideas here.

Would be nice to have sidewalks around Oakcliff neighborhoods, and a speed bump by English Oak Park.

one month ago

8 Agree

I'd love to see some new construction/renovation construction guidance/implementation/restrictions given for the historic neighborhoods to maintain their historical elements. For instance MCM/Ranch style instead of large scale two story craftsman home that seem odd and out of place with the rest of the neighborhood.

one month ago

8 Agree

Please preserve the historic single family homes!

29 days ago

5 Agree

There needs to be stricter enforcement on stopping the tractor trailers coming through the neighborhoods. I know that Oakcliff Road has a terrible problem with this. The traffic calming islands did not work, the trucks just drive slower to navigate around them.

one month ago

4 Agree

I would love to see most of the through traffic cut off. Either by eliminating some entrances into the neighborhoods, roundabouts, etc.

one month ago

3 Agree

Focus on modernizing the code to eliminate outdated sections like minimum square footage, two car garage, etc.

27 days ago

Implement speed bumps within the Northwoods neighborhood to reduce excessive speeding, reduce through traffic, prevent cars from flying through stop signs, and to improve overall children & pedestrian safety.

27 days ago

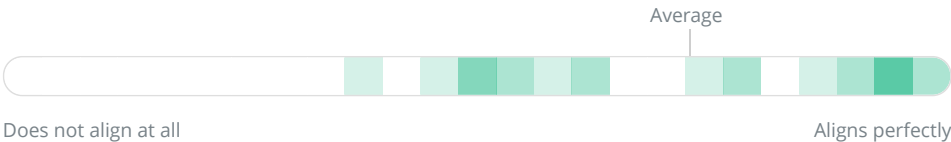
Nobody needs more of those ugly sandwiched townhomes or a lot of single homes packed into 1 acre of land. Doraville needs to stop agreeing to these ugly things when a slick builder comes in showing nice photos. Single family homes with land and eclectic vibes are much better and go with what people in Doraville are used to and come for. I will not be selling my home to some builder in order for him to build his crap. They can go somewhere else for that. We are already seeing our neighborhood affected by this and we don't see Doraville wanting to help preserve it either. They are just some wanna be midtown.

28 days ago

Would love to see speed bumps instead of what's on the the oakcliff rd. Please add speed bumps!

29 days ago

QUESTION 11: How well does the existing (2016) Plan's description of the **Office Hubs** align with what you think these areas should be like in the future? Use the slider to answer.

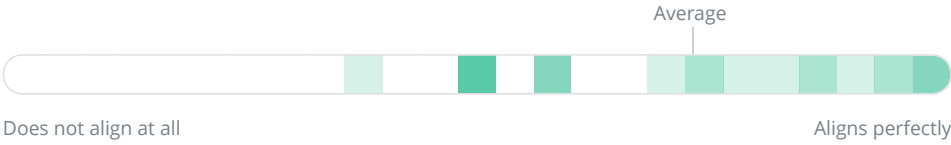


QUESTION 12: Is anything missing from the Plan's vision for **Office Hubs**? Do you think it should be planned differently? Post your thoughts and ideas here.

N/A

27 days ago

QUESTION 13: How well does the existing (2016) Plan's description of the **Light Industrial Districts** align with what you think these areas should be like in the future? Use the slider to answer.

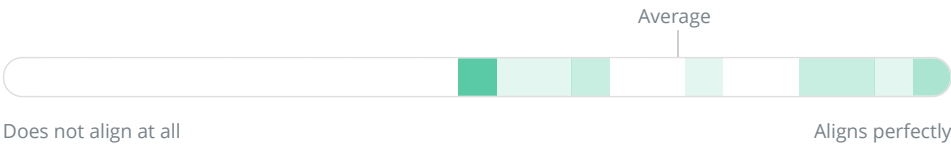


QUESTION 14: Is anything missing from the Plan's vision for **Light Industrial Districts**? Do you think it should be planned differently? Post your thoughts and ideas here.

N/A

27 days ago

QUESTION 15: How well does the existing (2016) Plan's description of the **Tank Farms District** align with what you think this area should be like in the future? Use the slider to answer.



QUESTION 16: Is anything missing from the Plan's vision for the **Tank Farms District**? Do you think it should be planned differently? Post your thoughts and ideas here.

I have never understood why Dekalb County does not have Firehouse located in Doraville.

one month ago

9 Agree

Building an urban skatepark is something I've seen in other areas of the country in such industrial places. Adding murals and art would also enliven the area. Outdoor food truck parks or large dog park in the area could also enliven the area, as well.

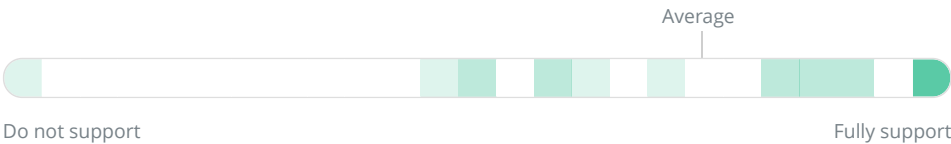
one month ago

9 Agree

N/A

27 days ago

QUESTION 17: How much do you support the City pursuing future annexation of these areas? Use the slider to answer.



QUESTION 18: Is anything missing from the Plan's vision for Annexation Areas? Do you think it should be planned differently? Post your thoughts and ideas here.

Its obviously up to the residents whether or not to be annexed but I've always found it odd that there is a big hole in the middle of the town that isn't part of the town.

one month ago

[9 Agree](#)

Services are already being delivered adequately to this area and don't need to be annexed.

one month ago

[4 Agree](#)

The negative attention about code enforcement and the overzealous police department does not help the city with annexation.

27 days ago

[3 Agree](#)

The people there have voted against joining Doraville many times. Let them stay in DeKalb County. It would just cause more lawsuits like with every other annexation we already did here.

29 days ago

[3 Agree](#)

The city should be a place that people WANT to live. Until the city can develop a reputation as being a place that people want to live do not make annexation a priority. Three neighborhoods have voluntarily annexed themselves to Brookhaven in the last few years. The city should evaluate what made these people want to do that and why this area has voted against annexation into Doraville three times. People don't want to live in a city where they are paranoid to come home every day to see if code enforcement has visited or if their neighbor has called the police on them.

27 days ago

[2 Agree](#)

N/A

27 days ago

Loading more report objects...

A.6 SECOND PUBLIC HEARING DOCUMENTATION



CITY COUNCIL REGULAR MEETING

City Hall Council Chambers

September 13, 2021

6:30 PM

<https://us06web.zoom.us/j/88407811535>

AGENDA

I. CALL TO ORDER

II. ROLL CALL

Honorable Mayor & City Council

- Joseph Geierman, Mayor
- Gerald Evans, Council Member, District 1
- Andy Yeoman, Council Member, District 1
- Christopher D. Henshaw, Council Member, District 2
- Rebekah Cohen Morris, Council Member, District 2
- Stephe Koontz, Council Member, District 3
- Maria T. Alexander, Council Member, District 3, Mayor Pro Tem

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MEETING AGENDA

V. PROCLAMATIONS AND RECOGNITIONS

- A. Doraville Difference Maker Honoring Recipient for September 2021 Presented to Mr. Anthony Delgado
- B. Proclamation Recognizing Hispanic & Latino Heritage Month Presented to Gilda Pedraza, Executive Director of Latino Community Fund- Georgia
- C. Proclamation Recognizing Preparedness Month Presented to Police Chief C.D. Atkinson

VI. REPORTS AND PRESENTATIONS

- A. Presentation: Importance of Disaster Preparedness Presented by Police Chief C.D. Atkinson
- B. Presentation: Prospera Advancing Hispanic Business Presented by Anibal Torres

- C. Gipson Company Month Update
Presented by Mr. Jay Gipson
- D. City Manager Monthly Update
Presented by City Manager Chris Eldridge

VII. PUBLIC COMMENT

VIII. CONSENT AGENDA - APPROVAL OF MINUTES

- A. Resolution for Employee Premium Pay
- B. Resolution to Amend the Citywide Mobility Study to include Projects within Doraville within the Chamblee-Doraville CID Mobility Study
- C. Grant Update for St. Vincent de Paul
- D. Approval of July 12, 2021 City Council Meeting Minutes
- E. Approval of July 19, 2021 Work Session Meeting Minutes
- F. Approval of July 21, 2021 City Council Meeting Minutes

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

- A. Comprehensive Plan Update - Transmission Hearing (Public Hearing)
Presented by Community Development and Andrew Smith, Principal Planner,
Community Development Group, ARC

XI. OTHER BUSINESS

XII. COUNCIL COMMENTS

XIII. EXECUTIVE SESSION
(if required for land, legal, or personnel matter)

XIV. ADJOURNMENT

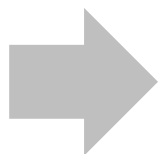
CITY OF DORAVILLE

2021 COMPREHENSIVE PLAN UPDATE

SECOND REQUIRED PUBLIC HEARING
SEPTEMBER 13, 2021, 6:30 PM

REQUIRED PLAN ELEMENTS

*REQUIRED
FOR ALL*



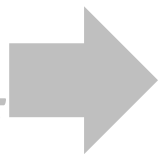
VISION &
GOALS

NEEDS &
OPPORTUNITIES

COMMUNITY
WORK
PROGRAM

BROADBAND
SERVICES

*REQUIRED
FOR SOME*



CAPITAL
IMPROVEMENTS
ELEMENT

LAND USE

ECONOMIC
DEVELOPMENT

TRANSPORTATION

HOUSING

KEY REQUIRED ELEMENTS TO BE UPDATED EVERY 5 YEARS

- Needs and Opportunities
 - Also informs any updates to Vision/Goals and other elements
- Land Use Element
- Broadband Element (was not required until 2018)
- Report of Accomplishments (ROA)
 - Documents status of every item in current plan's 5-Year Community Work Program (CWP)
- 5-Year Community Work Program (CWP)
 - Includes items noted as Underway or Postponed in ROA, plus any brand-new items resulting from 2021 planning process

WHERE WE'VE BEEN

- Steering Committee – March
- Steering Committee – April
- General Survey – April-June
- Virtual Public Meeting – June
- Council Conversations – July
- Land Use Survey – July
- Steering Committee – August

CITY OF DORAVILLE COMPREHENSIVE PLAN COMMUNITY SURVEY



Communities guide growth and development through planning. Please take a moment to complete our survey on priority needs and opportunities for Doraville's future. Your input will help shape the City's 2021 Comprehensive Plan Update!

