

DATE: September 9, 2024

TO: Mayor Brian Mock, City of Chamblee
ATTN TO: John Maximuk, Planning and Development Director, City of Chamblee
FROM: Mike Alexander, COO, Atlanta Regional Commission

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: 2024 City of Chamblee Comprehensive Plan Update

Description: A regional review of the draft 2024 City of Chamblee Comprehensive Plan Update.

Submitting Local Government: City of Chamblee

Action Under Consideration: Approval

Date Opened: September 9, 2024

Deadline for Comments: September 30, 2024

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF DORAVILLE
CITY OF TUCKER
CITY OF ATLANTA
CHAMBLEE DORAVILLE CID

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF DUNWOODY
CITY OF SANDY SPRINGS
DEKALB COUNTY
ASSEMBLY CID

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CITY OF BROOKHAVEN
MARTA
CITY OF PEACHTREE CORNERS
GWINNETT COUNTY

Review information is attached.

Please submit comments to dshockey@atlantaregional.org. For questions, please contact ARC Plan Review Manager Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If no comments are received by **Monday September 30, 2024**, ARC will assume your agency has no input on the subject plan. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.



CITY OF CHAMBLEE

3518 BROAD STREET | CHAMBLEE, GA 30341

September 5, 2024

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

RE: Comprehensive Plan Update Submittal

The City of Chamblee 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 Plan 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 John Maximuk, Planning and Development Director at (470) 395-2344 or jmaximuk@chambleega.gov.

Sincerely,

Signed by:

Brian Mock

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Brian Mock, Mayor
City of Chamblee

Enclosures: 1



2045 Comprehensive Plan

09/06/2024 DRAFT



Acknowledgements

Elected Officials

Brian Mock, Mayor
Jimmy Furst, At Large Councilmember, Mayor Pro Tem
John Mesa, City Councilmember, District 1
Leslie Robson, City Councilmember, District 2
Paul Stovall, City Councilmember, District 3
Elmer Veith, City Councilmember, District 4

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Chuck Button, Interim City Manager
Jimmy Furst, City Council/Chamblee DDA
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John Maximuk, Planning Director
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Jodie Gilfillan, Parks and Recreation Director
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Brittney Lindsay, Public Engagement Director
Michael Dieppa, Police Chief
Wylly Harrison, Economic Development Director
Wayne Fishell, Resident
Raj Kamath, Resident
Anishah Pradhan, Resident
Michael Escobar, Keep Chamblee Beautiful
Shivanand Rao, Resident
Brian Ray, Chamblee DDA
Stephanie Correa, Los Vecinos de BuHi
Daria Chryssochoos, Budget and Strategy Manager

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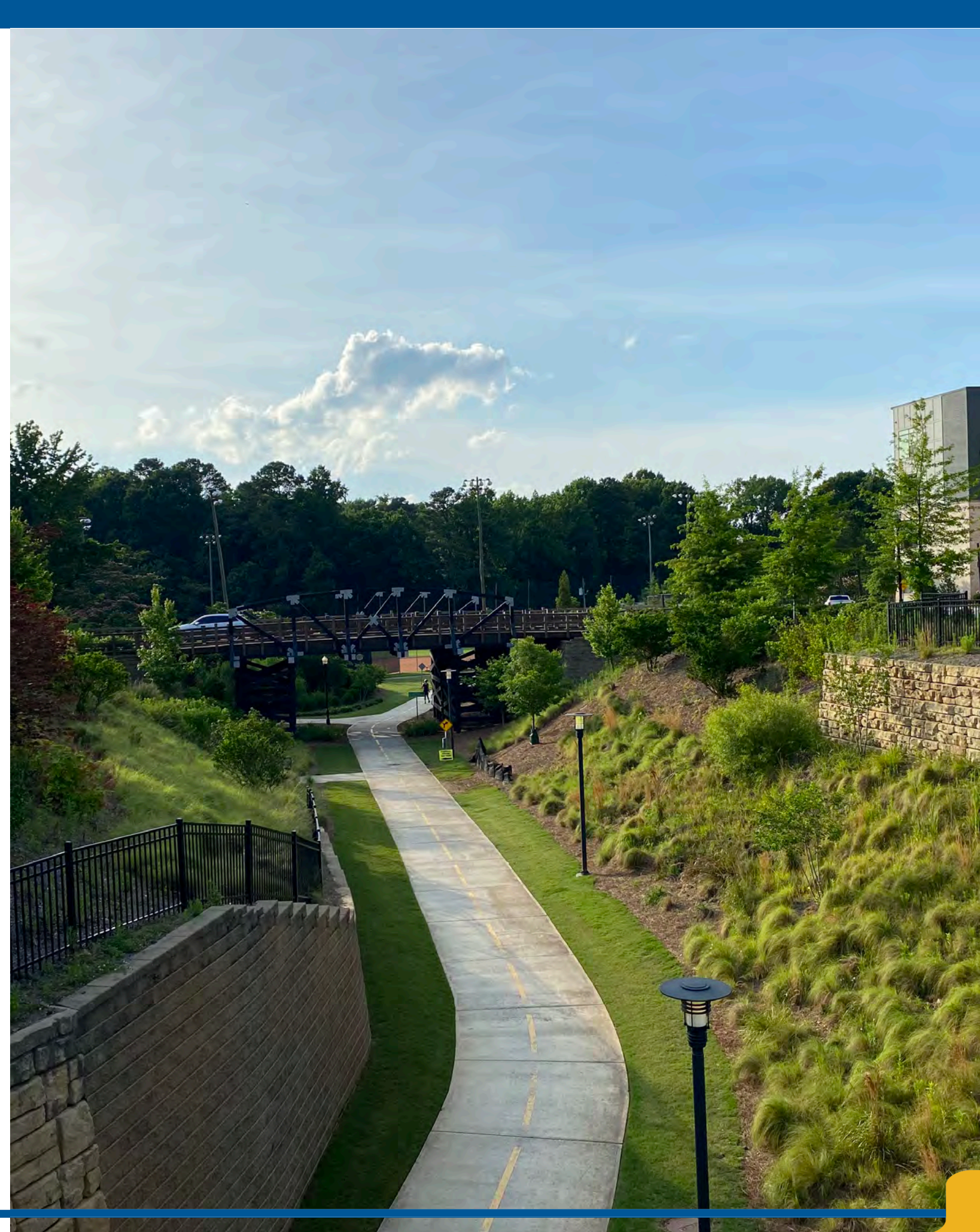
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Existing Conditions

Comprehensive Plan Overview

The Chamblee 2045 Comprehensive Plan serves as a strategic roadmap for the future development and investment in the City of Chamblee, Georgia. It outlines the City's goals and aspirations in various key areas and aims to create a sustainable and thriving community for residents and businesses alike.

The Comprehensive Plan includes several key elements, including:

- **Land Use:** The central component of the comprehensive plan is the Future Land Use Map which guides land use and development decisions. It is crafted so that the City can accommodate future growth and investment, while also maintaining and enhancing the character of the community. This land use policy guide along with the Character Area Map were developed with considerations for density, height, multimodal transportation, and civic or open space.
- **Housing:** The comprehensive plan builds upon recent housing initiatives by the City and includes policies that encourage a range of housing options that meet the needs of its diverse population. This includes promoting affordable housing, encouraging mixed-use developments, and preserving the existing housing stock, among other strategies and actions.
- **Transportation:** The plan identifies priorities and projects from recent transportation plans to ensure consistency across strategies and implementation programs.
- **Economic Development:** The comprehensive plan recognizes the importance of a vibrant and sustainable economy. It identifies strategies to attract businesses, support job growth, and promote entrepreneurship. By fostering economic development, the plan aims to enhance the overall quality of life for Chamblee residents.

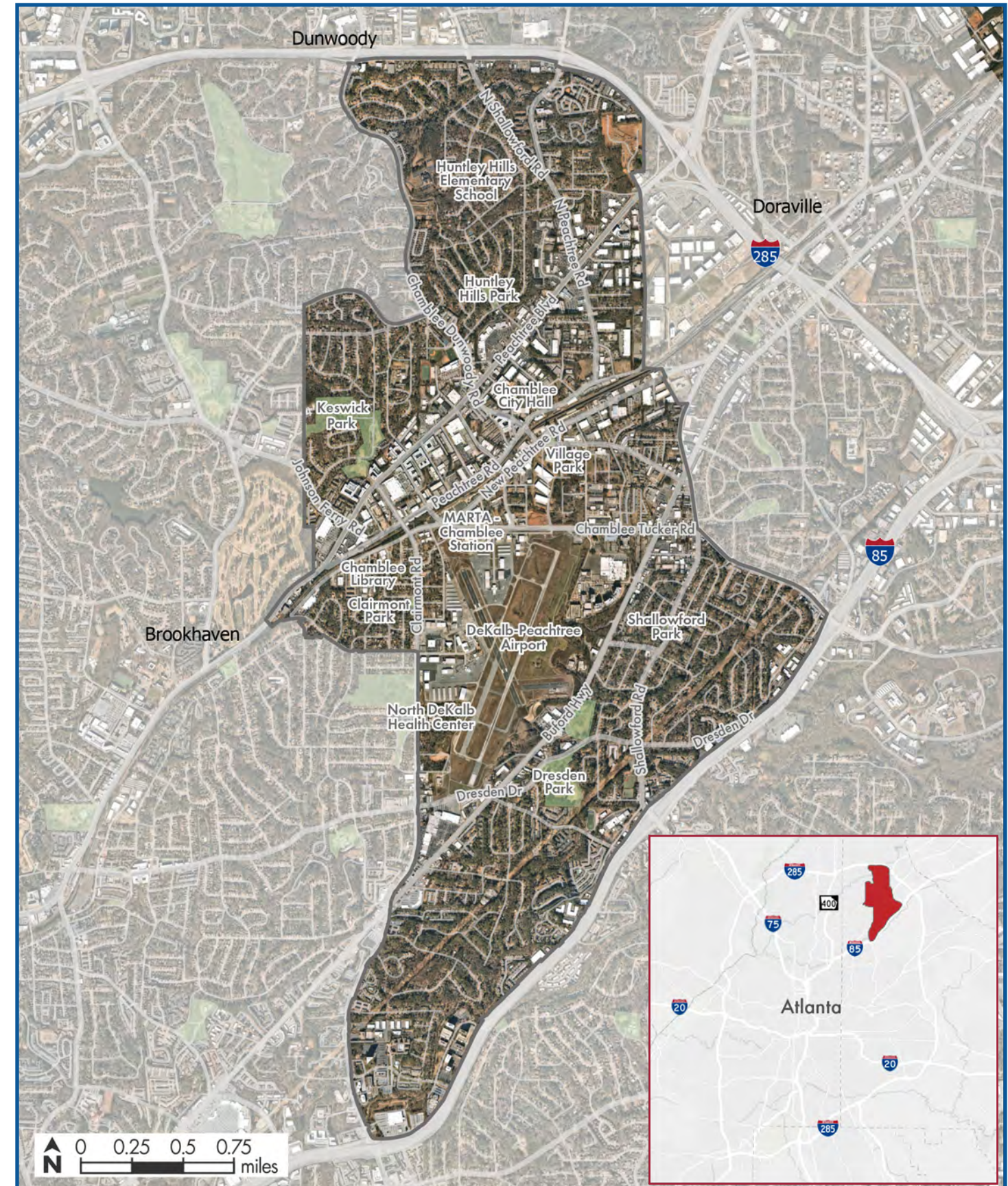
By taking into account various aspects such as land use, housing, transportation, and economic development, the comprehensive plan creates a holistic approach to growth, fostering a vibrant and livable City for current and future generations.

Location and Context

The City of Chamblee is located in northern DeKalb County and is conveniently located just inside Interstate 285 (I-285) and just north of Interstate 85 (I-85). Chamblee also is well-connected to Atlanta's public transportation system, with the Chamblee Metropolitan Atlanta Rapid Transit Authority (MARTA) Station serving as a major hub for commuters. This station offers access to MARTA's rail network, allowing residents of Chamblee to easily travel to various parts of Atlanta and beyond. DeKalb-Peachtree Airport (PDK) is located within the City. PDK is the second busiest airport in Georgia (based on aircraft operations) and provides convenient access for private and corporate aircraft. Overall, Chamblee's strategic location and proximity to the interstate, rail network, and airport make it a highly accessible City and a desirable location for people to live and work.

Chamblee is characterized by a mix of commercial, industrial, and residential development, providing many opportunities for residents and visitors. The City has embraced transit-oriented development (TOD) around the Chamblee MARTA station, creating a vibrant and accessible hub for residents and commuters. Walkable areas along Peachtree Boulevard and Peachtree Road offer a pedestrian-friendly environment with shops, restaurants, and other amenities, and the diverse range of restaurants and shops along Buford Highway attract visitors from within the region and beyond. These various types of development contribute to the City's dynamic and inclusive atmosphere.

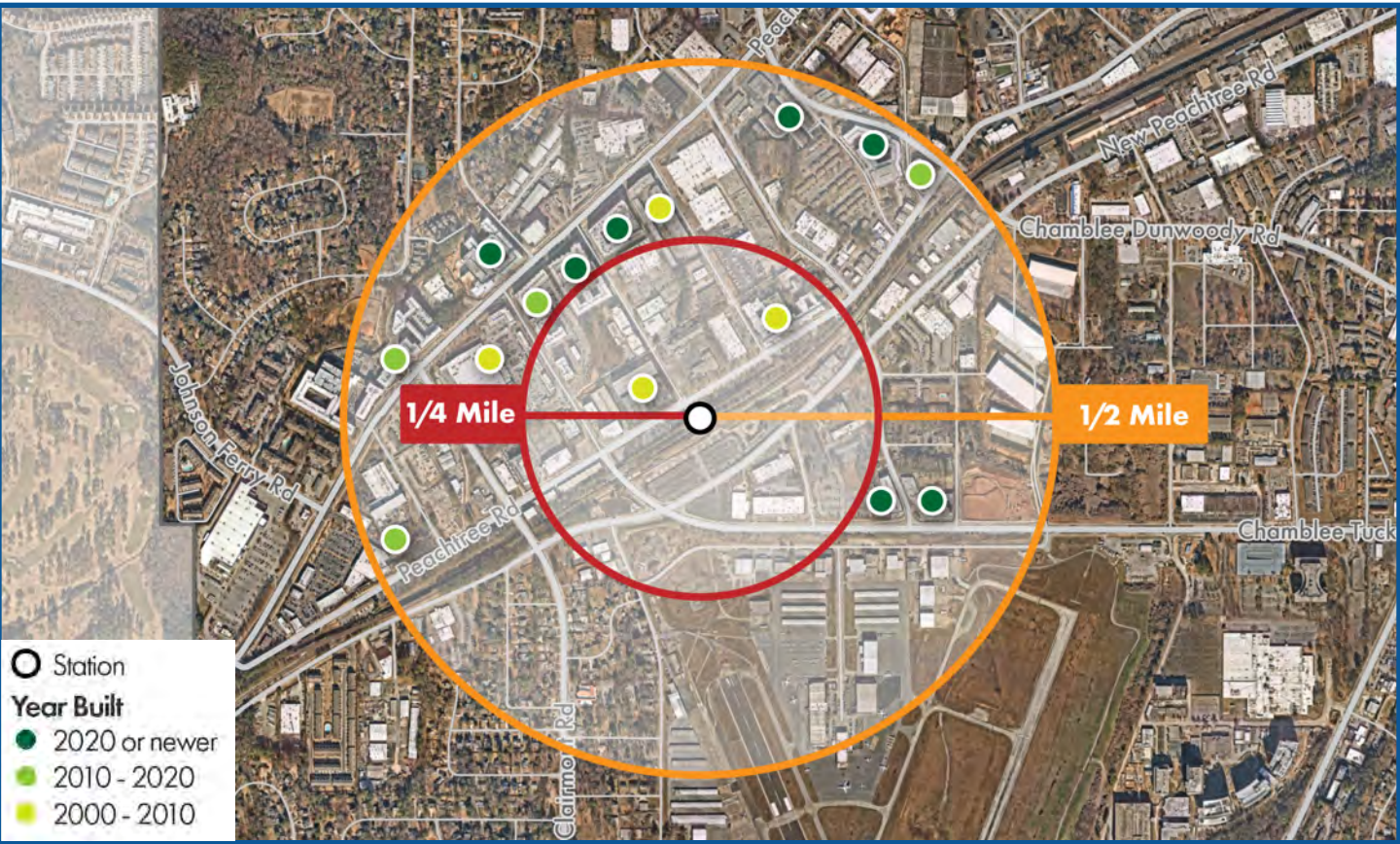
Location and Context Map



Planning and Implementation

The City of Chamblee has a rich history of more than 20 years of planning and implementation, beginning with the 2001 Livable Centers Initiative (LCI) Study. This study laid the foundation for growth, development, and public investment. Chamblee has become a model within Metro Atlanta, showcasing successful strategies for sustainable and walkable growth. Following the principles of TOD, many new developments in Chamblee are strategically located within a quarter to a half-mile radius of the Chamblee MARTA station. This intentional positioning encourages walkability and easy access to public transportation, fostering a vibrant and connected community. The City’s commitment to TOD has made it an attractive destination for residents and businesses alike. While the City was once known for antiques and industrial space, now it has become a destination for dining in the north Metro area

Recent Development near the Chamblee MARTA Station



Existing Conditions

The next section of the Chamblee 2045 Comprehensive Plan focuses on analysis of existing conditions. This step is crucial in assessing the key focus areas of the plan moving forward because it identifies areas for improvement and potential challenges facing the City today. The existing conditions analysis includes:



Population

The current population of Chamblee is approximately 30,172, according to the American Community Survey (ACS) five-year estimate. Since 2010, the City of Chamblee has experienced a notable 11.2% growth in population with a compound annual growth rate of 0.8%. Although some of this growth can be attributed to recent annexations south and east of Buford Highway during this time, there has also been substantial new development in the area around the Chamblee MARTA station and along Peachtree Boulevard. A total of 48.2% of Chamblee residents aged 25 and above hold a college degree or higher, in contrast to DeKalb County, where 49.4% of the population has attained an advanced degree. In addition, 37.3% of Chamblee residents have completed a high school diploma or have educational attainment below that level, compared to 27.8% of DeKalb County residents.

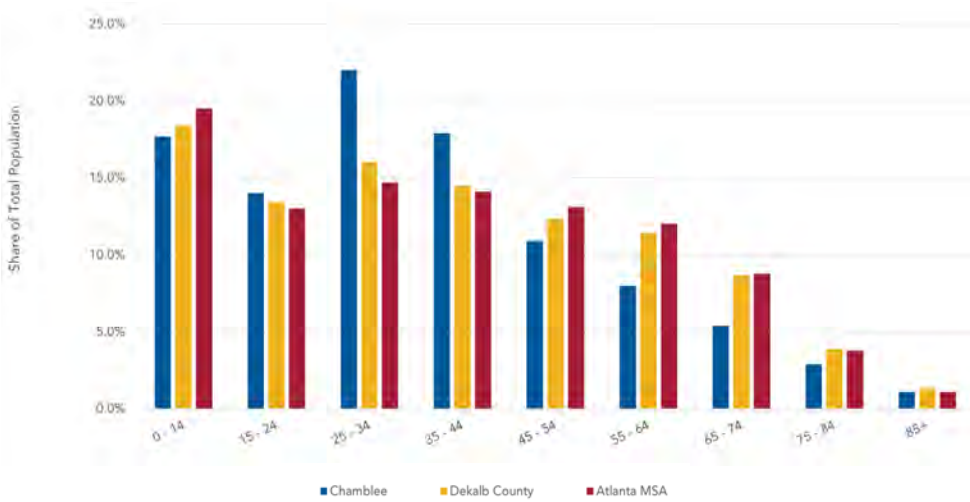
With 53.7% of residents under the age of 34, the median age in the City stands at 33.3. This is younger than the median age of 37 for the Atlanta Metropolitan Statistical Area (MSA) and 36.5 for DeKalb County. Chamblee attracts a considerable number of young families, as evidenced by its average family size of 3.11. The Atlanta MSA has an average family size of 3.28, which is similar to the DeKalb County average family size of 3.27.

Population and Age Comparison, 2023


Jurisdiction	Total Population		Annual Growth Rate	2023 Median Age
	2010	2023		
City of Chamblee	27,144	30,172	0.8%	33.3
DeKalb County	691,893	772,995	0.9%	36.5
Atlanta MSA	5,286,772	6,313,755	1.4%	37

Source: ACS 5-Year

Comparison of Age Cohorts, 2023



Source: Esri Business Analyst Online, Kimley-Horn

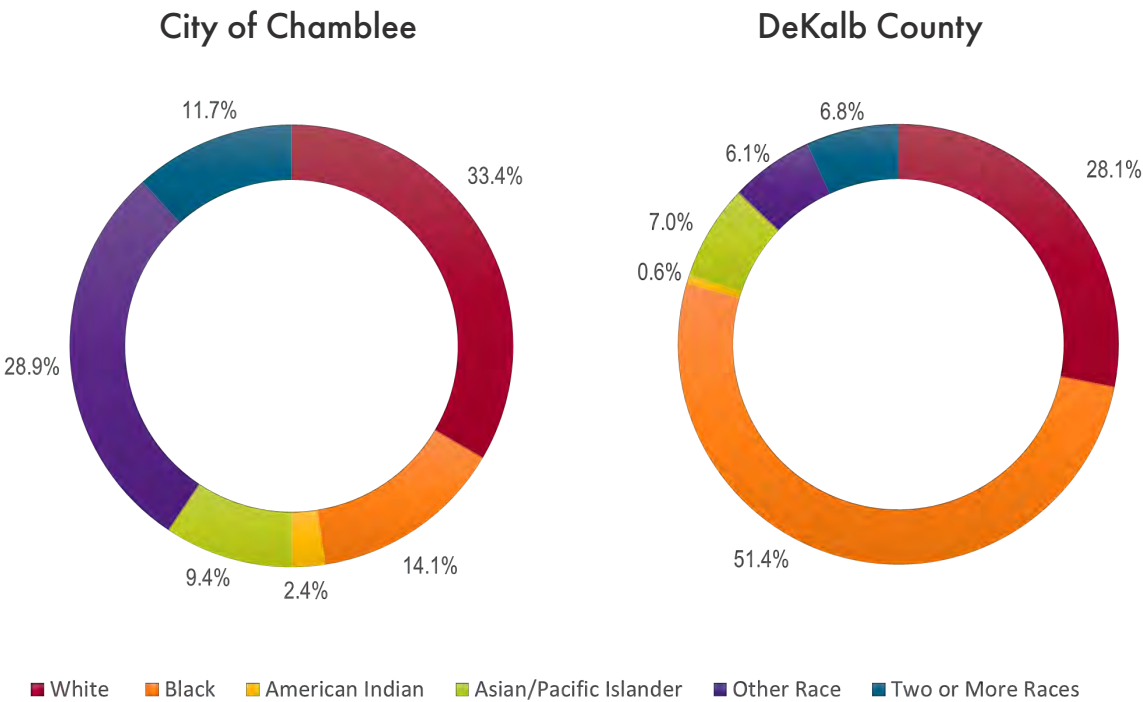

30,172
2023
Estimated
Population


33.5
Median Age


3.11
Average
Family Size

The City of Chamblee is known for and celebrates its diversity. According to the American Community Survey (ACS), roughly one-third of residents are White, about 15% are Black, and almost 10% are Asian. Additionally, the City has a high concentration of Hispanic residents. Over 44% of residents identify as Hispanic, a significantly higher amount than the 11% of DeKalb County residents who identify as such.

Racial Make Up, 2023



Source: ACS 5-Year, 2023



Housing

Based on the ACS, the median household income in Chamblee is \$76,461, compared to DeKalb County, which has a median household income of \$75,027 and the Atlanta MSA, which is \$81,148. The City has an older housing stock than DeKalb County and has a higher median home sale price. Chamblee has a higher percentage of renter-occupied units than the County and MSA, which both have higher rates of homeownership.

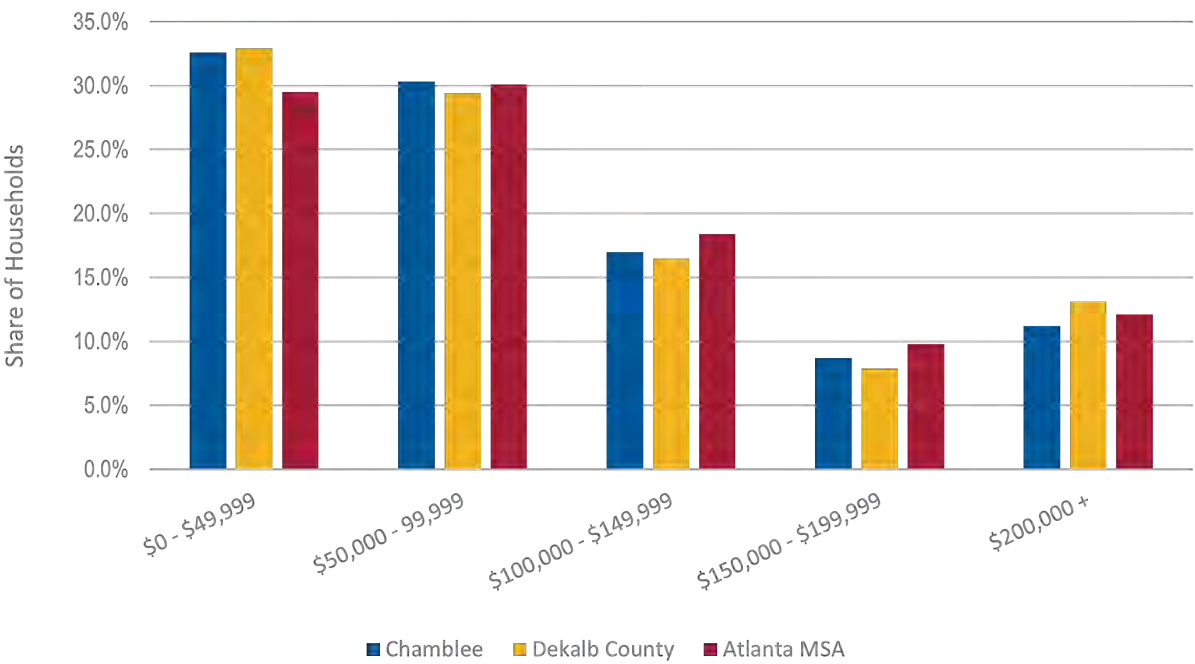
Median Household Income, 2023

According to the ACS, the City of Chamblee has a median household income of \$76,461, which is a slightly higher than the median household income for DeKalb County (\$75,027) and lower than that of the Atlanta MSA (\$81,148). In Chamblee, 11.7% of households earn an income below \$25,000, placing them below the poverty line. The largest concentration of households in Chamblee, at 32.6%, earn \$0-49,999 and 54.1% of Atlanta MSA households earn more than \$75,000.

Area	Median Household Income
City of Chamblee	\$76,461
DeKalb County	\$75,027
Atlanta MSA	\$81,148

Source: ACS 5-Year, 2023

Household Income Distribution, 2023



Source: ACS 5-Year, 2023

Chamblee has a much higher proportion of renter-occupied housing units than DeKalb County and the Atlanta MSA, with over half of housing units in Chamblee being renter-occupied and only about a third of units are owner-occupied. Conversely, the majority of housing units in both DeKalb County and the Atlanta MSA are owner-occupied. Chamblee also has a slightly higher residential vacancy rate at 8.5%.

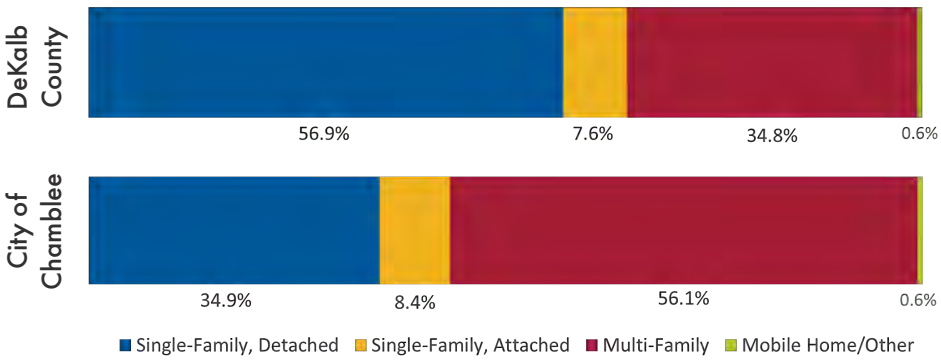
Housing Summary Statistics

Area	Owner-Occupied Housing	Renter-Occupied Housing	Vacancy	Median Home Sale Price (2023)
City of Chamblee	35.8%	55.7%	8.5%	\$355,000
DeKalb County	53.1%	39.6%	7.3%	\$250,000
Atlanta MSA	61.2%	32.6%	6.2%	\$216,000

Source: ACS 5-Year, 2023, ARC Metro Atlanta Housing Strategy, 2020

The composition of housing inventory by type of unit in the City of Chamblee differs from that of DeKalb County. In the case of DeKalb County, single-family homes comprise the largest segment of housing types. In Chamblee, almost 60% of all housing units are multi-family.

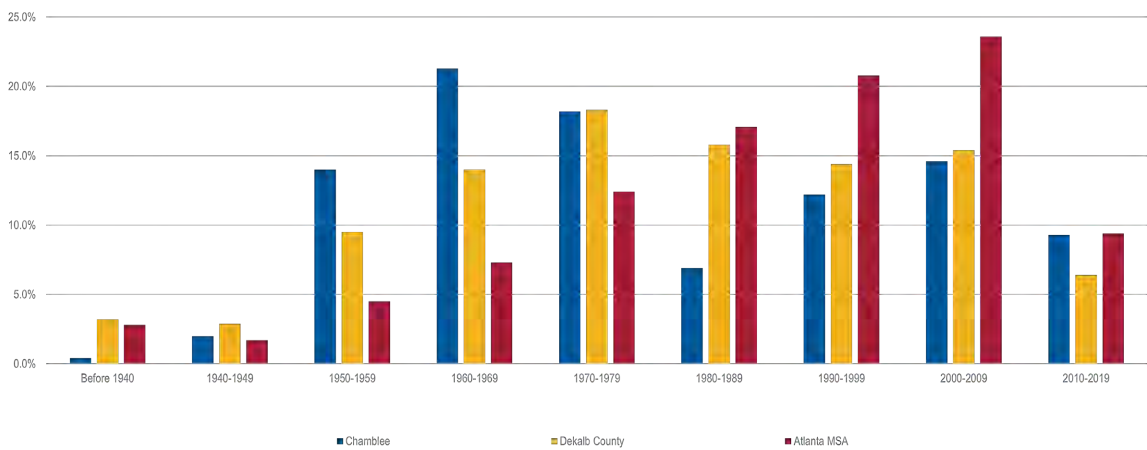
Housing Units by Type, 2023



Source: ACS 5-Year, 2023

The housing stock in Chamblee is older than that of DeKalb County, as the majority were built from 1950 to 1980. The majority of DeKalb County housing stock was constructed from 1960 to 2000.

Share of Housing Units by Decade Completed



Source: ACS 5-Year, 2023

Chamblee Affordable Housing Study, October 2022

With funding support from the Atlanta Regional Commission (ARC), the City of Chamblee recently completed an affordable housing study in 2022 to collect data on the housing market, identify challenges to housing, and create recommendations for affordable housing policies. The recommendations stemming from this report included taking inventory of existing affordable housing in the City to establish a proper baseline, implementing protected housing set-asides from future development, and updating the unified development ordinance (UDO) to both incentivize affordable housing and reduce barriers to its construction. In addition, the study summarized the findings into four challenges and six goals for the City, which are listed below.

Challenges

- 1. Housing has become unaffordable to most existing residents
- 2. The market will not address housing price diversity on its own
- 3. Median income differential between owners and renters in Chamblee is nearly double
- 4. Cost burdening affects both owner and renter households

Goals

- 1. Ensure the preservation of existing affordable housing and use regulations, financing mechanisms, and incentives to boost the production of additional affordable housing options
- 2. Utilize zoning to allow or incentivize housing production with attention on diversifying housing options
- 3. Adopt an inclusionary zoning policy to create affordable housing
- 4. Change or enhance existing regulations and procedures related to inspections of rental units
- 5. Focus on raising and deploying capital for new construction of housing units and the rehabilitation of existing homes
- 6. Work toward establishing regional partnerships

Georgia Initiative for Community Housing (GICH)

In 2023, the City of Chamblee applied for and joined the GICH program. This program provides the City with three years of technical assistance and resources to create an affordable housing strategy that expanded on the outcomes of the Housing Study in 2022. The GICH housing team identified five affordable housing efforts to prioritize, including:

- A focus on older housing supply around Dresden Drive, Plaster Road, and Johnson Road
- Ensuring a supply of protected affordable housing
- Providing homeownership assistance
- Rehabilitating older housing stock
- Increasing the overall supply of housing

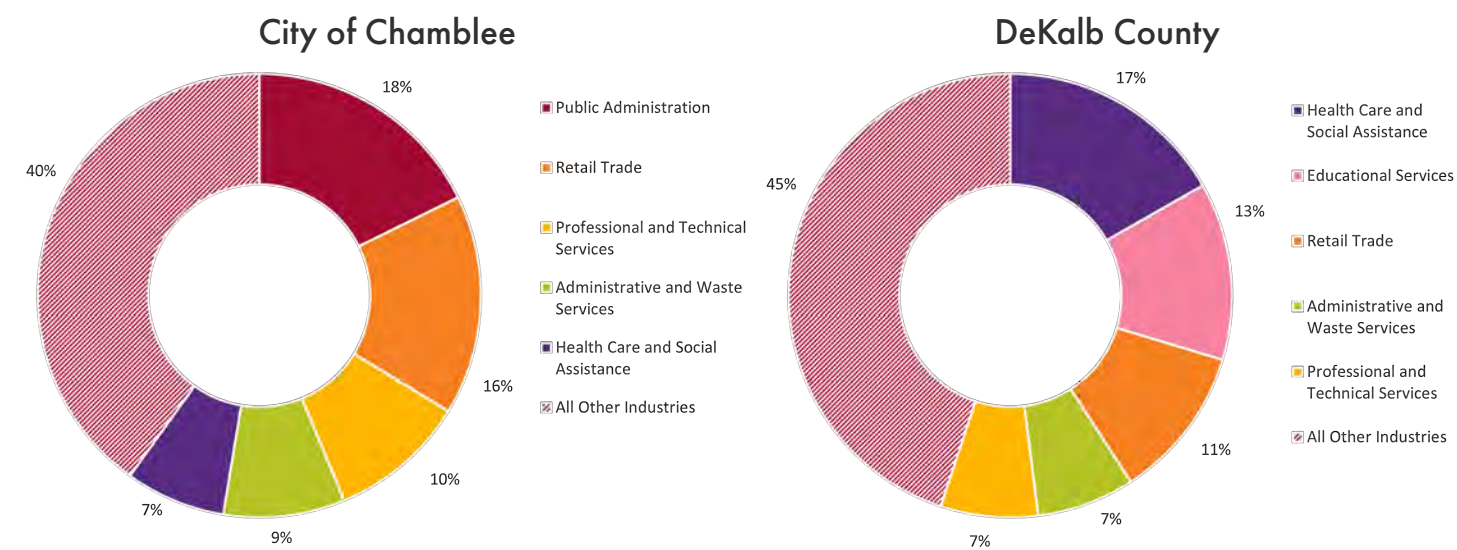
The strategy outlined specific approaches to affordable housing that derived from the priorities and included information on the recommendation type, impact, and cost.

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Employment Characteristics

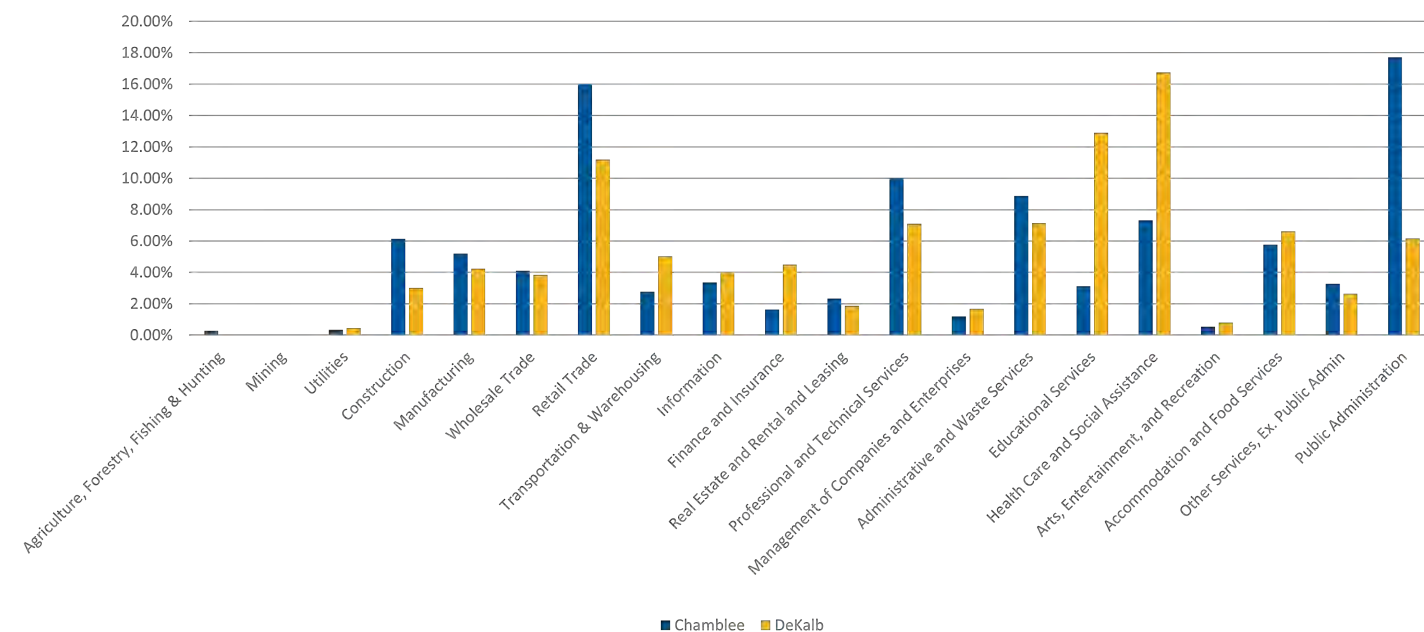
Formerly heavily reliant on manufacturing and logistics industries, the economy of Chamblee has diversified in recent years. The Industry Classification graphs below display a breakdown of industries by employment for both Chamblee and DeKalb County. The largest industry sector in Chamblee is public administration, accounting for 17.7% of jobs, primarily to due to Centers for Disease Control and Prevention (CDC), Internal Revenue Service (IRS) and the Georgia Department of Revenue offices. Comparatively, the largest job sector in DeKalb County is Health Care and Social Assistance, accounting for 16.7% of jobs. Notably, four of the top five industries within Chamblee and DeKalb County are found on both lists, including retail trade, professional and technical services, administrative and waste services, and health care and social assistance.

Industry Classification, 2021



Source: LEHD

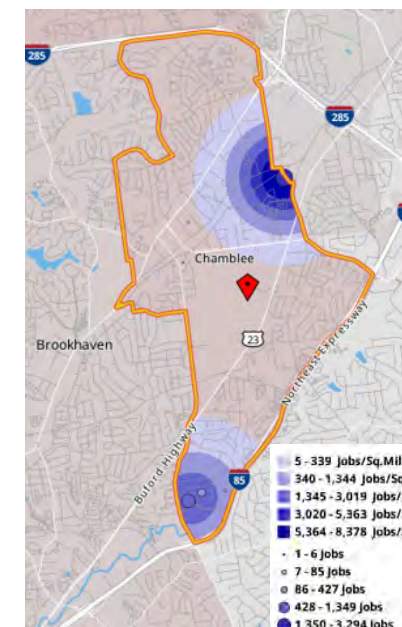
Comparison of Jobs by Industry, 2021



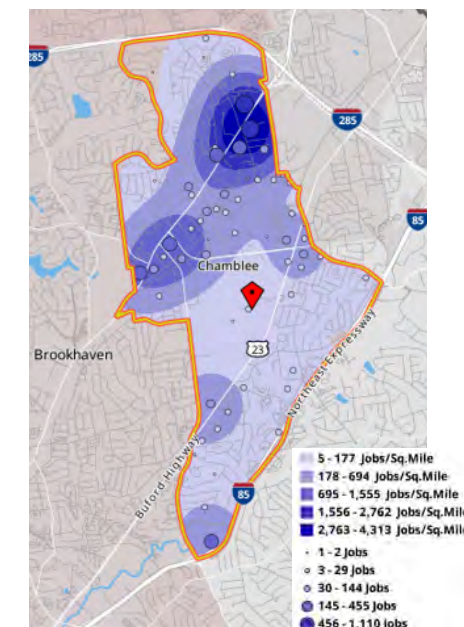
Source: LEHD

The spatial distribution of industries within Chamblee is varied and diverse. Public administration, which employs the most people in Chamblee, is primarily concentrated in the southern tip of the City around Century Center and to the eastern edge of the City at Peachtree Road and New Peachtree Road. Retail trade jobs are spread throughout the City, with particular concentrations along Peachtree Boulevard to the east and west, as well as spots along Buford Highway and at the southern tip of the City. Professional and technical service jobs are concentrated in downtown, mostly between Peachtree Boulevard and Buford Highway. There is also a strong presence of professional and technical services at the southern end of the City. The distribution of industries reflects the diverse economic landscape of Chamblee and provides opportunities for various sectors to thrive.