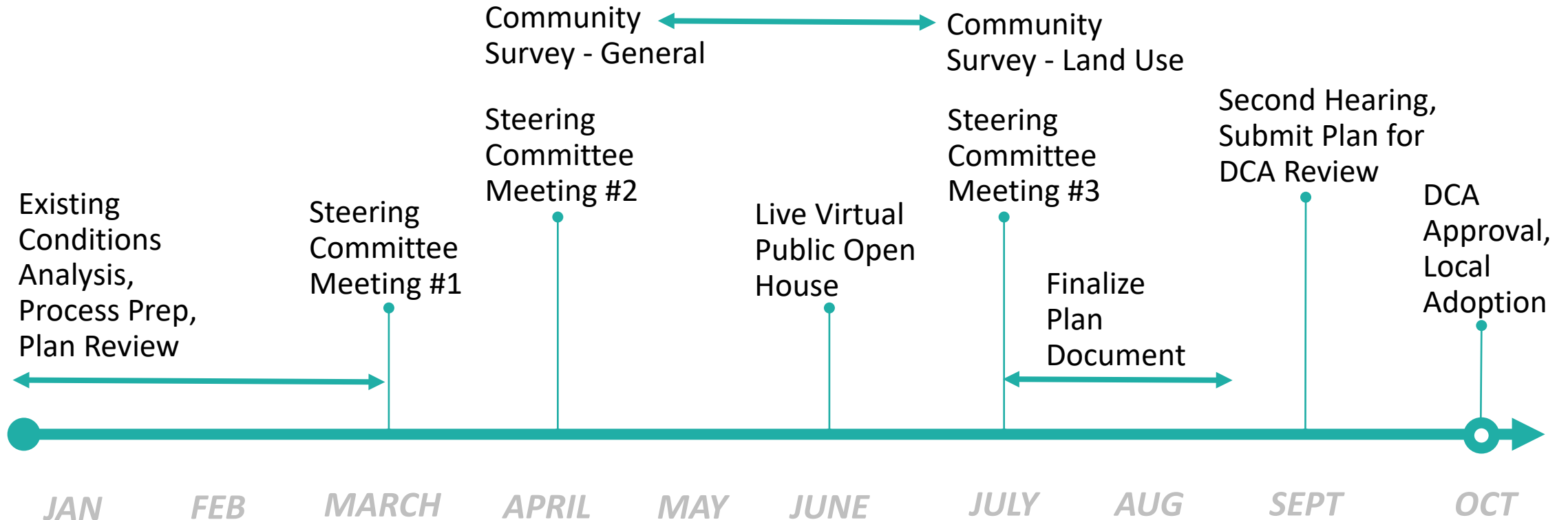


To take the survey, just go online to this web address:

<https://publicinput.com/DoravillePlanUpdate2021>

You can also use the camera app on your smartphone to scan the QR code at left.

PLAN SCHEDULE



2021





KEY THEMES + PLAN CHANGES



KEY THEMES

- **Black font = Largely reaffirmed from existing plan**
- **Teal font = New or unique from this process**



KEY THEMES – ISSUES (NEEDS)

- Lack of downtown activity center
- Slow pace of redevelopment and infill (key sites and generally)
- Minimal new housing in recent years
- Limited multi-family options that are walkable, transit-oriented
- Preservation of affordability / equitable development
- Traffic safety / control / congestion at key points
- Not enough bike/ped facilities and trails
- Infrastructure maintenance
- Better community beautification



KEY THEMES – ISSUES (NEEDS)

- School quality, perception, attendance zones/bussing
- Not enough local retail options
- Branding and marketing
- Identity as a destination – beyond just access to other places
- Events / community building
- Arts and culture support / programming
- Better align business interests → improve interaction w/ community
- Impervious surfaces and impaired natural resources



KEY THEMES – OPPORTUNITIES

- Access / location – MARTA, PIB, BuHi, 85, 285, 400
- Potential of key redevelopment sites
- Suitable land for infill and redevelopment outside of key sites
- Diversity / culture – support, leverage, strengthen community
- Historic identity
- BuHi international food scene and businesses
- Relative affordability, strong middle class (need to preserve)
- Strong, caring neighborhoods
- Ties with neighboring communities
- Growth of neighboring communities



PLAN CHANGES

- Updated Issues and Opportunities – largely reaffirmed existing ones and added new ones just discussed
- Added information on more recent projects and plans: Assembly, Lumen, Lotus Grove, Carver Hills, etc.
- Removed “the City that Connects” slogan to emphasize City’s own identity
- Strengthened existing Goals
- Added new Goals: Natural Resources, Arts and Culture
- Emphasized guiding plans and initiatives completed since 2016:
 - Buford Highway LCI Study (2017)
 - Citywide Mobility Plan (2020)
 - ULI Technical Assistance Panel Plan for Downtown Doraville (2021)
 - CID work



PLAN CHANGES

- Updated Existing Land Use Map to better reflect current conditions
- Updated Future Development Area descriptions to better reflect community input, current conditions, new Issues/Opportunities, new plans, etc.
- Updated Report of Accomplishments and Community Work Program
- Updated community data, including adding Broadband (Appendix B)
- Removed previous Sections 4.3-4.5 (Economic Development, Quality of Life, Transportation strategies) – duplicative of Ch. 2 Issues and Opportunities
- Removed previous Sections 5.2-5.3 (Priority Actions, 100-Day Action Plan) – duplicative of CWP, confusing, 100-day Plan also outdated
- Removed repetition and duplication throughout
- Updated some graphics but kept overall look/feel consistent



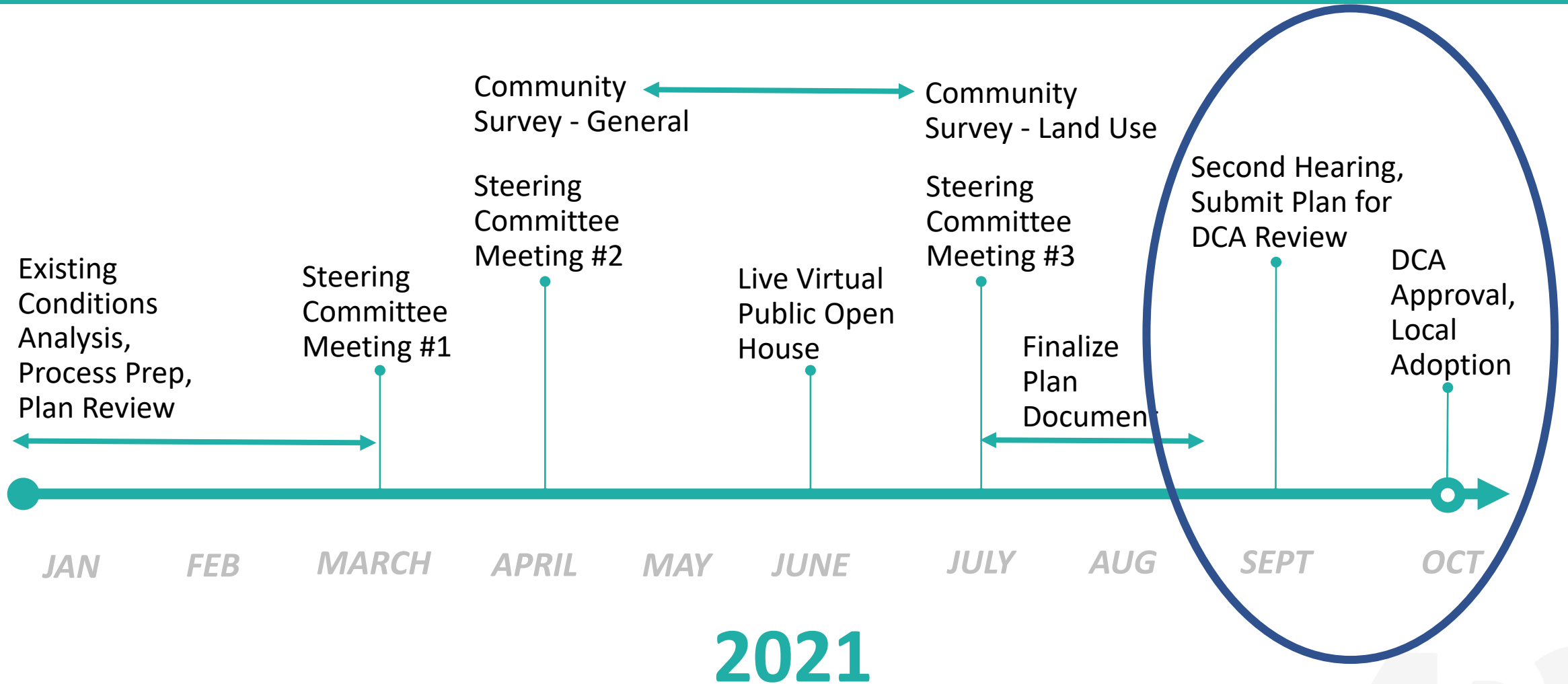
BUY A ROUND

TRIP

NEXT STEPS



PLAN SCHEDULE





DORAVILLE

THANK YOU!

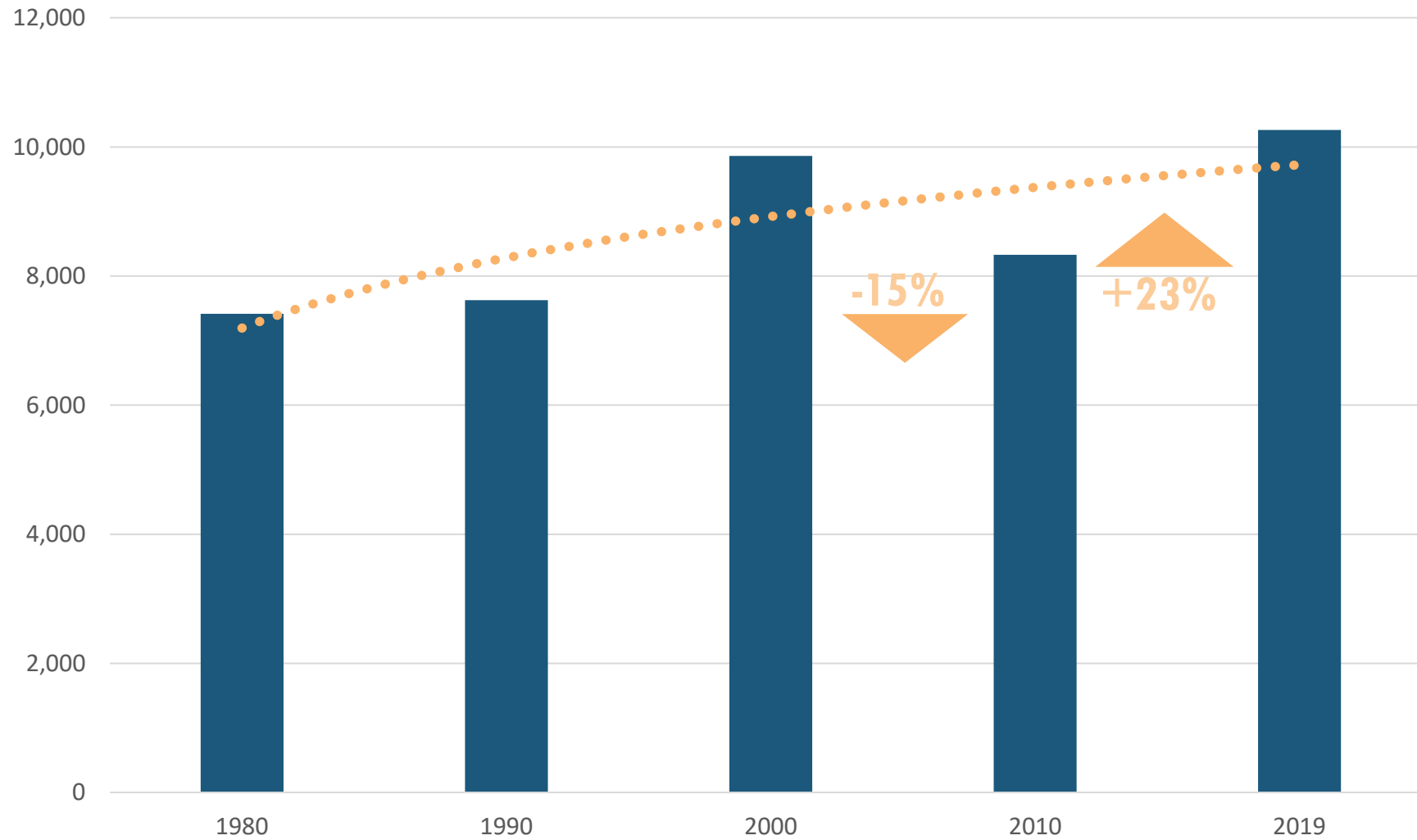
Andrew Smith
Atlanta Regional Commission
asmith@atlantaregional.org



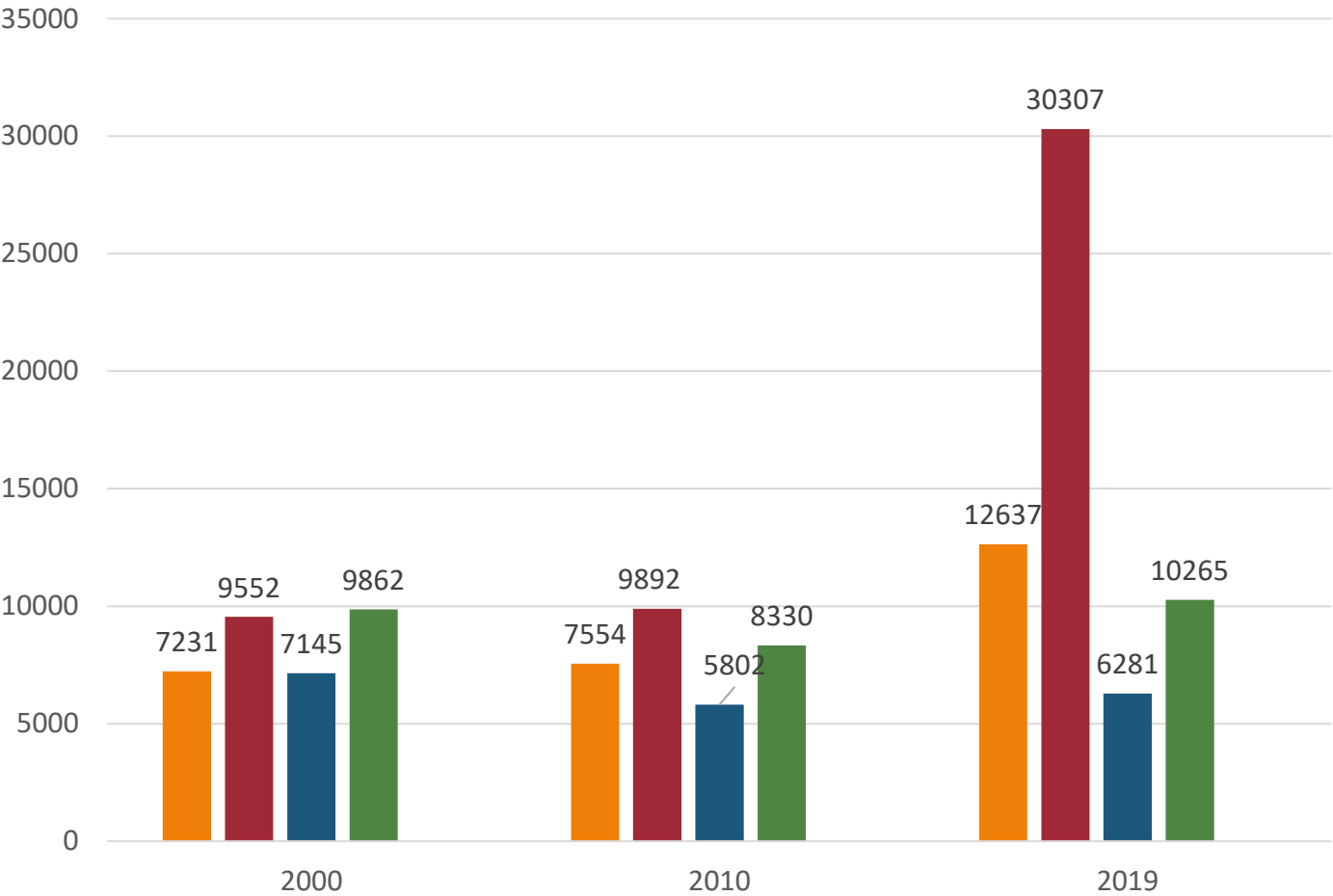
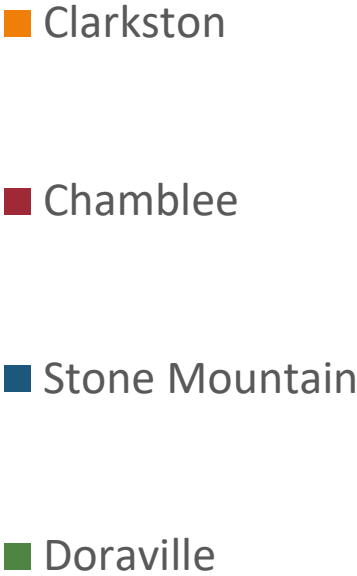
APPENDIX B: EXISTING CONDITIONS