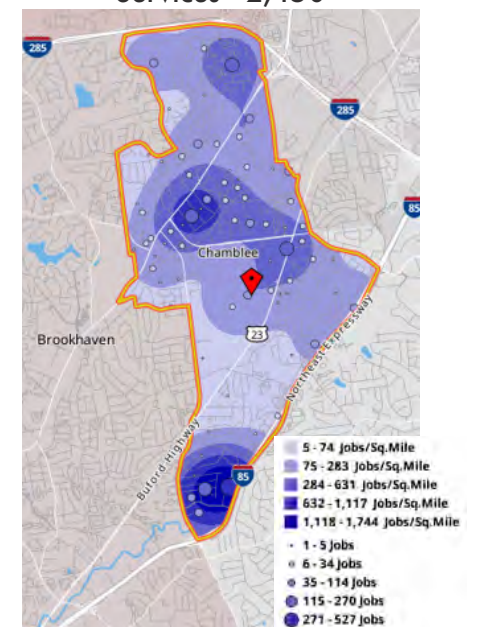
Public Administration - 4,330



Retail Trade - 3,912



Professional and Technical Services - 2,450



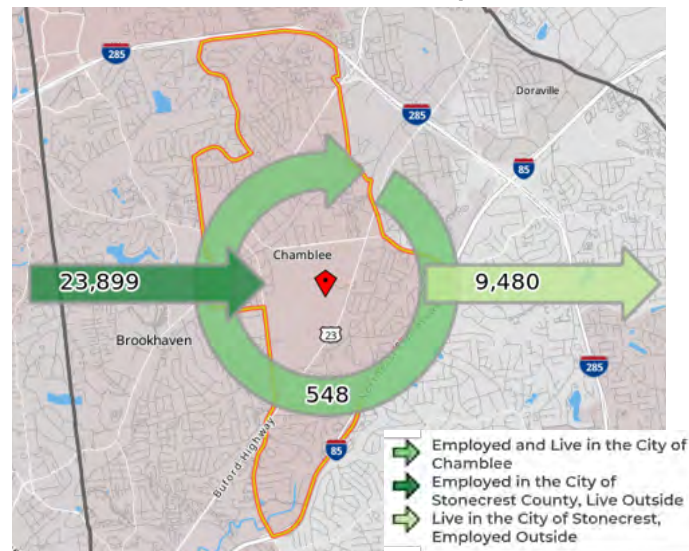
Source: LEHD



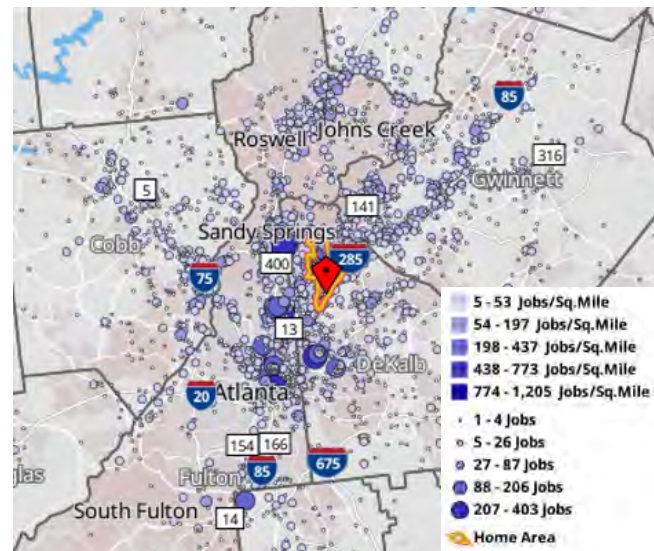
Commuting Patterns

Commuting patterns to and from Chamblee reveal interesting insights about the City's workforce dynamics. With nearly 24,000 individuals employed in Chamblee but living elsewhere, it is evident that the City plays a significant role as a job hub for the surrounding areas. Additionally, almost 10,000 people reside in Chamblee but commute outside the City for work. However, the number of individuals who both live and work in Chamblee is relatively low, with just over 500 people falling into this category. When examining the destinations of those who work in Chamblee but live elsewhere, the top locations include Dekalb County, Gwinnett County, and Fulton County, accounting for over 60% of Chamblee's workforce. Individuals living in Chamblee primarily commute southwest towards Atlanta, with Midtown and Downtown Atlanta being the main destinations. While some individuals commute north to areas like Roswell and Johns Creek, the majority of Chamblee residents who commute outside the City are heading towards the heart the City of Atlanta.

Inflow/Outflow of Workers to City of Chamblee



Chamblee Residents Work Commute



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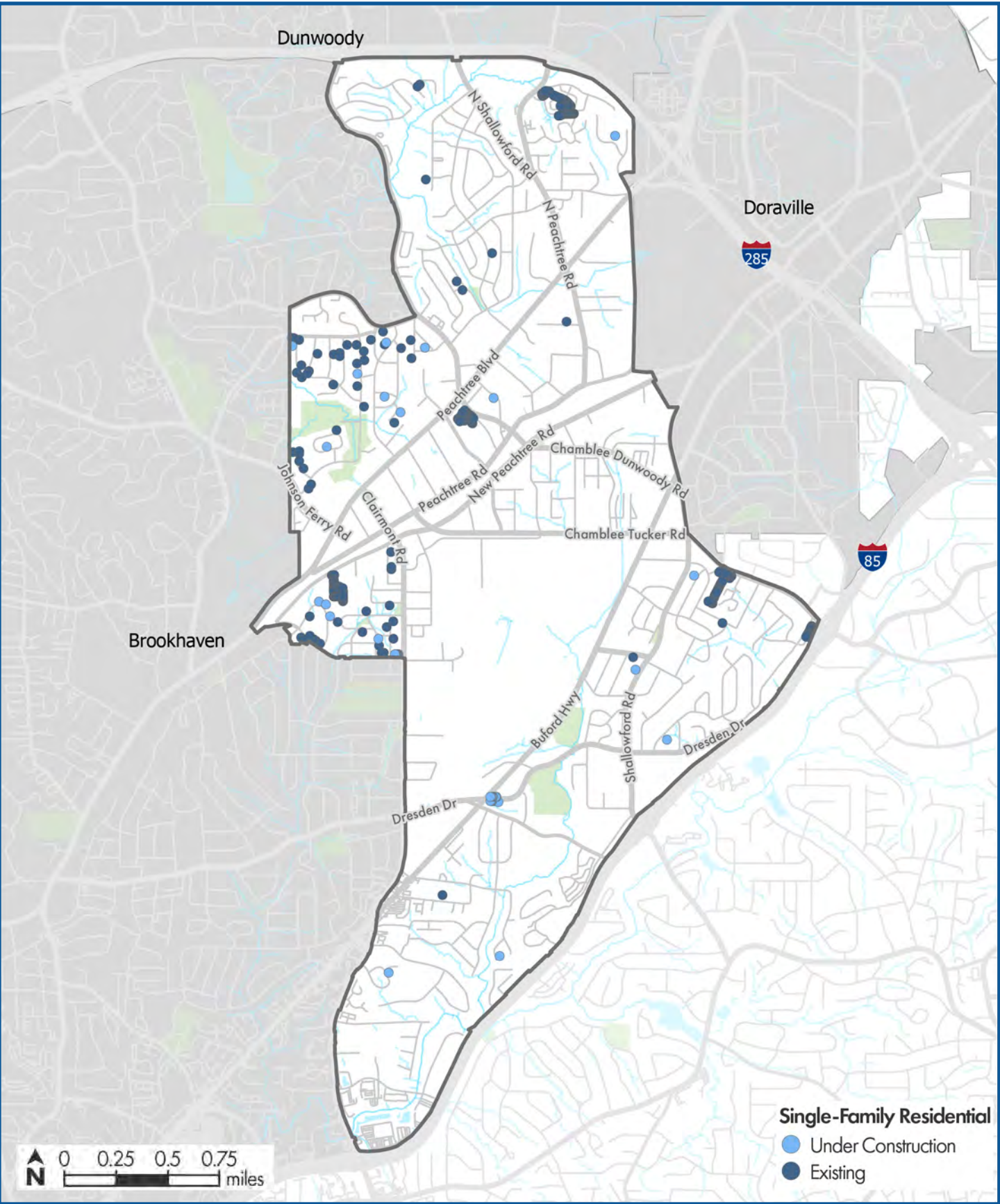
Recent Single-Family Development

Based on building permit data from the last five years, the location of recent single-family residential development clearly shows a focus in the western part of the City, situated above Peachtree Boulevard and below New Peachtree Road. These areas, which are on the edge of the City, have seen the most significant growth in terms of single-family residential development. In general, the residential activity is concentrated north of Buford Highway in this western area, however, there are some smaller pockets of new single-family development in the northeast and southeast areas of Chamblee that are the result of specific new residential development projects in these areas. The lack of new single-family development in the center of the City is likely due to the presence of DeKalb-Peachtree Airport, existing retail and light industrial areas, and higher density areas.

It should be noted that most of the single-family development within Chamblee is in the form of tearing down older, smaller homes for the construction of newer, larger homes. This pattern is primarily observed in Keswick Village and Ashford Park, as well as along Chamblee-Tucker Road and North Peachtree Road.



Recently Built and Under Construction Single-Family Development (2019 - 2024)



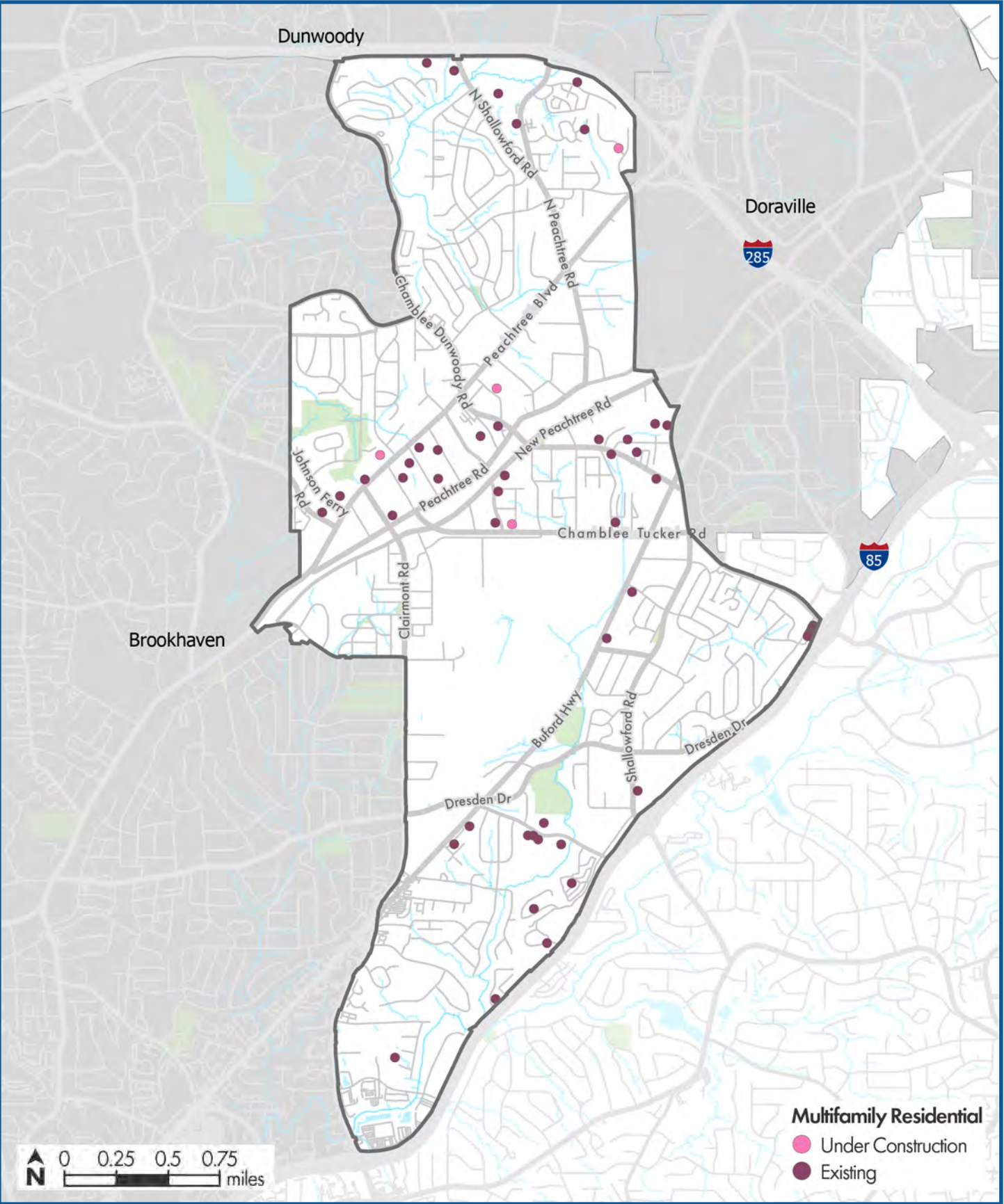
Source: City of Chamblee Building Permits

Recent Multifamily Development

Based on building permit data, multifamily development over the last 5 years has been concentrated along Peachtree Boulevard and Peachtree Road, particularly in the central area of the City. The downtown area, situated between Peachtree Boulevard and Peachtree Road, has seen significant recent multifamily development. These new residential developments have led to the creation and expansion of a walkable urban district that attracts restaurants and retail. Additionally, there are clusters of multifamily developments built in the last 5 years south of Dresden Drive between New Peachtree Road and Chamblee Tucker Road, as well as on the north end of the City around North Shallowford Road. These areas have experienced growth in multifamily housing, providing diverse housing options for residents in Chamblee.



Recently Built and Under Construction Multifamily Development (2019 - 2024)



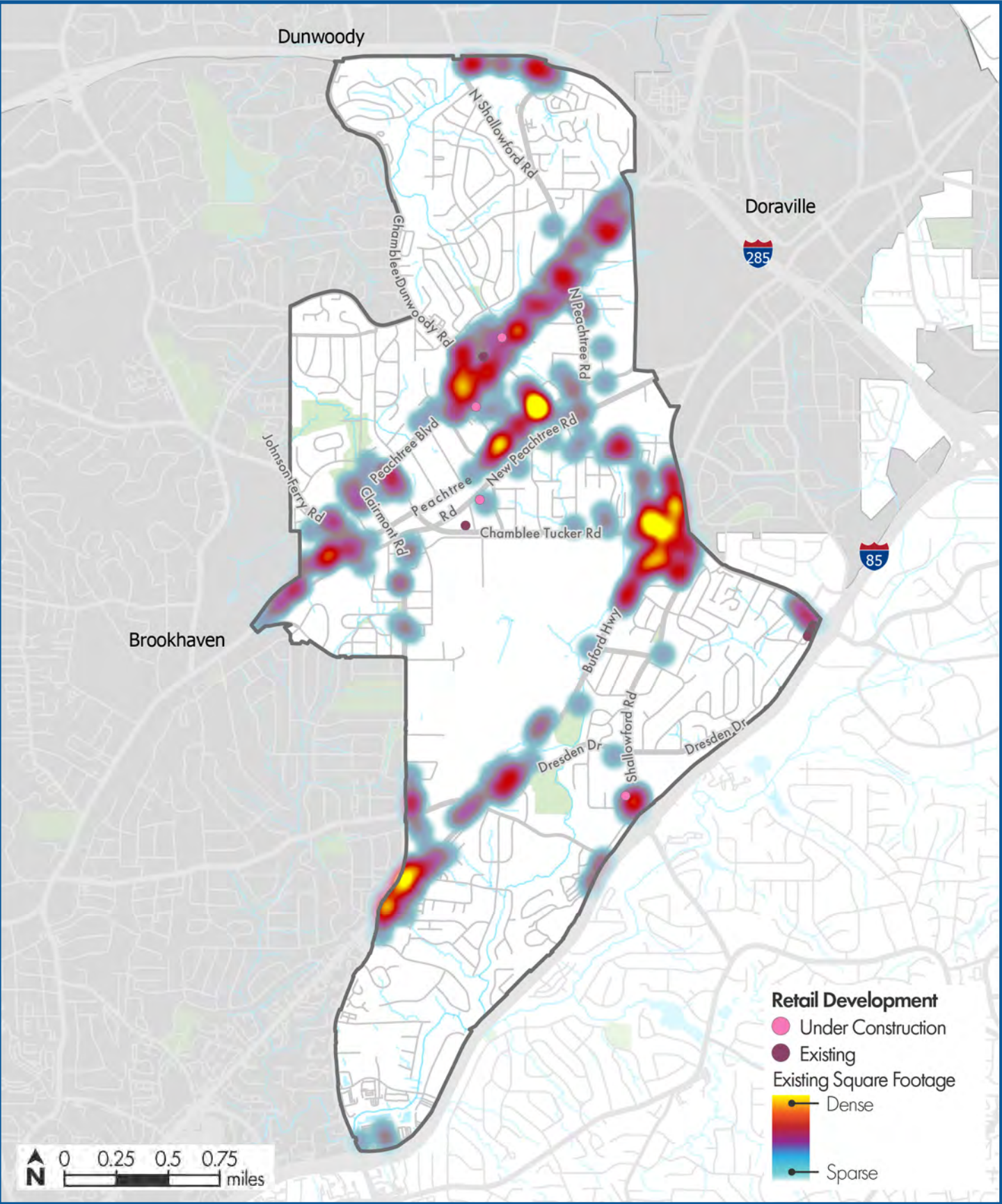
Source: City of Chamblee Building Permits

Retail Development

The retail development map utilizes a heat map using data from CoStar, indicating areas of high concentration of existing retail space by square footage. Warmer colors indicate higher concentrations of retail square footage and cooler colors indicate lower concentrations. Additionally, based on permit data from the City of Chamblee, points on the map represent new recent or under construction retail development. The map reveals that retail development is primarily located along most major corridors in the City, with the highest concentrations along Buford Highway and Peachtree Boulevard. Additionally, there is a notable concentration of retail development near the town center along New Peachtree Road. Overall, this map clearly illustrates the density and distribution of retail development in Chamblee, highlighting that it is widespread and tends to cluster along major corridors for maximum visibility and traffic volume.



Existing, Recently Built, and Under Construction Retail Development (2019 - 2024)



Source: City of Chamblee Building Permits, CoStar

Office Development

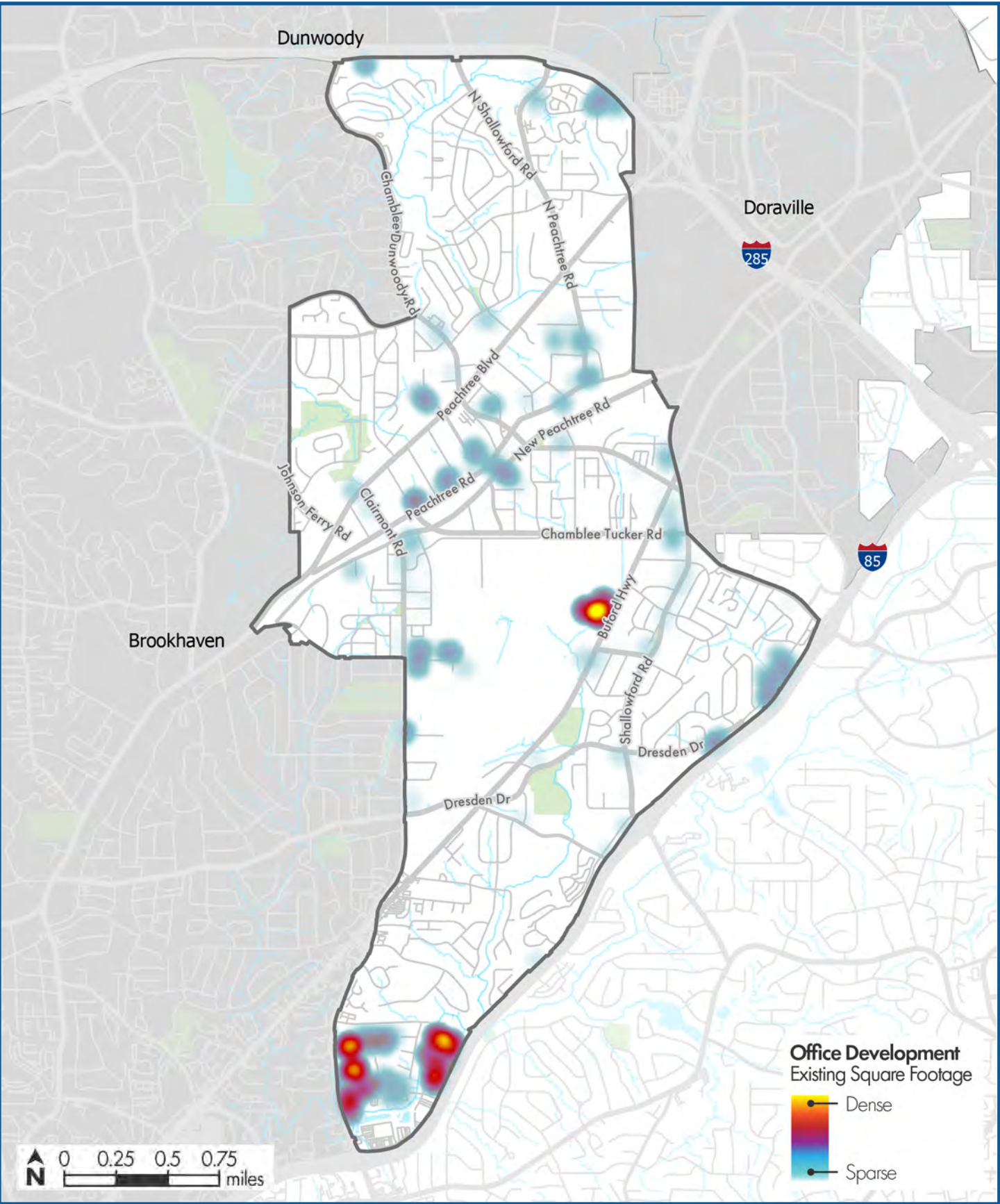
Utilizing data from CoStar, this map highlights the concentrations of office development in Chamblee by square footage, with warmer colors indicating higher concentrations. The map reveals that office development is primarily concentrated around the CDC and IRS facility to the east of DeKalb-Peachtree Airport. Additionally, there are a few concentrations of office development at the southern tip of the City along Century Boulevard.

It should be noted that the highest concentrations of office also tend to be near locations of existing class A office, while the other smaller concentrations tend to be near locations of class B and C office locations, as well as office that is included as secondary use such as office space within an industrial location or smaller professional offices.

One of the goals in the 2019 Strategic Economic Development Plan was to create spaces that foster a balanced and integrated work environment, where people feel comfortable leaving their offices to interact with the community. This includes providing amenities for recreation and leisure, promoting interaction between offices and the community, and ensuring a fulfilling and well-rounded lifestyle within the downtown area.



Existing Office Development



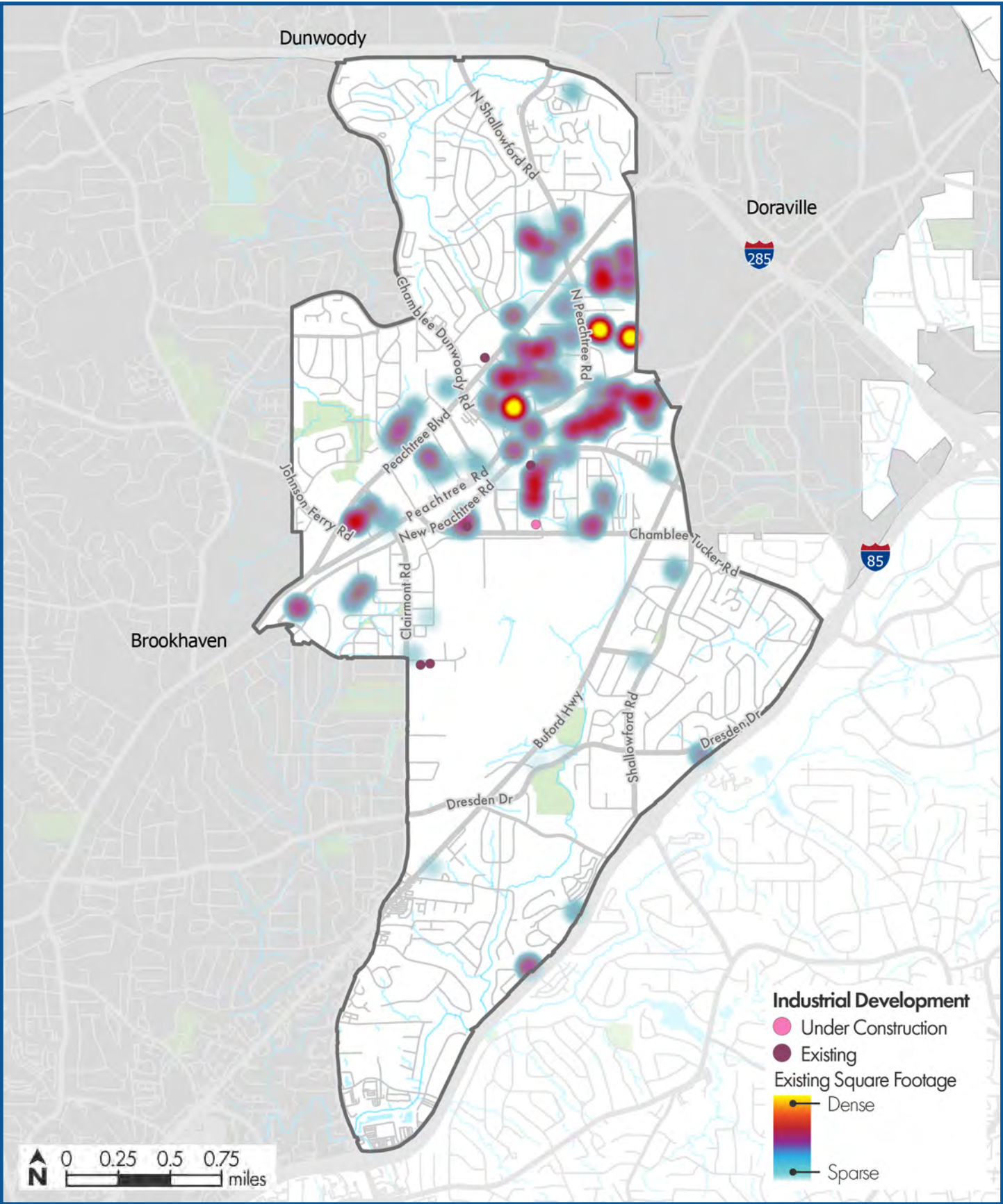
Source: CoStar

Industrial Development

This map shows the location of existing industrial development within Chamblee, with warmer colors indicating higher square footages. In addition to the heat map, the map also includes points that highlight industrial development that is under construction or recently constructed based on the City’s building permits. As can be seen in the map, industrial development is mostly found in a concentration between and along Peachtree Boulevard and New Peachtree Road. The continued presence of industrial development and activity confirm the reputation of Chamblee as a working City with a strong employment base and a desirable location for businesses.



Existing, Recently Built, and Under Construction Industrial Development (2019 - 2024)



Source: City of Chamblee Building Permits, CoStar

Character Areas

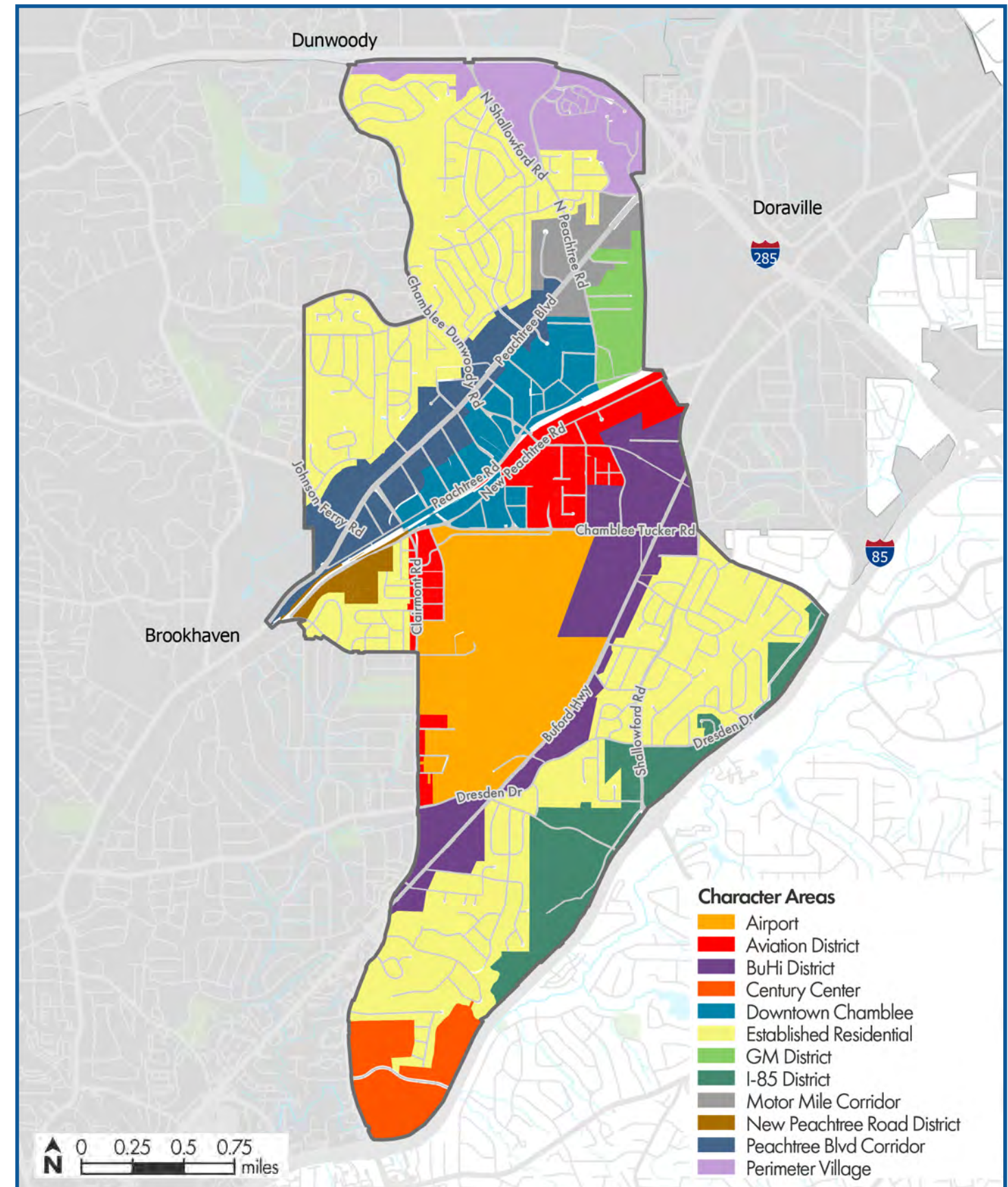
The character areas identified in the 2019 One Chamblee Comprehensive Plan play a crucial role in guiding future land use and zoning changes. These character areas provide an overall vision for development and a broader understanding of the diverse areas and neighborhoods within the City and their unique characteristics. By considering the different character areas, the City can effectively plan for the appropriate mix of land uses, infrastructure improvements, and community amenities that align with the desires and needs of its residents and stakeholders.

The character areas in Chamblee primarily consist of the Airport and Aviation District at its center, South of Downtown Chamblee and the Peachtree Boulevard Corridor character areas. These areas are characterized by their proximity to the airport and their focus on aviation-related activities. Downtown Chamblee serves as a vibrant commercial and cultural hub, with a mix of businesses, shops, and restaurants. The Peachtree Boulevard Corridor character area surrounds the downtown area, is known for its bustling commercial activity, and serves as a major transportation route. The surrounding areas are primarily established residential neighborhoods, providing a sense of community and offering a variety of housing options for residents.

Listed below are the twelve character areas with the percentage of land in the City that each occupies, as well as a description of the appropriate uses and general character of each:

- **Airport (13.5%):** Airport functions, commercial retail, airport-related office, light industrial, and public/institutional uses.
- **Aviation District (4.5%):** Medium and high-density residential, neighborhood-level commercial retail, airport-related office, mixed-use, airport-related light industrial, parks and recreation, and public/institutional uses.
- **BuHi District (9.3%):** Medium and high-density residential, commercial retail, office, mixed-use, parks and recreation, and public/institutional uses.
- **Century Center (3.9%):** High-density residential, commercial retail, office, and mixed-use.
- **Downtown Chamblee (5.8%):** Medium and high-density residential, commercial retail, office, light industrial, mixed-use, parks and recreation, public/institutional uses, and transit-related utilities.
- **Established Residential (38.1%):** Low and medium-density residential, neighborhood-level commercial retail, parks and recreation, public/institutional uses, and utilities.
- **GM District (2.3%):** Medium to high-density residential, commercial retail, office, and light industrial.
- **I-85 District (6.9%):** Medium and high-density residential, commercial retail, office, mixed use, parks and recreation, and public/institutional.
- **Motor Mile Corridor (2.6%):** Commercial retail, office, and mixed-use.
- **New Peachtree Road District (1.1%):** Medium-density residential, office, mixed-use, and transit-related utilities.
- **Peachtree Boulevard Corridor (5.7%):** Medium and high-density residential, commercial retail, office, mixed use, parks and recreation, and public/institutional.
- **Perimeter Village (5.2%):** Medium and high-density residential, commercial retail, office, mixed-use, and parks and recreation.

2024 Character Area Map



Source: City of Chamblee

Future Land Use

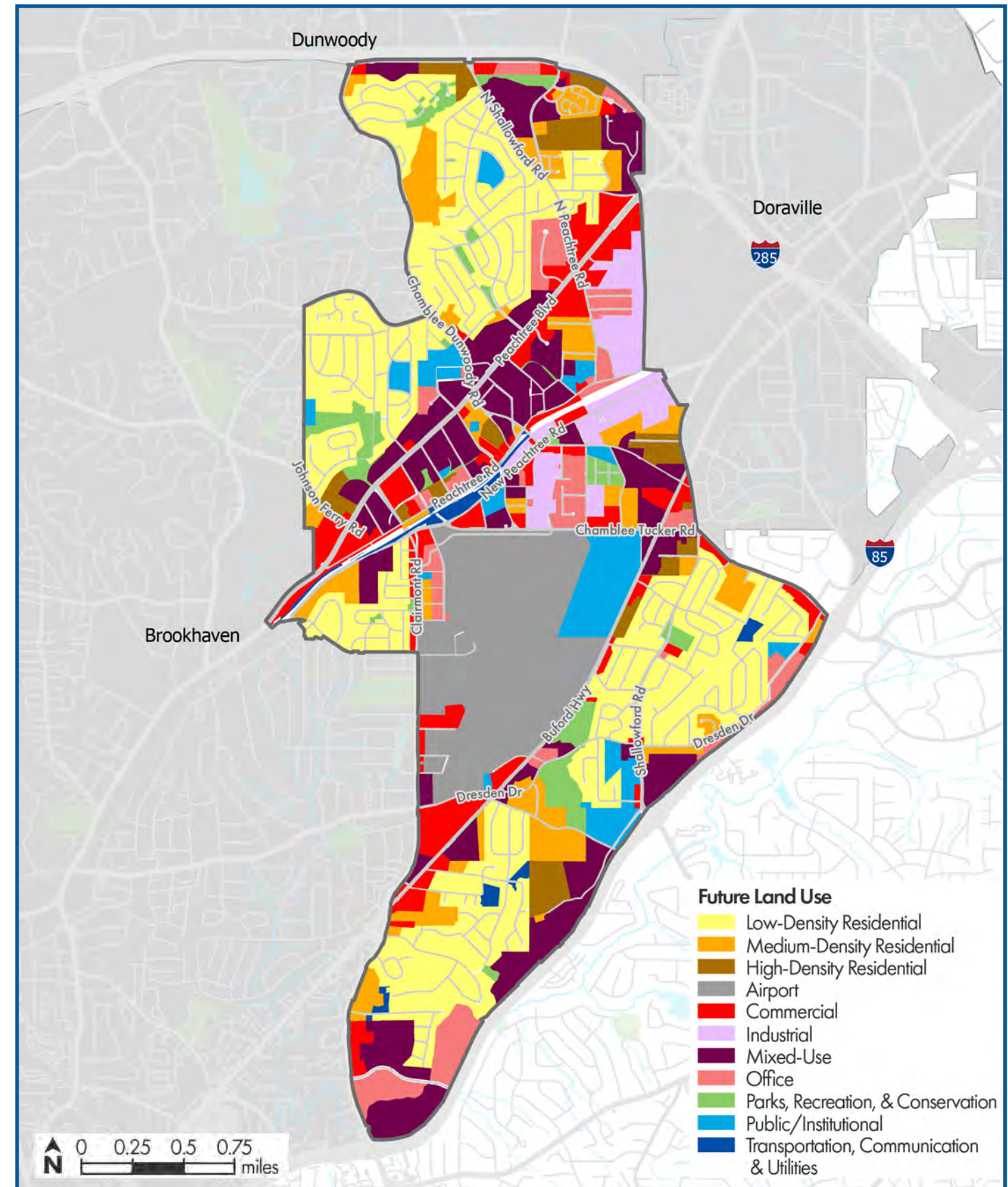
The future land use map included in the 2019 One Chamblee Comprehensive Plan identified the desired future development within specific areas of the City, providing a vision for how different areas should be developed or maintained. It took into account factors such as land use patterns, transportation infrastructure, and community needs. The future land use map is used to guide future zoning decisions, ensuring that development aligns with the envisioned land use patterns. By providing a clear framework for growth and development, the future land use map helps to create a cohesive and sustainable Cityscape that meets the needs of residents and stakeholders while preserving the unique character of each area. The ten future land use designations are listed below with the percentage of land in the City that they occupy and a description of the general character and vision for each:

- **Airport (13.1%):** Airport-related functions.
- **Commercial (8.7%):** Retail, restaurants, and services.
- **High-Density Residential (3.6%):** Multi-family housing, live-work units, 20-80 units per acre.
- **Industrial (4.1%):** Light industrial uses, warehousing, and supportive office and retail uses.
- **Low-Density Residential (30.8%):** Single-family detached and attached housing, less than 6 units per acre.
- **Medium-Density Residential (8.3%):** Single-family attached housing and multifamily housing, 6-19 units per acre.
- **Mixed-Use (15.6%):** Any combination of residential, commercial, office, and public/institutional uses, 6-80 units per acre.
- **Office (5.9%):** Privately-held spaces for business, professional, financial, and non-profit organizations.
- **Public/Institutional (5.3%):** Publicly or institutionally held schools, places of worship, assisted living facilities, medical facilities, libraries, and governmental services.
- **Parks, Recreation, and Conservation (3.5%):** Publicly or privately-held parks, playgrounds, recreational facilities, and protected open space.
- **Transportation, Communication, and Utilities (1.1%):** Power lines, railroad, communications, and cellular towers.

The 2019 future land use map indicates that the areas north of Peachtree Boulevard and south of Buford Highway are primarily designated for low-density residential uses. Future development within these areas will be comprised mostly of single-family homes and possibly some townhouses, fostering a predominately low- to medium-density residential environment. On the other hand, the core area around City Hall and Peachtree Boulevard is designated as mixed-use and commercial. These categories encourage a more blended urbanized environment with residential, commercial, and retail spaces. Lastly, the area around the airport remains under an airport designation with commercial uses along its perimeter for both airport related and non-airport related services and uses.

In addition to this vision, land use and development guidance has been provided for specific areas in the previous land use plans, Buford Highway LCI Plan, Downtown Chamblee Master Plan, and Urban Redevelopment Plan.

2024 Future Land Use Map



Source: City of Chamblee

Zoning

Zoning is a regulatory tool used by local governments to determine what development and uses can be built in specific areas. While zoning regulations are often consistent with the future land use and character area maps, they may not always align.

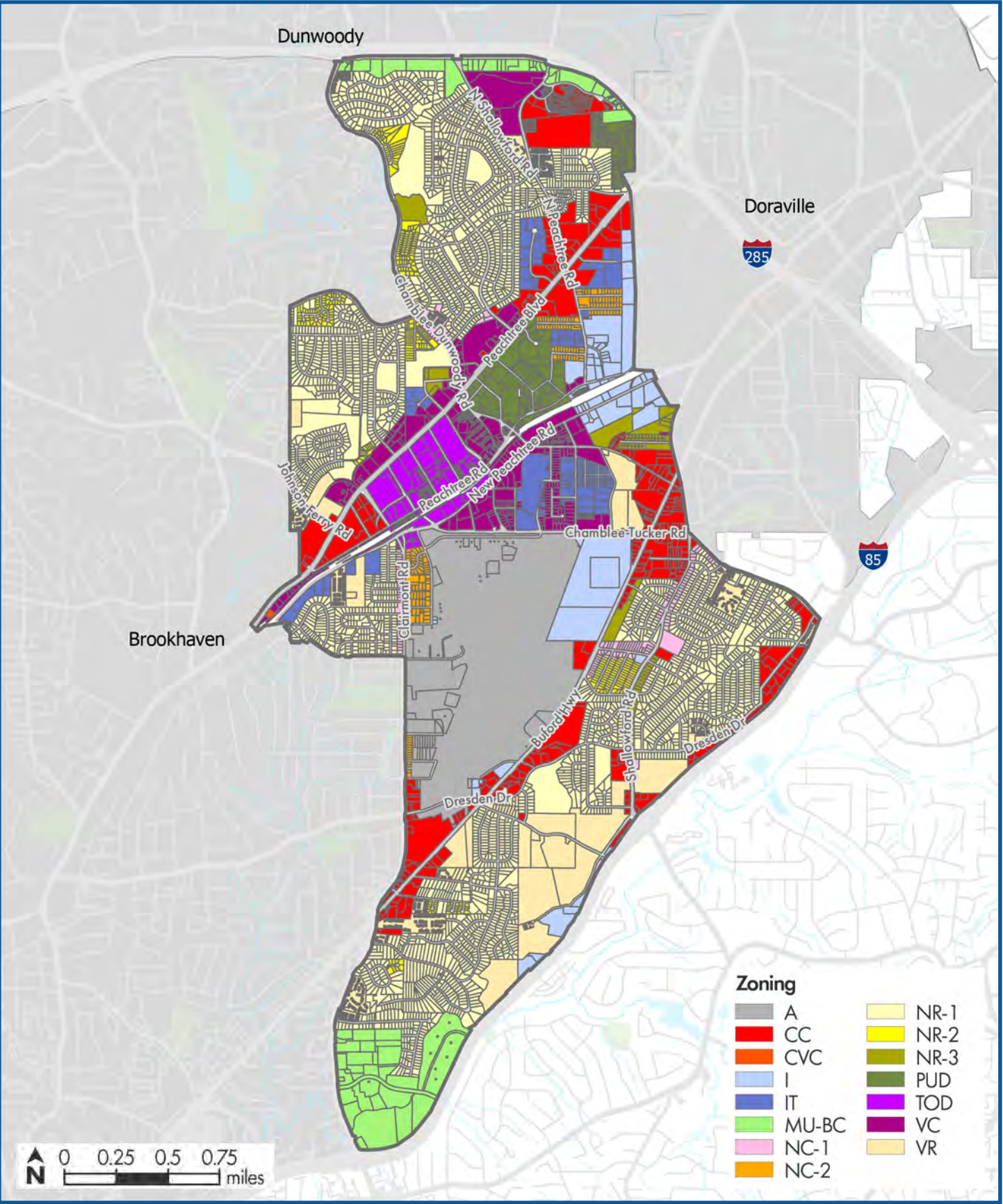
Based on the existing zoning in Chamblee, as of Quarter 1 2024, the area around the MARTA station and downtown is designated as TOD and village commercial. This means that it is planned to be a vibrant and walkable area with a mix of residential and commercial uses, designed to promote public transportation. The surrounding areas consist of various types of residential or commercial, industrial, and airport zones.