DEMOGRAPHIC TRENDS

POPULATION CHANGE

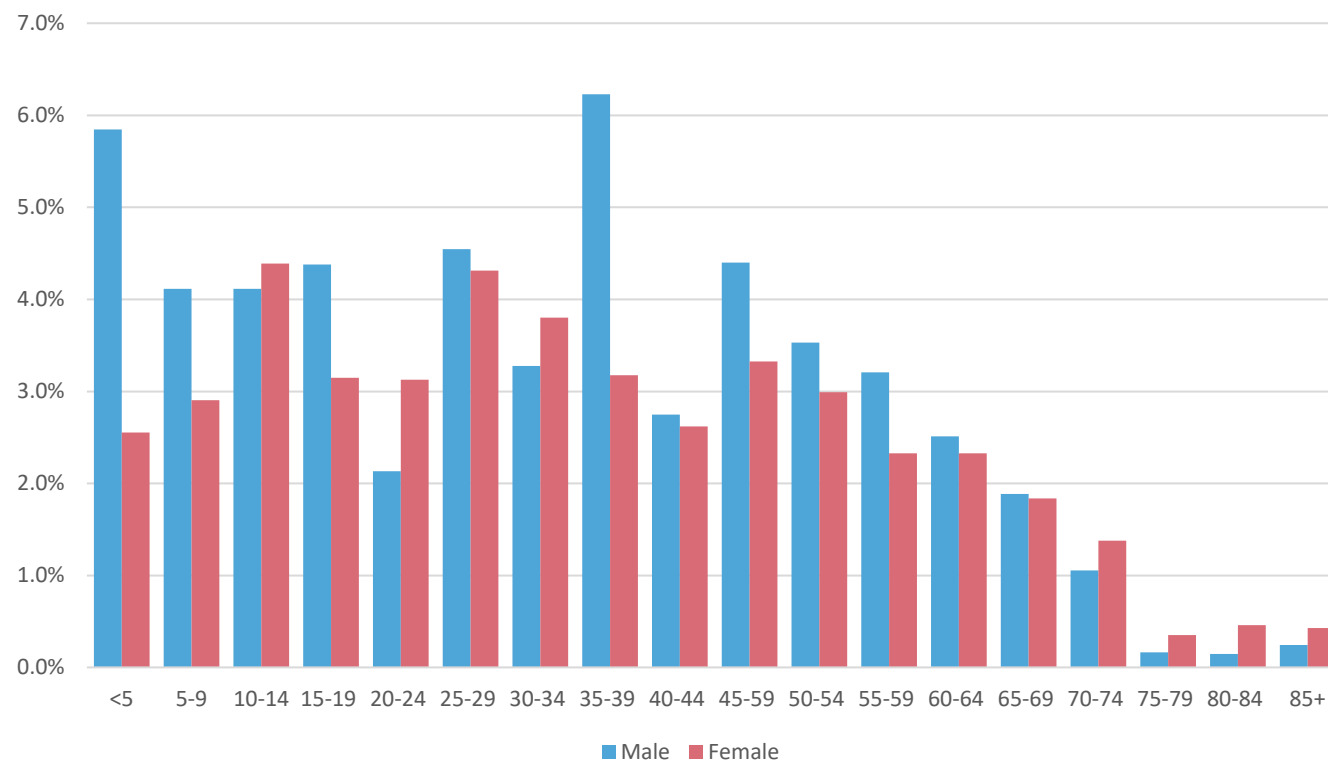


POPULATION COMPARISON



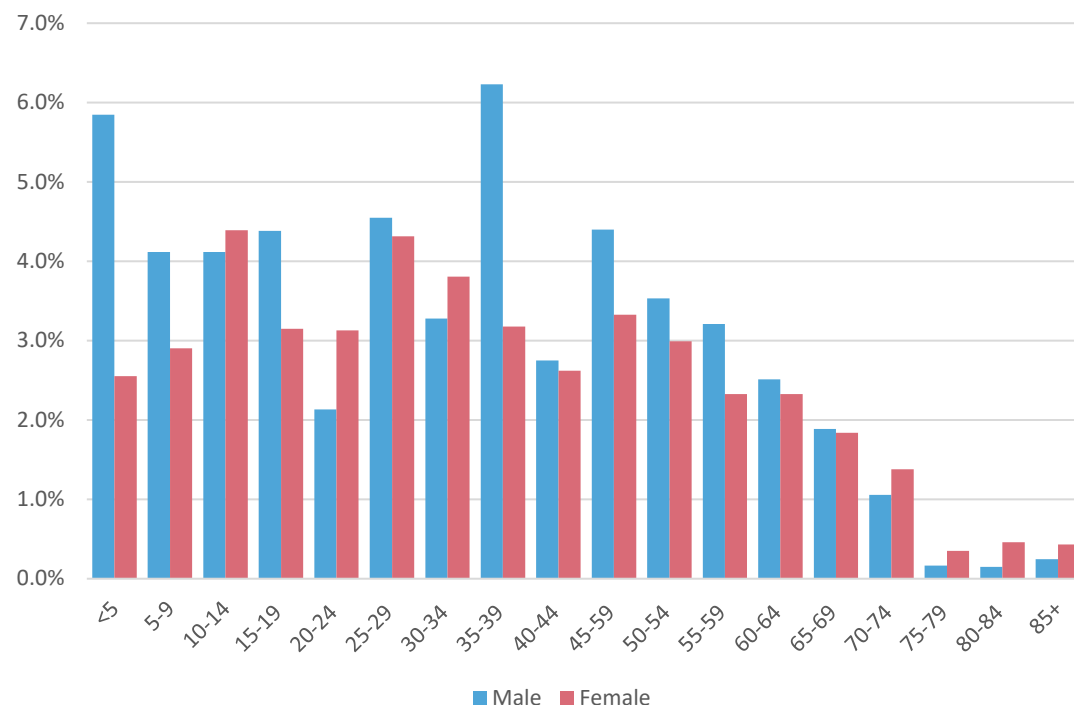
AGE DISTRIBUTION

2019 Population by Age and Sex: Doraville

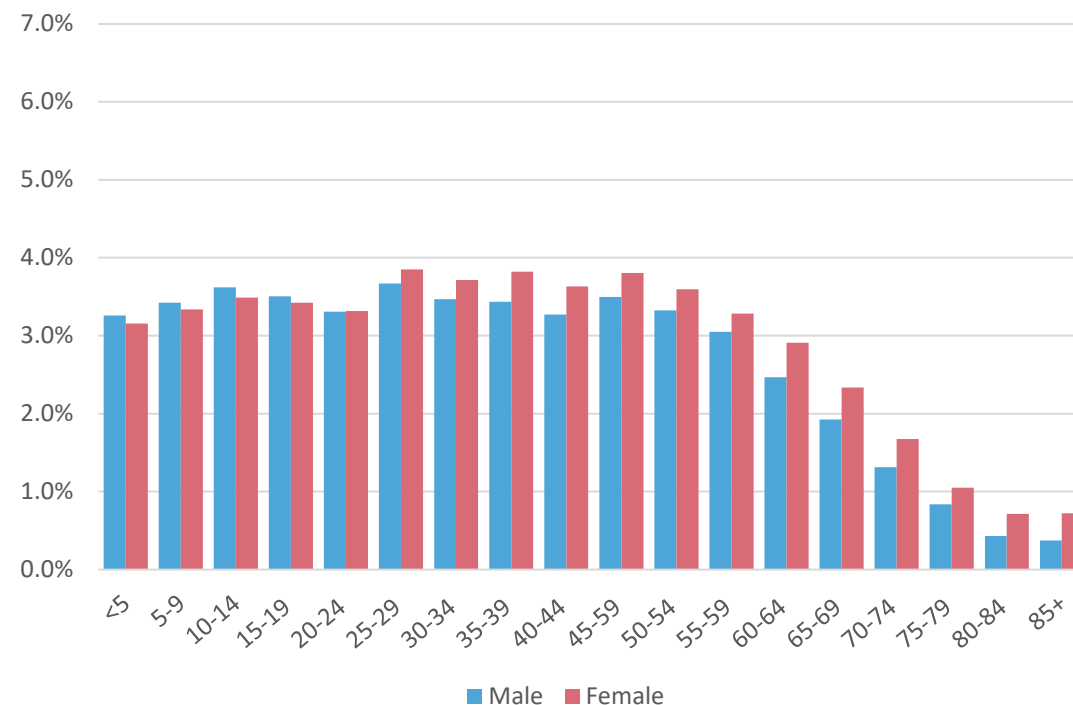


AGE DISTRIBUTION COMPARISON

2019 Population by Age and Sex: Doraville

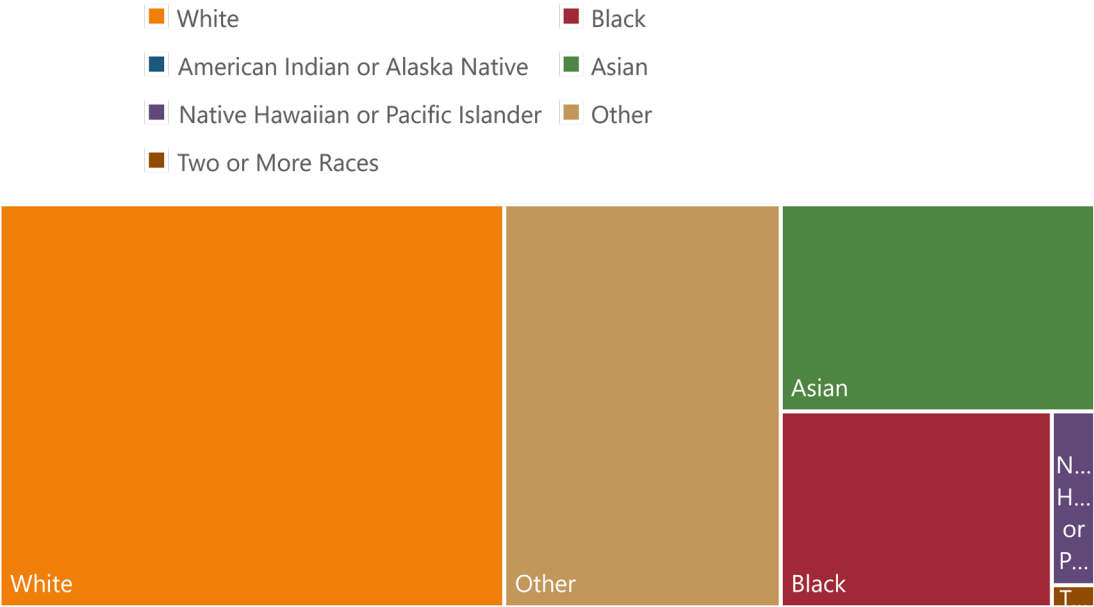


2019 Population by Age and Sex: 10-County Region

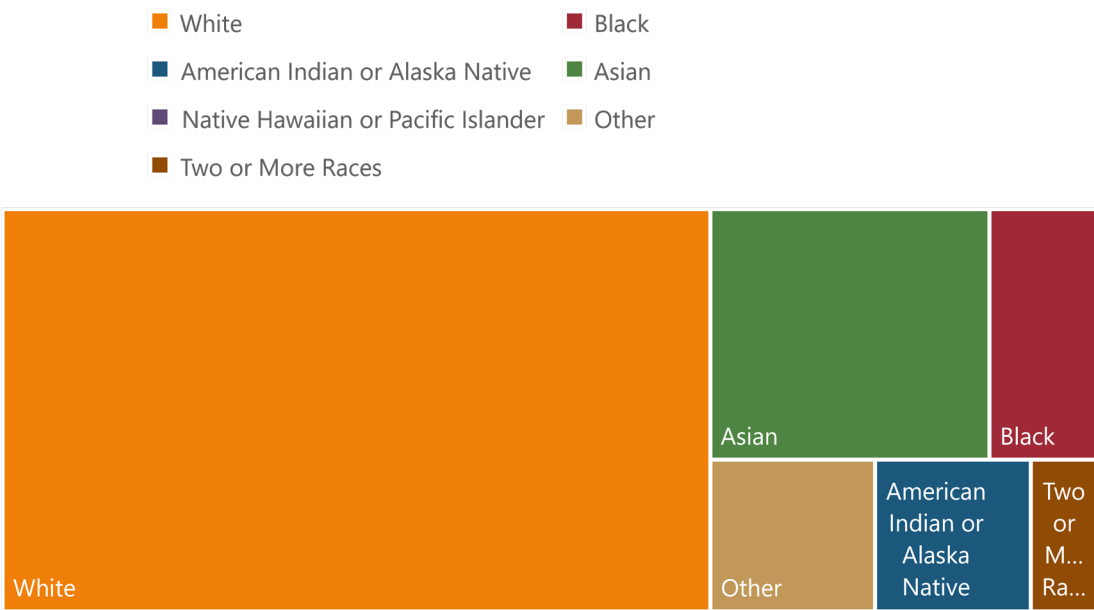


RACIAL COMPOSITION

Racial Composition, Doraville, 2010

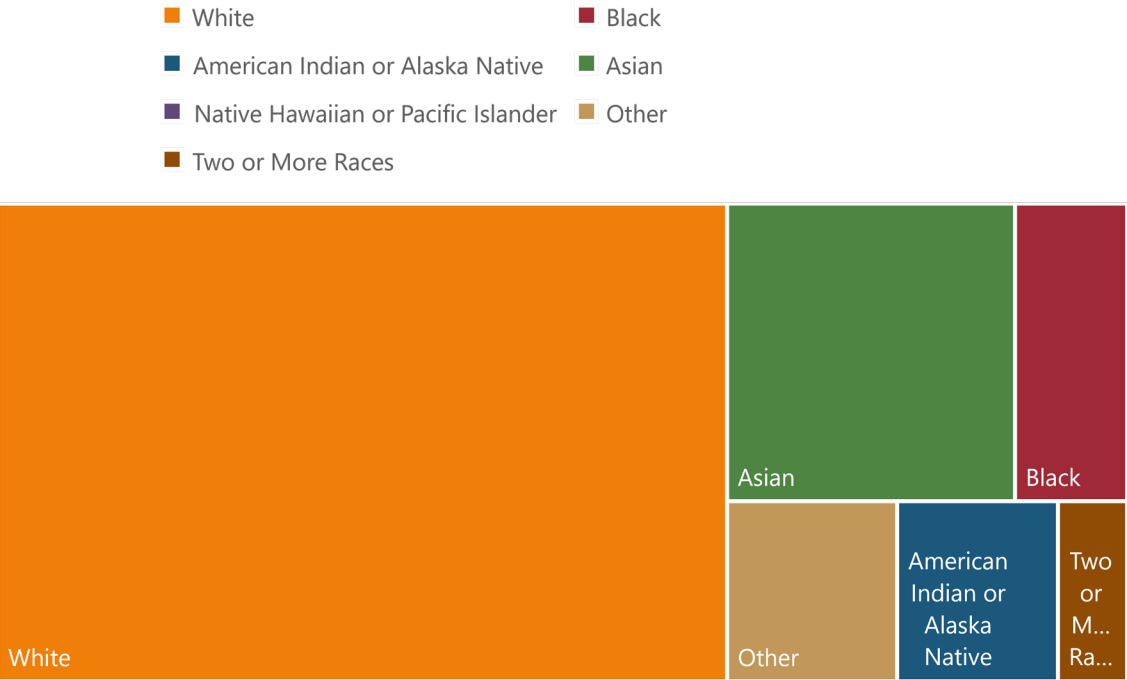


Racial Composition, Doraville, 2019

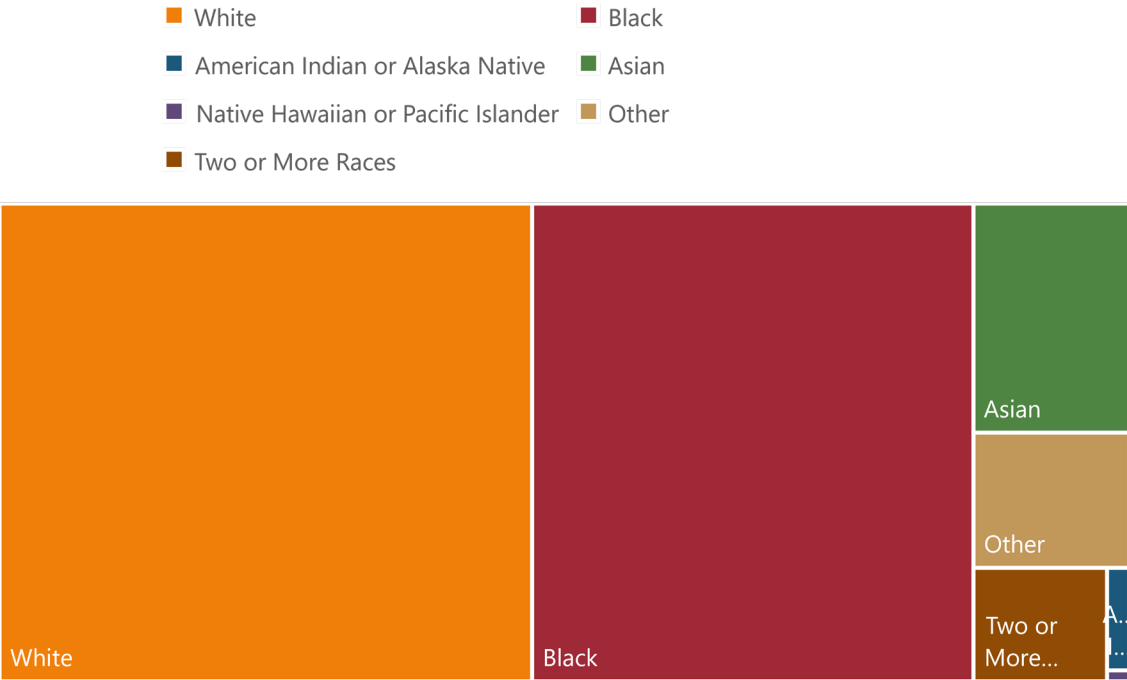


RACIAL COMPOSITION COMPARISON

Racial Composition, Doraville, 2019



Racial Composition of 10-County Region, 2019



HOUSING TRENDS

METRO ATL HOUSING STRATEGY

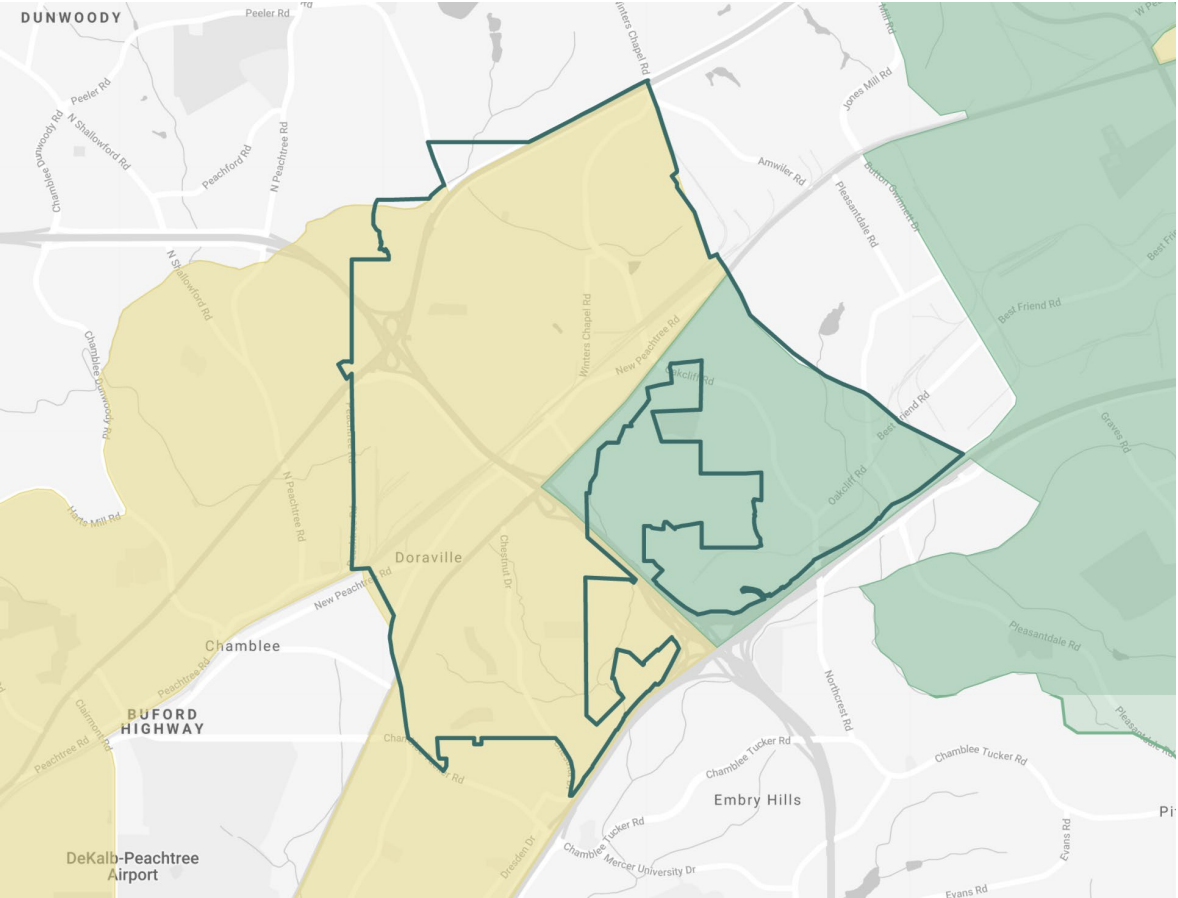
Doraville



74% SUBMARKET 1
Higher-priced core neighborhoods

24% SUBMARKET 7
Suburban neighborhoods with lower-to-moderate-priced housing, biggest increase in renters

2% NOT COVERED BY SUBMARKET



CITY SNAPSHOT

Median Home Sale Price (2018) **\$200,000**

Change in Median Home Sale Price (2013-18) **+86.00%**

Home Sale Price Per Sq Ft (2018) **\$152.39 sq ft**

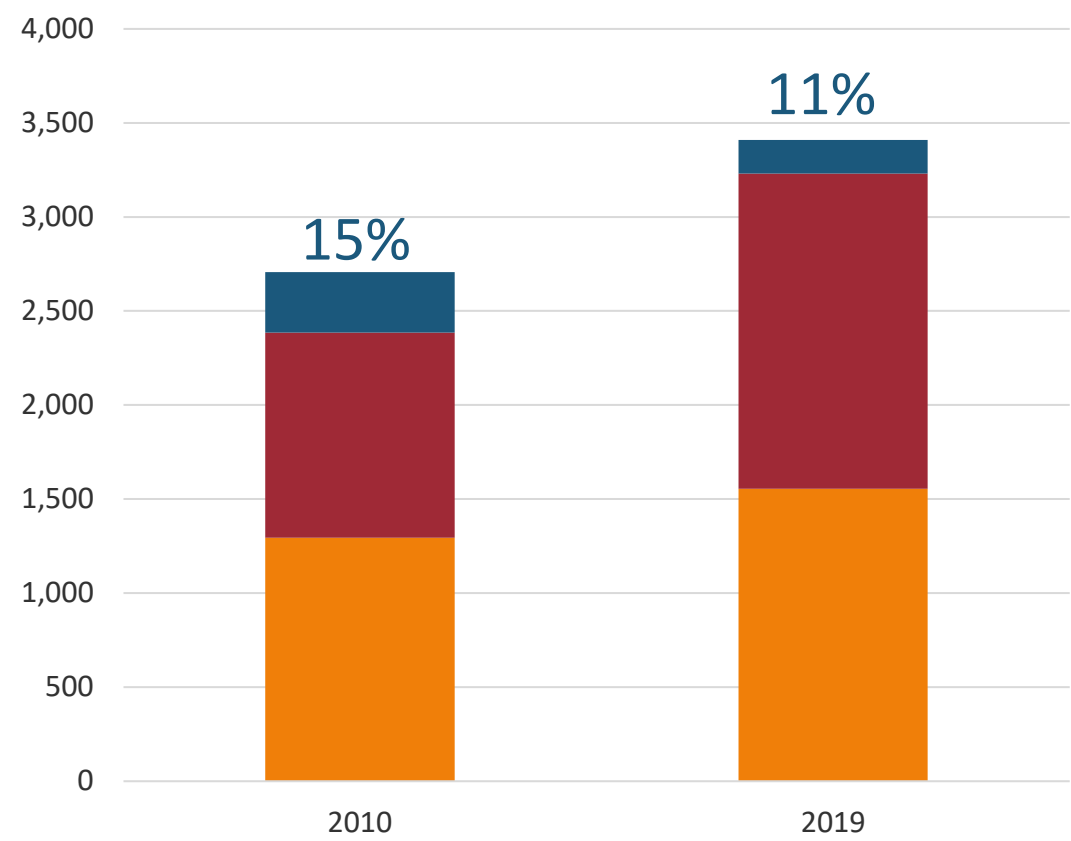
Percent Change in Home Sale Price Per Sq Ft (2013-18) **+100.00%**

Median Building Area of Home Sales (2018) **1,323 sq ft**

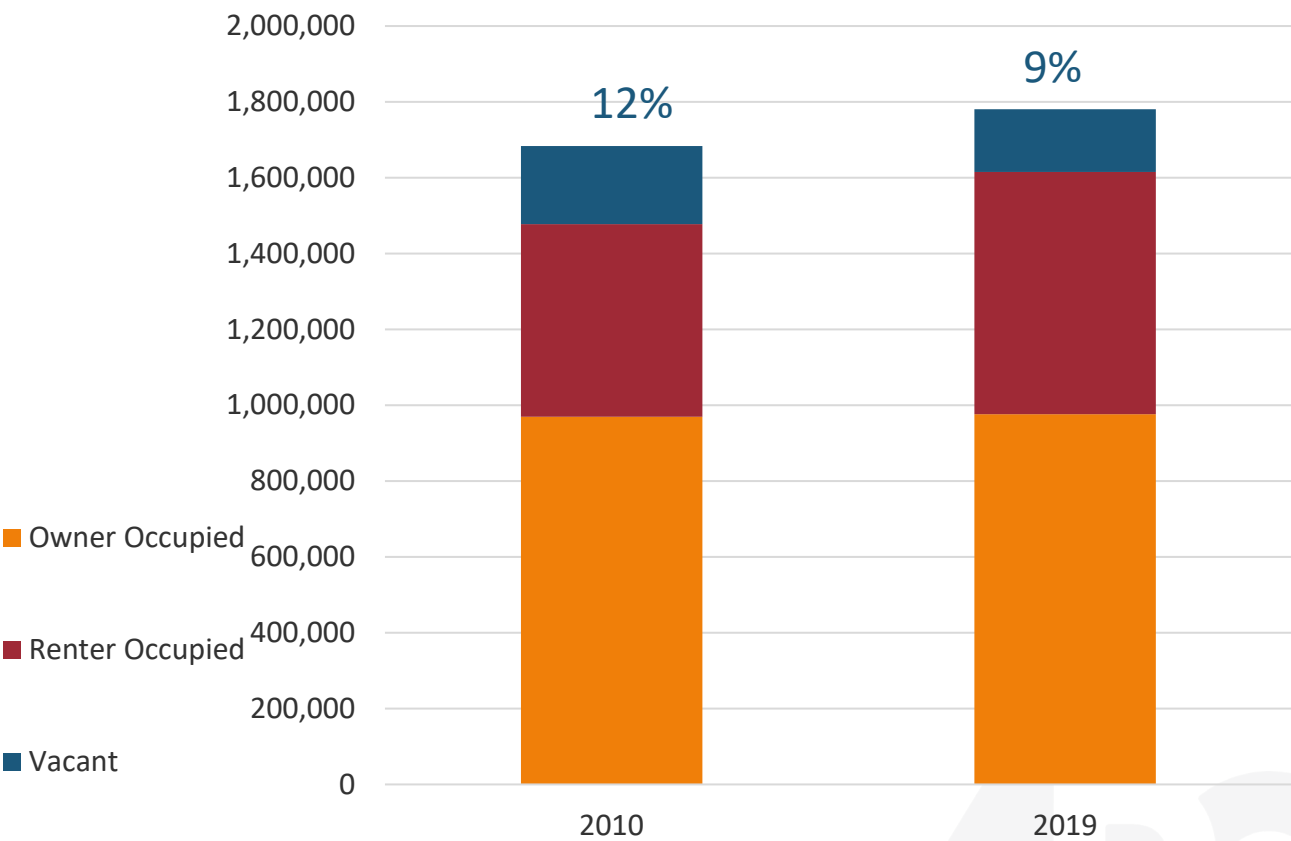
Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2018. Explore this data further in the **DATA EXPLORER**