The table below lists each zoning designation, their zoning code abbreviation, and the percentage of land in the City zoned within each designation:

Zoning Designation	Zoning Code	Percent of City
Airport	A	13.3%
Corridor Commercial	CC	11.2%
Corridor Village Commercial	CVC	0.1%
Light Industrial	I	5.6%
Industrial Transitional	IT	3.4%
Mixed Use - Business Center	MU-BC	5.7%
Low-Density Neighborhood Commercial	NC-1	1.3%
Medium-Density Neighborhood Commercial	NC-2	1.4%
Neighborhood Residential 1	NR-1	32.9%
Neighborhood Residential 2	NR-2	2%
Neighborhood Infill	NR-3	1.7%
Planned Unit Development	PUD	3%
Transit Oriented Development	TOD	2.8%
Village Commercial	VC	6.8%
Village Residential	VR	9.1%

*As of May 2024

Zoning (as of May 2024)



Source: City of Chamblee

Major Roadways

The City of Chamblee includes several major roadways that connect to regional and interstate facilities. These existing major roadways are categorized by the Georgia Department of Transportation (GDOT) into five categories based on their mobility and accessibility characteristics. In Chamblee, these are:

- **Interstate:** Highest classification accommodating long distance travel and high speeds
- **Principal Arterial:** Serves major centers of metropolitan areas
- **Minor Arterial:** Connected to principal arterials and provide connectivity to smaller geographical areas
- **Major Collector:** Move traffic through residential, commercial, and industrial areas
- **Local Road:** Direct access to abutting land at lower speeds

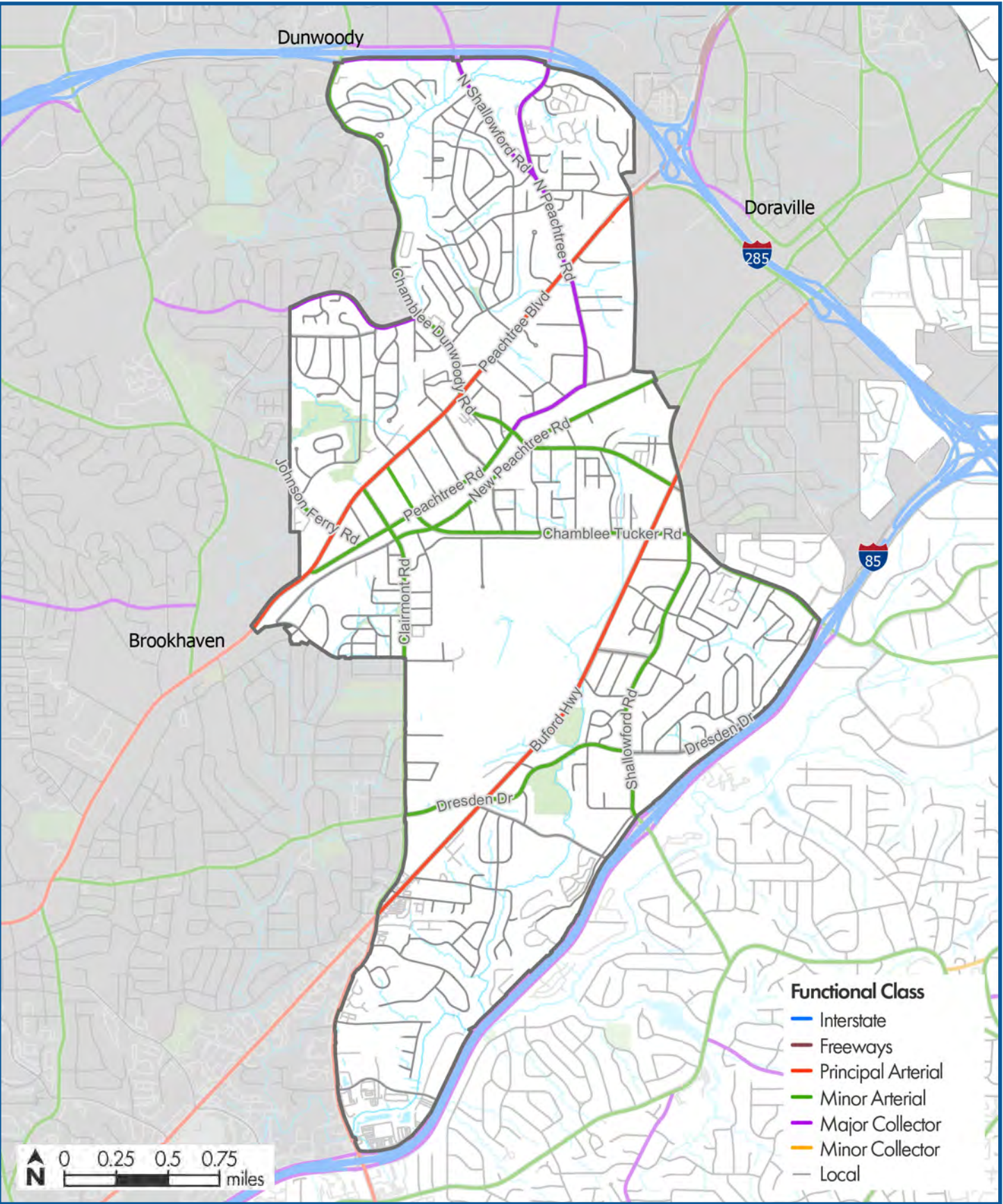
Two major interstates, Interstate 285 and Interstate 85, bound the City to the north and northeast and the south and southeast. These interstates serve as crucial connectors, providing regional access and facilitating the movement of goods and people. Additionally, Buford Highway and Peachtree Boulevard serve as the two principal arterials within Chamblee. These roads are designed to accommodate high volumes of traffic and provide primary access to various destinations within the City. Chamblee also has eight minor arterials, including Clairmont Road, Chamblee Dunwoody Road, Dresden Drive (between Shallowford Road and Peachtree Road), Chamblee Tucker Road, New Peachtree Road (between Peachtree Boulevard and Chamblee Dunwoody), Johnson Ferry Road, and Peachtree Road. These minor arterials enhance mobility into and within Chamblee and support local travel and connectivity throughout the City. As highlighted in the 2019 Chamblee Mobility Plan, arterials and collectors make up most of the City’s streets contributing to network connections.

Excluding the areas just outside of City limits, the network connections in Chamblee are:

- **5.5 miles of Principal Arterials**
- **12.2 miles of Minor Arterials**
- **4.5 miles of Major Collectors**
- **57.4 miles of Local roads**



Roadway Functional Classification



Source: Georgia Department of Transportation

Roadway Volumes

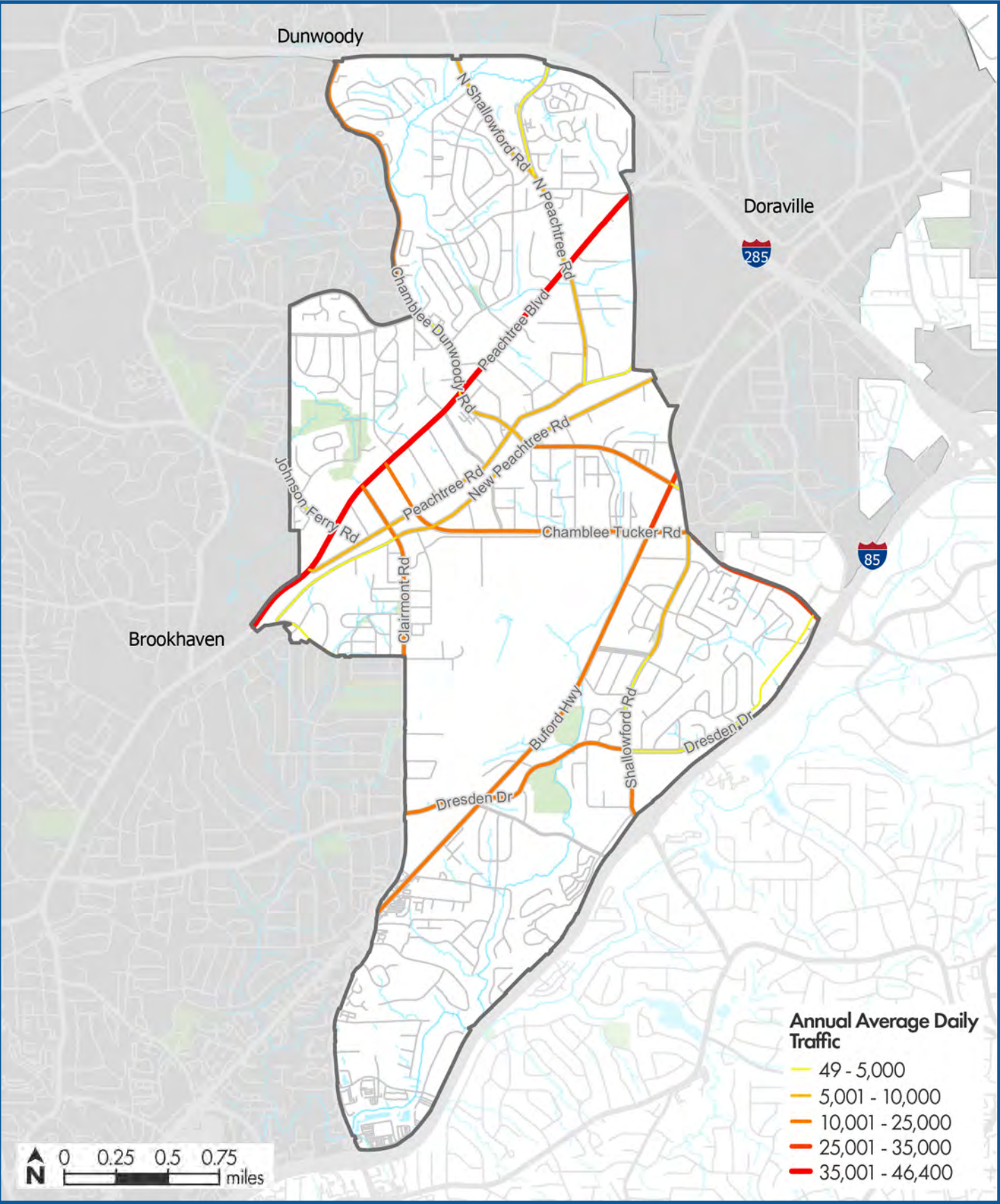
The roadway volumes in Chamblee are an important consideration for the City’s land use and transportation planning. The following map shows Annual Average Daily Traffic Volume (AADT), which indicates how many vehicles travel on a given section of a roadway on an average day of the year. According to this analysis, the roadways with the highest volume in Chamblee are Peachtree Boulevard, Chamblee Tucker Road, and Buford Highway. Chamblee Tucker Road is also listed in the 2019 Mobility Plan as one of the City’s most congested corridors.

These roads serve as the primary east-west corridors, accommodating a significant amount of traffic on a daily basis. Additionally, Clairmont Road and Shallowford Road carry substantial traffic north-south within Chamblee. It is worth noting that the heavy traffic is concentrated on a few streets, partly due to limited network connectivity. While Chamblee has many key corridors and streets, they are primarily designed to move traffic through the City rather than within it. This information is crucial for understanding the traffic patterns and planning future improvements to enhance traffic flow and alleviate congestion in Chamblee.

- The top AADTs throughout the City are:
- 41,200 on Peachtree Boulevard near Green Industrial Way
 - 36,900 on Peachtree Boulevard near Chamblee Tucker Road
 - 28,700 on Chamblee Tucker Road near Holiday Place
 - 27,700 on Clairmont Road near McJenkin Drive
 - 24,600 on Clairmont Road near Walmart
 - 23,800 on Buford Highway near Plaza Fiesta



Annual Average Daily Traffic Volume



Source: Georgia Department of Transportation

Safety

The map at right depicts high crash locations as a heat map, highlighting areas with a higher concentration of crashes indicated by warmer colors. Severe crashes are indicated by red dots representing fatal accidents and black dots for suspected serious injuries. The top 10 crash intersections, ranked by equivalent property-damage only (ePDO), which weighs more serious crashes heavier, are:

- Buford Highway NE and Chamblee Tucker Road (156)
- Buford Highway and Dresden Drive (204)
- Shallowford Road NE and Chamblee Tucker Road (208)
- Buford Highway NE and Shallowford Road NE (243)
- Chamblee Dunwoody Road and American Drive (196)
- North Peachtree Road and Peachtree Boulevard (108)
- Chamblee Tucker Road and Meadowood Lane (9 - 1 fatal crash, 1 serious injury crash)
- Buford Highway and Laventure Drive (18 - 1 fatal crash)
- Peachtree Boulevard and Johnson Ferry Road (148)
- Chamblee Tucker Road and Dresden Drive (90)

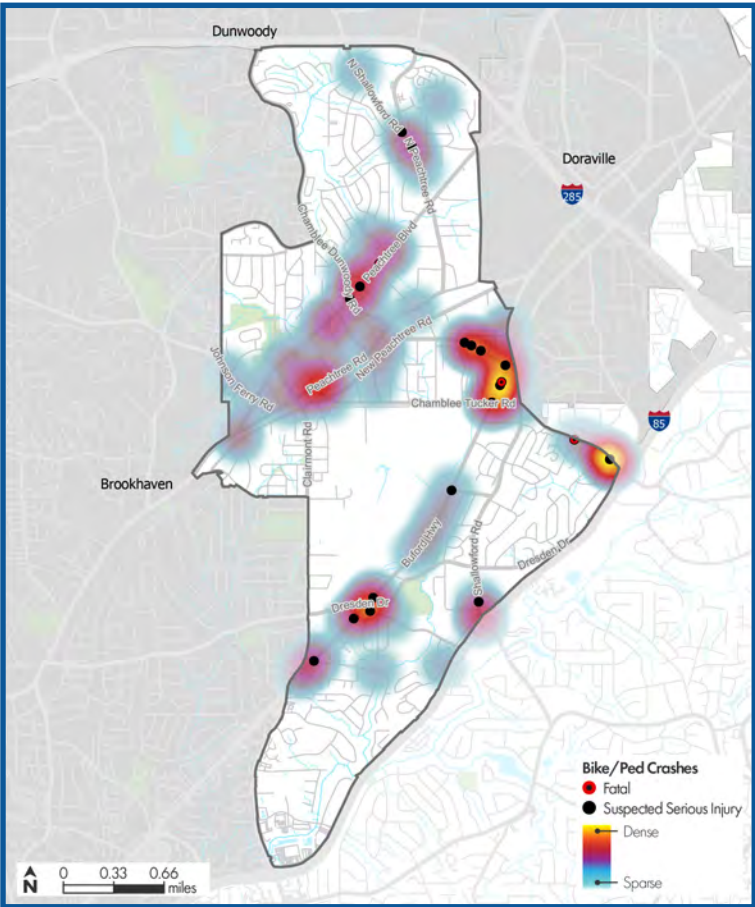
The corridors with the most crashes include:

- Peachtree Boulevard (1,478)
- Buford Highway (961)
- Chamblee Tucker Road (694)
- Shallowford Road (south of Dresden Drive) (204)

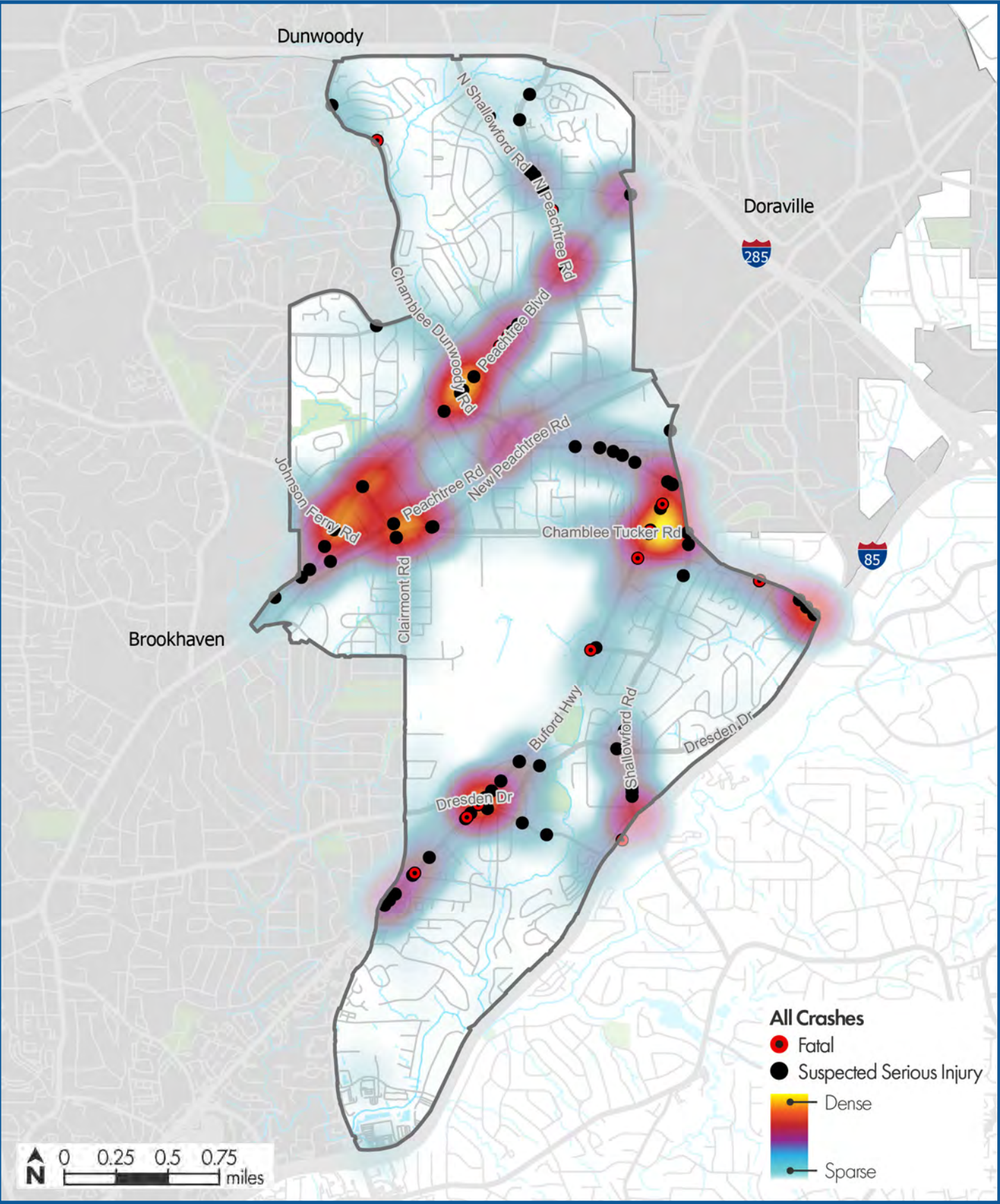
Pedestrian and Bicyclist Crashes

Crashes involving bicyclists and pedestrians account for less than 2% of all crashes but one-fifth of all suspected serious injury or fatal crashes. Buford Highway has the most pedestrian and bicycle crashes in Chamblee. The 2019 Mobility Plan and the 2021 Chamblee Doraville Community Improvement District (CID) Mobility Master Plan both identify the need to address pedestrian safety concerns on Buford Highway as well, as it consistently ranks as one of the most dangerous roads in the region.

It is important to note that while these intersections and corridors are within the City boundaries, there are additional high-crash intersections on the edges of the City, such as Interstate 85 access and Clairmont Road and Buford Highway and Clairmont Road. These findings may highlight the need for targeted safety measures and improvements to reduce crashes and enhance road safety in Chamblee.



All Vehicle Crashes



Source: AASHTOWare Safety

Existing Transit

Chamblee benefits from a significant existing transit service that provides convenient transportation options for its residents and visitors. The City is served by the Chamblee MARTA station, which offers heavy rail service with trains arriving every 12 minutes. Chamblee’s MARTA station is one of 38 stations across the region and one of the few directly serving a downtown. This reliable and frequent service connects Chamblee to other parts of the Metropolitan Atlanta area.

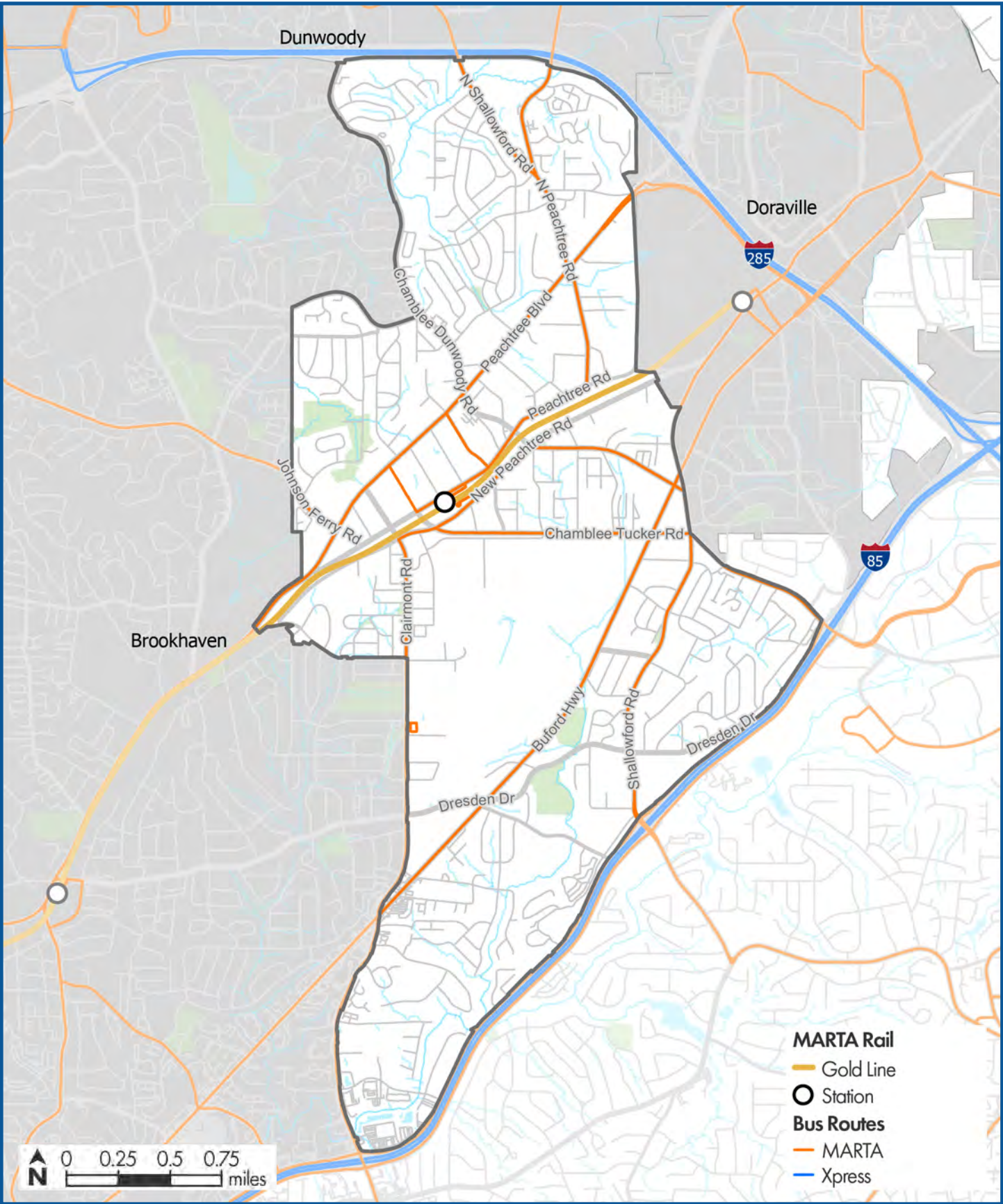
Additionally, there are 9 MARTA bus routes that operate within Chamblee, with the highest ridership being on bus route 39 along Buford Highway. This particular route is the most heavily used bus route in the entire MARTA network and serves approximately one-third of all transit trips within Chamblee.

Alongside MARTA service, there are also independent private bus routes that run along the Buford Highway corridor, providing additional transit options. Furthermore, private taxi services operate within the City, offering convenient transportation for both local and regional destinations. This diverse and comprehensive transit network ensures that residents and visitors have multiple choices for getting around Chamblee and the surrounding areas.

Together, these transportation options provide service and increase access for many residents and workers in Chamblee.



Existing Transit Service



Source: Metropolitan Atlanta Rapid Transit Authority and State Road and Tollway Authority

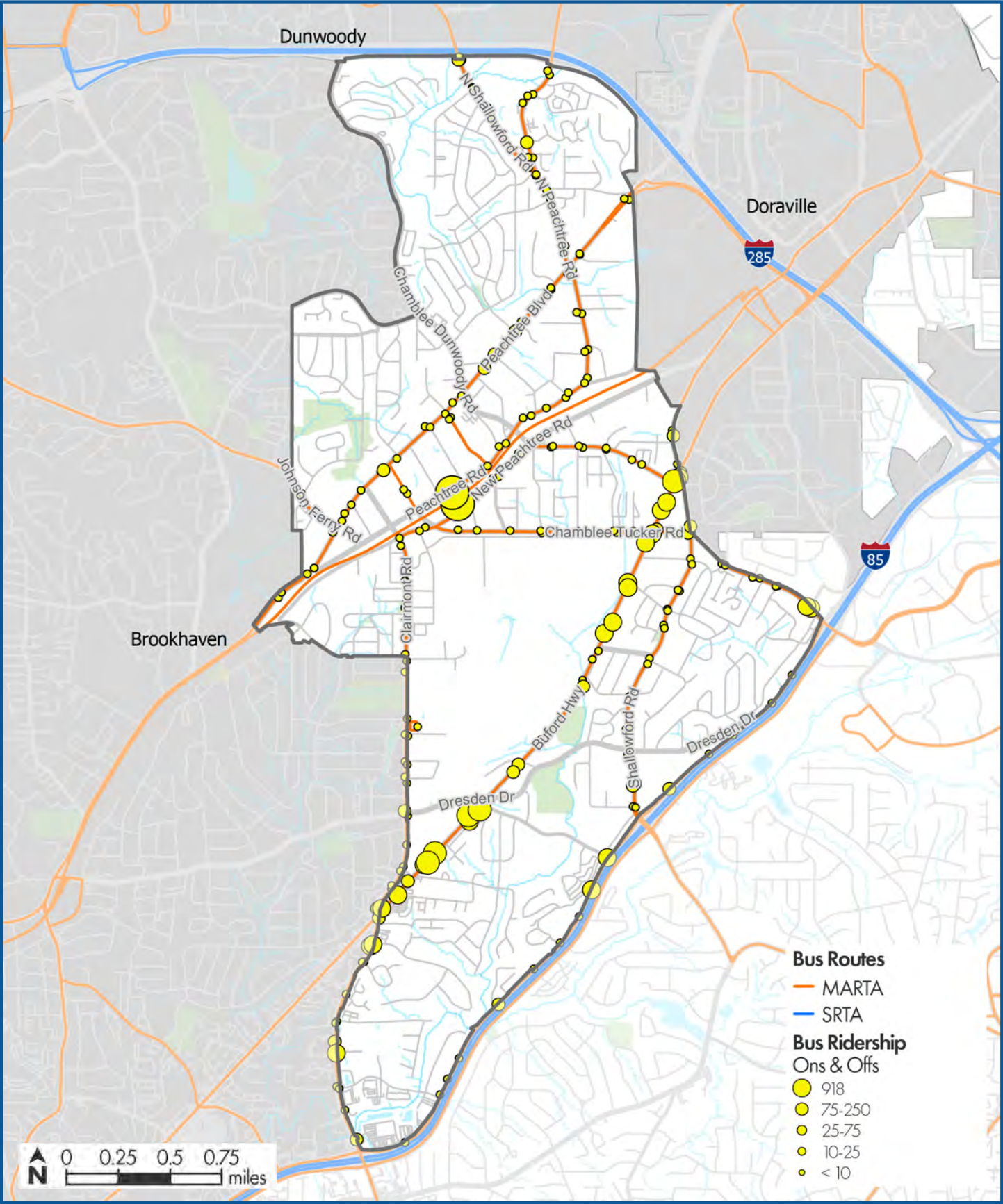
Bus Ridership

Transit ridership within Chamblee is significant, as evidenced by the daily bus ons and offs highlighted on the map. The top bus stops in terms of the number of riders that board or disembark at each location are primarily located at the Chamblee Gold Line MARTA station and along Buford Highway. These stops are heavily utilized by commuters and residents, indicating the demand for public transportation in the area. The Chamblee MARTA station is on the Gold Line and serves as a major hub for transit riders, facilitating convenient transfers to rail service as well as service to Gwinnett County. The high ridership numbers at these stops underscore the importance of providing reliable and efficient transit services to meet the needs of the community. The top ten bus stops within the City and their respective counts are:

- Chamblee Station - East Loop (918)
- Chamblee Station - West Loop (579)
- Buford Highway NE @ Plaza Fiesta - Southbound (171)
- Buford Highway NE @ Plaza Fiesta - Northbound (151)
- Buford Highway NE @ Plaster Road - Southbound (119)
- Buford Highway NE @ Plaster Road - Northbound (96)
- Buford Highway NE @ Chamblee Dunwoody Road (76)
- Clairmont Road NE @ Clairmont Terrace (70)
- Buford Highway NE @City Farmer’s Market (69)
- Buford Highway NE @ Chamblee Tucker Road (63)



Bus Ridership



Source: Metropolitan Atlanta Rapid Transit Authority and State Road and Tollway Authority

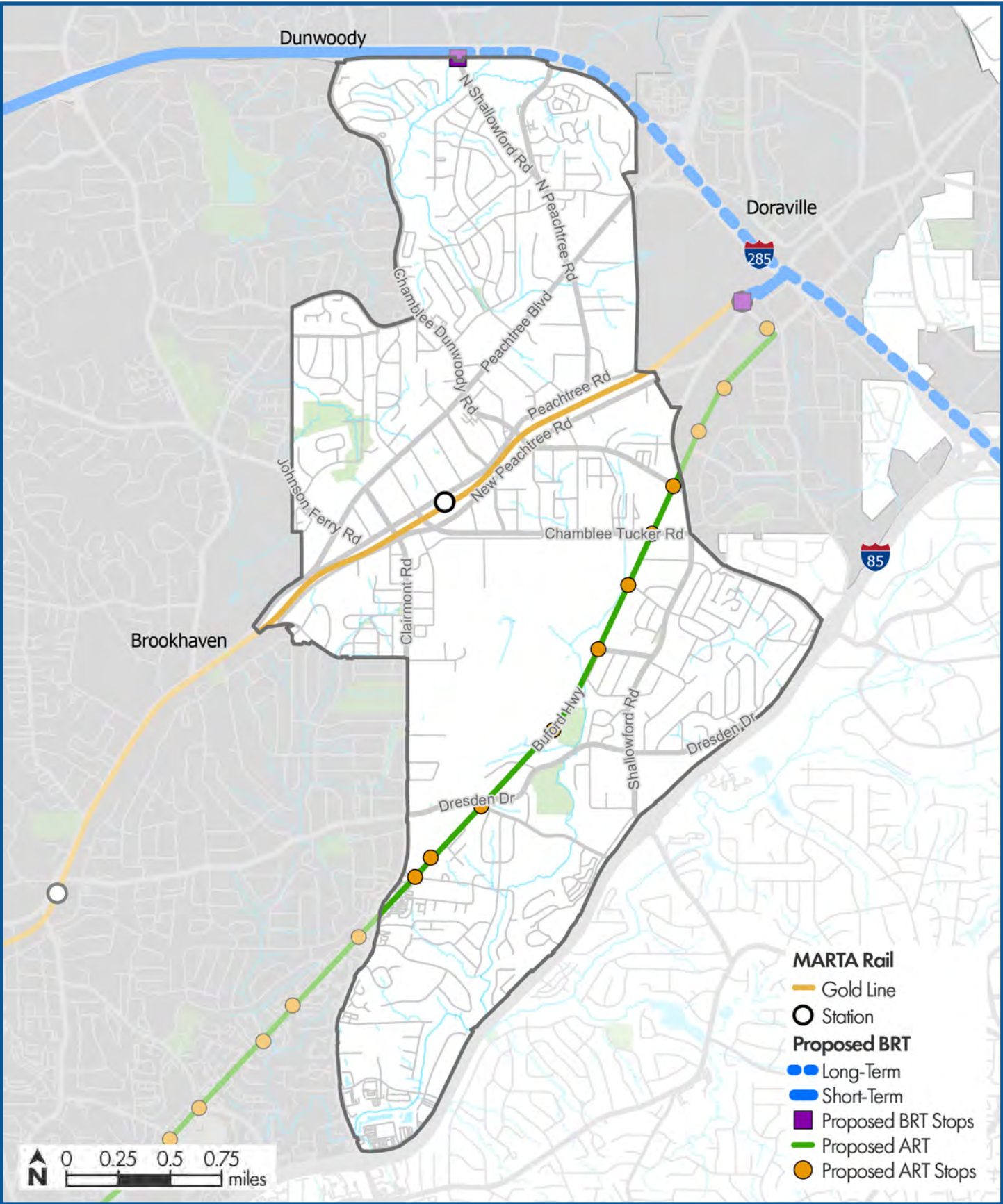
Proposed Transit

The proposed transit plans for Chamblee include Arterial Rapid Transit (ART) service along Buford Highway as well as the Top-End 285 Bus Rapid Transit (BRT) service.

The Buford Highway ART project is expected to begin construction within the next decade and is planned to feature Transit Signal Priority (TSP), frequent headways, and fewer stops, providing a more efficient and reliable transportation option. The route is planned to run from the Doraville MARTA station to Lindbergh Station, with multiple stops along the Buford Highway corridor in Chamblee.

The Top-End 285 BRT project will utilize the Georgia Department of Transportation plan to build buffer-separated express lanes along Interstate 285. BRT is characterized by buffer-separated buses with fewer stops and frequent headways, enhanced stops, and a rider experience similar to light rail transit (LRT). While these projects are still under study and do not have a completion date, the BRT project is expected to have two stations near Chamblee, one at North Shallowford Road and the other at the Doraville MARTA station. These proposed transit projects aim to enhance transportation options and improve connectivity within Chamblee and the surrounding areas.

Proposed Transit Service



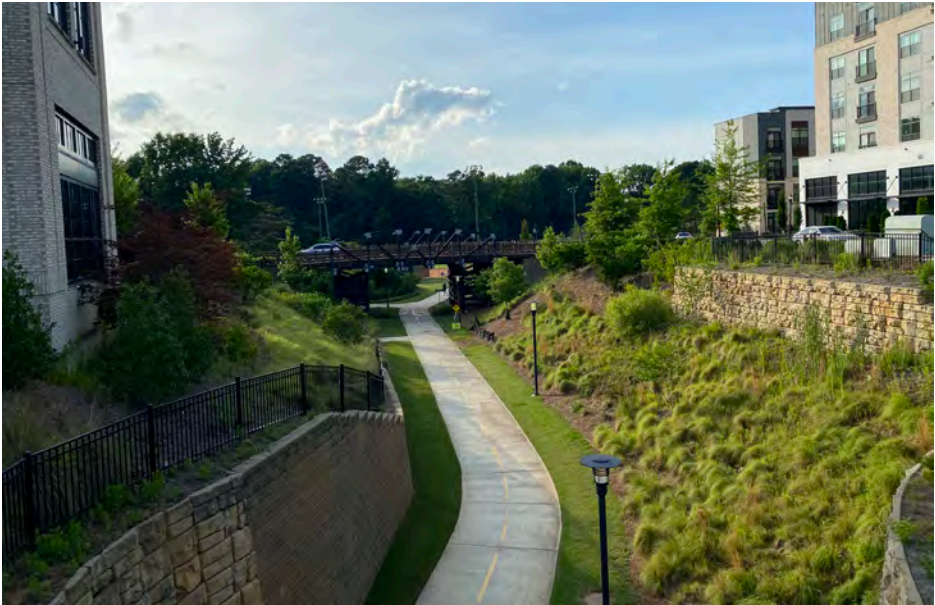
Source: Metro Atlanta Rapid Transit Authority and Georgia Department of Transportation

Bicycle and Pedestrian Network and Planned Trails

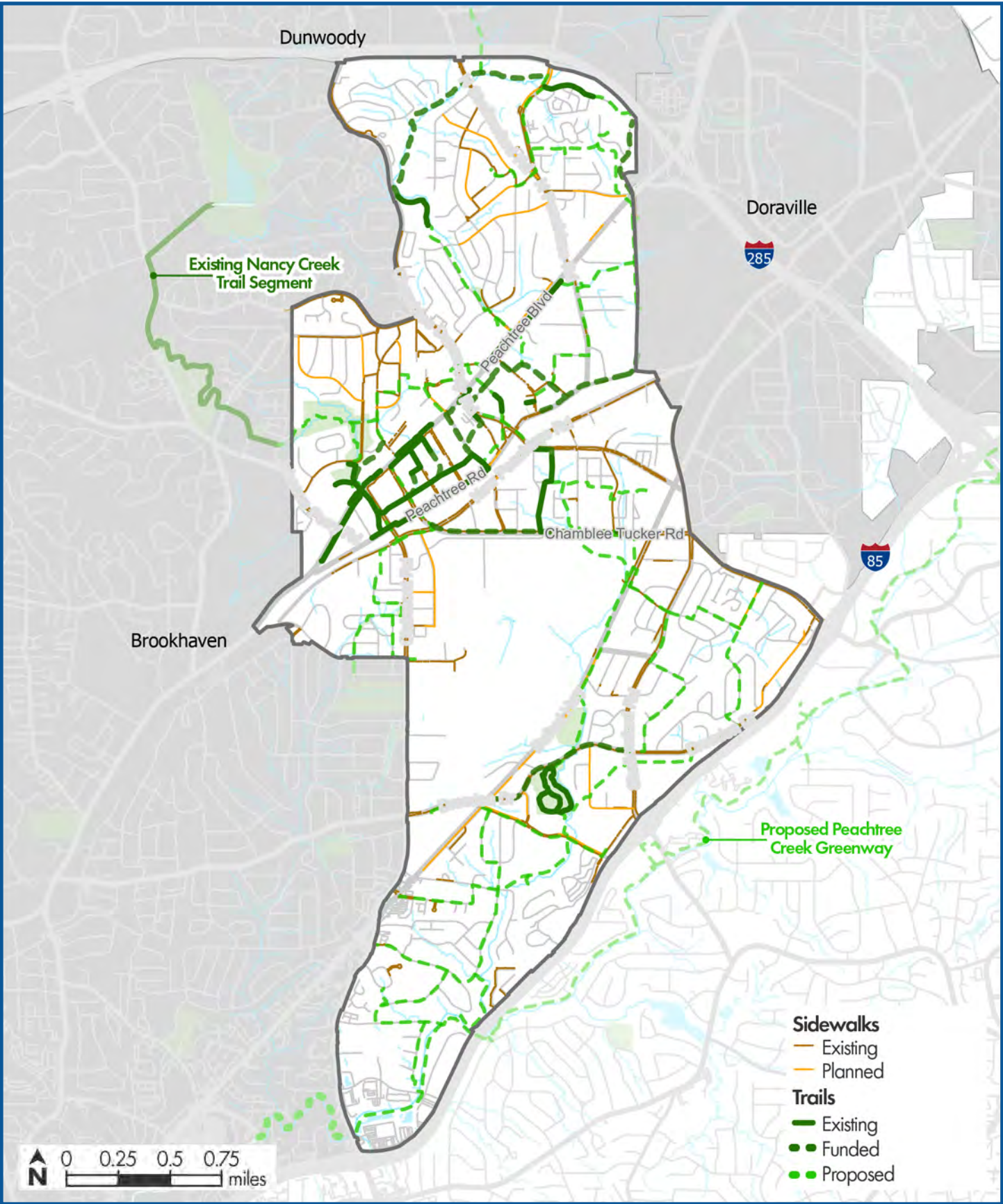
Within Chamblee, there is a robust network of trails that provide opportunities for outdoor recreation and active transportation. Currently, there are 5.8 miles of existing trails with the highlight being the rail trail located at the core of the City near the MARTA station and adjacent to denser development areas. These existing trails offer residents and visitors a convenient and enjoyable way to explore the City.

Looking forward, the 2023 Chamblee Trail Master Plan proposes a trail network across the City made up of roadside paths, off-road paths (greenways), and neighborhood streets with slow traffic. The Trail Master Plan was developed in response to Chamblee’s leaders seeing the value of further developing a high-quality trail network to current residents and as an economic development tool. A four phase approach was laid out in the plan, with the first phase being a model project, including the funded parts of the Northside Loop Trail in the North of the City. The subsequent phases will build on the momentum of this model project’s development.

As recommended in the 2023 Chamblee Trail Plan, the trail system is funded through a combination of local, private, state, and federal funds. Since local funds provide more flexibility and expedience, they are the preferred funding source for high priority projects. There are 5.9 miles of trails funded for construction and in the process of being developed. These trails will expand the existing connections through much of the core area of the City, connecting Peachtree Road to Peachtree Boulevard and extending up to Broad Street. They also include a safe sidepath along Chamblee Tucker Road and Dresden Drive. An additional 23.8 miles of trails are proposed which will provide connections to most neighborhoods in the northern and southern areas of the City. The collective network of the existing, funded, and proposed trails in Chamblee amounts to a total of 35.5 miles, demonstrating a commitment to creating a comprehensive trail network that will enhance accessibility and promote a healthier and more sustainable lifestyle for Chamblee residents.



Existing, Funded, and Proposed Trails



Source: City of Chamblee

Planned Roadway Projects

In 2019, the City developed Chamblee Mobility Multimodal Transportation Plan which identified and prioritized transportation projects for the next 20 years. The recommendations in the plan flow from the six project goals of improving safety, promoting access, strengthening connectivity, encouraging and enabling economic development, financial and environmental sustainability, and environmental protection. The project list developed with the plan reflects discussions held with stakeholders and the broader public, focused on addressing sidewalk infill and active transportation connections (described above), improving connectivity, and improving system safety and efficiency. Policy recommendations of the plan, such as stronger connectivity standards and adjustments to the structure of the resident-led sidewalk infill program, serve to complement and accelerate implementation.

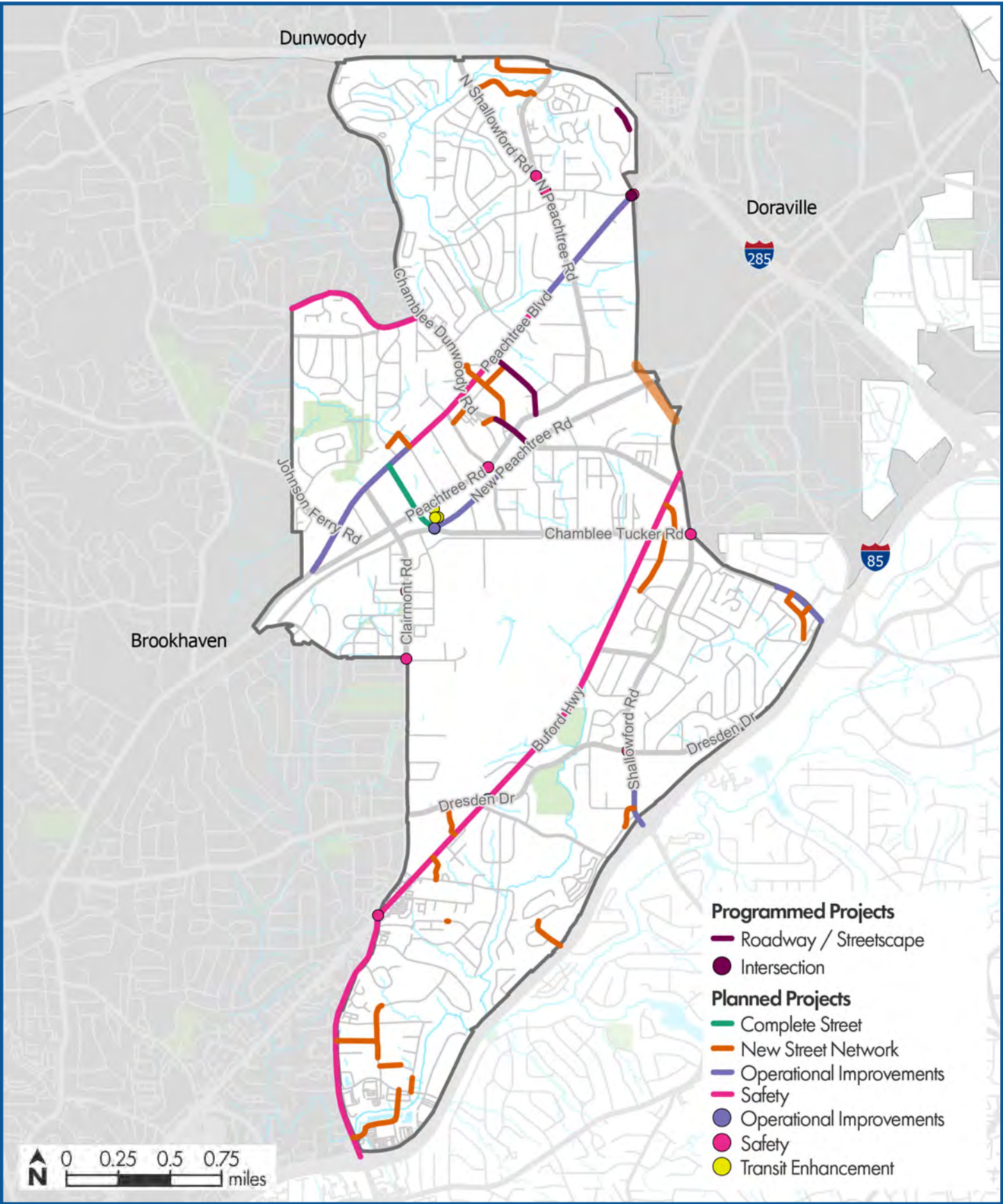
The 2019 Mobility Multimodal Transportation Plan project list serves as the basis for many of the City’s Special Purpose Local Option Sales Tax (SPLOST) projects and facilitates funding and inclusion in broader County or regional plans. Additional planned roadway projects come from ARC’s Metropolitan Transportation Plan (MTP). The planned roadway projects include:

- 21 new connections
- 15 intersection projects
- 5 operational improvements
- 5 safety projects
- 2 complete streets projects

- Three projects are funded through SPLOST for Fiscal Year 24, two of which are from the Mobility Multimodal Transportation Plan:
- **A road diet on Chamblee-Dunwoody from American Way to New Peachtree Road.** This project will convert the road from four lanes to three, providing a center turn lane and room for an extension of the multi-use path, an essential part of the north-south multimodal network in Chamblee.
 - **Perimeter Park Drive extension connecting to Parsons Drive.** This will provide increased connectivity in the northeast of the City and provide access to the Parsons-Deacon neighborhood. The street design and traffic calming measures will facilitate appropriate traffic speeds in the neighborhood.
 - **Broad Street streetscape improvements.** As part of a broader redevelopment plan along Broad Street, this will transform the street and surrounding public areas into a pedestrian-centered hub for the City.

Additionally, an intersection improvement at the intersection of North Shallowford Road, Peachtree Boulevard, and Parsons Drive/Peachtree Road is listed in ARC’s Transportation Improvement Plan (TIP) as programmed for construction by 2028 through a combination of local and federal funding.

Planned Roadway Projects



Source: Chamblee Mobility Multimodal Transportation Plan, Atlanta Regional Commission Metropolitan Transportation Plan, City of Chamblee SPLOST Project List

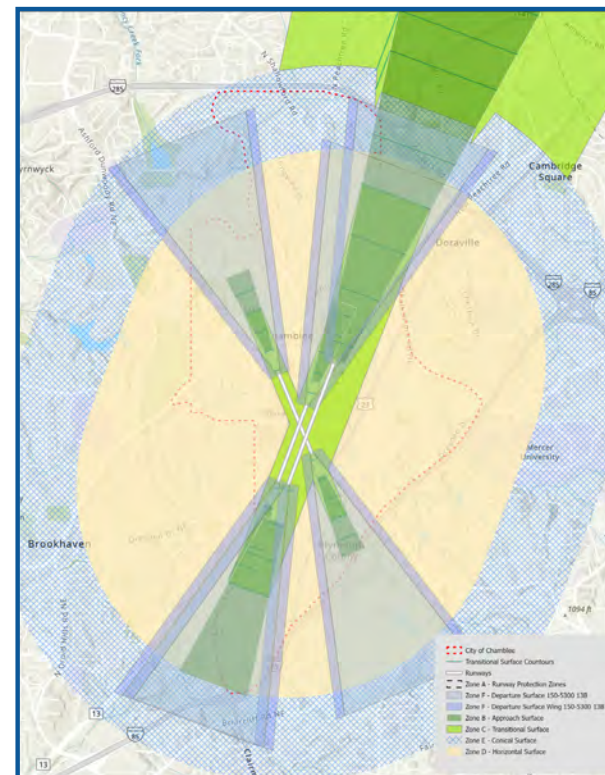
DeKalb - Peachtree Airport (PDK)

The DeKalb-Peachtree Airport (PDK) is a public airport that is owned by the county and is a large generator of jobs and income for the City. The Airport Master Plan Update established a framework for future development around the airport and recommendations necessary to continue the maintenance of airport facilities in the upcoming years. The process consisted of one phase for airport visioning followed by a second phase for the development of the master plan. Objectives resulting from the plan consisted of enhancing airport communications, modernizing airport facilities, promoting compatible land use, fostering economic development, responding to aeronautical demand, and ensuring safety for the public.

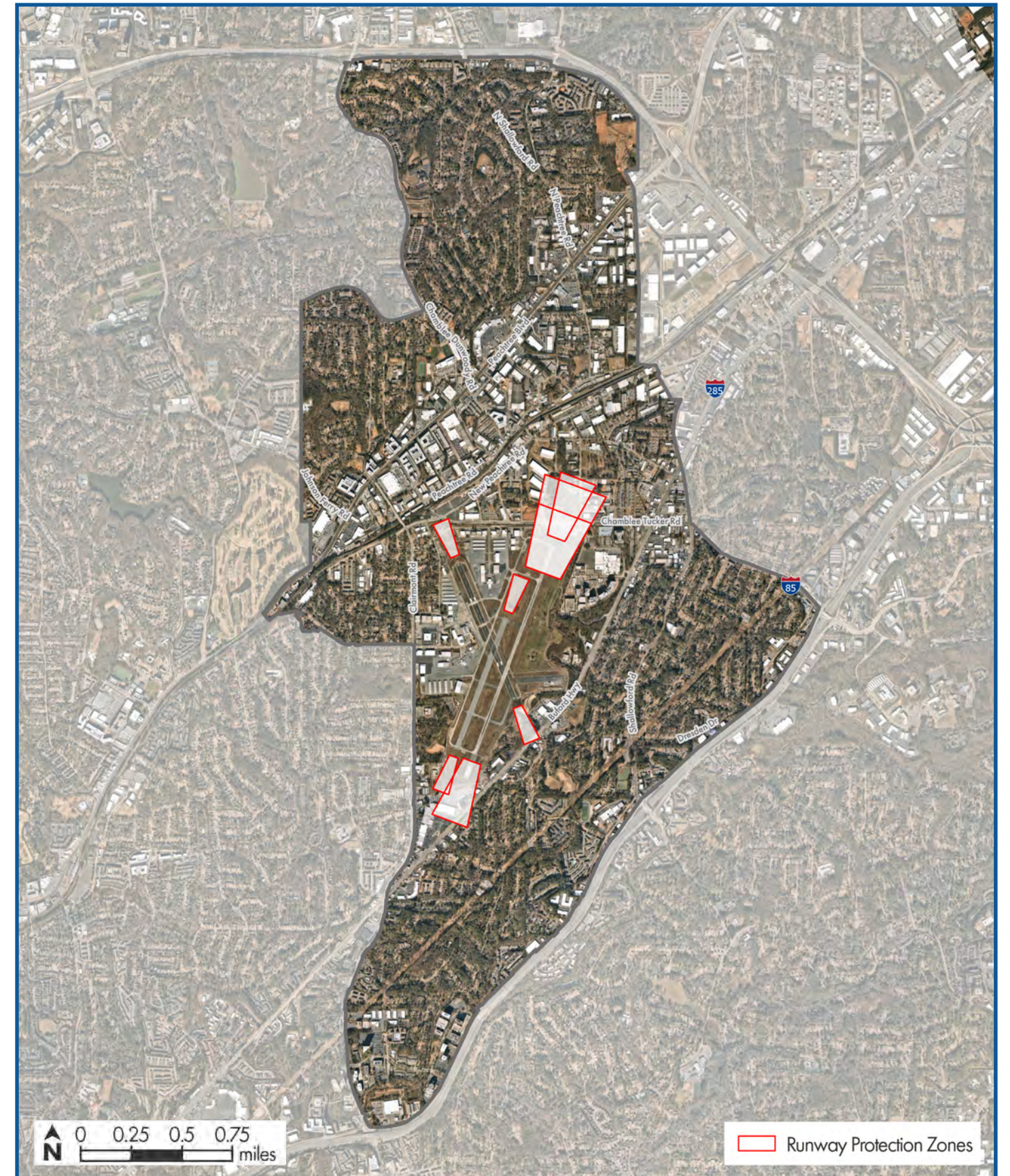
Runway Protection Zones (RPZs) are trapezoidal areas at the end of runways at an airport that are designated to enhance safety by mitigating potential hazards. These zones are crucial as they provide a buffer space to protect against accidents that may occur during takeoff, landing, or aborted landings. The goal is to ensure that people or property do not locate within these RPZs, especially for extended periods of time.

The City of Chamblee contains eight RPZs located around the edges of DeKalb-Peachtree Airport. Most of these RPZs primarily consist of open spaces or parking areas, which are ideal for minimizing risk. However, there are also some RPZs that include retail or industrial areas that may attract people frequently, but typically not for extended periods of time. It is important to carefully coordinate these RPZs with land use decisions in the City to ensure that the surrounding areas are compatible with airport operations and maintain the safety of both the airport and its neighboring communities.

There is additional guidance (Zones A through F) regarding height, use, and coordination with Federal Aviation Administration (FAA) or the airport.



Runway Protection Zones

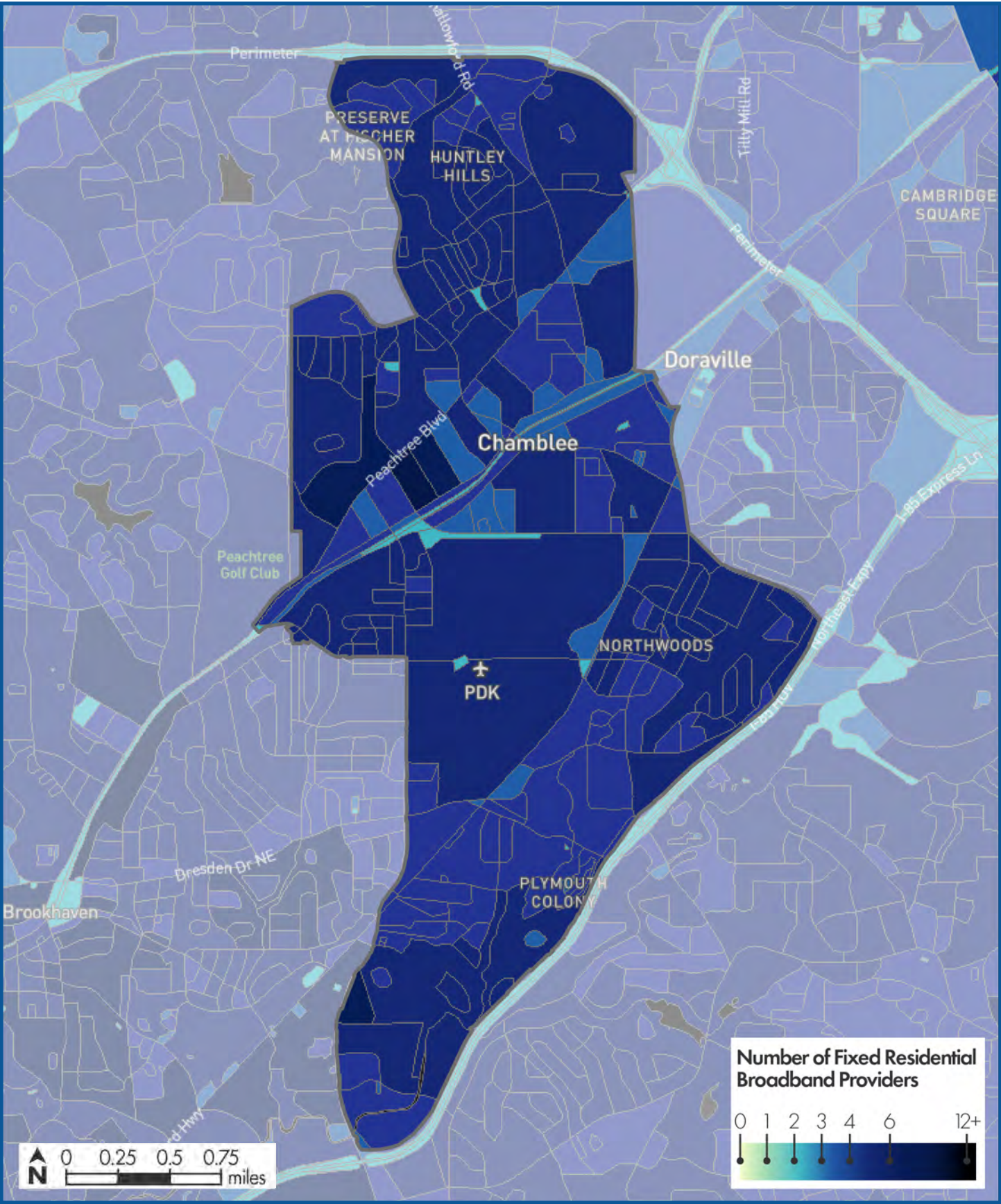


Source: DeKalb-Peachtree Airport

Broadband

Broadband access is a crucial aspect of modern-day living, from entertainment to work and education, and the goal of the Telecommunications Act of 1996 was to make high-speed broadband available to subscribers in all parts of the United States. Affordability and awareness of broadband service are significant barriers for lower income and immigrant communities, limiting their ability to fully participate in the digital world and access the opportunities and resources that high-speed internet can offer. Addressing these issues is crucial for promoting equity and ensuring that all residents have equal access to the benefits of connectivity. In Chamblee broadband service is available in 100% of the City. As seen on the following map, there are no areas within the City that lack fixed residential broadband providers. In fact, much of the City has access to four or more broadband providers. This level of access is vital for attracting and retaining businesses and residents alike. Chamblee’s commitment to ensuring widespread broadband availability reflects its understanding of the importance of connectivity in our daily lives for all people within the City.

Broadband Providers within Chamblee



Source: Federal Communications Commission

Community Facilities

The map to the right showcases the community facilities around Chamblee, utilizing four colors to represent different categories. The parks and recreation facilities are highlighted in one green, education facilities in yellow, civic facilities in a purple, and transportation facilities in the orange. These facilities are generally dispersed throughout the core of the City, but they do tend to cluster around each other. The name of each location corresponding to the map are listed below:

Parks and Recreation

- A** Huntley Hills Park
- B** Keswick Park
- C** City Hall Park
- D** Village Park
- E** Chamblee Rail Trail
- F** Clairmont Park
- G** Canfield Park
- H** Shallowford Park
- I** Arrow Creek Park
- J** Dresden Park



Civic Facilities

- A** USPS
- B** City Hall
- C** Keswick Community Center
- D** Public Works
- E** Chamblee Library
- F** Police Station

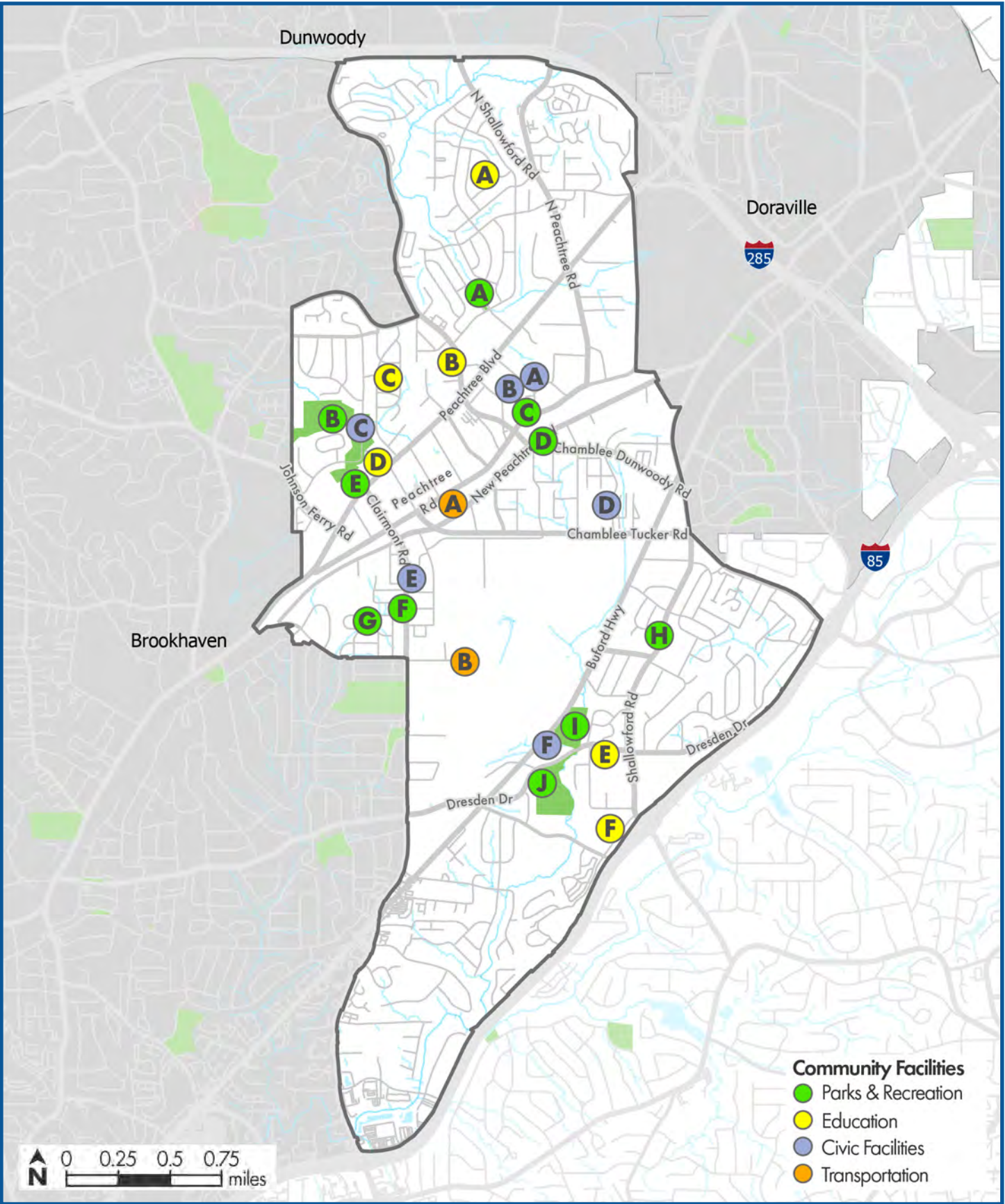
Education

- A** Huntley Hills Elementary School
- B** Chamblee Charter High School
- C** Chamblee Middle School
- D** Elaine Clark Center
- E** Dresden Elementary School
- F** St. Pius X Catholic High School

Transportation

- A** Chamblee MARTA Station
- B** DeKalb-Peachtree Airport

Community Facilities



Source: City of Chamblee

Cultural and Historical Assets

The City of Chamblee has a rich history that can be traced back to its origins as a small railroad town. Originally known as Roswell Junction, the town was incorporated in 1908 and quickly became a bustling transportation hub due to its strategic location along the Southern Railway. The railroad played a vital role in attracting businesses and residents to the City, spurring its growth and development.

One of the most notable areas in Chamblee is **Buford Highway**. Known as the International Corridor, Buford Highway is lined with a multitude of restaurants and businesses representing various cultures from around the world. This vibrant community has turned Buford Highway into a culinary paradise, offering a wide range of international cuisines. The cultural diversity and gastronomic delights of Buford Highway have become synonymous with Chamblee’s identity.

The **Historic Downtown District** is another prominent feature in Chamblee’s history. Located along Peachtree Road, the stretch of shops and boutiques that lined the road offered a vast array of vintage and antique items, including furniture, artwork, and collectibles. Formerly known as Antique Row, this area was a destination for collectors and history enthusiasts alike. While many of the actual antique shops are no longer operating, the 2014 Chamblee Town Center LCI emphasized maintaining the unique character and buildings remain through architectural standards, contributing to the character of the overall area.

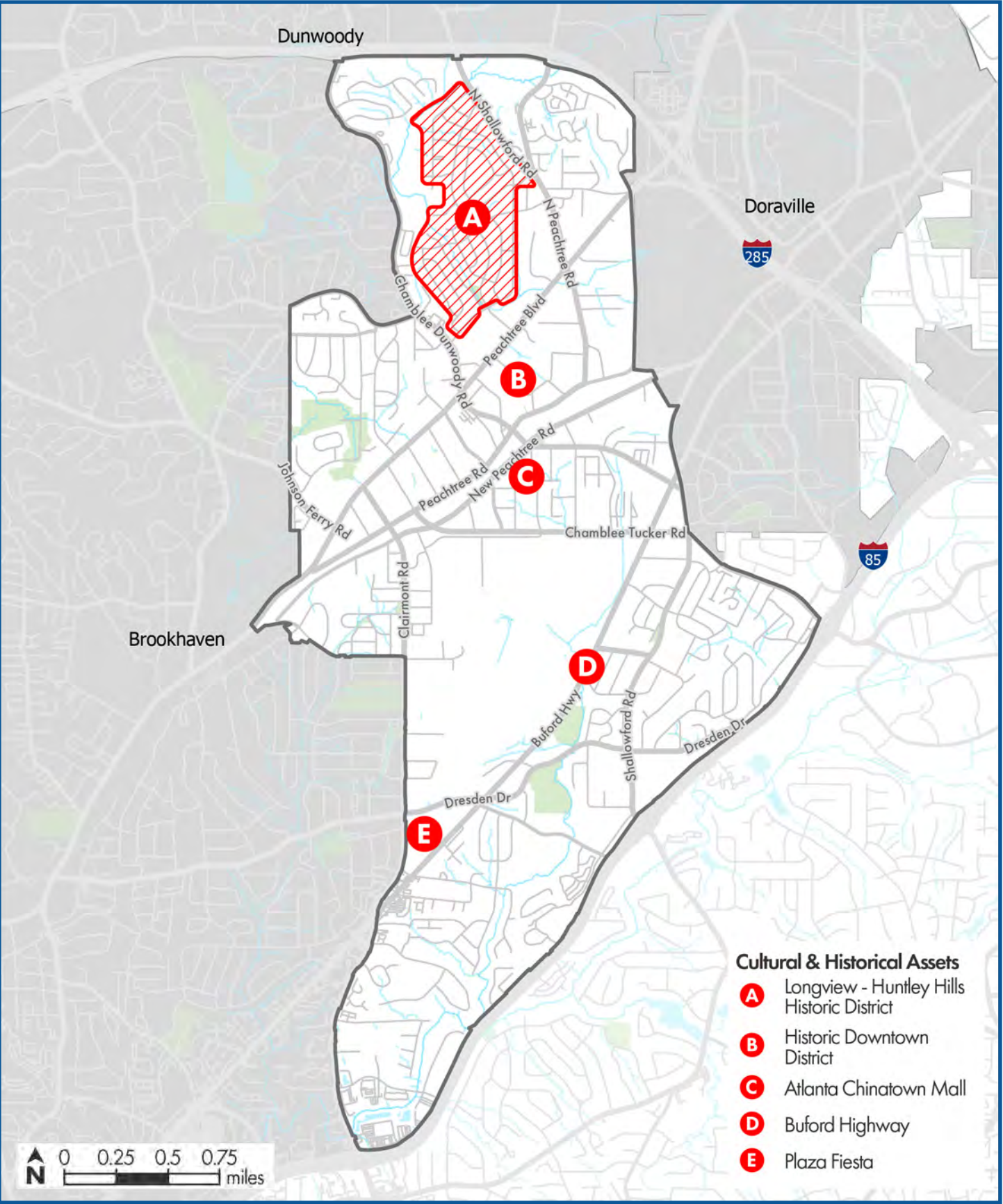
Chamblee is also home to the **Atlanta Chinatown Mall**, which showcases a diverse range of shops, restaurants, and cultural events that celebrate Asian culture. From authentic cuisine to traditional festivals, the Atlanta Chinatown Mall has become an integral part of Chamblee’s cultural landscape, attracting visitors from near and far.

The **Longview-Huntley Hills Historic District** is another significant area in Chamblee’s history. This district is characterized by its charming homes, many of which date back to the mid-20th century. These homes, predominantly built in the ranch style, showcase the architectural trends of the past and offer a glimpse into Chamblee’s early years.

Lastly, **Plaza Fiesta** stands as a beloved shopping center in Chamblee, catering specifically to the Hispanic community. This vibrant plaza boasts a plethora of stores, restaurants, and entertainment options. From authentic Mexican cuisine to lively music performances, Plaza Fiesta serves as a cultural hub, fostering a sense of community among the Latino population in Chamblee. The plaza hosts various festivals and events that showcase Hispanic culture, further enriching the town’s cultural fabric.

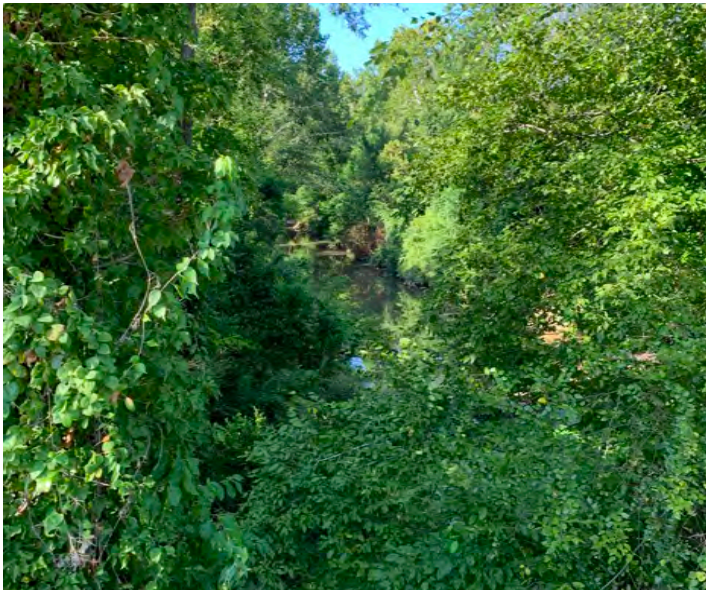


Cultural and Historical Assets

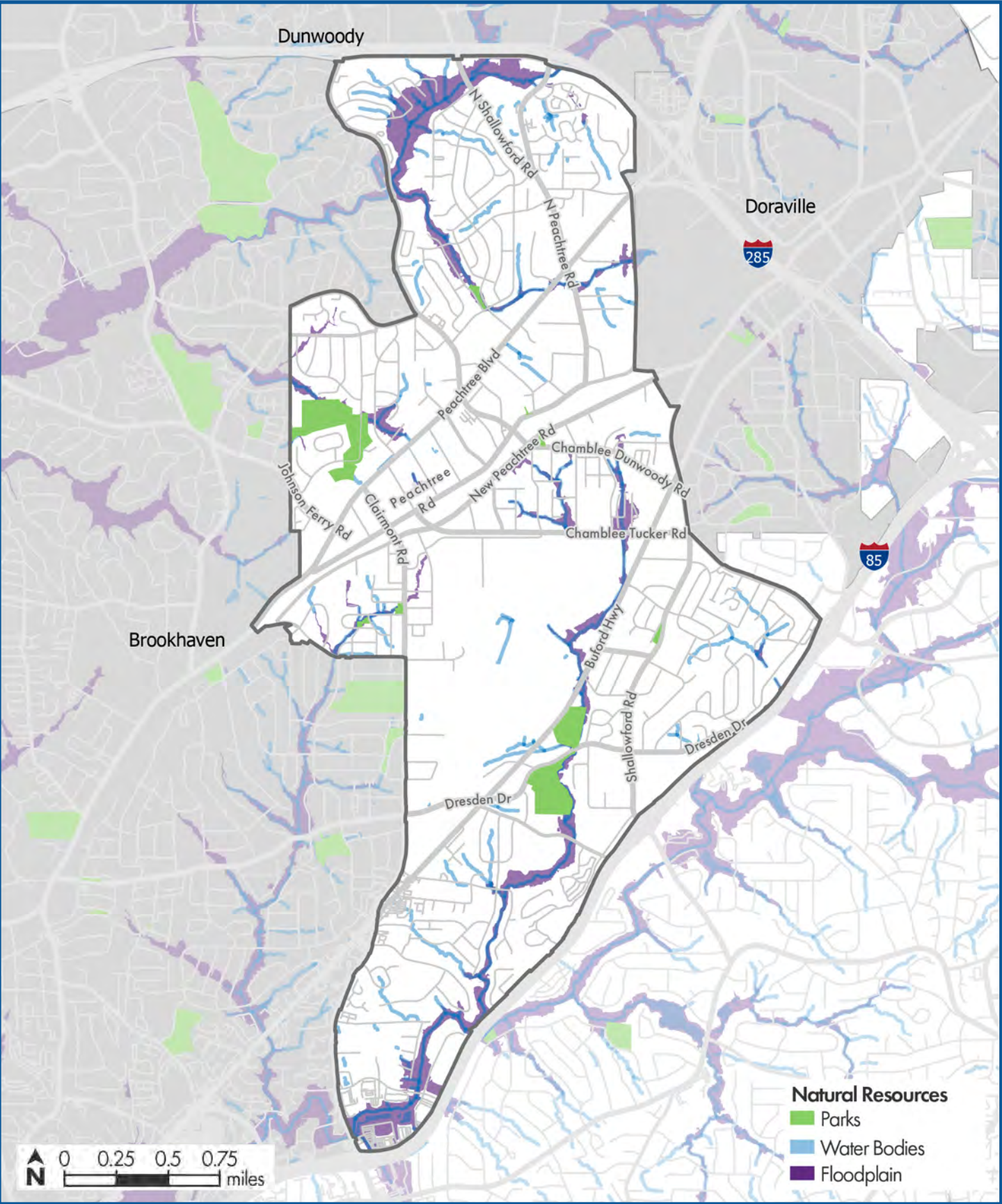


Natural Resources

The map on the right provides an overview of the natural resources in Chamblee. It highlights the parks, streams and water bodies, and floodplain in the area. The floodplain, in particular, plays a significant role in development within these areas. Due to its susceptibility to flooding, development in floodplain areas must adhere to specific regulations and guidelines to mitigate potential risks. Streams are predominantly found to the north and south of the City, but they can also be found throughout the core. Chamblee is fortunate to have parks and natural areas spread throughout the City, providing residents with ample opportunities to enjoy and connect with the natural environment.



Natural Resources



Previous Land Use Plans



2019 One Chamblee Comp Plan

In 2019, Chamblee updated its comprehensive plan to meet Georgia Department of Community Affairs (DCA) requirements, outlining steps for a long-term vision to guide growth management, transportation, housing, economic development, sustainability, and quality of life. The plan aimed to create a stronger community identity, promote a healthy and safe living environment, support a thriving business environment, develop multi-modal connections, and provide quality government services through partnerships. Key recommendations covered a range of topics from land use to economic development. Priority projects included the Buford Highway at Chamblee Tucker Road Small Area Plan and the Rail Trail Expansion (phase 2), while long-term projects encompassed small area plans, Chamblee Mobility Multi-Modal Transportation Plan items beyond a five-year scope, City Hall Park renovation, and the Town Center Master Plan. The 2045 Comprehensive Plan is an update to the 2019 One Chamblee Comprehensive Plan.



2019 Chamblee Arts Master Plan

In 2019, the City of Chamblee completed an Arts Master Plan to guide future investment in the arts. It outlines strategies for maintaining Chamblee's authentic identity while celebrating its cultural vibrancy as the City grows. Key themes derived from the plan's public involvement process include the desire for more creativity, both through public art and the creation of spaces for creativity, as well as leveraging the unique character of Chamblee to develop an identity as a community that cares about investment in arts and culture. Key outcomes and recommendations of this plan include a Public Art Ordinance for the City to adopt, the recommendation to create a Public Art Commission, as well as a Public Art Maintenance Policy, Public Art Donation Policy, Collection Management Policy, and Mural Guidelines that the City could adopt.



2017 Buford Highway LCI Study

In 2017, the cities of Chamblee and Doraville completed a study for a six-mile stretch of Buford Highway, from Clairmont Road to north of Oakcliff Road. The study created concepts to preserve, enhance, and cultivate the corridor's unique identity. Recommendations were provided for short, mid, and long-term durations, focusing on transportation infrastructure, community spaces, and zoning improvements. Chamblee specifically has projects planned for bicycle-pedestrian initiatives on Chamblee Tucker Road, Clairmont Road, and Peachtree Road. Additionally, a multi-use path along Buford Highway is proposed, along with mixed-use zoning changes to support multi-family housing, pedestrian-oriented businesses, amenities, hotels, and food-related industries along the corridor.



2018 Chamblee Parks and Recreation Master Plan

In 2018, the Chamblee Parks and Recreation Department updated the 2016-2026 Parks and Recreation Master Plan to include new data from citizen surveys, site designs, individual park master plans, and budgets. The primary objective of this plan was to evaluate the Department's current facilities and programs to develop recommendations that meet Chamblee's recreational needs over the next decade. The plan's recommendations emphasize implementing new programs and events, developing a revenue-producing facility, performing park maintenance measures, and creating master plans for multiple parks.



2017 Chamblee Economic Development Plan

In 2017, the City of Chamblee and its partners initiated an economic plan driven by two annexations, the closure of the GM Plant in Doraville, and the 2008 Recession. This plan adopted a comprehensive approach to generating wealth, attracting jobs, and sustaining the existing commercial base. The recommendations addressed short, mid, and long-term objectives, emphasizing downtown revitalization, community development, and transit-oriented development. Notable projects include converting isolated homes along Parsons Drive and Lawson Way into commercial hubs, establishing a Community Improvement District (CID) along Buford Highway, and promoting transit-oriented development along New Peachtree Road.



2014 Chamblee Town Center LCI

In 2001, the City of Chamblee completed an LCI plan with ARC funding for the area around the Chamblee MARTA station to create a dense, mixed-use, walkable environment. Updated in 2007 and 2012, the plan expanded to include Downtown Chamblee and aimed to improve the Chamblee Downtown and MARTA station area, enhance local zoning, and prioritize public projects. Key recommendations focused on encouraging mixed-use developments, extending historic architectural standards, incorporating the Chamblee Rail Trail, and making streetscape and gateway improvements. Transportation goals included better pedestrian crosswalks, corridor enhancements, time-limited parking, and promoting affordable housing near the MARTA station.

Previous Transportation Plans



2023 Chamblee Trail Master Plan

In 2023, Chamblee leaders adopted the Chamblee Trail Master Plan to capitalize on the benefits high-quality trail networks bring to communities. Recognizing these trails as crucial amenities for young families and businesses, the plan aims to enhance the local economy, community, and environmental health. The plan proposes a comprehensive vision for a high-quality trail network connecting key destinations. Key recommendations include constructing the trail network over four phases using greenways, sidepaths, and neighborhood slow-streets, starting with the Northside Loop in 2024, and expanding over the next decade. Local funding, supplemented by state, federal, corporate, and non-profit support, is recommended for project implementation.



DeKalb 2050 Comprehensive Transportation Plan

In 2022, DeKalb County adopted the DeKalb 2050 Unified Plan which included an update to the both County's Comprehensive Transportation Plan (CTP) and the Comprehensive Land Use Plan. The CTP provides a roadmap for transportation projects and policies across DeKalb County for the next thirty years, aiming to reflect 11 transportation priorities established early in the planning process. Key recommendations cover the entire county and incorporate projects from the One Chamblee Comprehensive Plan Update, Chamblee Mobility Multimodal Transportation Plan, North Fork Peachtree Creek Greenway Comprehensive Study, and the Atlanta Regional Commission (ARC) Regional Transportation Plan. These projects were informed by engagement with stakeholders, elected officials, and the public.



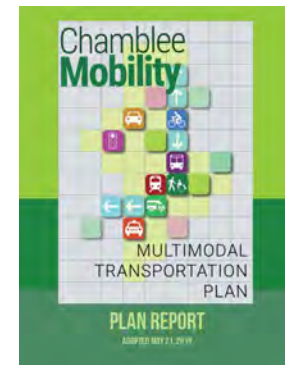
Chamblee Doraville CID Mobility Master Plan

Formed in 2019, the Chamblee Doraville Community Improvement District (CID) aims to guide investments in the area's long-term prosperity and economic opportunity, coordinating closely with the Cities of Chamblee and Doraville, which have developed their own mobility plans concurrently. In 2021, the CID adopted its first planning effort, the Chamblee Doraville CID Mobility Master Plan. The plan seeks to promote efficient mobility by focusing on safety, connectivity, travel options, and regional access. Key projects include improvements at Peachtree Road/Peachtree Boulevard, pedestrian improvements at Broad Street/Peachtree Boulevard, and Shallowford Road/Buford Highway enhancements.



North Fork Peachtree Creek Greenway Comprehensive Study

The Peachtree Creek Greenway is a multi-use path currently expanding in Brookhaven, with a 1-mile segment and 3 additional miles underway. Residents, businesses, and officials expressed a desire to extend the path into Chamblee and unincorporated DeKalb County via the North Fork segment. The PATH Foundation conducted a 2021 study to explore the feasibility of extending the greenway 12 miles north, connecting it to Metro Atlanta's trail system. The first segment of the North Fork will be in Chamblee's Century Center area, providing connections to Century Center and residential communities in unincorporated DeKalb County. This expansion will benefit residents, workers, and students in the area. This study assess the feasibility and benefits of each segment of the North Fork.