HOUSING TENURE

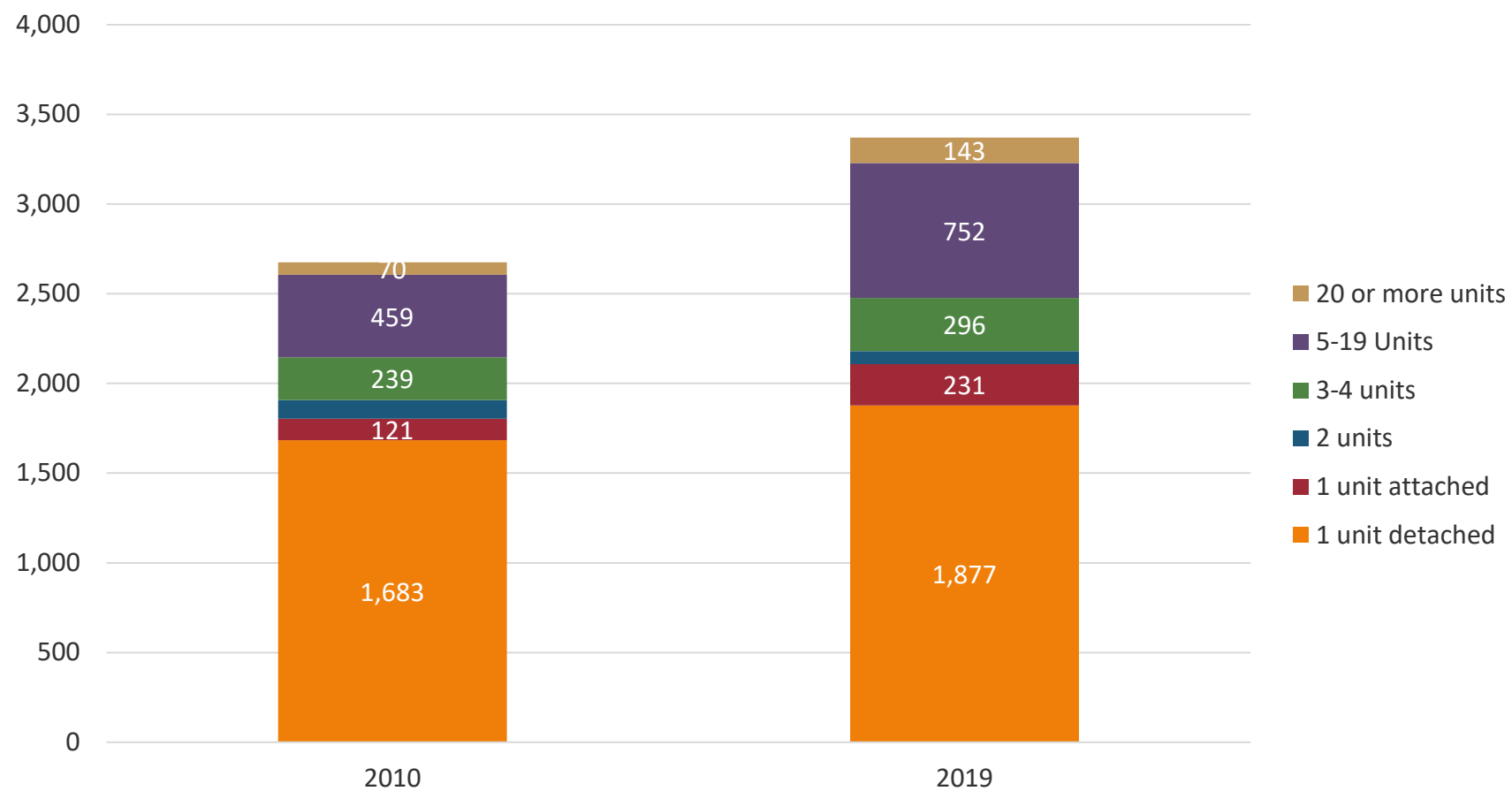
Doraville Tenure



10-County Atlanta Metro Tenure

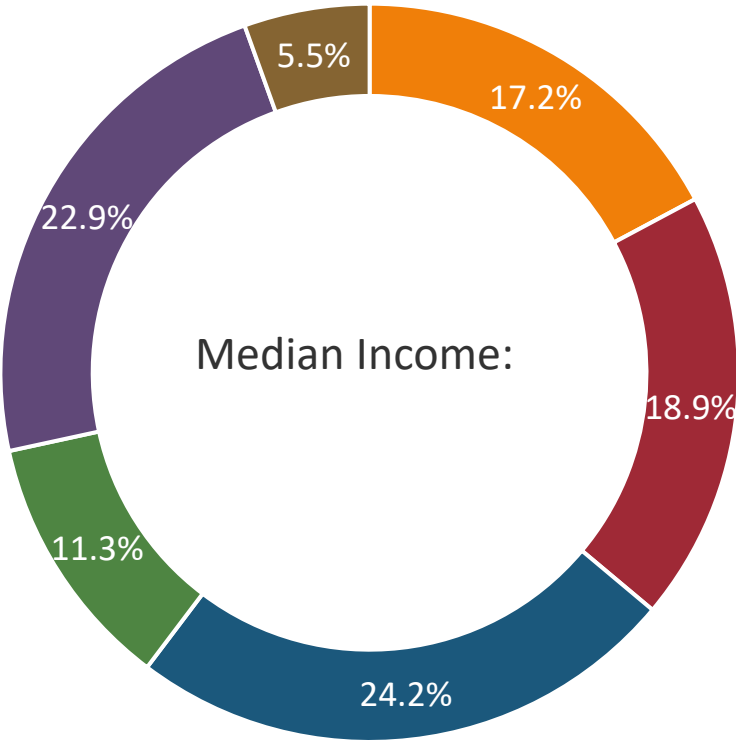


HOUSING TYPES

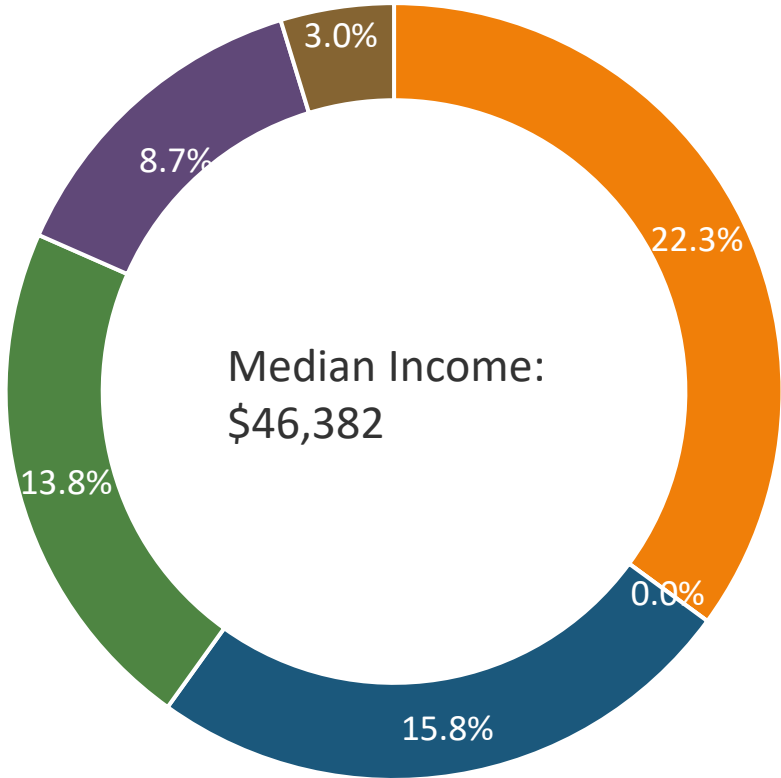


HOUSEHOLD INCOME DISTRIBUTION: RENTERS/OWNERS

Owners Income Distribution

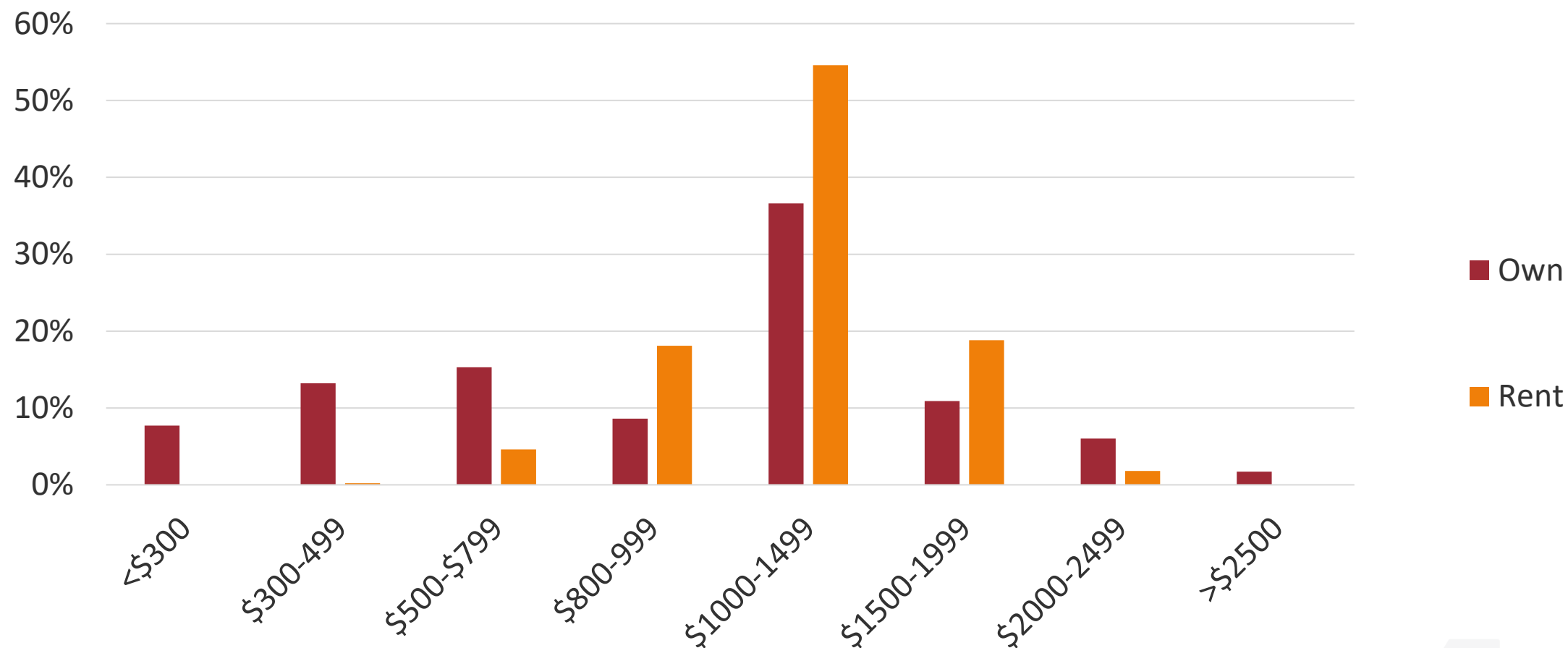


Renters Income Distribution



- <\$25,000
- \$25,000-\$49,999
- \$50,000-\$74,999
- \$75,000-\$99,999
- \$100,000-\$149,999
- >\$150,000