Chamblee Mobility Multimodal Transportation Plan

In 2019, the City of Chamblee adopted the Chamblee Mobility Multimodal Transportation Plan to guide the City's transportation development over the next twenty years. The vision focuses on creating a vibrant, connected community through a balanced, multimodal transportation system. Key goals include improving safety, promoting access, strengthening regional connectivity, encouraging economic development, maintaining fiscal responsibility, and protecting the environment. Recommendations include sidewalk infill, active transportation connections, and improving system safety and efficiency.



Transit Master Plan Final Plan Documentation

In 2019, DeKalb County adopted the DeKalb Transit Master Plan (TMP), developed through a partnership with the Atlanta Regional Commission (ARC), Metropolitan Atlanta Regional Transit Authority (MARTA), and DeKalb County Government. Additional partners included the 12 municipalities within the county and regional transportation agencies GDOT and ATL. The TMP outlines a 30-year vision for transit investments, ensuring transit is seamless, affordable, effective, and accessible. Key recommendations include advancing four transit scenarios for further consideration, increasing public and stakeholder education on project delivery and financing, collaborating with MARTA on unmet needs and expansion projects, and aligning land use and development codes with transit efforts.

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Summary of Community Engagement

Community and Stakeholder Engagement Overview

Public involvement is a key component of any planning effort and is critical for truly understanding the community's vision, goals, and needs. As such, this process utilized a variety of techniques and levels of involvement to gain a complete understanding of existing conditions, community goals and values, needs and opportunities, and desires for the future. As detailed below, this process included both traditional and non-traditional techniques to reach broad and diverse audiences. A variety of means were used to promote and encourage engagement, including:

- Regular distribution of announcements, information, and updates through the Chamblee's E-Signal monthly digital newsletter reaching over 3,500 subscribers.
- Promotion of the Comprehensive Plan Update and ways to participate in the May/June bi-monthly printed Signal newsletter mailed to every residence in the City.
- Regular announcements posted to the City's social media accounts.
- Distribution of flyers to City spaces and community facilities.
- Outreach to a broad range of community stakeholders, including school leaders; the Downtown Development Authority; City Council and City staff; PDK airport; social service and support organizations; organizations supporting minority, immigrant, and limited English proficiency (LEP) populations; Chamblee public library; and youth organizations/recreational leagues.
- Collaboration with Chamblee 101 civic engagement program members to share meeting announcements and encourage participation
- Distribution of information by the Comprehensive Plan Update Stakeholder Steering Committee members.
- Posting of meeting announcements on the City's website and calendar.
- Posting of meeting announcements and summaries on the project website.
- Geo-targeted Facebook, Instagram, and Meta advertisement campaigns to all Chamblee residents.
- Collaboration with an Ohio University research project conducting interviews with recent immigrants to the City of Chamblee.



COMPREHENSIVE PLAN UPDATE

The Comprehensive Plan will guide how Chamblee grows and evolves to serve residents and businesses over the next 25 years.

We want to hear from you! Check out our interactive website to learn more about the process and ways to get involved.

Scan the code:



www.planchamblee.com



ACTUALIZACIÓN DEL PLAN INTEGRAL DE CHAMBLEE

El Plan Integral guiará el crecimiento y la evolución de Chamblee para prestar servicio a residentes y empresas durante los próximos 25 años.

¡Queremos saber de usted! Visite nuestro sitio web interactivo para obtener más información sobre el proceso y las formas de participar.

Escanea el código:



www.planchamblee.com



COMPREHENSIVE PLAN UPDATE

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更新“全面规划”

“全面规划”将指导Chamblee未来25年的成长和发展，以便更好地服务居民、企业，和社区。

我们希望听到您的声音！扫码查看我们的互动网站，以获得更多详情并参与其中。

Scan the code:



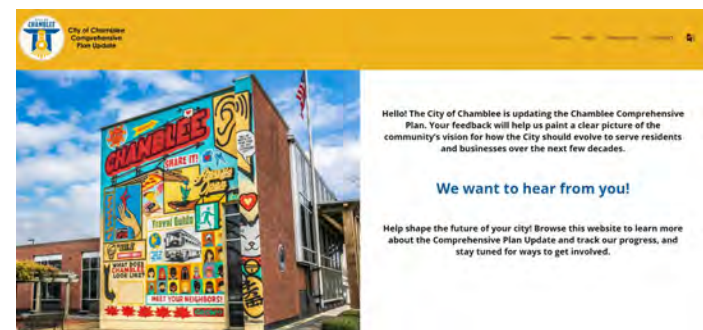
www.planchamblee.com

Public Hearings

Two public hearings were conducted at the beginning of the plan and before the plan was sent to the Department of Community Affairs (DCA) and the Atlanta Regional Commission (ARC) for their reviews. The first was held on January 11th, 2024 and the second was held on August 15th, 2024. The agendas from these public hearings is located in Appendix A.



Project Website




City of Chamblee Comprehensive Plan Update

Hello! The City of Chamblee is updating the Chamblee Comprehensive Plan. Your feedback will help us paint a clear picture of the community's vision for how the City should evolve to serve residents and businesses over the next few decades.

We want to hear from you!

Help shape the future of your city! Browse this website to learn more about the Comprehensive Plan Update and track our progress, and stay tuned for ways to get involved.



Stay in Touch!

Share your contact information, and we'll keep you updated as the study progresses.

First & Last Name
Please type your first and last name.

Zip Code
Please provide the zip code of your home location.

Preferred Contact Method

Stakeholder Steering Committee

At the outset, a Stakeholder Steering Committee was formed with community representatives identified by City staff. The purpose of this group was to work with the project team to provide input on vision, goals, needs, and proposed solutions. The group acted as a “sounding board” by reviewing and providing feedback on information, ideas, and concepts prior to public meetings. The steering committee members and their affiliations are listed below:

- Kristin Gorham, City Manager
 - Chuck Button, Interim City Manager
 - Jimmy Furst, City Council/Chamblee DDA
 - Gabrielle Peters, Deputy Director of Planning
 - John Maximuk, Planning Director
 - Todd Hill, Public Works Director
 - Jodie Gilfillan, Parks and Recreation Director
 - Lori Conway, Grounds/Greenspaces Manager
 - Brittney Lindsay, Public Engagement Director
 - Michael Dieppa, Police Chief
- Wyly Harrison, Economic Development Director
 - Wayne Fishell, Resident
 - Raj Kamath, Resident
 - Anishah Pradhan, Resident
 - Michael Escobar, Keep Chamblee Beautiful
 - Shivanand Rao, Resident
 - Brian Ray, Chamblee DDA
 - Stephanie Correa, Los Vecinos de BuHi
 - Daria Chryssochoos, Budget and Strategy Manager

The Stakeholder Steering Committee met three times in advance of each public meeting. Meeting presentation materials, attendees, and discussion notes can be found in Appendix A. Below is a summary of each steering committee meeting’s content, discussion, and key takeaways.

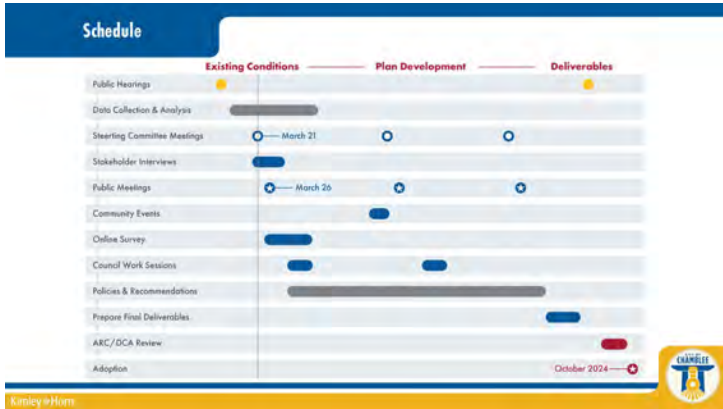
Steering Committee Meeting #1, March 21, 2024

The first Stakeholder Steering Committee meeting was held on Thursday, March 21, 2024 from 12:00-1:30 PM in the Community Room at City Hall. Upon entering the meeting room and signing in, Steering Committee members were asked to submit one word to describe Chamblee today and one word to describe what they hope for the future of Chamblee. Participants took their seats for a brief presentation over lunch.

The project team briefly presented the overall project purpose, schedule, and public engagement approach. The team also briefly presented existing conditions of demographics, land use, and transportation in Chamblee, pausing periodically for questions.

After the presentation, meeting attendees were invited to comment on an aerial map of the City, placing green dots on places they like and red dots on areas that need attention. The map and comments can be found in Appendix A.

To conclude, the team revisited the one-word exercise for Chamblee’s present and future and asked participants to elaborate on their answers. Attendees were provided copies of the 2019 Comprehensive Plan Vision and Goals to mark up with any proposed changes.



- Key topics of discussion include the following:
- **“One Word” exercise:** To describe Chamblee today, the group mentioned “Growth,” “Diversity,” and “Potential,” - the potential to grow in a way that is smart, sustainable and kind. To describe Chamblee’s future, stakeholders generally agreed on the words “Diverse,” “Affordable,” “Sustainable,” and “Thriving.”
 - **Needs and Opportunities:** Stakeholders identified needs for central gathering spaces, traffic calming, more support for schools, emphasis on safety at the MARTA station, and maintenance of streams and natural environment. The opportunities identified include expanded trail network, support/celebration of minority-owned businesses, and attracting more entertainment-oriented businesses.
 - **Affordability:** Stakeholders recognized that housing has become unaffordable in Chamblee, particularly for renters, and that Chamblee needs more affordable housing.
 - **Diversity:** The group acknowledged that diversity and cultural identity are important to the fabric of Chamblee. The group agrees that Chamblee should continue to embrace its rich diversity and strengthen its efforts to engage and work with diverse populations.

Steering Committee Meeting #2, May 30, 2024

Stakeholder Steering Committee meeting #2 was held on Thursday, May 30, 2024 from 12:00-1:30 PM in the Community Room of Chamblee City Hall. Participants signed in and took their seats for a brief presentation over lunch. The project team presented what was discussed so far from the first public meeting, community pop-up events, stakeholder discussions, and online community engagement. The team presented the updated vision statement and goals for the comprehensive plan and identified five small areas to analyze in greater detail.

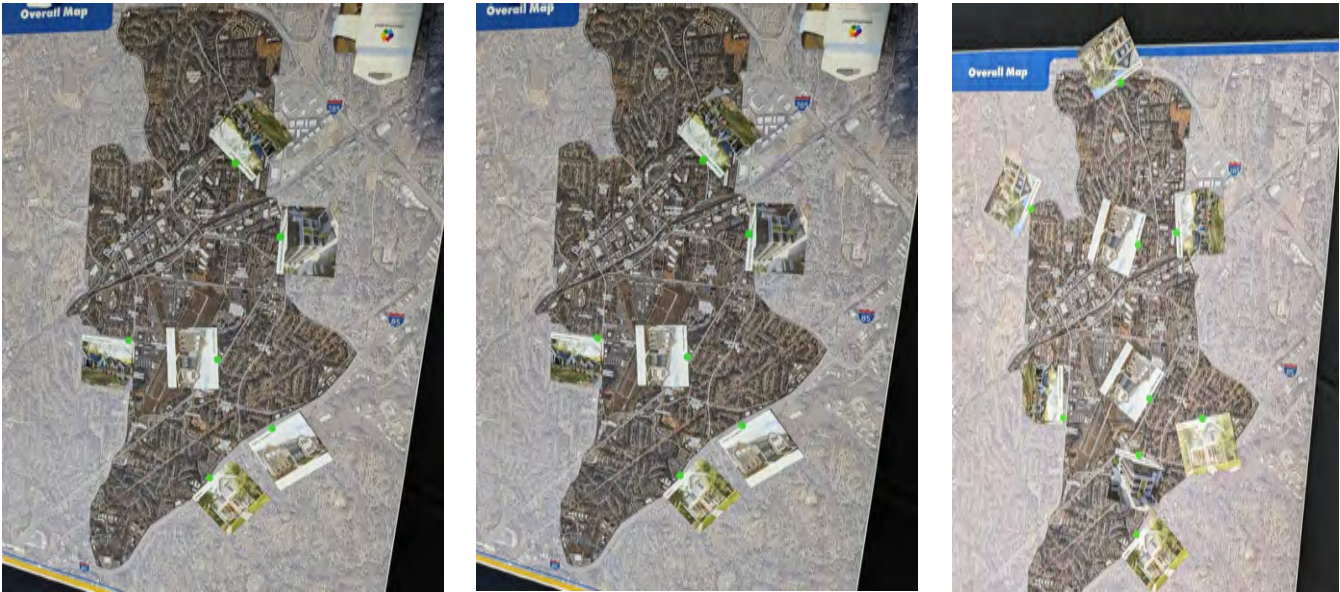
The project team then divided the committee into three groups. Each group rotated through three discussion group stations representing two small areas, North of Town Center and Century Center, and a general discussion of missing middle housing types and potential locations. At each station, discussion was facilitated by project team members. Participants were invited to draw and leave comments on printed aerial maps.

The five small areas being explored are Savoy Drive, North of Downtown, Chamblee Dunwoody/Chamblee Tucker, Plaster/Johnson, and Century Center. Of these, North of Downtown and Century Center are planned to be explored in detail, and therefore had their own stations. For the remaining three, the team plans to provide more minor updates and guidance in these areas. Ongoing initiatives and the team’s recommendations for these small areas can be seen in the presentation in Appendix A.



At the housing station, the committee was presented images of different types and styles of “missing middle” housing, including accessory dwelling units (ADUs), cottage courts, townhomes, quadplexes, multiplexes, and other types of small apartments. Each group was asked generally what types of housing are appropriate for Chamblee. Participants were then invited to indicate on an aerial map of the City what housing types they feel belong and/or could be added in different areas of the City.

Detailed notes and key takeaways from discussions at each station can be found in the Appendix.



Steering Committee Meeting #3, August 6, 2024

Stakeholder Steering Committee meeting #3 was held on Tuesday, August 6, 2024 from 11:00-1:00 PM at the Keswick Community Building located in Keswick Park. The purpose of the meeting was to present draft recommendations and get feedback on stakeholders’ priorities for implementing the plan’s recommendations. Participants signed in and took their seats for a presentation followed by lunch.

The presentation included an overview of the elements of the Comprehensive Plan followed by an outline of the community vision and draft recommendations for updating the plan. The team presented the plan’s updated vision statement and goals and spoke in greater detail on the following community recommendations:

- Recommendations for three small areas that have been identified in previous small area plans:
 - o The area south of Savoy Drive and Nancy Creek
 - o The area around the Chamblee Tucker Road and Chamblee Dunwoody Road
 - o The area along the Plaster Road and Johnson Road corridors south of Dresden Park
- High-level recommendations and connections to other City plans and initiatives on the following topics:
 - o Economic development
 - o Community and quality of life
 - o Sustainability and resiliency



Following the presentation, the team organized the steering committee into three groups for a work session. The three groups rotated between three stations, each staffed by project team members with presentation boards covering the following topics:

- Future land use and character areas, as well as two small area plans for the area north of Town Center and the area surrounding Century Center at the City’s southern extent
- Recommendations on housing actions for the public and private sectors
- Recommendations for the future of multimodal transportation

Project team members placed comments on sticky notes on the boards. Presentation slides and images of the boards with comments can be found in Appendix A. The following represents the action items from each work session that received the highest votes as well as other key takeaways from the discussion:

Land Use and Small Area Plans

- Support for greater walkability in all areas of the City
- Support for implementing town center development
- Desire to prioritize updating the UDO to allow missing middle housing in more areas of the City
- Desire for area north of town center to complement and integrate seamlessly with future town center development
- Strong interest in leveraging Peachtree Creek as an asset and bringing new life to existing Century Center buildings

Land Use Actions	
Which potential trails should be a priority?	
Promote efficient land use patterns by encouraging mixed-use, pedestrian-friendly, developments that incorporate shopping, housing, and jobs where appropriate.	
Encourage transit-oriented development near the Chamblee MARTA station.	
Minimize the use of existing facilities, infrastructure, and services by targeting new development in areas already served by public infrastructure.	
Encourage redevelopment and adaptive reuse of existing underutilized residential, commercial, and industrial areas.	
Continue to advance the development of the Town Center Master Plan in Downtown Chamblee.	
Implement Town Center Development	
Update the UDO to allow missing middle housing (Duplex, Triplex, Small Apartment buildings, Cottages, etc.)	

Housing

- Support for greater density and more missing middle housing types throughout most areas of the City
- Acknowledgment of community pushback to density in established residential neighborhoods
- Strong interest in pursuing public-private partnerships to develop new affordable housing
- Concern with the City’s ability to directly finance new affordable housing, but support for the idea if the money can be found

Housing Actions	
Public Sector Housing Options to Consider	Private Sector Housing Options to Consider
Update UDO to require or allow a more diverse mix of unit types	A Mixed housing and ADUs
Explore public-private partnerships for development of affordable housing	B Mixed housing and ADUs
Explore public-private partnerships for development of affordable housing	C Mixed housing and ADUs
Develop land or partner with others to develop affordable housing	D Mixed housing and ADUs
Consider meeting a community benefit agreement for development of affordable housing	
Partner with existing land bank to preserve existing affordable or affordable land for new development	
Create a housing unit trust, or other mechanism, to acquire and develop affordable housing	
Consider city-led acquisition of existing affordable housing	

Multimodal Transportation

- Support for greater multimodal connectivity throughout the City
- Desire for meaningful connections to Dunwoody, Doraville, and Brookhaven
- Enthusiasm for the Peachtree Creek Greenway and desire for connections from the future greenway north to Town Center
- Desire for greater north/south trail connectivity in the City, recognizing that Buford Highway and the MARTA/CSX railroad pose challenges/barriers



Stakeholder Interviews and Small Group Discussions

Stakeholder interviews helped to further an understanding of the needs that are most important to the community and the opportunities that may exist. They also helped to validate and clarify findings by serving as an outlet for more focused conversations. Interviews were hosted throughout the Existing Conditions/Visioning/Goal Setting (Phase 1) of the planning process. A total of 17 stakeholders were consulted individually or in small groups over the months of May and June 2024. This feedback was crucial to help guide the Comprehensive Plan in reflecting a wide and representative variety of wants, needs, and desires within the City of Chamblee.



The following is the timeline and list of stakeholders interviewed:

City of Chamblee elected officials (interviewed individually)

- Mayor Brian Mock (May 6, 2024)
- Jimmy Furst, At Large Councilmember and Mayor Pro Tem; (May 6, 2024)
- Elmer Veith, Council District 4 (May 6, 2024)
- Paul Stovall, Council District 3 (May 10, 2024)
- John Mesa, Council District 1 (May 14, 2024)
- Leslie Robson, Council District 2 (May 17, 2024)

Chamblee staff (interviewed individually)

- Wylly Harrison, Economic Development Director (May 9, 2024)

External Chamblee stakeholders (interviewed individually or in small groups)

- Hunter Hines, Korey Barnes, Kate Henry, and Mario Evans; PDK Airport (May 17, 2024)
- Michael Escobar, Keep Chamblee Beautiful (May 8, 2024)
- Stephanie Correias, Los Vecinos de Buford Highway (May 7, 2024)
- Brian Ray, Chamblee DDA (May 7, 2024)
- Barbara Arne, Dresden Education Foundation (May 9, 2024)
- Heather Lamb, Highwoods, Century Center property manager (June 24, 2024)
- Josh White, Peachtree Creek Greenway, Executive Director (July 17, 2024)

In each interview, after a brief overview, the project team asked interviewees about what they feel is working well or going well in Chamblee and what aspects or areas of the City could use some attention. Then, the team got participants’ feedback on issues and opportunities in five smaller areas of the City. Finally, the team presented several different forms of “missing middle” housing and asked participants if they support different housing types, and if so, where this type of housing could potentially be added in the City.



The interviews helped shape the direction of the plan and the teams recommendations related to housing and economic and community development in different areas of the City. Key takeaways from stakeholder interviews included the following:

- City Council and the Mayor generally welcome Chamblee’s growth and support strategically adding density and missing middle housing to key areas of the City while maintaining local character
- Housing affordability and the threat of displacement and gentrification were commented on by all stakeholders and agreed that it was a key issue to be addressed
- Buford Highway’s cultural and regional importance was validated; stakeholders desired for the character and small businesses to be preserved and enhanced while avoiding displacement
- PDK encouraged continued coordination and communication related to development near the airport
- Century Center was generally identified as ripe for redevelopment and new housing

Public Open House Meetings

The project team held three public open house meetings at key stages in the planning process where the community was invited to engage with the project team and provide input into the planning process. The purpose, content, and feedback/key takeaways from each are summarized below.



**COMPREHENSIVE
PLAN UPDATE
PUBLIC MEETING**

August 8, 2024
5:30 - 7:30 PM
Chamblee City Hall
3518 Broad St.
Chamblee, GA 30341



**ACTUALIZACIÓN DEL PLAN
INTEGRAL DE CHAMBLEE
REUNIÓN PÚBLICA**

8 de agosto de 2024
5:30 - 7:30 PM
Chamblee City Hall
3518 Broad St.
Chamblee, GA 30341



**更新“全面规划”
公开会议**

2024 年 8 月 8 日
下午 5:30-7:30
Chamblee 市政府
3518 Broad St.
Chamblee, GA 30341



Public Open House #1, March 26, 2024

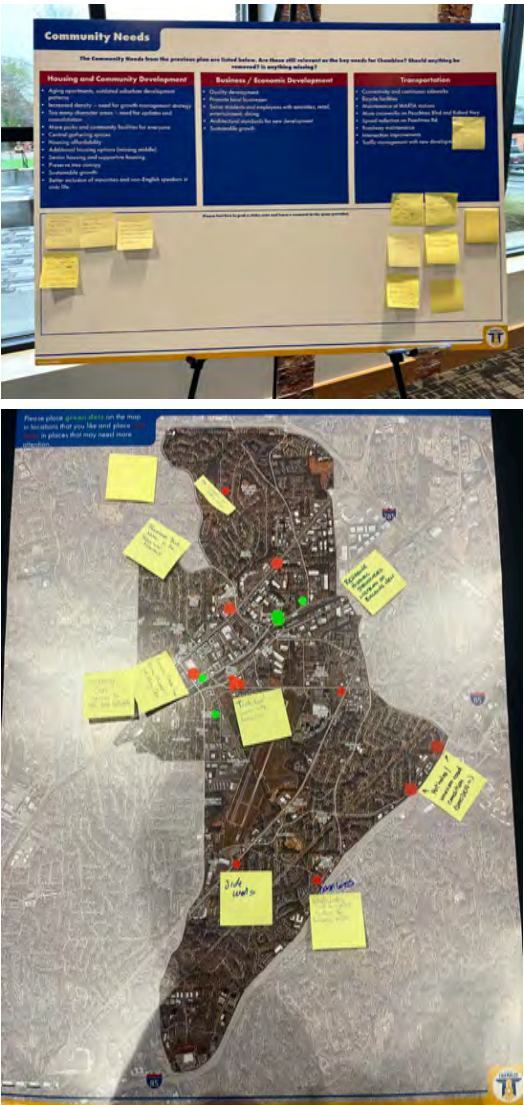
The first public meeting for the Comprehensive Plan Update was held at Chamblee City Hall on March 26, 2024 from 5:30-7:30 PM. The purpose of the meeting was to introduce the process and get feedback on existing conditions in Chamblee, the community’s vision and goals for Chamblee’s future, and some of the high-level needs and opportunities around the City. While 19 individuals signed in, several attendees joined the meeting and left comments without signing in, therefore the total attendees is estimated to be 25-30.

The event was organized in a guided, open-house format. Upon entering the meeting room and signing in, attendees were asked to submit one word to describe Chamblee today and one word to describe what they hope for the future of Chamblee. Attendees were asked to place a dot on a map indicating generally where they live in the City.

Participants were then invited to interact with a series of presentation boards, including an overview of existing conditions for transportation, land use, and demographics in Chamblee. Project team members were available to answer questions and facilitate discussion.



Attendees were asked to leave general feedback on the vision, goals, needs, and opportunities for Chamblee’s future identified in the 2019 Comprehensive Plan Update and to indicate anything missing by placing sticky notes on the relevant boards. Attendees also had the opportunity to leave general comments for the team by filling out a comment card.



Key Takeaways

- Key takeaways from written comments and conversations with meeting attendees include the following:
- General support for the direction Chamblee has taken over the past several years and recent developments
 - Desire for the City to continue building out its trail network
 - Desire for greater walkability throughout the City
 - Desire for a central greenspace and amphitheater
 - Concern for poor condition of roadway and sidewalk infrastructure
 - Desire for more housing affordability
 - Preference for preserving character and historically significant aspects of Chamblee
 - Concern with homelessness, particularly at and south of MARTA station
 - Opportunities exist to rehab existing structures and utilize/develop vacant lots

Public Open House #2, June 20, 2024

The second public meeting was held at City Hall on Thursday, June 20, 2024, from 5:30-7:30 PM. Twenty-four attendees signed in, but it is estimated that 40 people attended in total. The purpose of this meeting was to get feedback and reactions from the community on the following:

- Revised vision and goals for the Comprehensive Plan based on community and stakeholder feedback
- High-level ideas for future land-use in different small areas of the City
- Different ideas and opportunities for adding “missing middle” housing in Chamblee and addressing housing affordability in the public and private sectors
- Multi-use trails identified in Chamblee’s Trail Master Plan, represented according to status (proposed, funded, or completed/existing)




**COMPREHENSIVE
PLAN UPDATE
PUBLIC MEETING**

June 20, 2023
5:30 - 7:30 PM
Chamblee City Hall
3518 Broad St.
Chamblee, GA 30341



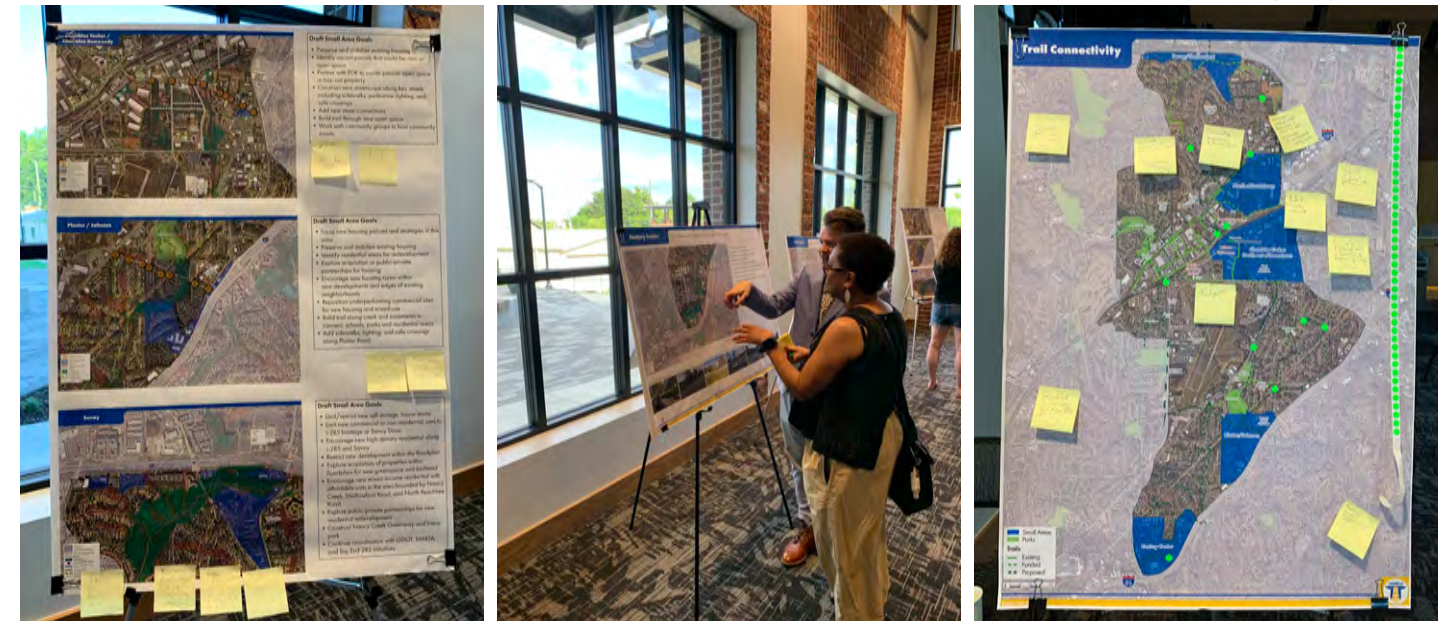
The second public meeting was, like the first, organized in a guided, open-house format. Upon entering the meeting room and signing in, attendees were invited to visit different stations with presentation boards organized around the general topics listed above. Project team members and City staff were present to provide context and answer questions. The presentation boards covered the following subjects organized in the following sequence:

- Updated Vision and Goals
 - Results of the “One Word to describe Chamblee” exercise (for both the present and the future)
 - Overview of the “North of Town Center” area located northeast of City Hall, including potential future land use based on stakeholder and community feedback
 - Overview of the “Century Center” area at the City’s southern extent, including a map of existing conditions and a map outlining two potential future land use patterns for the site, based on stakeholder and community feedback
 - An overview of Chamblee’s efforts, plans, and ideas for three additional small areas:
 - o Chamblee Tucker/Chamblee Dunwoody intersection, the surrounding area, and the area’s connections to Buford Highway
 - o The area around the Plaster/Johnson intersection between Buford Highway and I-85
 - o The area along Savoy Drive, buffered by I-285 to the north and Nancy Creek to the south
 - A list of potential public sector strategies to address housing affordability and availability. The public was invited to place dots to indicate which policy ideas they support.
 - A list of options for the private sector to address housing affordability through options for missing-middle housing. The public was invited to place dots in support of different housing types.
 - A map of all planned, funded, and existing multi-use trails in Chamblee. The public was invited to both list any priorities in the existing/planned network and to identify other potential trail connections that the City should consider.
- 
- A photograph showing a man in a light-colored suit jacket pointing at a map displayed on a large board. Two women are standing in front of him, looking at the map. One woman is wearing a black sleeveless top and a black skirt with white polka dots. The other woman is wearing a black and white patterned sleeveless top and a dark skirt. They are in a room with a patterned carpet and other people in the background.

One word to describe Chamblee today...



One word to describe Chamblee in the future...



Feedback was recorded either directly by attendees or by project team members placing sticky notes on the corresponding presentation boards. Photos of all comments received and recorded can be found in Appendix A.



The following represent high-level takeaways from feedback received:

- General support for strategically adding density to the City overall, and in particular at the Century Center site
- General support for public sector efforts to address housing affordability
- Desire for more types of “missing middle” housing in more areas of the City
- Support for Chamblee’s trail network and desire for the City to continue implementing the Trails Master Plan

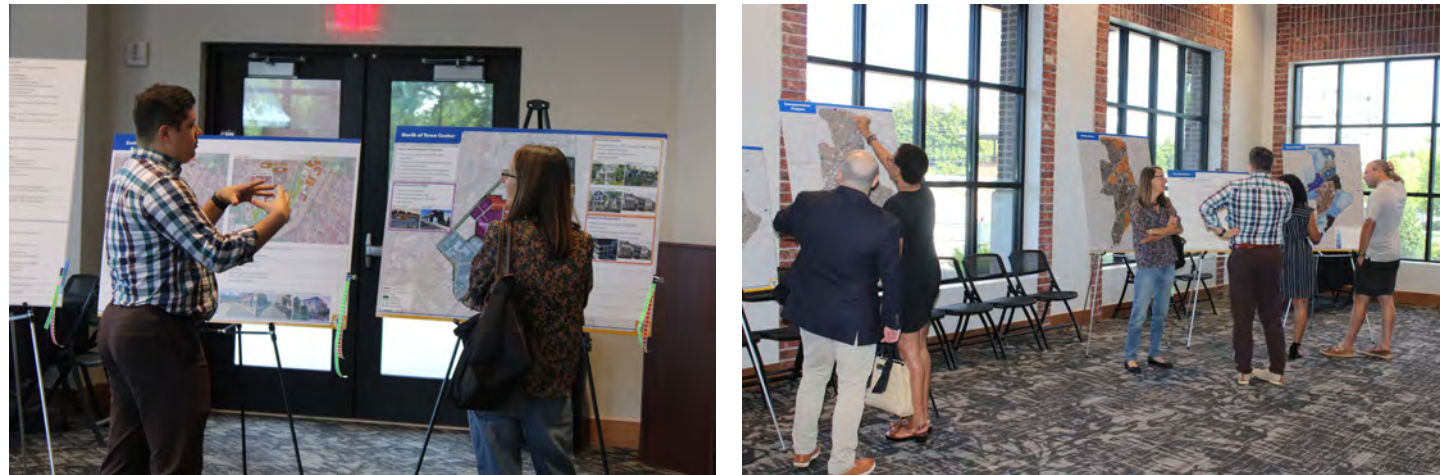
Public Open House #3, August 8, 2024

The third and final public meeting was held at City Hall on Thursday, August 8, 2024, from 5:30-7:30 PM. The purpose of this meeting was to present draft recommendations for updating the Comprehensive Plan, as well as to get feedback on short- and long-term action items that the community would like to see prioritized.

The meeting was organized in a guided, open-house format, with four stations featuring presentation boards covering recommendations on future land use, small area plans, housing, and transportation. At each station, a project team member facilitated discussion and answered participants' questions.



Upon entering the room, the public was asked to sign-in and was given a brief orientation of the layout of the room. The community was invited to review the updated vision statement and goals of the plan, and then were directed to rotate through the four presentation stations.



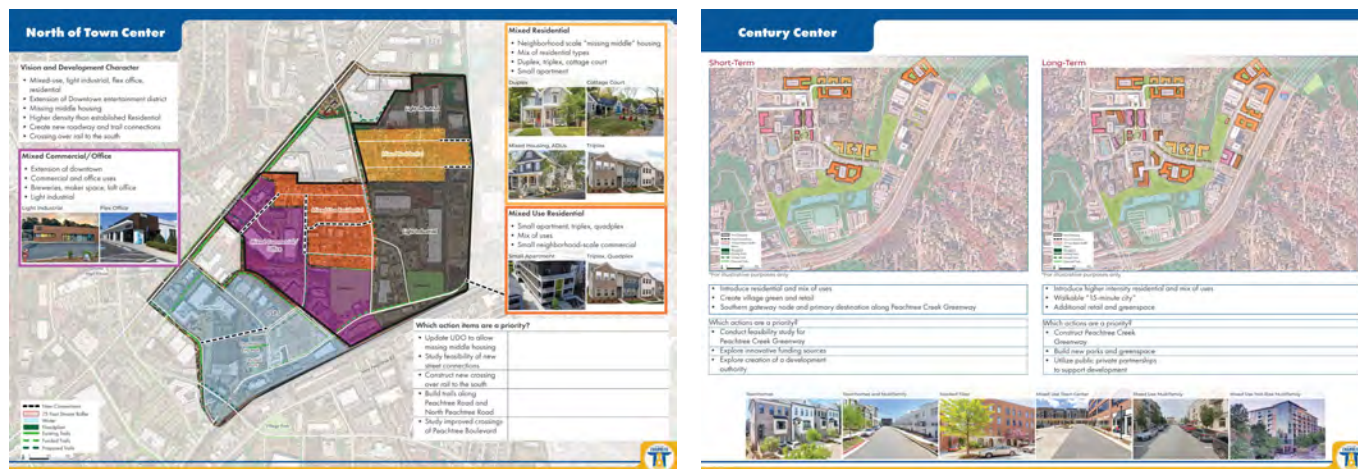
Each station and presentation boards are described in greater detail below.

Land Use recommendations, including the following:

- A list of land use action items for the City to prioritize Participants were asked to place a dot next to items they would like to see prioritized
- A map of proposed changes to different character areas throughout the City

Small Area Plans, including the following:

- A map with detailed land use recommendations for the area north of Town Center
- A map with detailed land use recommendations for the short and long term redevelopment of the Century Center area
- Maps referencing other small areas in the City with ongoing initiatives and general recommendations for future action in three small areas:
 - o The area south of Savoy Drive and Nancy Creek
 - o The area around the Chamblee Tucker/Chamblee Dunwoody intersection
 - o The area along the Plaster Road and Johnson Road corridors south of Dresden Park

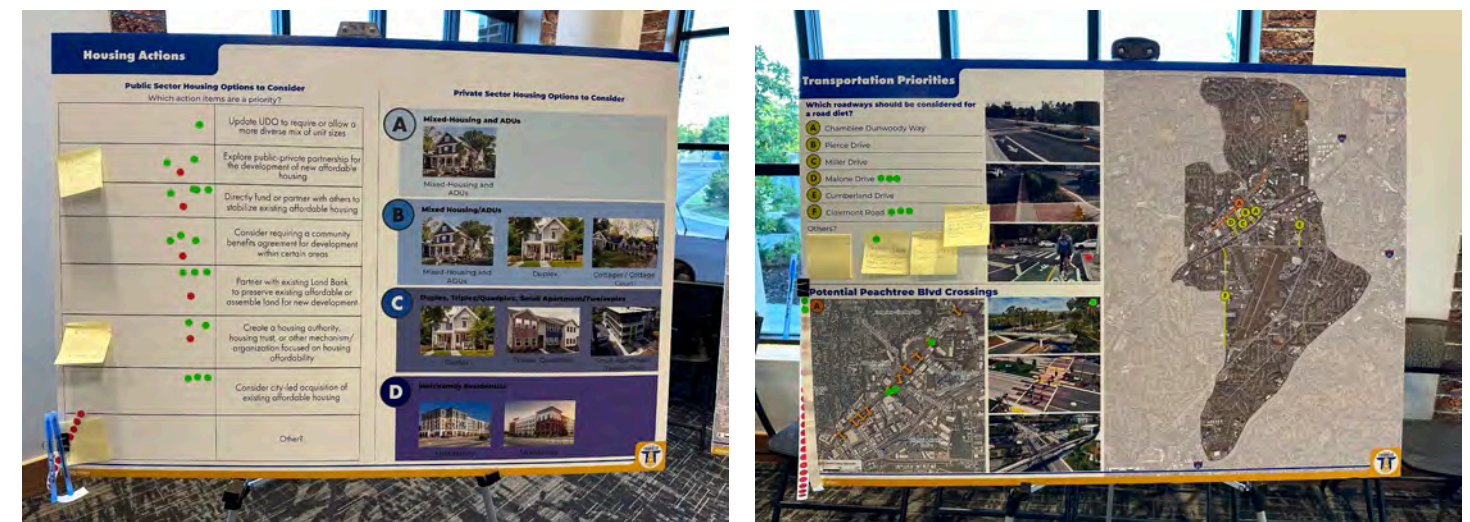


Housing recommendations, including the following:

- A list of recommended public sector policies and actions for the City implement to increase housing stock and address affordable housing. Participants were invited to place dots next to policies and actions they would like to see prioritized.
- A map of the City highlighting areas where the City could potentially implement recommended public sector housing policies.
- A map of areas in the City with recommendations for different housing types and densities of future private development.

Transportation recommendations, including the following:

- A map of ongoing and planned transportation projects in the City.
- A map of Chamblee indicating a number of potential new crossings on Peachtree Boulevard with images of different types of crossings that could be considered at different locations.
- A map highlighting several streets that could be considered for a road diet. Participants were asked to select streets on which they would like to see a road diet by placing a dot next to the street name.
- A map highlighting trails identified in the Chamblee Trails Master Plan, including trails that are funded/programmed and potential future trails. Participants were asked to place a dot next to potential future trails they would like to see prioritized.



Images of the boards with community feedback can be found in Appendix A. The following represent high-level takeaways from feedback and discussion with community members:

- General support for strategically adding density to the City overall
- General support for Chamblee's ongoing planning efforts related to housing, trails, town center development, and transit-oriented development near Chamblee MARTA station
- Desire for more types of "missing middle" housing options in more areas of the City. Desire for greater housing affordability.
- Support for more traffic calming efforts throughout the City, particularly on wide, pedestrian-unfriendly roads like Clairmont and Buford Highway.

A total of 18 community members signed in to the meeting and several others attended and participated but did not sign in. It is estimated that total attendance was 40 people.

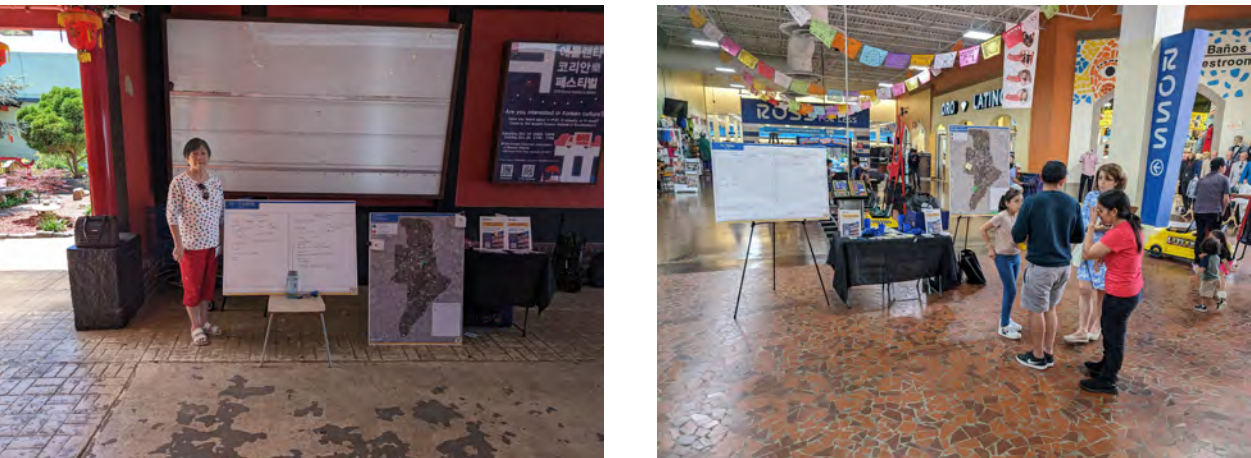
Pop-up Engagement

In order to reach traditionally underserved and underrepresented communities and residents who do not typically participate in the planning process, the project team held three pop-up events at strategic locations and gathering spots in the City to meet people where they gather on their own terms. The two locations selected for pop-up events were Atlanta Chinatown Mall and Plaza Fiesta, both popular gathering places and destinations for locals and tourists alike. The goal of these pop-ups was to hear feedback from underrepresented minority groups in Chamblee that might face cultural or linguistic barriers to participation.

At both locations, activities from the public meeting and the online survey and mapping exercise were simplified, condensed, and translated into Mandarin (for Chinatown Mall) and Spanish (for Plaza Fiesta). Additionally, each event was staffed by an interpreter in the target language to facilitate discussion with LEP individuals.



At each pop-up, the public was invited to give one word to describe Chamblee both today and in the future in their preferred language. Participants could indicate places and destinations in Chamblee that they like and areas that they do not like or need some attention by placing a green (like) or red (dislike) dot on an aerial map of Chamblee. The team was prepared with incentives to encourage participation, including stickers and candy for children and various City of Chamblee branded prizes.



The pop-ups were held on the following dates and times:

- May 3, 2024, 11:00 AM-3:00 PM: Chinatown Mall
- May 4, 2024, 12:00 -4:00 PM: Plaza Fiesta
- May 11, 12:00 -3:00 PM: Chinatown Mall

The pop-ups gave the team the opportunity to interact with over 100 different community members and to supplement and bolster the feedback received at the public meeting and through online engagement.

Online Engagement

Online engagement provides a convenient way to engage with the public and to share information. During the first phase of engagement a project website (planchamblee.com) was launched as an online hub and central location for project information including an overview and schedule, outreach event announcements, and a robust document library. The site also hosted several engagement activities, including a community visioning survey and an interactive mapping exercise that was launched after the first public meeting. These were launched as a convenient way to engage the public and collect feedback on issues that could influence the Comprehensive Plan’s visions and goals. Additionally, timely and strategic content was posted on the City’s social media channels as calls to action for engagement opportunities and events.

As of August 14, 2024, 1,300+ unique individuals have engaged with the project website, 130 different individuals have provided feedback, and the website has received over 2,400 total page views.

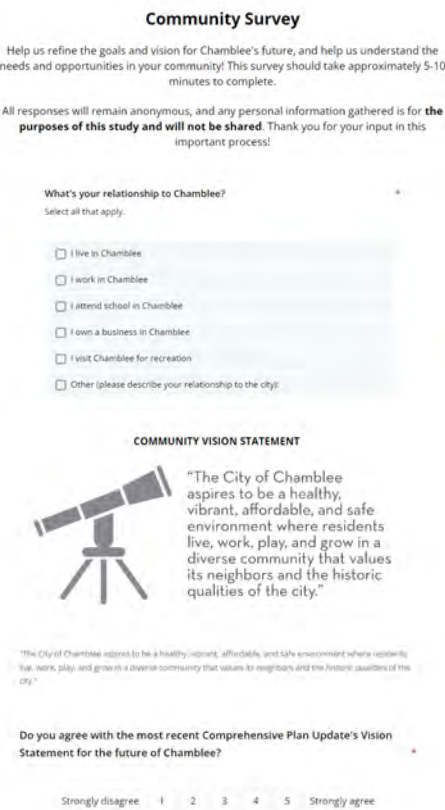


Community Visioning Survey

The Community Visioning Survey was launched on March 27 and kept open until June 10, 2024. In total, the survey received 80 community responses. The purpose of the survey was to get feedback on the vision and goals of the comprehensive planning process and to better understand the needs and opportunities in the community.

The survey began by asking respondents for basic demographic information to ensure that participation was representative of the community and to identify gaps in participation and understand what groups or populations would benefit from more targeted outreach. Then, participants were asked for one word to describe Chamblee today.

Next, respondents were asked to respond to community needs and opportunities identified in the 2019 plan divided into three categories: housing and community development, business and economic development, and transportation and mobility. For each category, participants were asked to rank the community needs identified in the 2019 plan in order of priority. For opportunities, respondents were asked how much they agree with each one on a scale of 1-5. Participants were also asked what needs and opportunities were missing from those identified in the previous plan update.



Finally, respondents were asked to give one word to describe their vision for Chamblee in the future and to provide any other comments to the project team.

The following represent key, high-level takeaways from survey responses:

- Include sustainability or environmental health in vision/goals
- Affordable housing options are a key priority
- Pedestrian connectivity/continuous sidewalks are a key concern
- Support for expansion of downtown footprint and preservation of local/small business
- Concern for displacement of local businesses and cultural institutions, particularly along Buford Highway

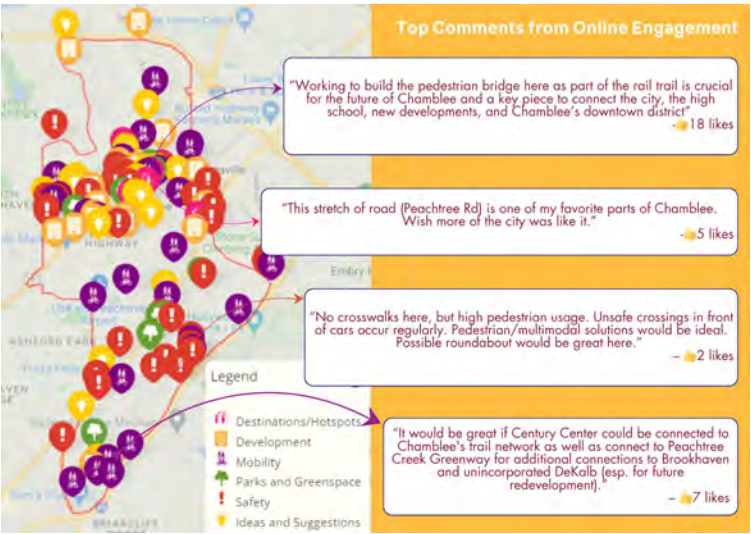
Interactive Mapping Exercise

In conjunction with the survey, the mapping exercise’s purpose was to give the community a platform to identify needs, opportunities, strengths, and weaknesses throughout the City. The map was launched with the survey on March 27, 2024 and was kept open for comment until June 10, 2024.

The community left a total of 166 comments on the map across six different comment categories: Destinations/Hotspots, Development, Mobility, Parks and Greenspace, Safety, and Ideas and Suggestions. To leave a comment, participants zoomed in to the area of concern on the map, clicked “Add Comment” at the top of the webpage, decided which pin category most closely aligned with their comment or concern, and then dragged that pin and dropping it on the map. After placing the pin, participants added comments to provide more information and had the opportunity upload a photo to support the comment or provide an example of a good solution. Participants could also upvote or downvote and comment on others’ existing comments on the map. All map comments received can be found in Appendix A.

The following represent key takeaways from the interactive mapping exercise:

- Peachtree Road/Downtown Chamblee and BuHi are top destinations
- Sidewalks are needed throughout the City, the community supports the rail trail expansion, and connections were suggested to Brookhaven, Doraville north of I-285, Peachtree Creek Greenway, Assembly at Doraville, and Shallowford across I-85
- Safety concerns include speeding/unsafe street crossings, lack of sidewalks, concerns with homelessness
- Development opportunities were identified in vacant structures, empty parking lots



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Community Vision & Recommendations

Comprehensive Plan Vision

“The City of Chamblee aspires to be a healthy, vibrant, affordable, inclusive, and safe environment where residents live, work, play, and grow in a diverse community that values its neighbors and the historic qualities of the City.”

The Chamblee 2045 Comprehensive Plan vision statement was developed through the public engagement process. The vision statement from the 2019 comprehensive plan was shared with stakeholders and the community early in the process, and the feedback received indicated that it largely aligned with the community’s own vision for the City’s growth and development. One modification was made based on community input, which was to include the word “inclusive” in the vision. This addition reflects the strong desire of the community to ensure that Chamblee becomes a place where all people can live, work, play, and make meaningful contributions to their community. As a result, the updated 2045 Comprehensive Plan’s vision is now a reflection of the community’s shared values and aspirations for a diverse and inclusive City.

Strategic Plan Vision

The City of Chamblee City Council developed a vision for their strategic plan, which is intended to guide the work of the City and all departments as they develop and implement their various work programs and initiatives. The Strategic Plan Vision is:

“Chamblee will foster a vibrant and inclusive community that thrives on the principles of sustainability, innovation, and excellent quality of life.”

Comprehensive Plan Goals

In order to support the vision statement and guide action items throughout the plan, it is crucial to have clear and defined goals that reflect the priorities of the community. During the engagement process, the previous goals from the 2019 Comprehensive Plan were presented and suggestions were gathered to better align them with the community’s vision. As a result, six overarching goals were identified for the 2045 Comprehensive Plan. These goals have been modified to reflect the evolving needs and aspirations of the community, ensuring that the plan is relevant and responsive to their expectations. By incorporating these new goals, the vision statement can be effectively supported, and action items can be guided in a manner that addresses the community’s current priorities. The new goals for the 2045 Comprehensive Plan are as follows:

-  **Goal 1**
Support a thriving business environment
-  **Goal 2**
Promote a healthy and safe living environment
-  **Goal 3**
Develop and maintain strong multimodal connections
-  **Goal 4**
Provide quality government service through partnership and cooperation
-  **Goal 5**
Maintain and enhance the unique character of Chamblee
-  **Goal 6**
Identify and support opportunities for additional affordable housing

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Needs & Opportunities

Through the engagement process, including conversations and meetings with City staff, City council, the Steering Committee, stakeholders, and the community, a comprehensive list of needs and opportunities was developed. The community needs and opportunities from the 2019 Comprehensive Plan were used as a starting point, and both the public and the stakeholder committee provided their input on how they would revise the lists. This updated list serves as a guide for project goals, vision, and policy recommendations throughout the plan.

Community Needs

The following are needs that represent areas stakeholders and the community would like to see addressed through this plan and future policy or project action:

- Address aging apartments and outdated suburban development patterns
- Increase density and implement growth management strategy
- Consolidate and update the character areas
- Create more parks and community facilities for everyone in the community
- Create central gathering spaces
- Address housing affordability and allow additional “missing middle” housing options
- Provide more senior and supportive housing
- Implement measures to preserve the tree canopy
- Facilitate sustainable growth
- Better opportunities to include minorities and non-English speakers in civic activities
- Ensure new development is high-quality
- Promote and support local and minority businesses, both new and existing
- Serve residents and employees with amenities, retail, entertainment, and dining options
- Implement architectural standards for new development
- Ensure bicycle and pedestrian facilities are high-quality, safe, and consider ADA needs
- Improve maintenance and safety at MARTA station
- Implement better and more crossings of Peachtree Boulevard and Buford Highway
- Implement measures to reduce speed on Buford Highway, Broad Street, Peachtree Road, and Chamblee Tucker Road
- Continue to maintain and improve existing roadways and intersections
- Adequately manage traffic with considerations for new developments

Community Opportunities

These opportunities identified by the community highlight positive trends or inherent strengths of the City that this plan should continue and maintain:

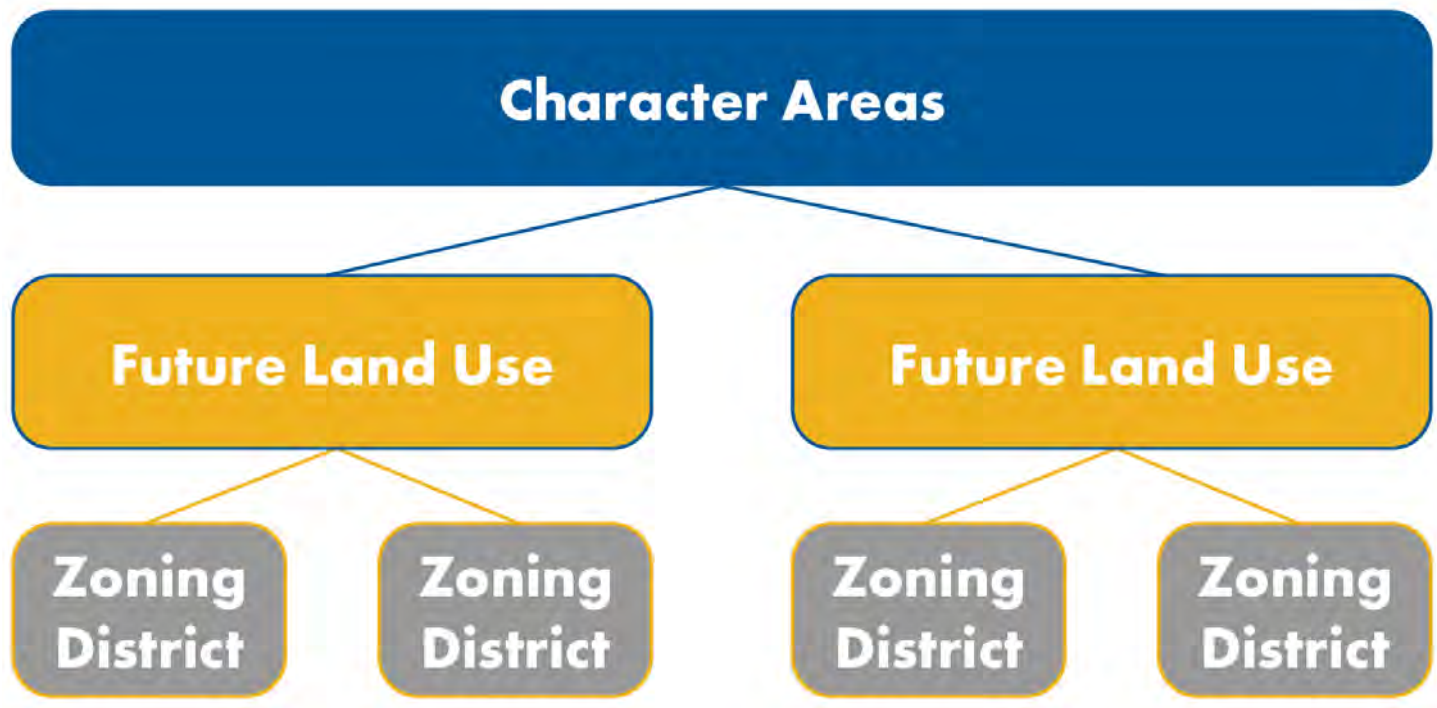
- Reuse vacant or underutilized structures throughout the City
- The Neighborhood Preservation Design Overlay Program could be key to preserving character in existing neighborhoods
- Continue to invest in public art
- The tree ordinance should be updated
- Low-impact development strategies should be prioritized
- Maintain Platinum ARC Green Communities status to help implement green initiatives
- Explore urban farming to create sustainable food systems
- Hire more bilingual employees to help relationship with international community
- Explore redevelopment of key gateways and intersections to Downtown
- Update the City’s Unified Development Ordinance to align with recommendations in the Comprehensive Plan
- The rail trail will catalyze development opportunities
- Continue to leverage and market multi-cultural businesses along Buford Highway as an asset and attraction
- Chamblee benefits from more real estate developments in the pipeline than regional neighbors
- The Strategic Economic Development plan is strong and provides a good framework for how the City can implement its economic development goals
- Allow for co-working spaces and business incubators to attract growing businesses
- Assembly Yards in Doraville will provide opportunities along Peachtree Road and New Peachtree Road
- The Rail Trail could connect regional trails and link Chamblee to nearby trail systems

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Land Use

Land Use

The Chamblee 2045 Comprehensive Plan outlines guidance for land use and future development decisions through the Character Area Map and Future Land Use Map. Character Areas provide high level guidance for future development in broader areas and are delineated based on features or development patterns to create a cohesive vision for the area. Additionally, each Character Area includes Future Land Use recommendations. The Future Land Use provides a more detailed direction and indicates what future land use and what zoning district are most appropriate for specific parcels or locations. When considered together, the character areas and future land use provide the basis for staff review of zoning and permit applications and requests, guide decision making by elected officials, and communicate the City’s desired outcome for future development within the City. The guidance for land use and future development decisions is illustrated in the graphic below:



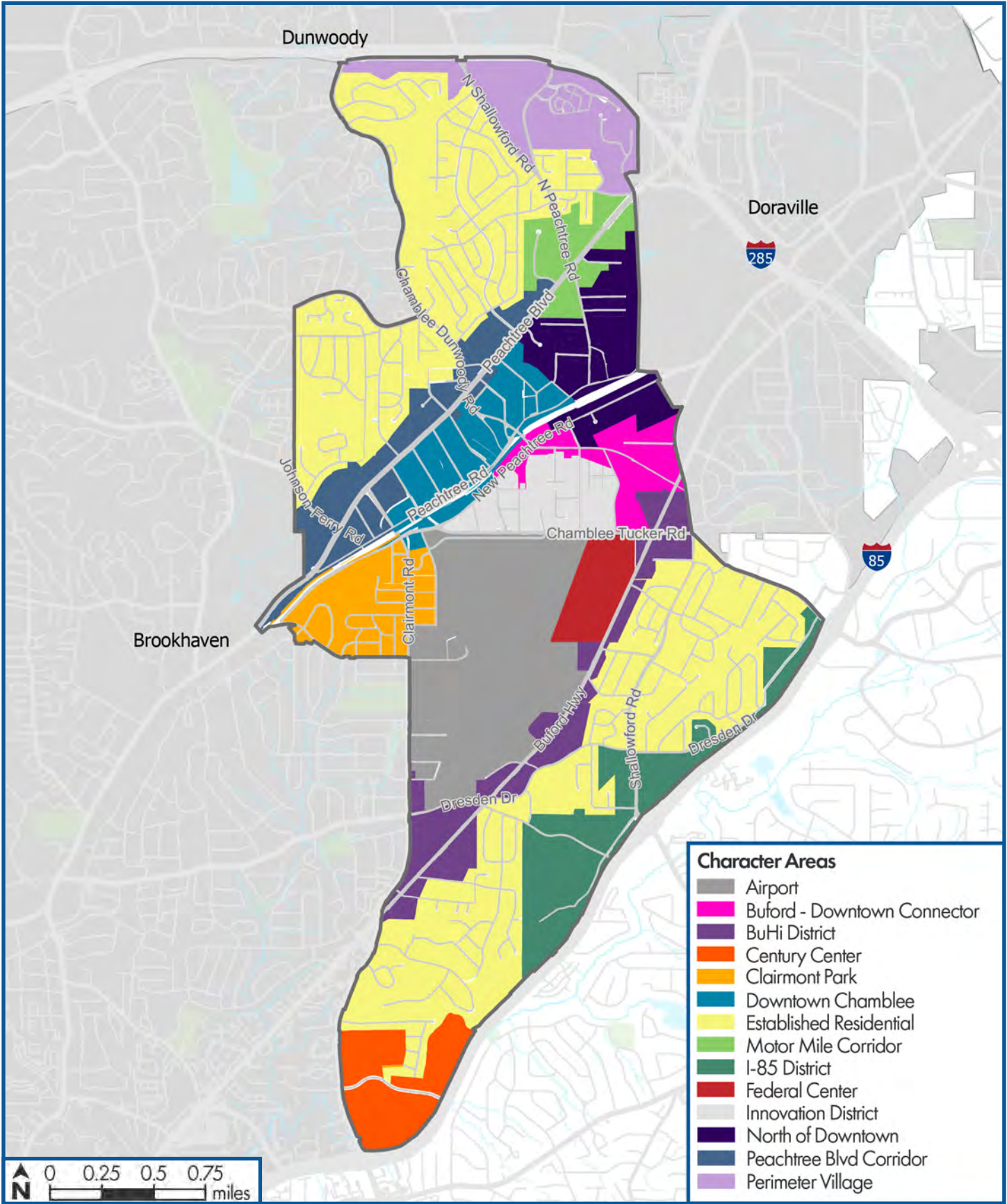
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Character Areas

Building on the Character Areas established in the 2019 One Chamblee Plan, the Character Areas were analyzed and then refined to more accurately delineate regions with similar or distinct characteristics. The analysis identified the need to account for updates in small areas and the development pattern changes observed over the past five years. Notable changes include the creation of the North of Downtown (former GM District), Buford-Downtown Connector (formerly Aviation District and BuHi District), Innovation District (formerly Aviation District), and Institutional District (former BuHi District). These changes were made to ensure that the Character Areas accurately represented the evolving nature of the community. Alongside these map changes, revisions were also made to the Character Area narrative and recommendations to align with updated small area or housing recommendations. These updates were aimed at creating a more comprehensive and responsive plan that reflects the current and future needs of Chamblee.

Character Area	Character Area Vision
Airport	Economic hub centered around PDK Airport
Buford Hwy Downtown Connector	Medium-density, moderate-income neighborhoods and international businesses
Buford Highway	Cultural retail destination
Century Center	High-density, walkable, mixed-use gateway node
Clairmont Park	Stable established single-family neighborhoods and higher-intensity residential along major street frontage supported by nearby commercial, mixed-use, and office areas
Downtown Chamblee	Vibrant center with transit-oriented development and associated high-density housing, services, civic functions, and employment opportunities
Established Residential	Stable, established single-family neighborhoods supported by nearby commercial areas, schools, and parks
Motor Mile Corridor	Visually appealing, mixed-use, and walkable regional shopping destination for auto sales and service
I-85 District	Stable, affordable, medium-density housing and lower-density office and commercial
Federal Center	Employment center focused on federal offices and facilities
Innovation District	Low-rise commercial and light industrial uses with range of job opportunities to support surrounding neighborhoods
North of Downtown	Live/work area that serves as an extension of downtown and offers a mix of housing options to accomodate a range of income levels
Peachtree Blvd Corridor	Active and visually appealing mixed-use corridor with pedestrian-oriented, human scale development
Perimeter Village	Dense mixed residential area with some office and commercial uses

Character Areas

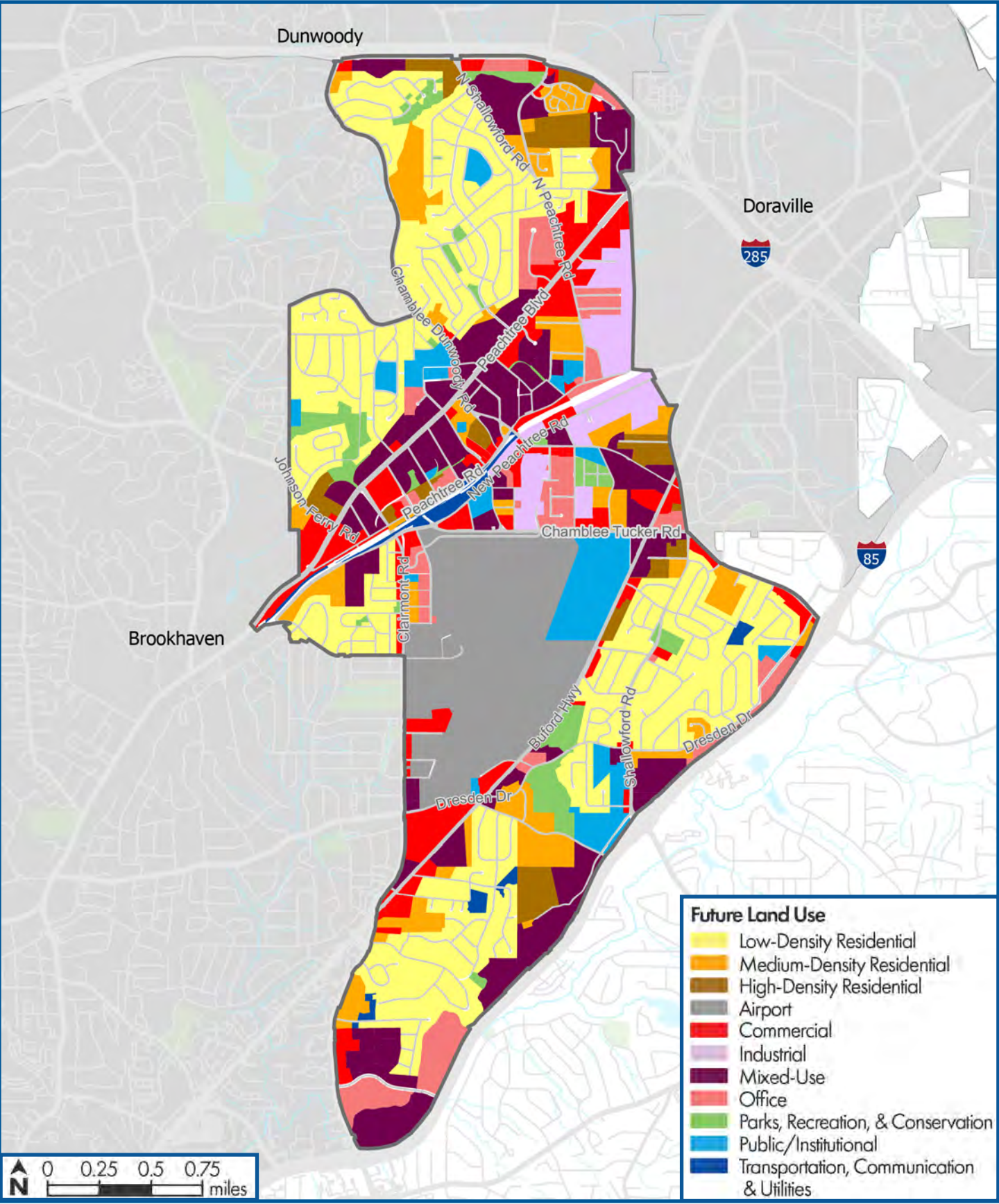


Future Land Use

The Future Land Use map provides parcel level future land use recommendations. Along with the Character Area map and supporting Character Area narrative pages (101-140), this provides guidance to City staff and decision makers on the land use and zoning changes envisioned for each parcel over the next 20 years. The table below shows each of the future land uses with residential densities where applicable and appropriate uses.

Future Land Use	Residential Density	Uses
Low-Density Residential	Less than 6 units per acre	Single-family detached and attached housing
Medium-Density Residential	6-19 units per acre	Single-family attached housing and multi-family housing
High-Density Residential	20-80 units per acre	Multi-family housing, live-work units
Airport	N/A	Airport-related functions
Commercial	N/A	Retail, restaurants, and services
Industrial	N/A	Light industrial uses, warehousing, and supportive office and retail uses
Mixed Use	6-80 units per acre	Any combination of residential, commercial, office, and public/institutional uses
Office	N/A	Privately-held spaces for business, professional, financial, and non-profit organizations
Parks, Recreation, and Conservation	N/A	Publicly- or privately-held parks, playgrounds, recreational facilities, and protected open space
Public/Institutional	N/A	Publicly- or institutionally-held schools; places of worship; assisted living facilities; medical facilities; libraries; and City, county, state, or federal services
Transportation, Communication, and Utilities	N/A	Power lines, railroad, communications, and cellular towers

Future Land Use



Airport

Character and Vision

Centered around one of the busiest airports in the state and operated by DeKalb County, the Airport Character Area is an economic hub for regional business and county government services. A prominent feature in the heart of Chamblee, the airport will reflect an aesthetically pleasing, business-friendly environment.

Future Land Use and Development Character

Land uses recommended for this area include airport functions, commercial retail, airport-related office, light industrial, and public/institutional uses.

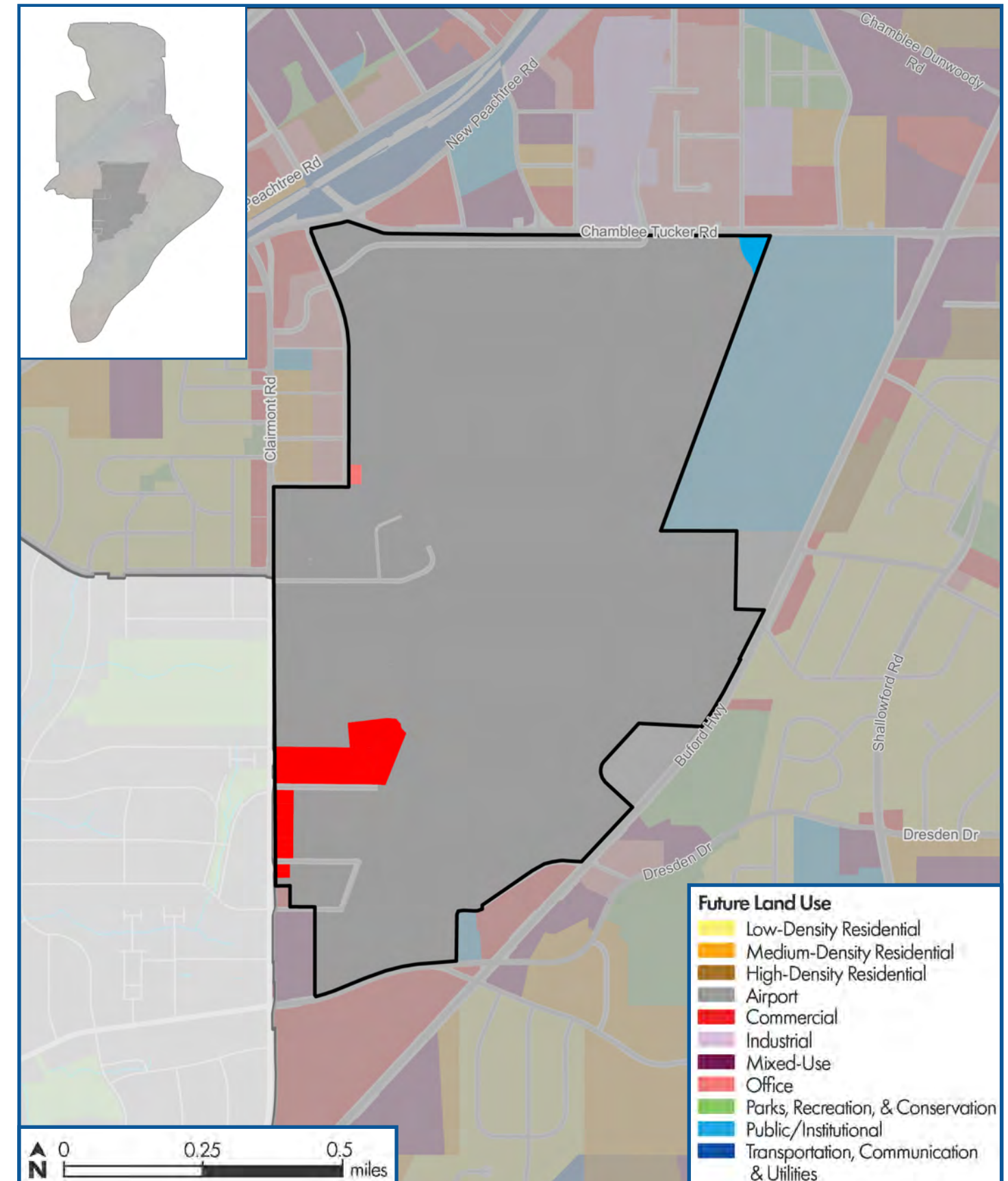
- **Future Land Uses:** Airport, Commercial, Office, Public/Institutional
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

Policies and Implementation Measures

- Coordinate with DeKalb-Peachtree Airport on implementation of their latest Master Plan
- Centralize as many airport functions (primary or secondary) to the Airport Character Area as possible
- Attract businesses that can serve airport employees, users, local business community, and the surrounding residential communities
- Encourage the creation of community accessible venues at or near the airport in order to take advantage of its central location in Chamblee
- Explore development options fronting Buford Highway that can support airport-related functions, as well as complement proposed future development along the corridor
- Partner with PDK on Good Neighbor Day and other community events
- Support the creation or enhancement of restaurants, parks, and other uses that leverage the unique character of the airport



Airport - Future Land Use



Buford Highway - Downtown Connector

Character and Vision

Located along Chamblee Dunwoody Road, this area is characterized by medium-density, moderate-income neighborhoods and various international businesses. The vision for this area is to support the community character and culture, stabilize the affordable housing units, and improve the streetscape and add safer crossings to enhance the pedestrian atmosphere.

Future Land Use and Development Character

Land uses recommended for this area include commercial retail and restaurants, small apartments, duplex, triplex, and multiplex, public/institutional, and light industrial uses.

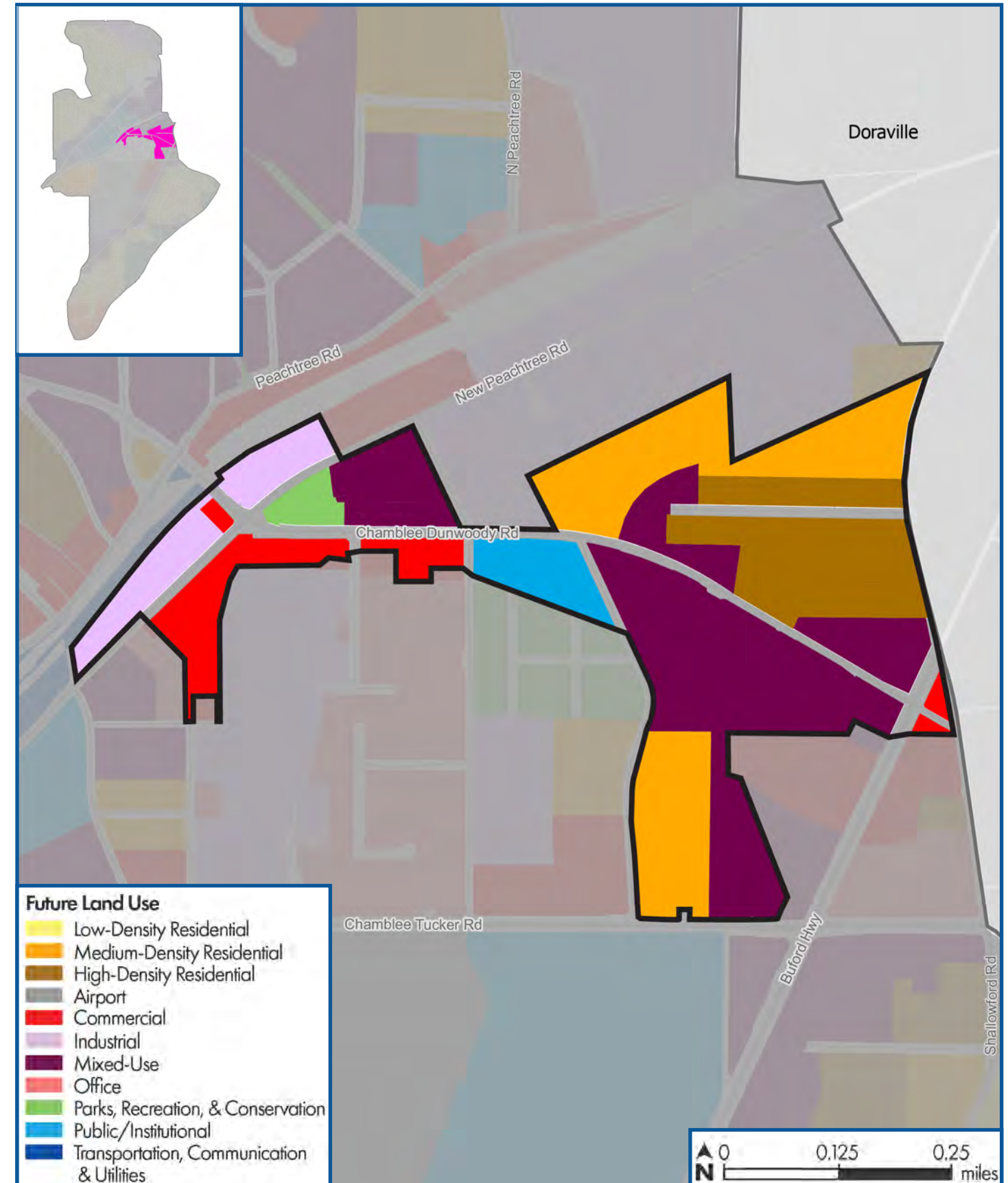
- **Future Land Uses:** Commercial, Industrial, High-Density Residential, Medium-Density Residential, Parks, Recreation, and Conservation, Public/Institutional.
- Where new development does occur, special care needs to be given to the potential impacts to the existing residents, businesses, and community. Future development should include an affordable units, as well as support keeping current residents in the area.
- Additional land use guidance is provided in the small area plan on the following page
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

Policies and Implementation Measures

- Stabilize and maintain existing affordable housing units
- Implement safe crossings and streetscape enhancements
- Explore the introduction of additional formal and informal civic space to support community gatherings and events, markets and pop-ups, and provide safe places for people to gather
- Explore the potential of community benefits agreements for new developments that may impact current residents and businesses



Buford Highway - Downtown Connector - Future Land Use



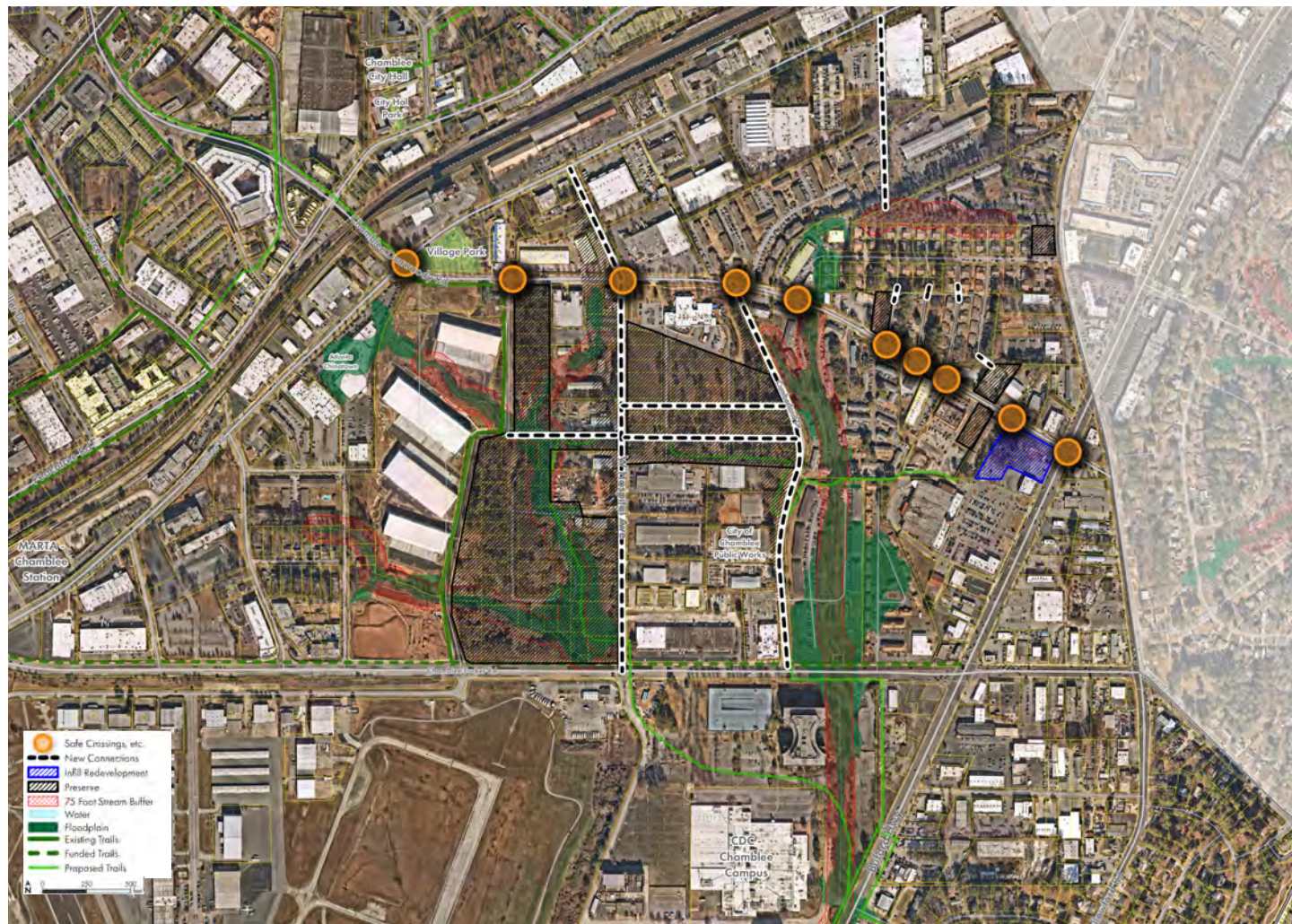
Buford Highway-Downtown Connector Small Area

The previous Small Area Plan for this area focused on new mixed-use and residential development throughout. This small area plan has been updated to achieve a more inclusive vision for this area.

The recommendation for this small area is to utilize an incremental approach to development. The focus is on preserving and stabilizing housing, utilizing vacant parcels for community space, adding new street connections, building new multiuse paths, working with community groups to host community events, and considering a community benefits agreement for new development. The map below highlights possible locations for improved crossings, new connections, proposed trails, and potential locations for new civic space. To achieve this vision, the following actions are recommended.

Small Area Plan Action Items

- Update streetscape including new pedestrian lighting and amenities, street trees and shading, traffic calming measures, and the introduction of additional, new crossings
- Create passive open space in airport buy-out property
- Utilize small vacant parcels for new civic spaces



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Buford Highway District

Character and Vision

The Buford Highway District Character Area seeks to preserve the area as a cultural destination, while supporting the existing community and businesses through aesthetic improvements along the corridor.

Future Land Use and Development Character

Land uses most recommended for this area include medium-density residential, commercial retail and restaurants, grocery stores, office, mixed-use, parks and recreation, and public/institutional uses.