MONTHLY HOUSING COSTS: RENTERS & OWNERS



ECONOMIC TRENDS

BROADBAND AVAILABILITY

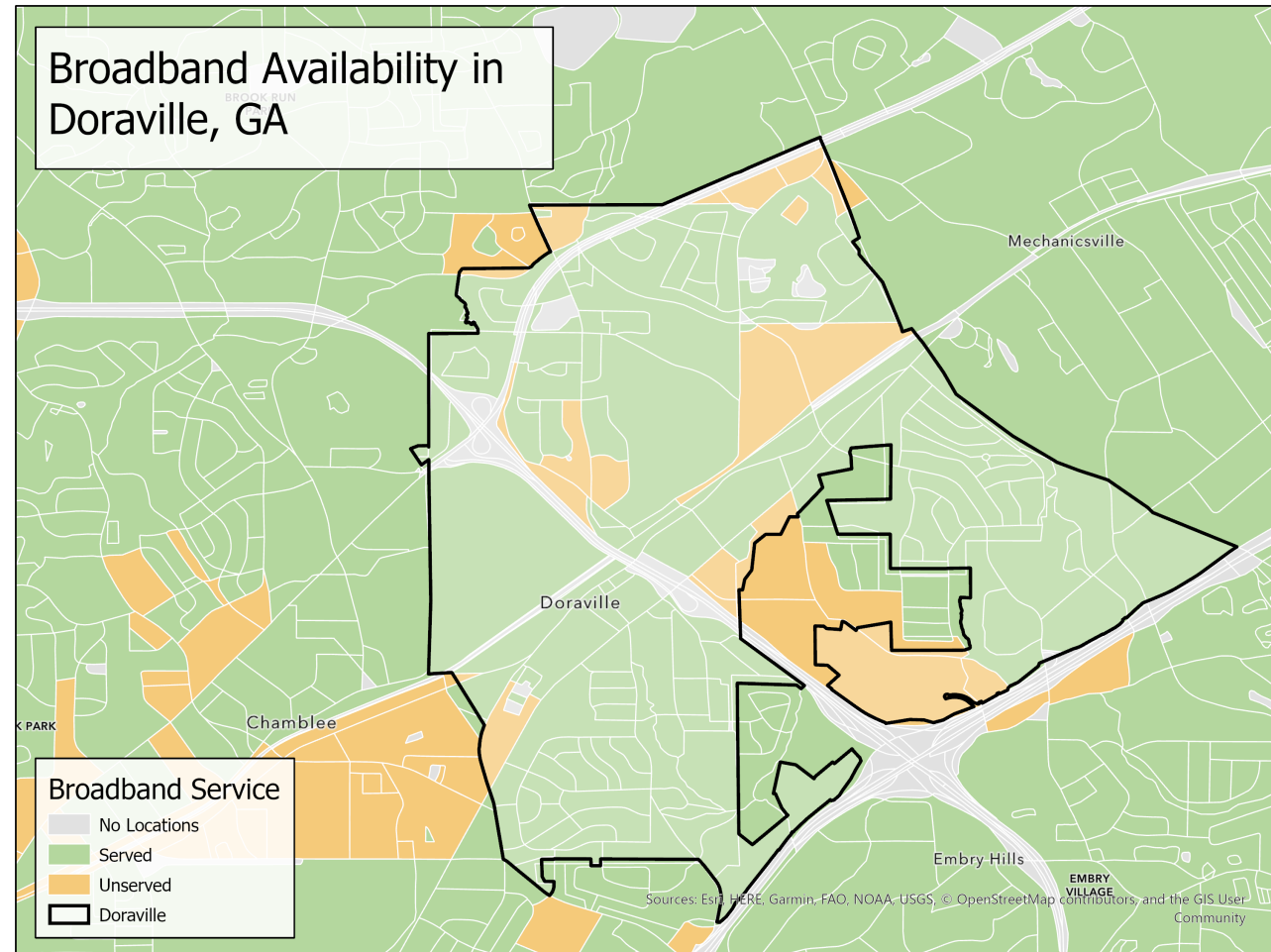
Description

This map focuses on unserved broadband statistics for Georgia counties. Click in the map or search by county to see county statistics. Census block level availability will appear once zoomed in.

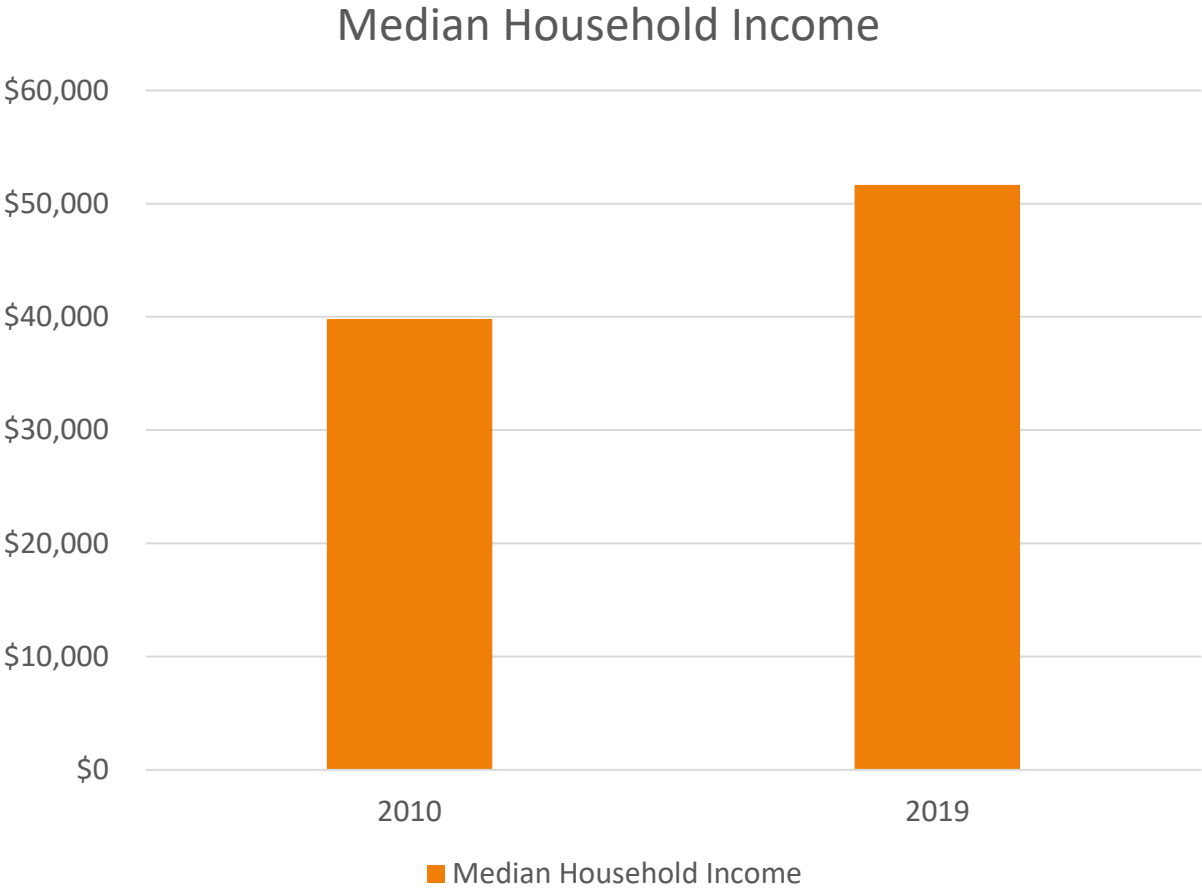
County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband.

Broadband data is provided by the various Internet Service Providers of Georgia.

Location data are from commercially available sources.

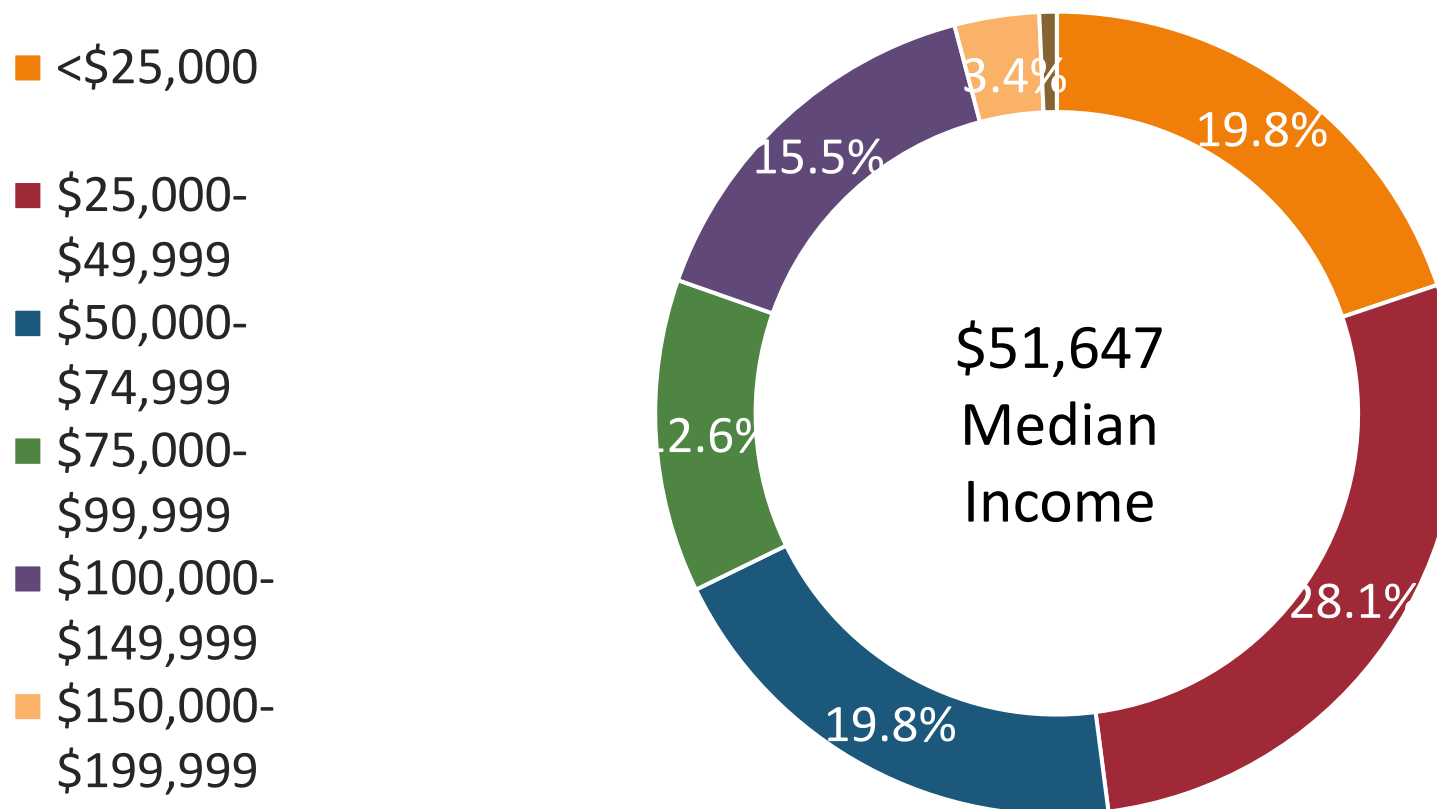


MEDIAN HOUSEHOLD INCOME

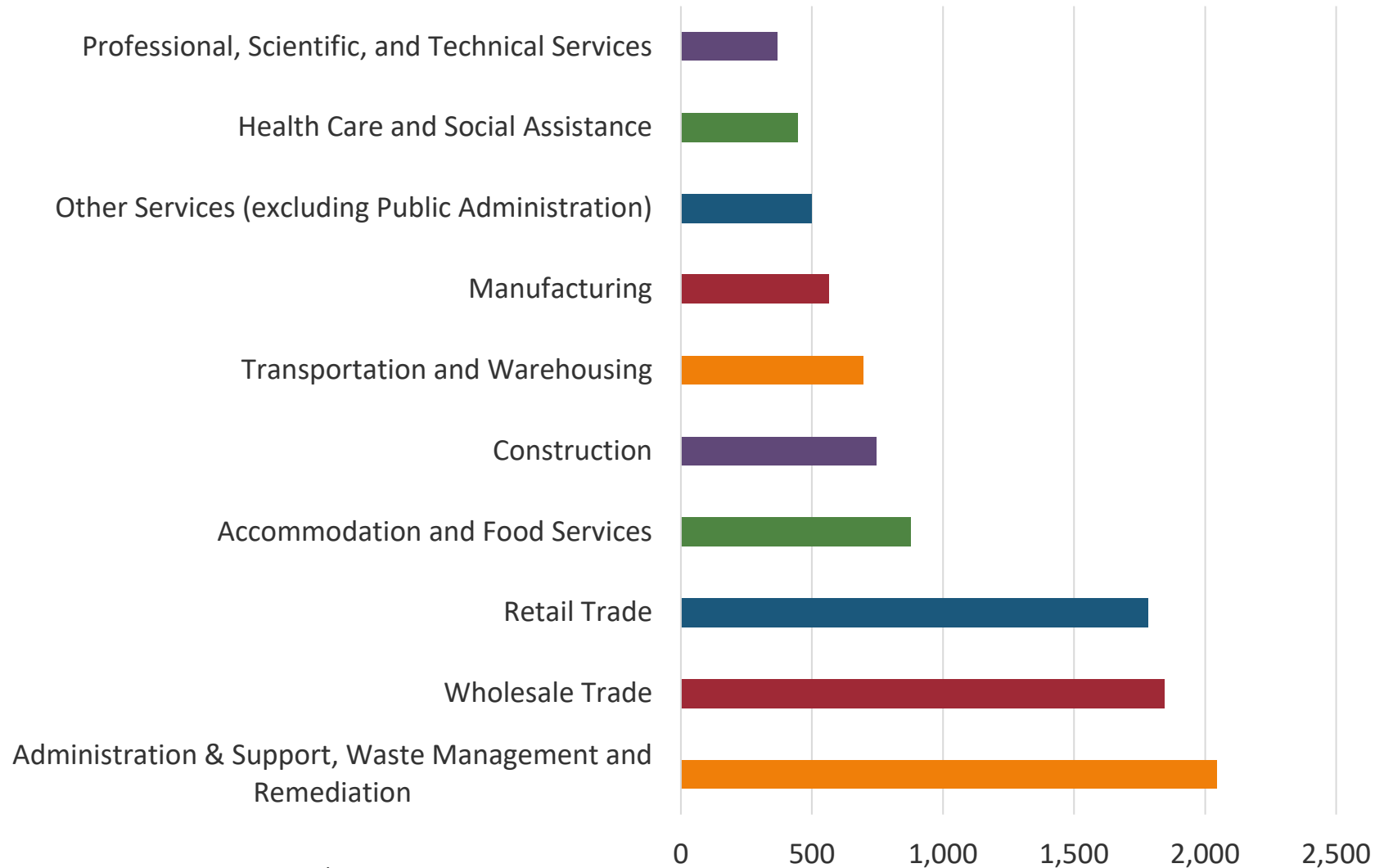


	2019
Median income (dollars)	\$51,647
10% Jurisdiction AMI	\$5,165
30 % Jurisdiction AMI	\$15,494
50% Jurisdiction AMI	\$25,824
80% Jurisdiction AMI	\$41,318
120% Jurisdiction AMI	\$61,976