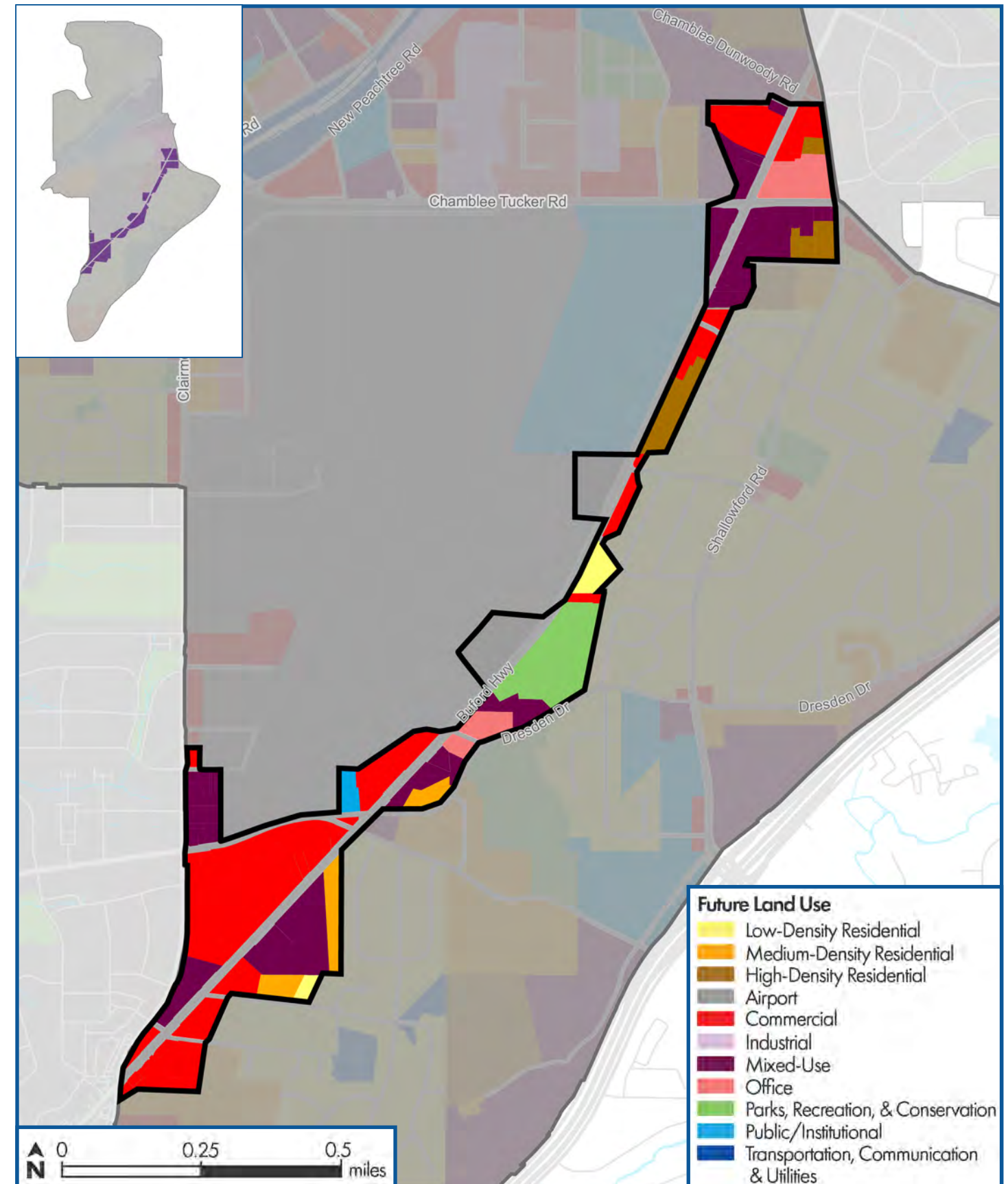
- **Future Land Uses:** Commercial, High-Density Residential, Medium-Density Residential, and Low-Density Residential, Office, Parks, Recreation, and Conservation, Public/Institutional
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

Policies and Implementation Measures

- Implement the 2017 Buford Highway LCI Study
- Create gateways near North and South end of the corridor
- Improve pedestrian and bicycle connectivity and safety along Buford Highway through investments in sidewalks, safe crossings, paths, and bike facilities
- Continue to encourage and incentivize the location of small, locally-owned businesses along the corridor
- Preserve the multicultural aspect of Buford Highway and continue to support those businesses
- Incentivize existing property owners and business owners to make façade improvements
- Continue to partner and coordinate with We Love BuHi and Neighbors of Buford Highway
- Establish a cultural corridor
- Implement corridor-wide signage
- Preserve existing affordable housing and require affordable housing in new development



Buford Highway District - Future Land Use



Century Center

Character and Vision

Century Center is comprised of low-rise and high-rise office and low-density commercial. The vision for this area is to become a high-density, walkable, mixed-use gateway node for the City that serves as a primary destination along the Peachtree Creek Greenway.

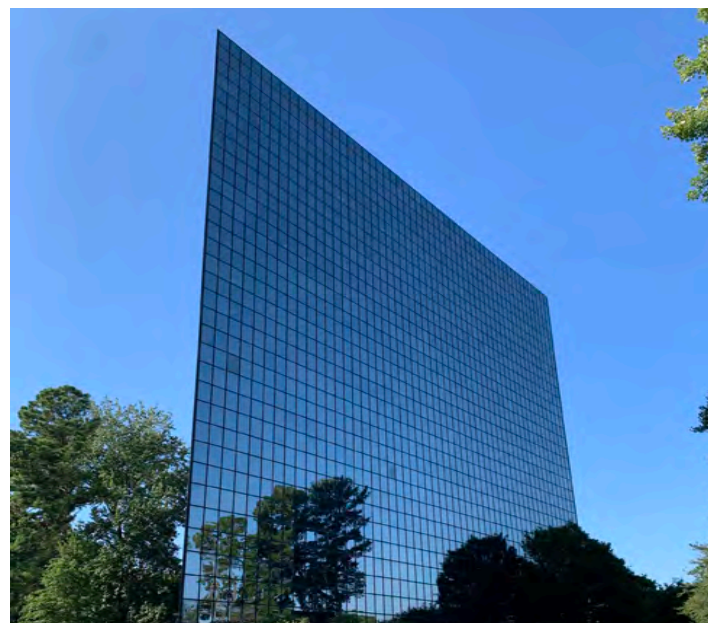
Future Land Use and Development Character

Land uses recommended for this area include high density residential, commercial retail, office, and mixed-use. Higher intensity development should be located in the central or southern areas of the character area, and there should be appropriate land use transitions to surrounding single family development.

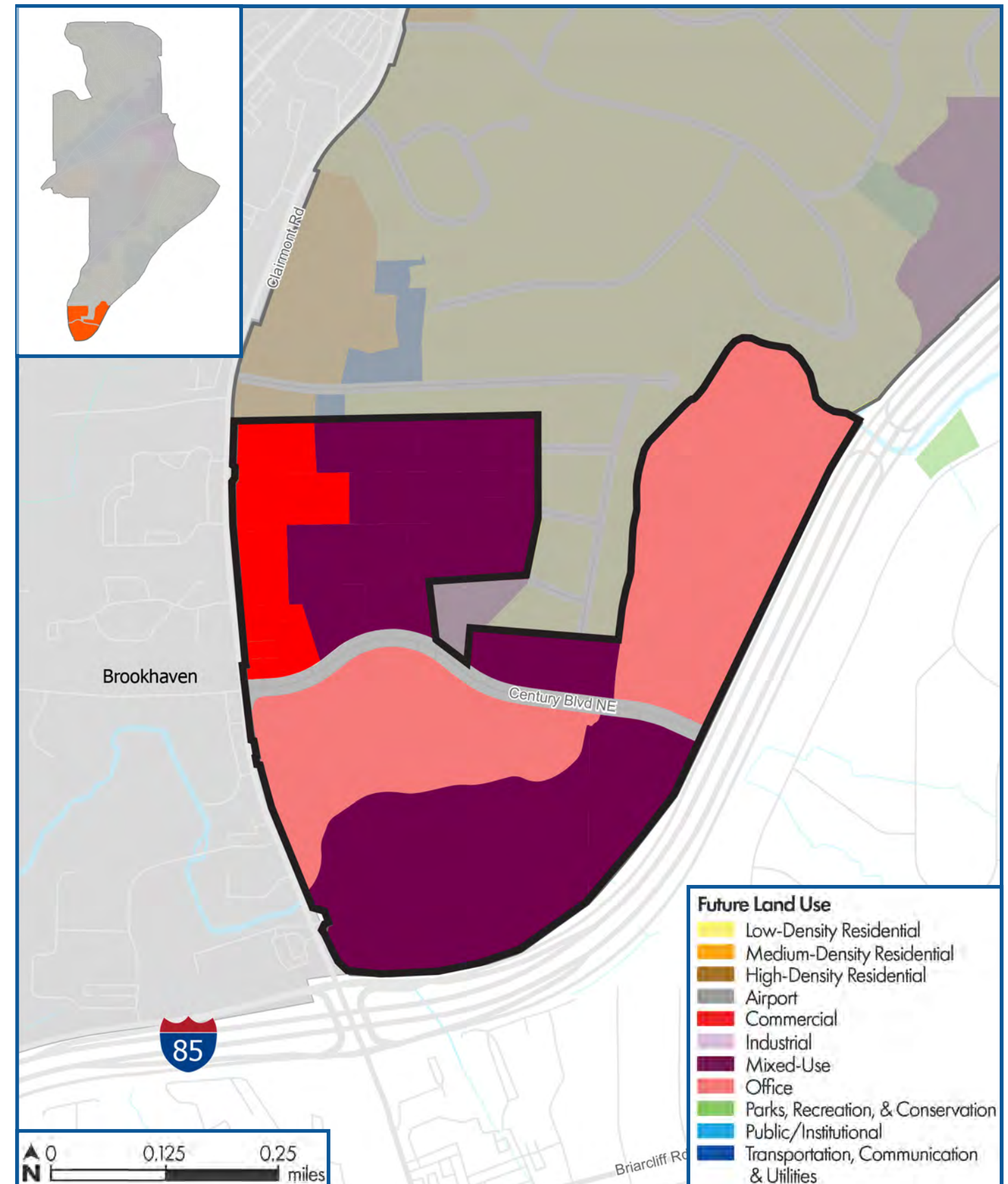
- **Future Land Uses:** Commercial, Mixed-Use, Office
- Additional land use guidance is provided in the small area plan on the following page
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

Policies and Implementation Measures

- Introduce retail and civic spaces to foster community gathering opportunities and programming
- Conduct additional analysis and construct the portion of Peachtree Creek Greenway within Century Center
- Leverage the construction of the Peachtree Creek Greenway and identify connectivity opportunities to destinations throughout the area
- Promote infill development and redevelopment to include higher intensity mixed-use and residential.
- Create a gateway at the Clairmont Road/I-85 intersection to welcome visitors to the City
- Explore the creation of a redevelopment authority or similar tool to fund improvements and incentivise infill and redevelopment
- Conduct a redevelopment study to identify infill and redevelopment scenarios, improvements, and funding
- Leverage proximity to Children's Healthcare of Atlanta nearby campus



Century Center - Future Land Use



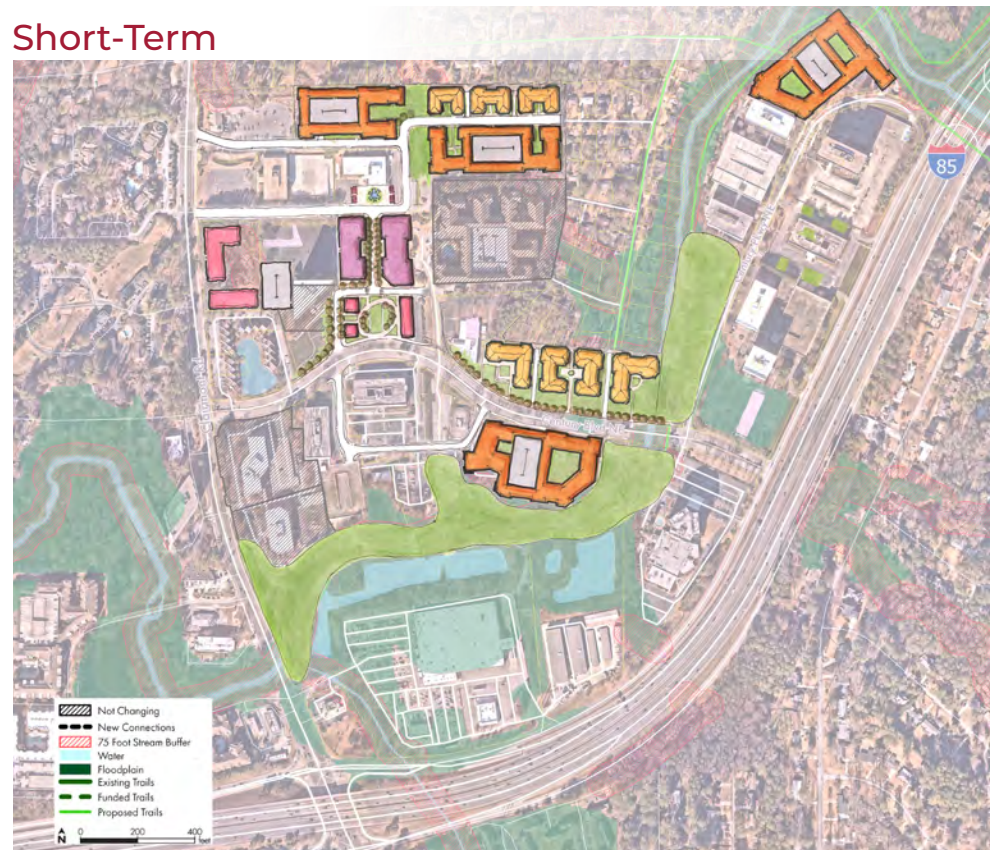
Century Center Small Area

Short-Term Strategy

The Century Center area has undergone significant changes in recent years, with the vacating of several office properties and other buildings requiring renovation or reinvestment, resulting in large, underutilized parking lots. The area lacks a cohesive identity and attractions to bring people to the area. Throughout the planning process, the desire for this area to become a vibrant, mixed-use destination was repeatedly heard. In response, the small area vision takes a short and long term approach to creating a new, dynamic community by leveraging existing assets and increasing connectivity within the area as well as to the rest of Chamblee and the surrounding area.

In the short term, the vision for the Century Center area is to reuse underutilized parking and redevelop vacant and obsolete buildings and introduce new residential, as well as a mix of uses to create a village center and green with retail opportunities adjacent, and establish this area as the southern gateway node to the City and a primary destination along the planned Peachtree Creek Greenway. This approach aims to quickly activate the area, attract residents and visitors, and lay the foundation for future growth and development.

Short-Term



*For illustrative purposes only

Townhomes



Townhomes and Multifamily



Stacked Flats



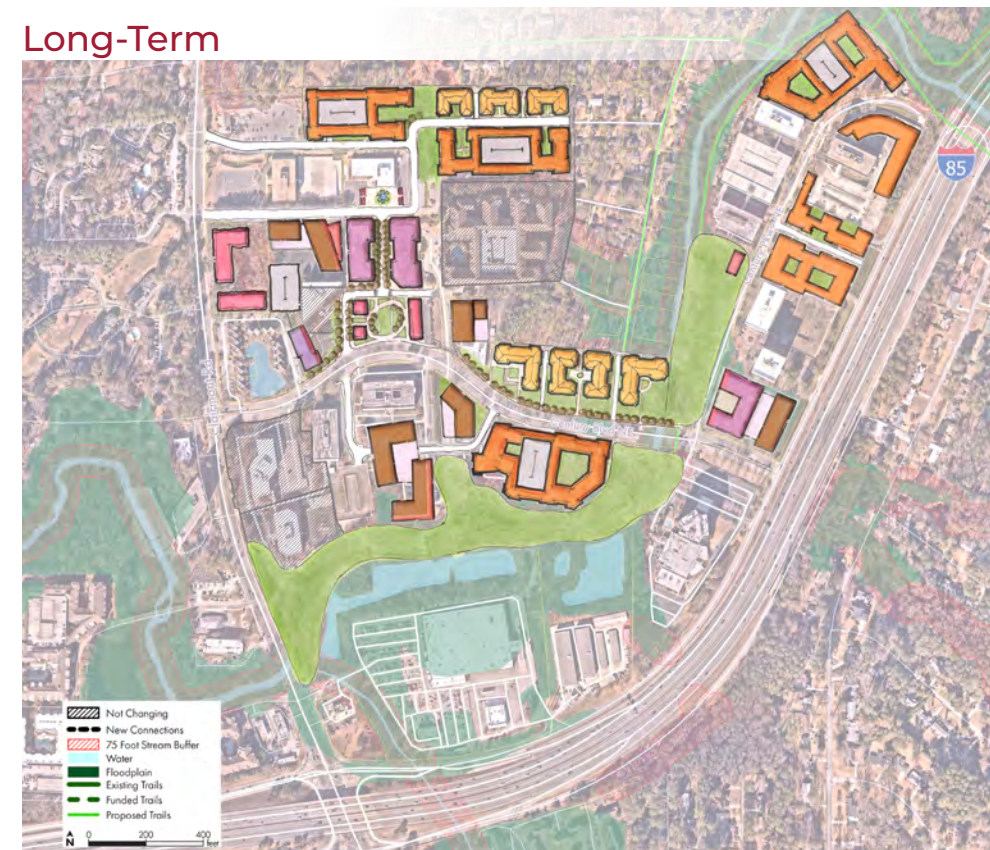
Short-Term Action Items

- Conduct feasibility study for Peachtree Creek Greenway
- Explore innovative funding sources
- Explore creation of a redevelopment authority

Long-Term Strategy

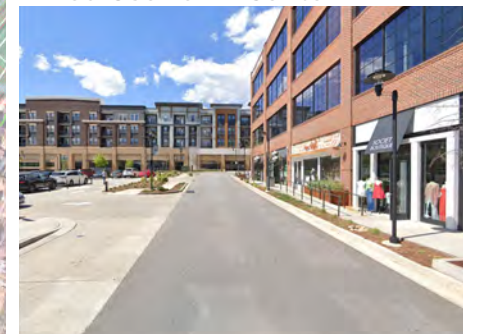
In the long term, building on the initial vision and investments, the goal is to introduce higher intensity residential and mixed-use, create a walkable "15-minute City" with robust pedestrian and bicycle facilities, and add additional retail and greenspaces to accompany the higher density. Additional public investment and public-private partnerships will be needed to realize the full potential of the area, aiming to create a vibrant and sustainable community that offers a range of amenities and opportunities for residents and visitors alike. By taking both short- and long-term actions, the Century Center area can transform into a thriving destination that meets the needs and desires of the community. Once the area is built out and the Peachtree Creek Greenway is constructed, Century Center could serve as the key destination along the greenway and provide a trail-side and creekside development not found elsewhere in Metro Atlanta.

Long-Term



*For illustrative purposes only

Mixed Use Town Center



Mixed Use Multifamily



Mid- and High-Rise Mixed Use



Long-Term Action Items

- Construct Peachtree Creek Greenway
- Build new parks and greenspace
- Utilize public-private partnerships to support development

Clairmont Park

Character and Vision

This area is anchored by stable, established single-family neighborhoods supported by nearby commercial, mixed-use, and office areas along major streets.

Future Land Use and Development Character

Land uses recommended along New Peachtree Road includes mixed-use and medium-density residential that can act as a buffer between residential areas and the rail line, MARTA, and the airport. Within the established neighborhood west of Clairmont Road, appropriate infill development includes accessory dwelling units and single-family homes that match the scale of the historic neighborhood, including cottages and cottage court development. For areas fronting Clairmont Road, medium- and higher-density residential including small multifamily and missing middle housing are recommended. For the area east of Clairmont Road, a mix of high- and medium-density residential is appropriate, with a transition to small office or commercial uses along Hardee Avenue which faces PDK airport.

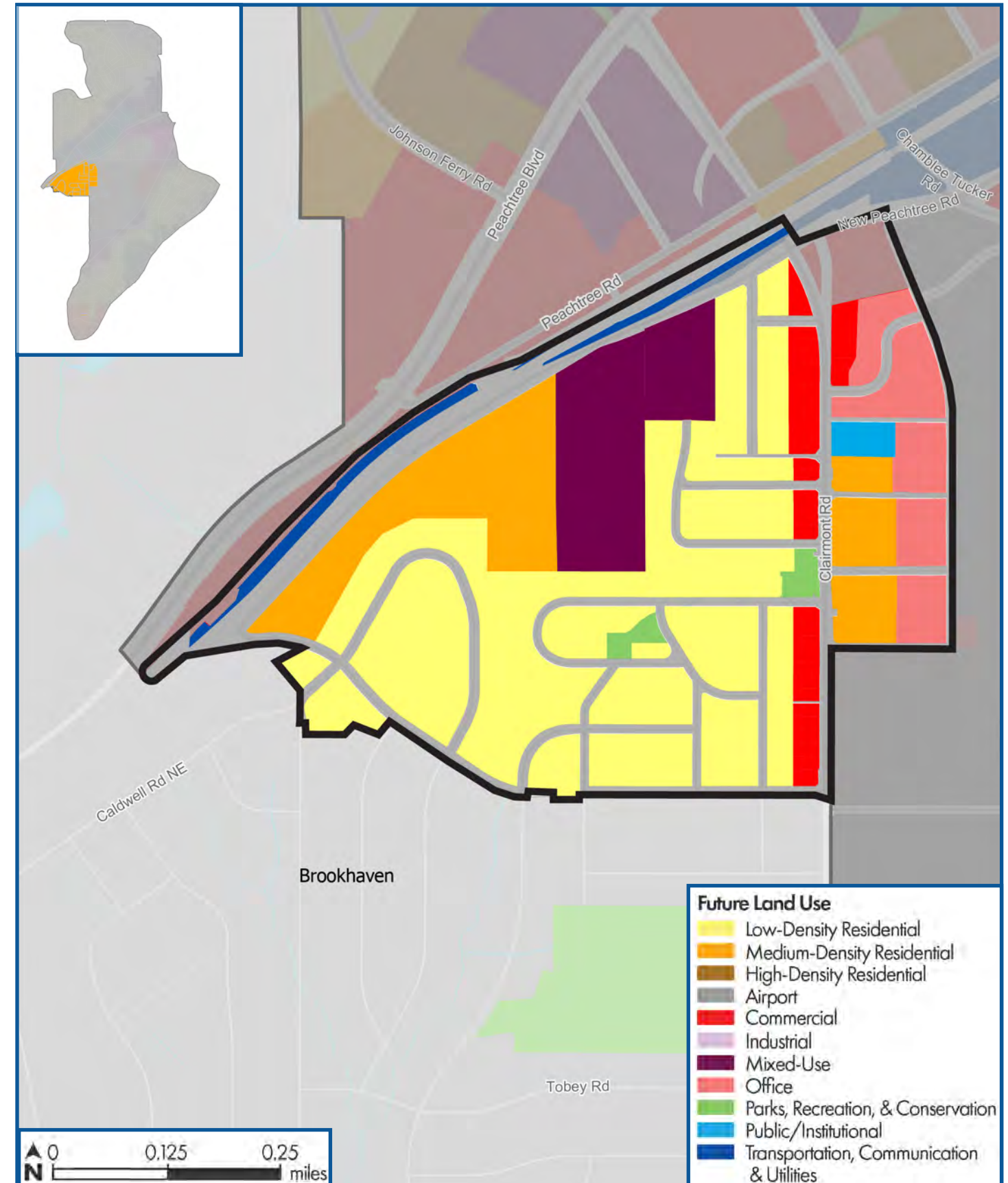
- **Future Land Uses:** Commercial, Low-Density Residential, Medium-Density Residential, Mixed-Use, Office, Parks, Recreation and Conservation, Public/Institutional, and Transportation, Communications, and Utilities
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

Policies and Implementation Measures

- Encourage increased density along Clairmont Road
- Encourage appropriate infill development that matches the surrounding scale west of Clairmont Road
- Attract transit-oriented development and maintain strong connectivity to MARTA station along New Peachtree Road
- Update City-owned Clairmont Park greenspace
- Clairmont Road streetscape and/or road diet
- Improve connections to Downtown Chamblee and the MARTA station



Clairmont Park - Future Land Use



Downtown Chamblee

Character and Vision

Downtown Chamblee will be a vibrant and recognizable center that ties the greater Chamblee community together, and attracts visitors from around the Atlanta region. Anchored by the Chamblee MARTA Station and a revitalized Town Center at Peachtree Road and Broad Street, this area will support transit-oriented lifestyles with associated housing, services, civic functions, and employment. The area will contain a compatible blend of historic and modern buildings within a safe and walkable environment.

Future Land Use and Development Character

Land uses recommended for this area include medium- and high-density residential, commercial retail, office, light industrial, mixed-use, parks and recreation, public/institutional uses, and transit related utilities.

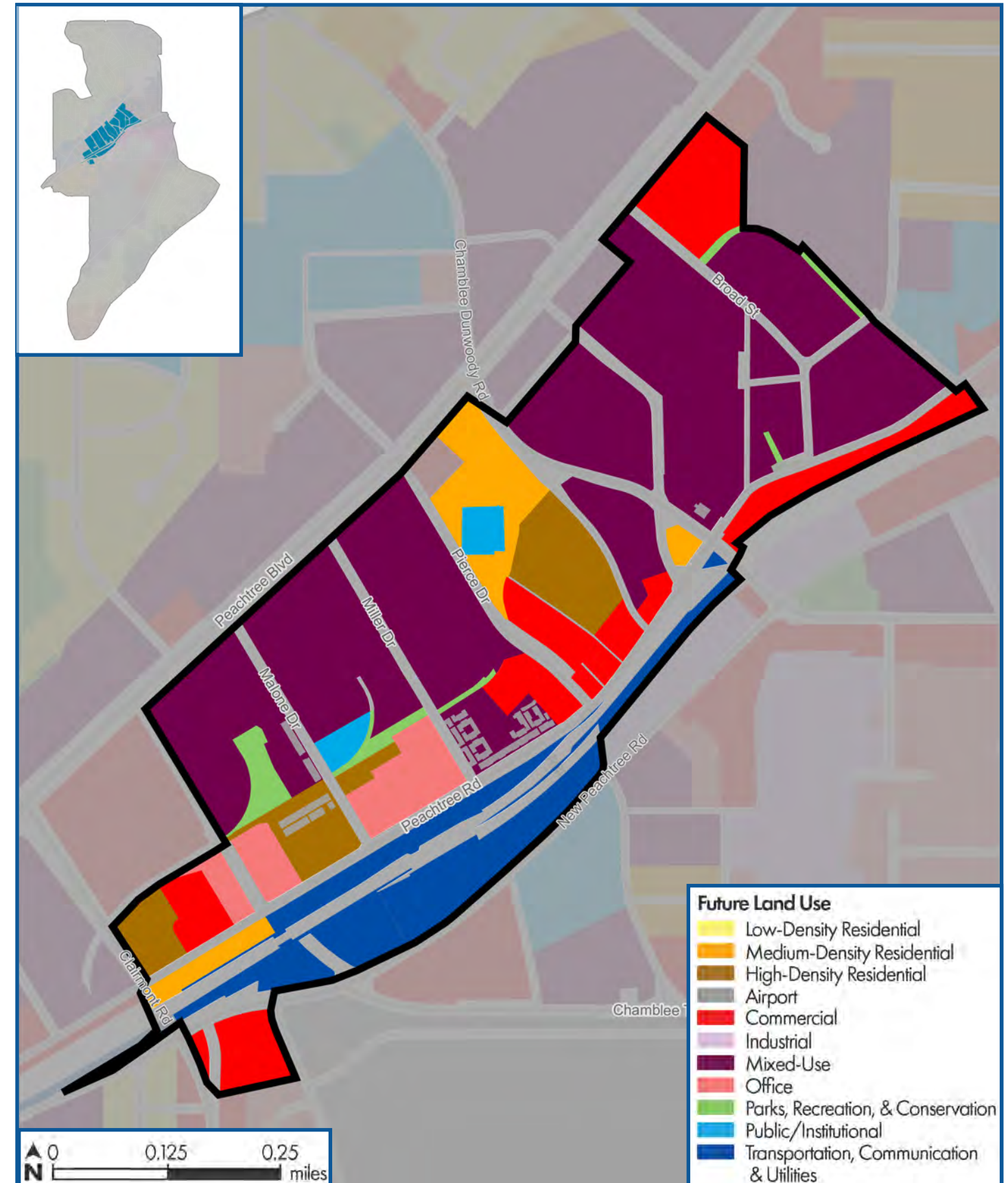
- **Future Land Uses:** Commercial, High-Density Residential, Medium-Density Residential, Mixed Use, Office, Parks, Recreation and Conservation, Public/Institutional, and Transportation, Communications, and Utilities
- Additional land use guidance can be found in the Downtown Chamblee Town Center Master Plan and Town Center LCI Study, which are outlined on the following page
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

Policies and Implementation Measures

- Improve pedestrian connections to the MARTA station by investing in streetscape elements such as sidewalks, bicycle infrastructure, and landscaping
- Seek high-quality transit-oriented development near the MARTA station
- Update Downtown LCI and Downtown Master Plan
- Develop the catalytic Chamblee City Center project
- Reuse or redevelop the old City hall property and adjacent buildings
- Explore traffic calming and slow street implementation for Peachtree Road, New Peachtree Road, Malone Drive
- Explore safe crossings along Peachtree Boulevard



Downtown Chamblee - Future Land Use



Downtown Chamblee Town Center Master Plan (2018)

In 2018, the Downtown Chamblee Town Center Master Plan outlined the vision for the town center area around City hall. The recommendations from this plan were organized into near-term and longer-term priority projects and initiatives.

Near-term priority projects and initiatives included Broad Street improvements with street parking, enhanced landscape buffers, a 10-foot sidewalk and 10-foot seating zone, the construction of a new City hall building, a hardscape/greenspace plaza for community gathering, traffic roundabouts, a new office, retail, and residential building fronting Chamblee Dunwoody Road, an additional road connection from Peachtree Road north, and extension of the rail trail into this area.

Longer-term priority actions identified include additional new roads and streetscape to improve traffic circulation, a central park, infilled private development and parking structures, and a pedestrian bridge over Peachtree Boulevard

Chamblee Town Center LCI Study (2014)

The Chamblee Town Center LCI Study identifies two distinct subareas within the Town Center area: the Downtown Chamblee Subarea and the TOD Subarea. The Downtown Subarea encompasses the existing historic downtown and City Hall. The TOD Subarea is directly adjacent to the MARTA station and boasts several recent commercial and residential developments.



Framework Plan

Within the two subareas, four development nodes were identified with unique concepts for each (A, B, C, D). Across all four framework plans, common themes include residential mixed-use infill, greenspaces, and the implementation of the rail trail. In the node closest to the MARTA station, transit oriented development and safe connections to the transit station were emphasized.

Proposed Master Plan



Development Node A



Established Residential

Character and Vision

Chamblee is rich with stable, established single-family neighborhoods. These areas will remain predominantly single-family residential with well-maintained housing supported by nearby commercial areas for goods and services, schools, and local parks for recreation.

Future Land Use and Development Character

Land uses recommended for this area include low- and medium-density residential, neighborhood-level commercial retail, parks and recreation, public/institutional uses, and utilities. Infill development in these areas should consist of accessory dwelling units and homes that align with the traditional scale and character of the neighborhood.

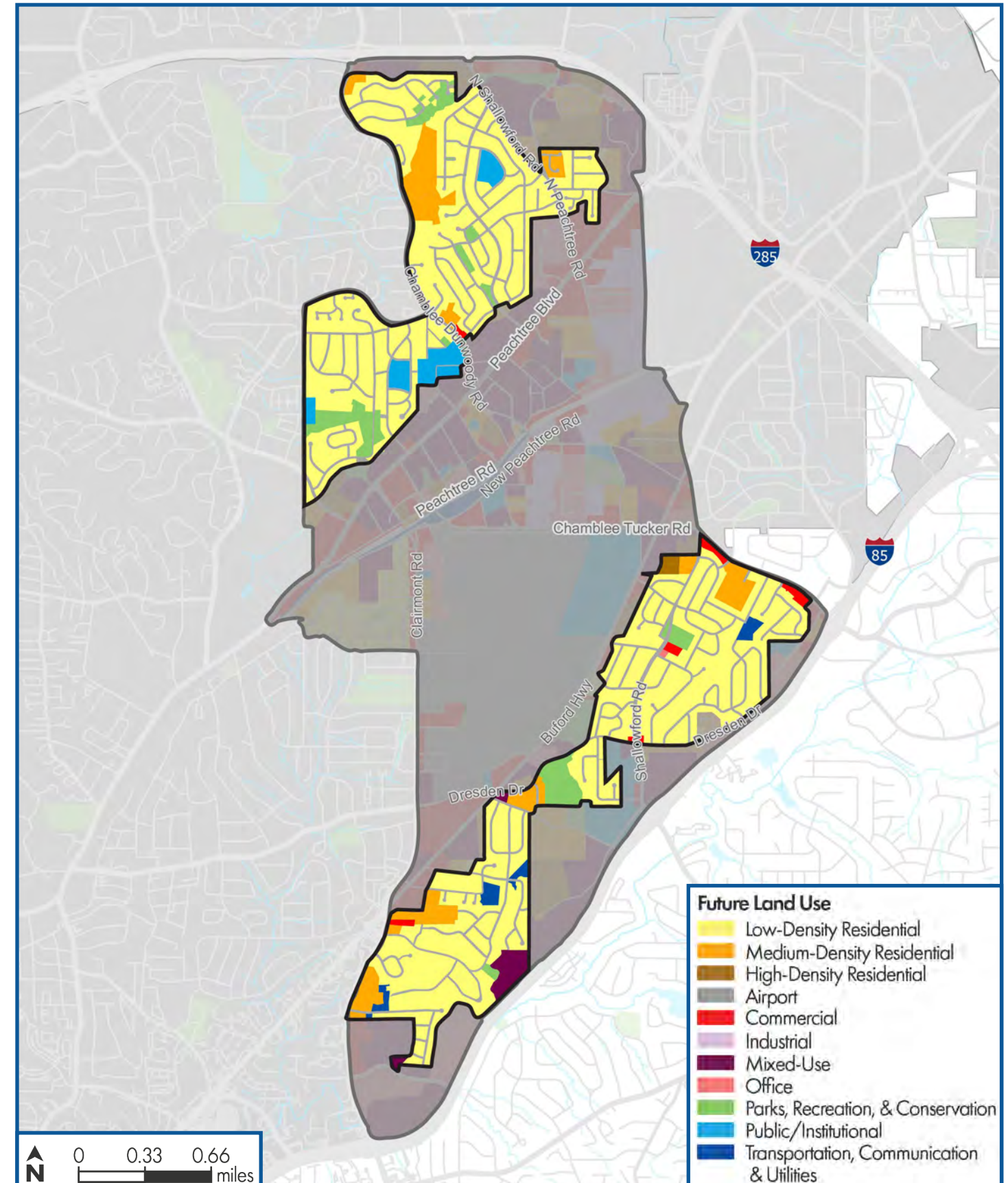
- **Future Land Uses:** Commercial, High-Density Residential, Low-Density Residential, Medium-Density Residential, Mixed Use, Parks, Recreation and Conservation, Public/Institutional, and Transportation, Communications, and Utilities
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

Policies and Implementation Measures

- Maintain the single-family residential character of established neighborhoods while supporting higher density housing options in areas more conducive to walking, biking, and transit
- Encourage high-quality residential design
- Improve pedestrian and bicycle connectivity and safety through investments in sidewalks, paths, and bicycle facilities connecting residents to local recreational and shopping destinations
- Maintain the existing tree canopy by preserving healthy mature trees
- Work with interested neighborhoods to develop Neighborhood Preservation Design Overlays that would establish guidelines for infill development and renovated houses in order to preserve existing character
- Maintain walkability along major road corridors through residential neighborhoods by building sidewalks with plentiful tree buffers
- Encourage the development of ADU's that can provide a unique form of housing in the area
- Construct Nancy Creek Greenway



Established Residential - Future Land Use



Motor Mile Corridor

Character and Vision

The Motor Mile Corridor will continue to be a major regional shopping destination for auto sales and service. Though local commercial areas will be primarily auto-oriented in their marketing, future land uses will reflect a mixed-use urban environment that is pedestrian and bicycle friendly and visually appealing to visitors.

Future Land Use and Development Character

Land uses recommended for this area include commercial retail, office, and mixed-use.

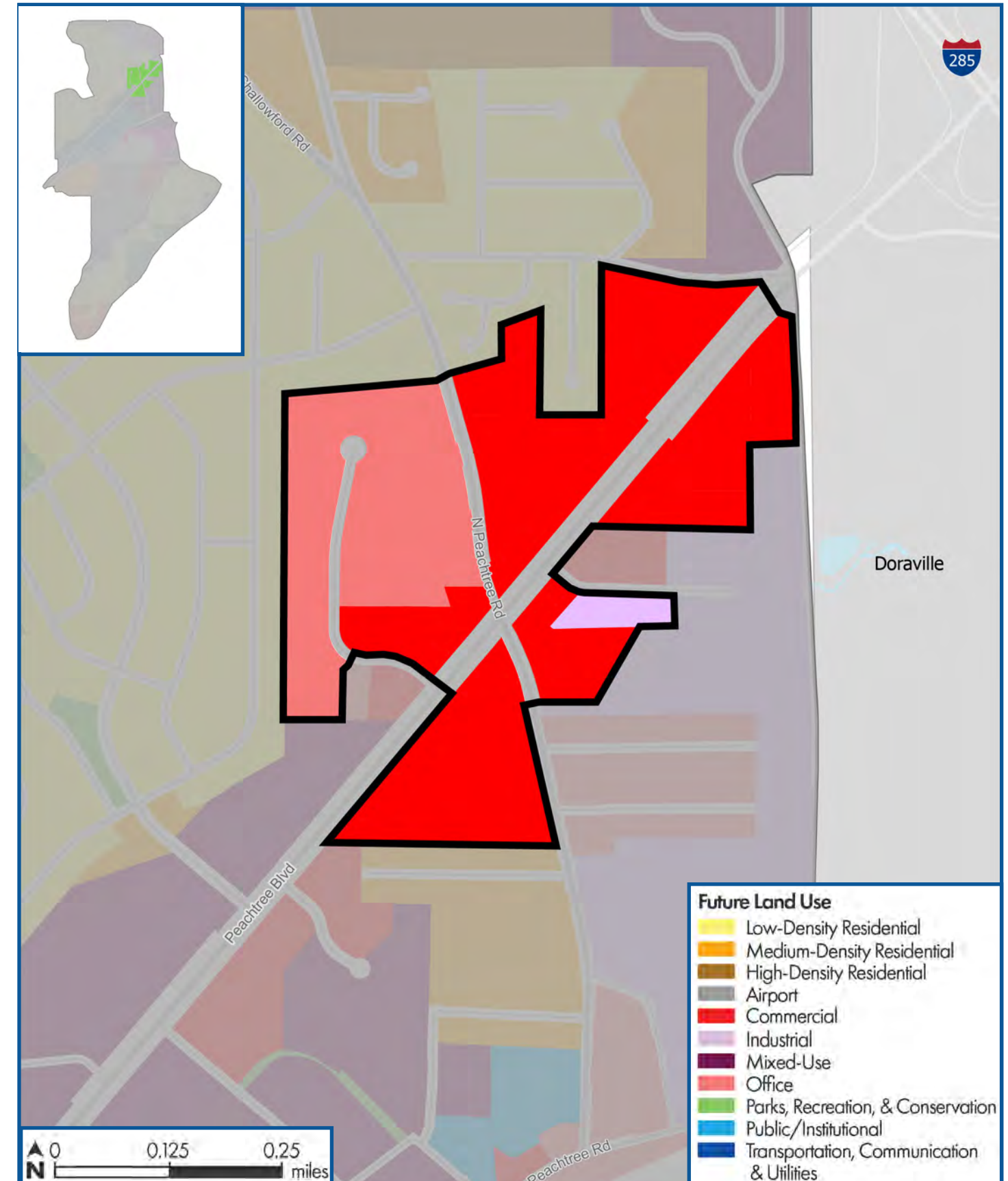
- **Future Land Uses:** Commercial, Industrial, Office
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

Policies and Implementation Measures

- Implement urban design standards that feature coordinated signage, inventory display, street furniture, lighting and landscaping that create a recognizable character for the corridor and improve walkability
- Maintain appropriate buffers between residential areas to the north and the commercial uses along the corridor
- Allow the continued use and adaptive reuse of older industrial buildings not visible from the corridor within the requirements of the IT zoning district
- Prohibit new auto dealerships from locating along the Peachtree Boulevard corridor, and encourage redevelopment of newly vacated auto dealership sites
- Discourage the expansion of existing or the creation of new surface lots for vehicle display or storage. Encourage the use of parking structures for these uses
- Complete intersection improvements at Peachtree Boulevard, North Shallowford Road, and Parsons Drive
- Create a gateway at Peachtree Boulevard, Shallowford, and Parsons Drive intersection to welcome visitors to the City



Motor Mile Corridor - Future Land Use



I-85 District

Character and Vision

Accessible and highly visible from I-85, this area will serve as a medium-density area with commercial, institutional, office, and residential uses. Currently comprised of medium-density residential and lower density office along the interstate, the vision for this area is to stabilize and preserve existing affordable development, while redeveloping office and commercial along the interstate.

Future Land Use and Development Character

Land uses recommended for this area include medium- and high-density residential, commercial retail, office, mixed use, parks and recreation, and public/institutional.