INCOME DISTRIBUTION



WORKPLACE AREA CHARACTERISTICS: JOB TYPES PRESENT IN DORAVILLE



RESIDENT AREA CHARACTERISTICS: WHERE DORAVILLE RESIDENTS WORK



TRANSPORTATION TRENDS

COMMUTE TIME

14% of residents travel <15 minutes

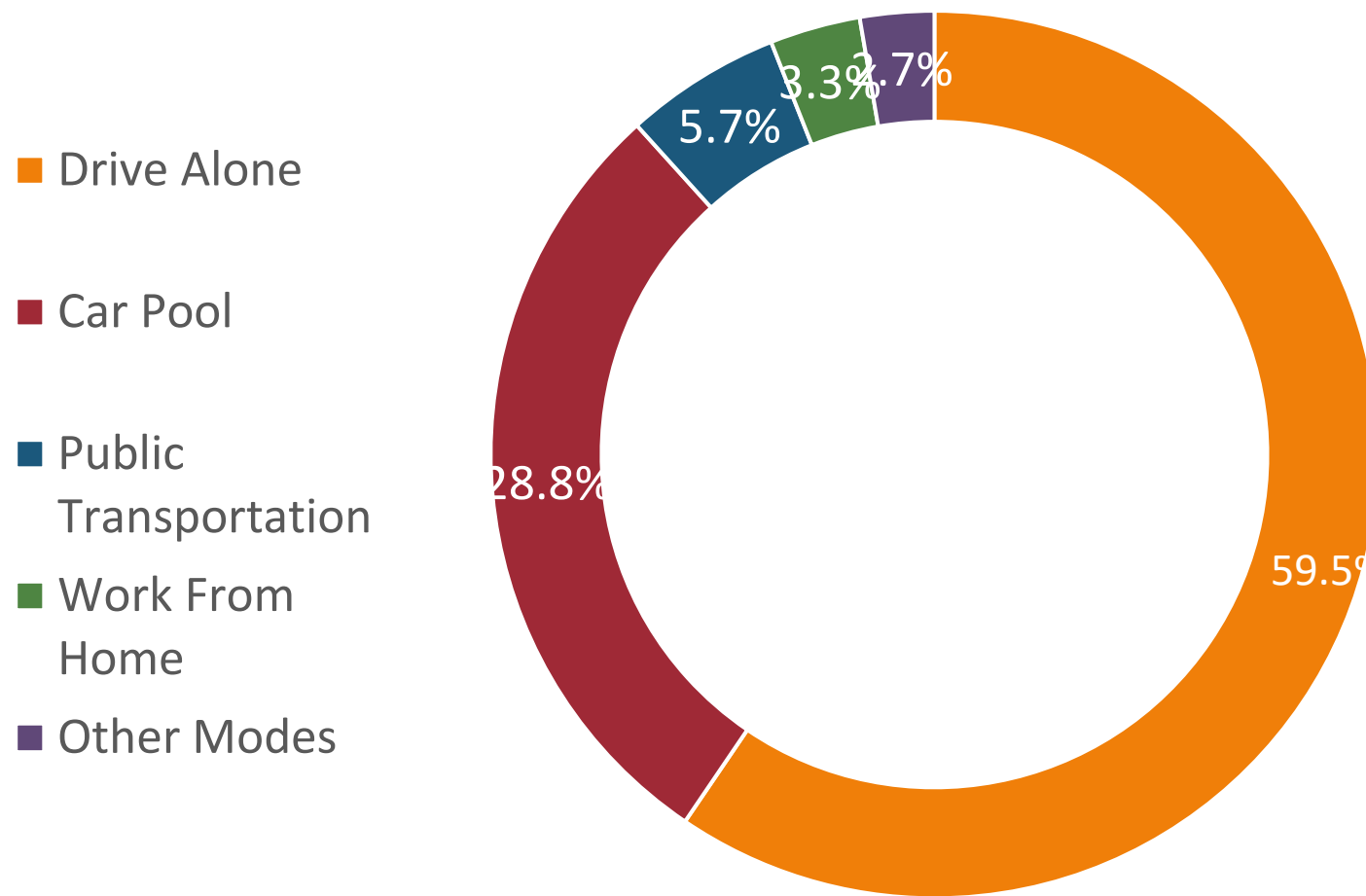
32% of residents travel 15-29 minutes

34% of residents travel 30-44 minutes

10% of residents travel 45-59 minutes

10% of residents travel >60 minutes

MODE OF TRANSPORTATION



TRAFFIC FLOWS

Commute to Doraville:

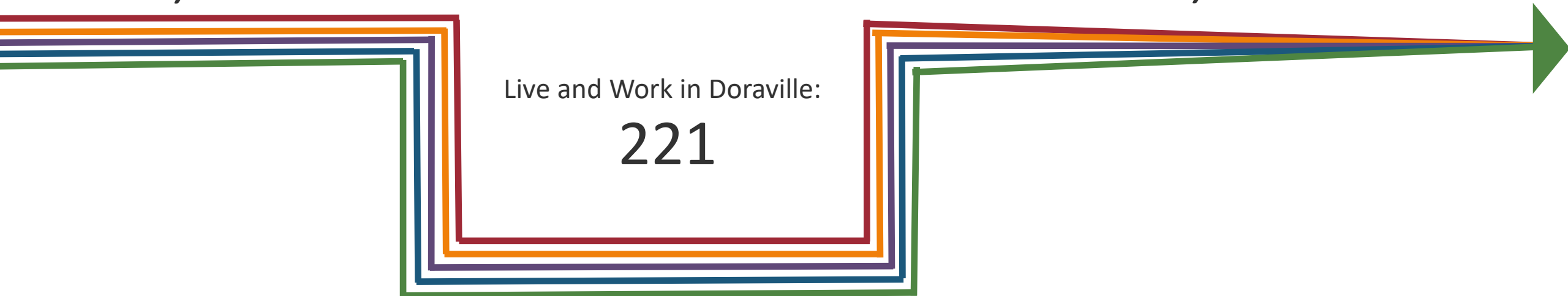
11,054

Commute out of Doraville:

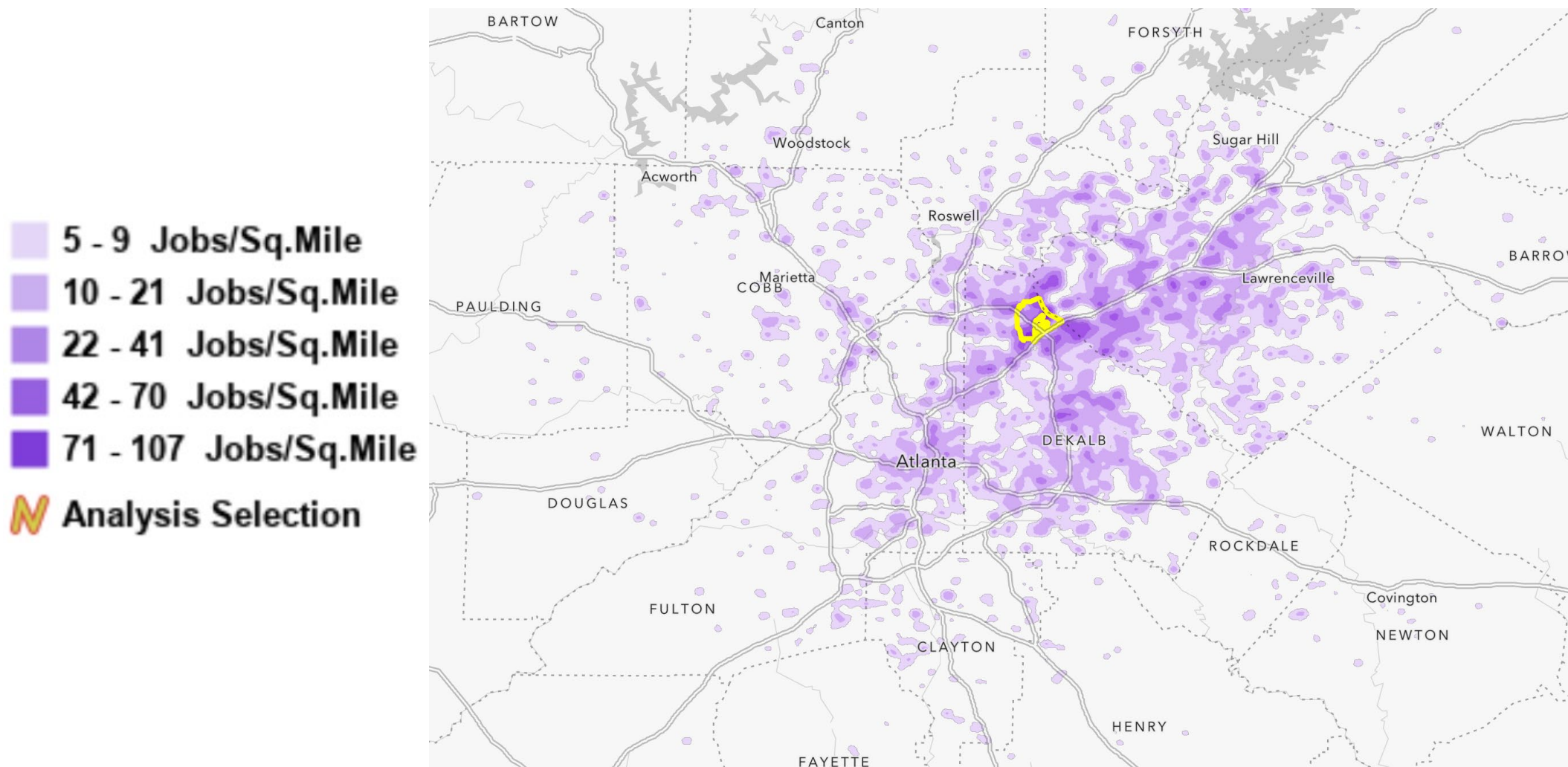
3,984

Live and Work in Doraville:

221



WHERE PEOPLE WORKING IN DORAVILLE LIVE



WHERE RESIDENTS OF DORAVILLE WORK