- **Future Land Uses:** Commercial, High-Density Residential, Low-Density Residential, Medium-Density Residential, Mixed Use, Office, Parks, Recreation and Conservation, Public/Institutional
- Additional land use guidance is provided in the small area plan on the following page
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

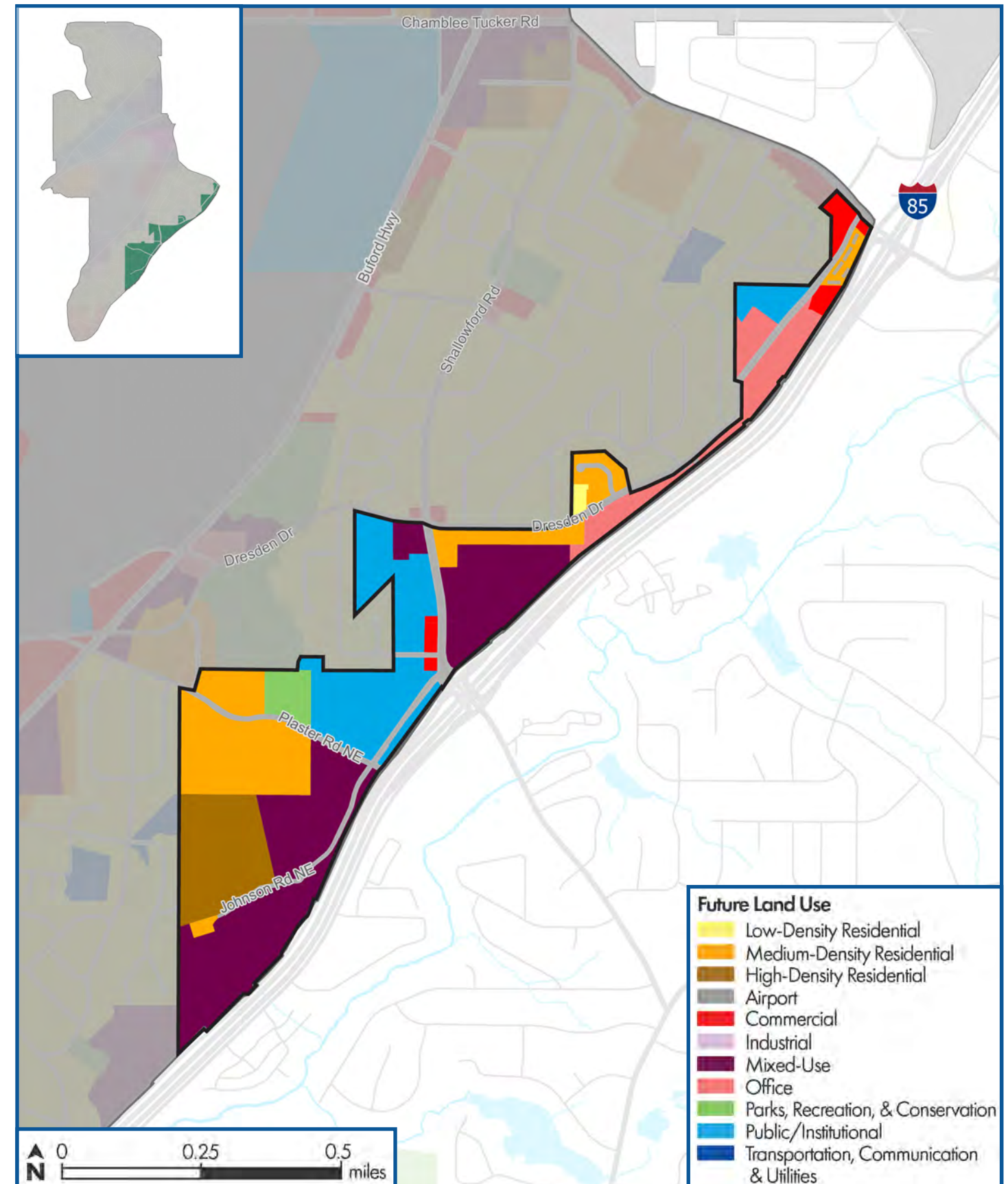
Policies and Implementation Measures

- Create a transitional area that connects surrounding single-family neighborhoods to this area
- Pursue safe pedestrian and bicycle connections between the surrounding neighborhoods, Dresden Elementary School, and St. Pius X Catholic High School
- Incremental approach to new development and pursue recommendations from GICH initiative related to stabilizing existing affordable housing and developing new mixed-income developments with affordable units
- Create incentives for the owners of older apartment complexes and commercial buildings to upgrade, renovate, and/or address code enforcement violations
- Take advantage of federal Opportunity Zone program to increase office and retail development
- Explore the acquisition of some properties in order to preserve affordability
- Continue to partner with St. Pius X Catholic High School on future planning efforts in this area



Source: St. Pius X Catholic High School

I-85 District - Future Land Use



I-85 District - Plaster/Johnson Small Area

The previous small area plan for this area aimed to introduce new mixed-use and residential development throughout. The goal was to revitalize the area and bring in new businesses and housing options. However, it was recognized that wholesale redevelopment would disrupt the character and affordability of the existing community.

As a result, the small area plan has been revised to recommend a careful and targeted approach to redevelopment and stabilization of the existing units. The focus now is on preserving and maintaining existing housing while also encouraging the development of new housing types. This revised plan recognizes the importance of balancing growth with the preservation of the area’s unique character and affordability. Additionally, the lower density office and commercial uses along the interstate could be redeveloped to mixed-use or higher density housing. To achieve this, the recommended actions are:

Small Area Plan Action Items

- Identify targeted locations for redevelopment
- Explore acquisition or public-private partnerships for housing
- Feasibility study for new trails to connect south
- Add sidewalks, lighting, safe crossings along Plaster Road



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Federal Center

Character and Vision

With a high concentration of federal offices and facilities, this area boasts a large employment base and serves as an important economic generator for the City. The vision for this area is to maintain, grow, and support the employment base within these facilities.

Future Land Use and Development Character

Land uses appropriate in this area are office and public/institutional uses.

- **Future Land Uses:** Public/Institutional
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

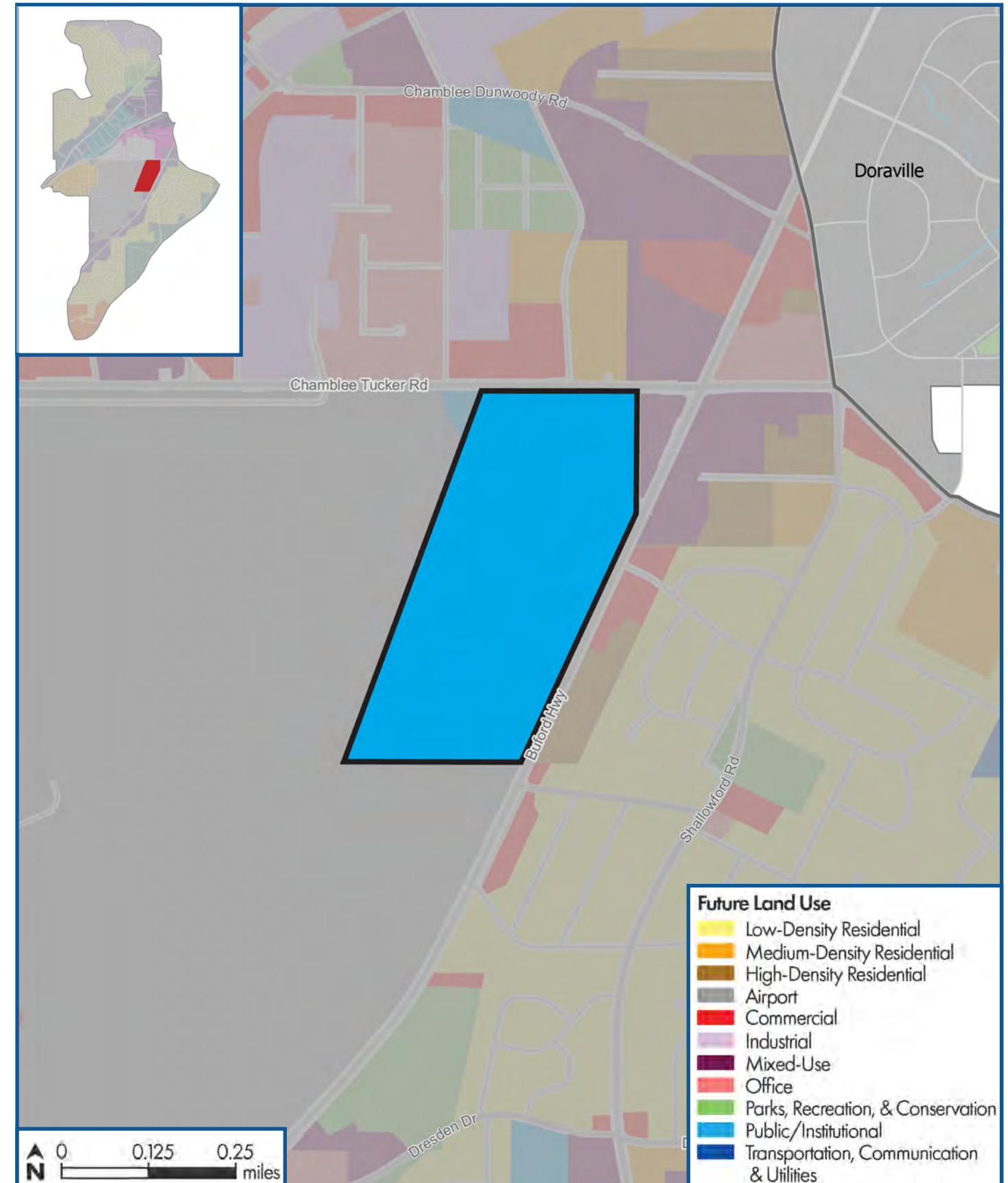
Policies and Implementation Measures

- Continue coordination between future development and DeKalb-Peachtree Airport
- Ensure adequate access and mobility from this area to surrounding roadways
- Maintain or expand the employment base
- Establish regular communication with these facilities to ensure proper coordination on relevant needs and issues



Source: The Business Journals

Federal Center- Future Land Use



Innovation District

Character and Vision

This area north of the airport is comprised of low-rise commercial and light industrial uses. It offers a range of job opportunities and supports surrounding neighborhoods with retail establishments and residential uses. The area is also home to a college, churches, and other civic and institutional uses.

Future Land Use and Development Character

In the areas west of Burk Drive near the MARTA station, continued low-density commercial and institutional uses, with residential where appropriate, is recommended. East of Burk Drive, the land use is a mix of light industrial and airport conservation areas.

- **Future Land Uses:** Commercial, Industrial, Mixed Use, Office, Parks, Recreation, and Conservation, Public/Institutional, and Medium-Density Residential with consideration for impacts from airport generated noise
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

Policies and Implementation Measures

- Explore potential for passive open space within airport conservation areas
- Coordinate new development with DeKalb-Peachtree Airport



Innovation District - Future Land Use



North of Downtown

Character and Vision

This area will complement downtown and leverage the nearby Assembly Yards project. As a live/work area, it will offer a mix of housing options, including missing middle housing from moderate to high density, to accommodate a range of income levels, particularly lower-income residents.

Future Land Use and Development Character

Encouraged development includes small apartment buildings, duplex ,triplex, and multiplex, light industrial, flex office, and office uses.

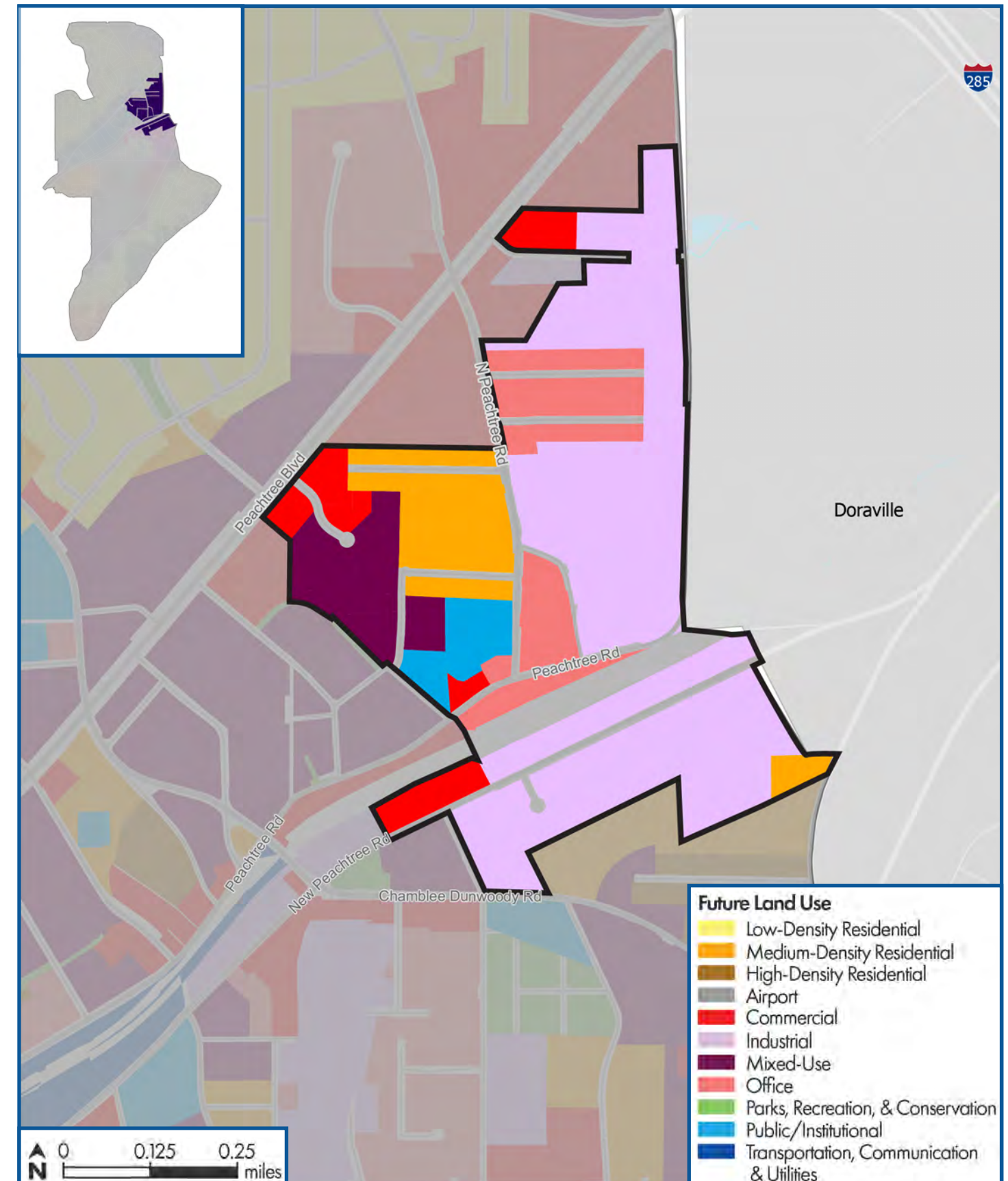
- **Future Land Uses:** Commercial, Industrial, Medium-Density Residential, Mixed Use, Office, Public/Institutional.
- Additional land use guidance is provided in the small area plan on the following page
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

Policies and Implementation Measures

- Study feasibility of new street connections
- Construct new crossing over rail to the south
- Build trails along Peachtree Road and North Peachtree Road
- Study improved crossings of Peachtree Boulevard



North of Downtown - Future Land Use



North of Downtown Small Area

The North of Downtown area is an extension of downtown but includes a unique character that sets it apart. With recent and continued success of Downtown Chamblee, as well as planned and upcoming development including the Chamblee City Center, this area has the potential to be a vibrant and eclectic community. The vision and desired development character for this area includes a combination of mixed-use, light industrial, flex office, and medium or high density residential areas. The goal is for this area to serve as a compliment of the downtown entertainment and restaurant district. A primary focus of this area is the inclusion of missing middle housing options that offer higher-density than the established residential areas. Additionally, commercial, flex office, and light industrial uses, such as breweries, maker spaces, furniture or set fabricators are appropriate in portions of this area as well. Other recommendations include completing new roadway and trail connections throughout the area, as well as the proposed rail crossing to the south. Individual recommendations for each of the areas shown can be found on the following page. Actions to achieve this overall vision include:

Small Area Plan Action Items

- Update UDO to allow missing middle housing
- Study feasibility of new street connections
- Construct new crossing over rail to the south
- Build trails along Peachtree Road and North Peachtree Road
- Study improved crossings of Peachtree Boulevard



North of Downtown Recommended Development

Mixed Commercial and Office

- Extension of downtown
- Commercial and office uses
- Breweries, maker space, loft office
- Light industrial

Light Industrial



Flex Office



Mixed Residential

- Neighborhood scale "missing middle" housing
- Mix of residential types
- Cottage court, duplex, triplex
- Small apartment

Mixed Housing, ADUs



Cottage Court



Duplex



Triplex



Mixed Use Residential

- Small apartment, triplex, quadplex
- Mix of uses
- Small neighborhood-scale commercial

Small Apartment



Triplex, Quadplex



Peachtree Boulevard Corridor

Character and Vision

The Peachtree Boulevard Corridor is envisioned as an active and visually appealing mixed-use corridor with pedestrian-oriented, human scale development connected by a comprehensive transportation network that accommodates pedestrian, bicycle, and vehicular traffic. As one of the City's primary gateways, it should have a welcoming and recognizable look and feel for residents, employees, and visitors.

Future Land Use and Development Character

Land uses recommended for this area include medium- and high-density residential, commercial retail office, mixed use, parks and recreation, and public/institutional.

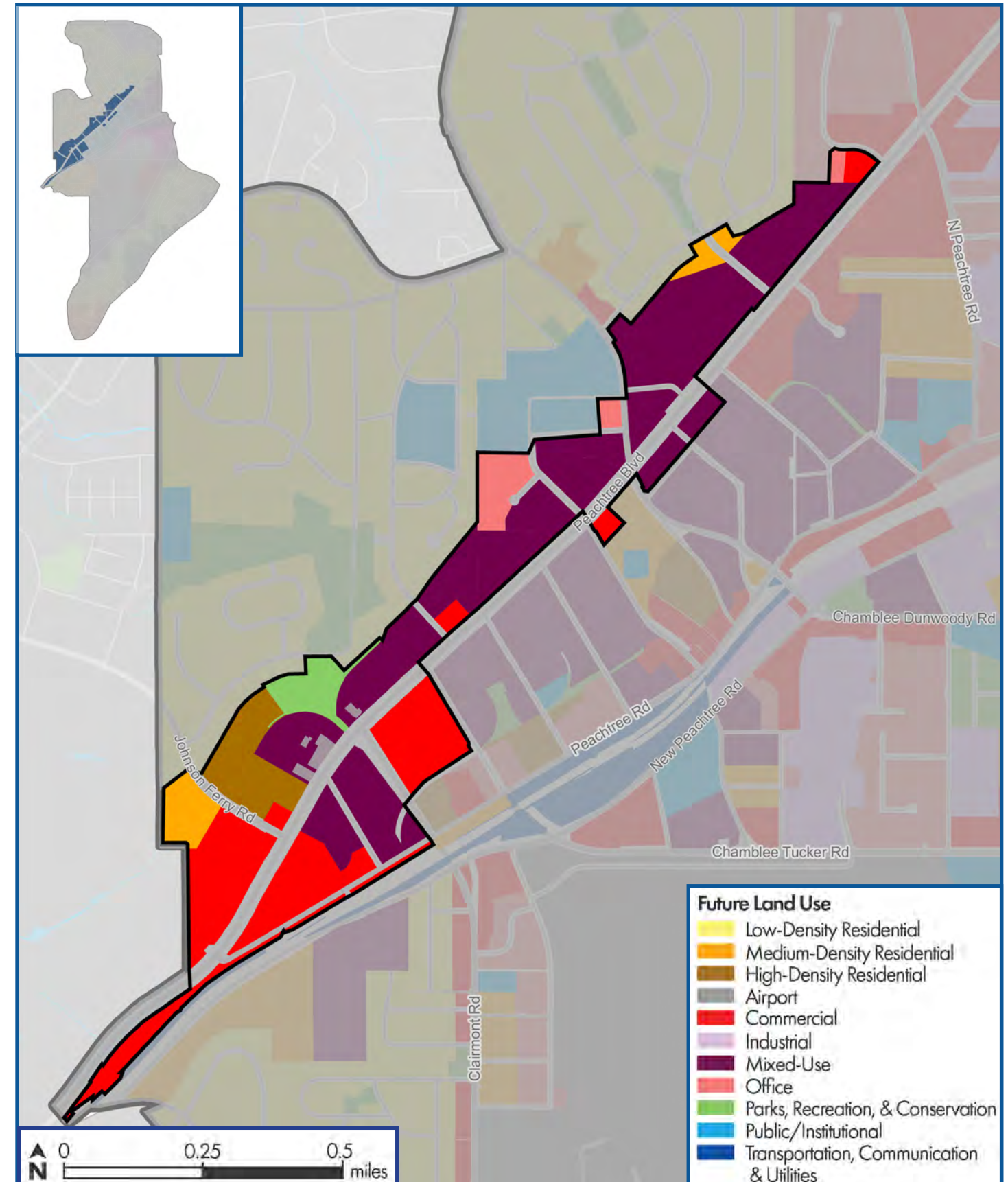
- **Future Land Uses:** Commercial, High-Density Residential, Medium-Density Residential, Mixed Use, and Office
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

Policies and Implementation Measures

- Encourage the redevelopment of existing strip commercial development into pedestrian-scale, interconnected nodes
- Invest in street, trail, sidewalk improvements, and beautification along the corridor
- Continue coordination with the City of Brookhaven on land use along their shared border to help ensure consistent design and compatibility of uses
- Create a monument gateway at the City limits to welcome visitors to the City
- Explore safe crossings along Peachtree Boulevard to improve connection between northern neighborhoods and downtown



Peachtree Boulevard Corridor - Future Land Use



Perimeter Village

Character and Vision

The Perimeter Village Character Area will be an active and dense mixed-use residential area, and a welcoming gateway to Chamblee from I-285. The area will provide residential uses with limited commercial and office uses.

Future Land Use and Development Character

Land uses most recommended for this area include medium- and high-density residential, commercial retail, office, mixed use, and parks and recreation.

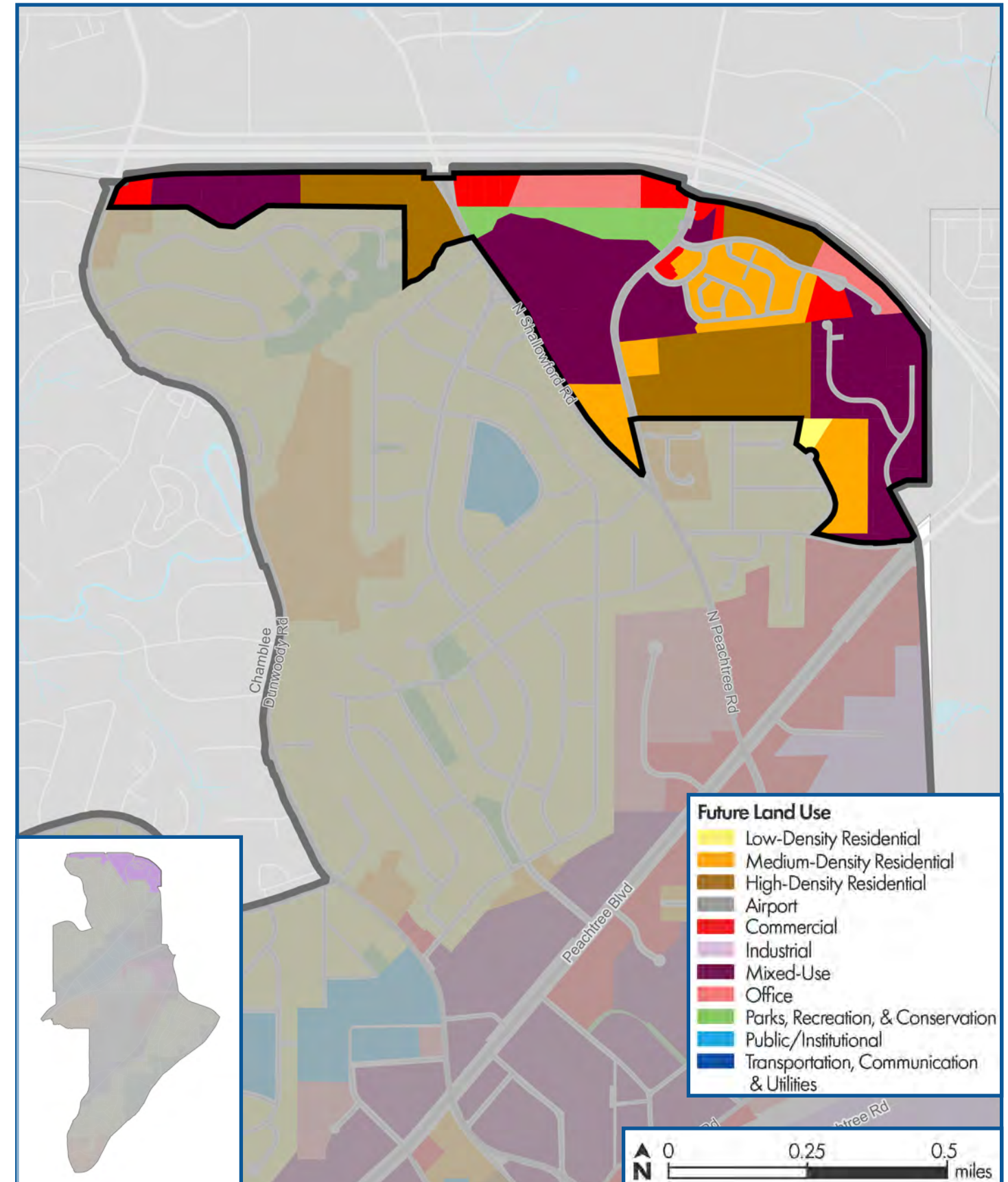
- **Future Land Uses:** Commercial, Medium- to High-Density Residential, Mixed Use, Office, and Parks, Recreation, and Conservation
- Additional land use guidance can be found in the small area plan on the following page
- Appropriate zoning for this area can be found in the Zoning Quick Reference Guide on page 133

Policies and Implementation Measures

- Continue coordination efforts with Cities of Brookhaven Dunwoody on land use and transportation issues along their shared borders
- Implement compatible physical design standards along the Interstate 285 corridor
- Continue to protect Nancy Creek through low impact development measures
- Create gateway signage and implement streetscape improvements at key intersections
- Redevelop sites with underutilized and incompatible land uses according to the Small Area Plan
- Redevelop existing single-family lots along Parsons Drive
- Use the results of the Top End 285 study to prepare the area for new transit opportunities.
- Construct Nancy Creek Greenway
- Coordination with GDOT on the express lanes project
- Add lighting and other elements to underpasses to enhance these gateways in to Chamblee
- Create new street connections between North Shallowford and North Peachtree Roads



Perimeter Village - Future Land Use



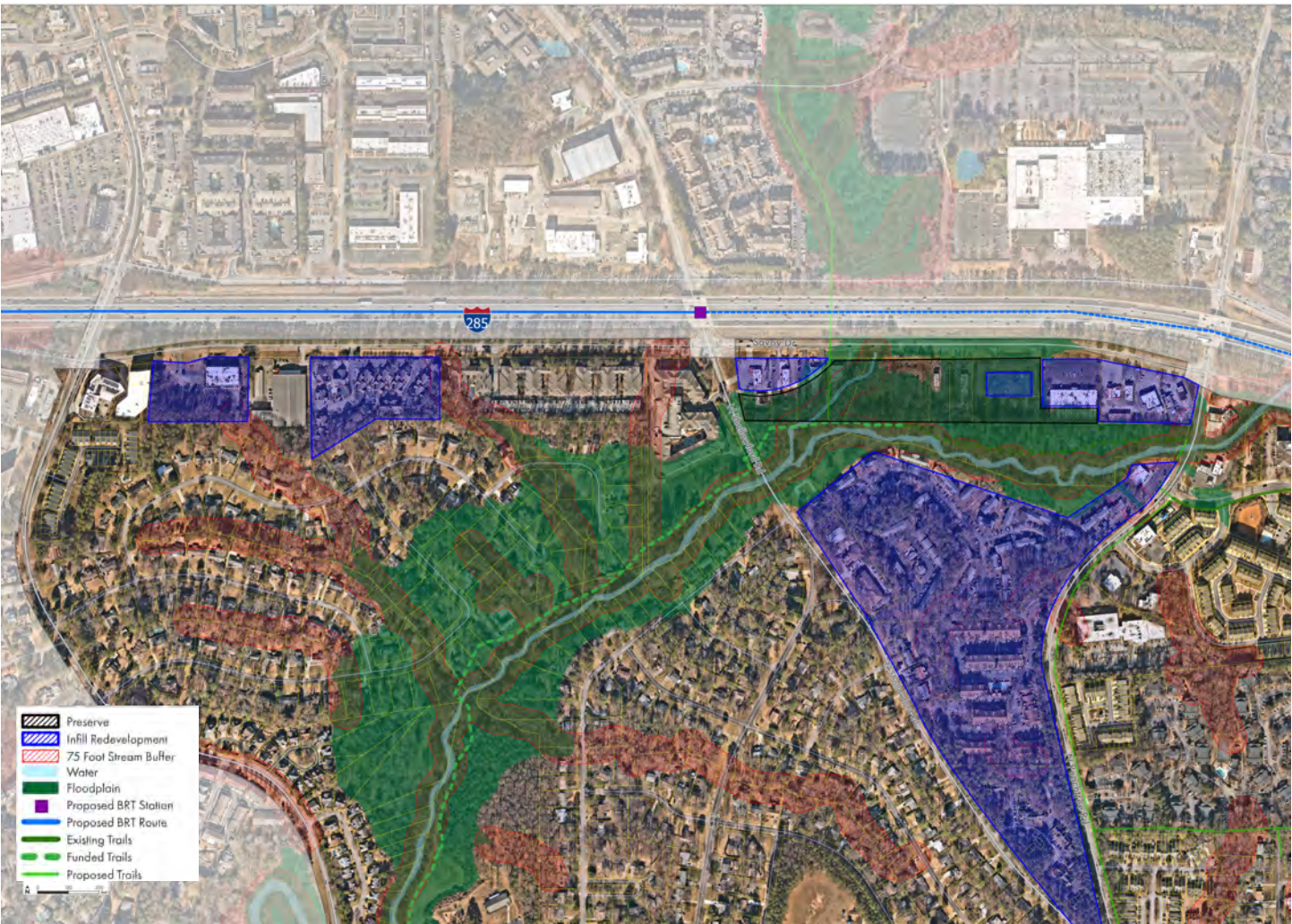
Perimeter Village - Savoy Drive Small Area

The previously conducted small area plan for this area recommended new higher-density residential development throughout. However, this recommendation did not consider the floodplain challenges in this area or the need to transition the proposed higher-density character to the surrounding lower-density areas.

In light of this, the small area plan has been revised to limit the establishment of new self-storage facilities or liquor stores, and instead, recommend new commercial and high-density residential development along Savoy Drive, while continuing to coordinate with the Top End I-285 Express Lanes effort. Additionally, it is now recommended to encourage the development of new mixed-income and affordable residential options south of Nancy Creek. This revised plan takes into account the unique characteristics and challenges of the area, aiming to create a more balanced and sustainable community. To achieve this, the following actions are recommended:

Small Area Plan Action Items

- Construct Nancy Creek Greenway and linear park
- Explore opportunities for greenspace and trailhead
- Explore public-private partnerships



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Quick Reference Zoning Guide

The quick reference zoning guide serves as a tool in understanding the relationship between future land use categories and the corresponding zoning districts. The guide lists the future land use categories across the top of the table and the zoning districts allowed within each category below. This allows users to quickly identify which zoning districts are permitted for each future land use, providing a snapshot of the options available for development or land use within a specific area.

FLU	Low-Density Residential	Medium-Density Residential	High-Density Residential	Airport	Commercial	Industrial	Mixed Use	Office	Parks, Recreation, & Conservation	Public/Institutional	Transportation, Communication, & Utilities
Appropriate Zoning	CC	CC	CC	A	A	I	A	CC	CC	CC	NR-1
	I	IT	MU-BC	CC	CC	IT	CC	I	IT	I	TOD
	NC-1	NC-1	NR-3		CVC	NR-3	I	IT	NC-1	NC-2	VC
	NR-1	NC-2	TOD		I	VC	IT	MU-BC	NR-1	NR-1	
	NR-2	NR-1	VC		IT		MU-BC	NC-2	NR-2	NR-3	
	NR-3	NR-3	VR		MU-BC		NC-1	NR-3	PUD	PUD	
	VC	TOD			NC-1		NR-1	TOD	TOD	TOD	
	VR	VC			NC-2		NR-3	VC	VC	VC	
		VR			NR-1		PUD		VR	VR	
					NR-3		TOD				
					PUD		VC				
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Housing

Housing

This comprehensive plan builds upon recent housing initiatives undertaken by the City of Chamblee to address the diverse population's needs by promoting various housing options. Strategies include developing new affordable housing, fostering mixed-use developments, and protecting the existing housing inventory, among others.

In the mid-2000s, the City made amendments to its zoning codes to allow for significant density in mixed-use residential projects and a diverse range of housing options in all zoning districts. This proactive approach has led to an increase in the number of dwelling units, particularly in the downtown area surrounding the MARTA station, which serves as a hub for transit-oriented development. The City's strong economic expansion has also contributed to this growth in housing units.

However, Chamblee has faced challenges due to sustained increases in rental prices and home values. The supply of housing has not kept pace with the growing demand, which is expected to continue in the future. Home values and rents have increased at a faster rate than wages in many communities, leaving families and individuals unable to afford housing. This affordability crisis has far-reaching impacts, as households struggle to adjust to the increasing cost of living. Many households end up spending more than the recommended 30% of their monthly income on housing-related costs, resulting in financial strain. The rising housing costs also affect other aspects of households' lives, such as food, healthcare, transportation, and childcare, as they are forced to cut back on these essential expenses.

Naturally occurring affordable housing (NOAH) units provide low rents without federal subsidies. They are a crucial part of the affordable housing landscape in the US, catering to low- and moderate-income households earning between 50-80% of the median household income. However, these units are at risk of being lost due to market speculation and upgrades that increase rents and decrease affordability, making it important to preserve their inventory.

To address these challenges, it is crucial for policymakers to understand the economic landscape, including industry composition and wages. This understanding helps identify needs and allocate resources effectively.

There are several ways to increase affordable housing. One way is through the Housing Tax Credit Program, which provides tax credits to owners of rental properties who reserve units for low-income tenants. Another approach is the use of Land Banks or Community Land Trusts, which help keep housing permanently affordable and reduce displacement caused by gentrification. Inclusionary zoning is also an effective tool, requiring developers to set aside a percentage of units for affordable housing or contribute to a housing fund. In areas where there are existing affordable units, the focus should be on stabilizing these units by ensuring that any updates bring them up to code or make them livable, but do not disturb their affordability. These strategies have been implemented successfully in various cities, including in Metro Atlanta, to increase the stock of affordable housing.

Through being accepted into the Georgia Initiative for Community Housing (GICH) program, Chamblee received additional affordable housing resources and assistance in establishing a framework for creating and implementing an affordable housing strategy. The framework offers practical solutions, including recommendations that address challenges in Chamblee's housing market as well as their impact and costs. The five priorities identified were:

- Focus on Dresden Drive and Plaster and Johnson Roads
- Protected affordable housing
- Homeownership
- Preservation of housing
- Supply of housing

The following pages offer housing recommendations and initiatives for both the public and private sectors. Public sector initiatives focus on actions the City can take to maintain or increase housing affordability in specific areas or Citywide. These recommendations may include measures like incentivizing affordable housing development, implementing inclusionary zoning policies, or providing financial assistance for low-income residents. On the other hand, private sector initiatives center around "missing middle" housing, which offers a range of housing options between single-family homes and multifamily buildings. These recommendations highlight where different types of "missing middle" housing could be introduced throughout the City to increase affordability and provide diverse housing choices for the current and future residents.

Public Sector Initiatives

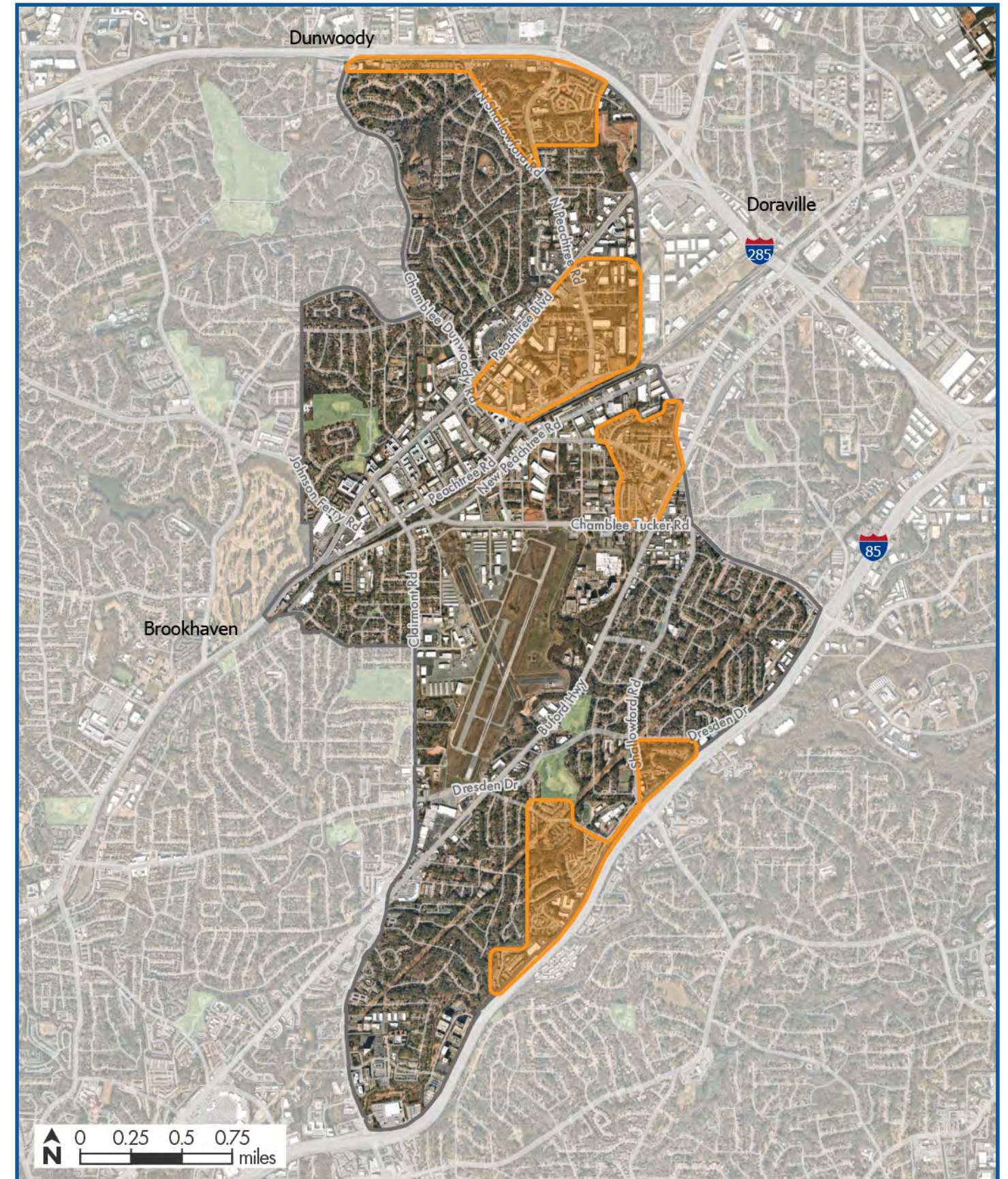
Based on recommendations from recent housing studies and initiatives in Chamblee, stakeholder and community input during the comprehensive plan update process, and utilizing discussions and information gathered during the Georgia Initiative for Community Housing (GIHC), a set of key housing initiative, policies, and strategies were developed. The map on the following page highlights in orange areas of the City that include pockets of naturally occurring affordable housing that should be preserved or enhanced. Some of the public sector housing strategies outlined should be targeted specifically in these areas, while others could be broader or Citywide.

Public Sector Action Items

- Update the Unified Development Ordinance (UDO) to require or encourage a more diverse mix of housing types, styles, and sizes
- Explore public-private partnership for the development of new affordable housing
- Directly fund or partner with others to stabilize existing affordable housing
- Consider requiring a community benefits agreement for development within certain areas
- Partner with existing Land Bank to preserve existing affordable or assemble land for new development
- Create a housing authority, housing trust, or other mechanism/organization focused on housing affordability
- Consider City-led acquisition of existing affordable housing
- Establish a residential revolving loan fund or similar funding program to support facade and facility improvements with the goal of stabilizing of affordable housing



Public Sector Areas



Private Sector Initiatives

Many cities have a housing stock that is dominated by single-family homes and large apartment buildings, which may not meet the diverse needs of all individuals in terms of size, accessibility, and affordability. Chamblee has a similar existing housing market with a large number of detached single-family homes, attached townhomes, and multifamily units. “Missing middle housing” is a term used to describe the range of housing options that fall between these extremes and can be rented or owned, which provides flexibility in response to changing market conditions. Encouraging the development of missing middle housing is another key strategy that can address overall affordability. While Chamblee currently allows some types of “missing middle housing” within the City, other types are not allowed or are only allowed in a few limited locations. Areas in Chamblee where “missing middle” housing will be encouraged are summarized in the table below and accompanying map on the following page. Additionally, areas highlighted in dark gray contain naturally occurring affordable housing and efforts should be made to preserve and update the housing stock in these areas, with special attention to not disturb their affordability.

A

Single-Family Residential and ADUs



Single-Family Detached and ADUs

B

Mixed Housing/ADUs



Single-Family Detached and ADUs



Duplex



Cottages / Cottage Court

C

Duplex, Triplex/Quadplex, Small Apartment/Twelplex



Duplex



Triplex, Quadplex



Small Apartment, Twelve-Plex



Cottages / Cottage Court

D

Multifamily Residential

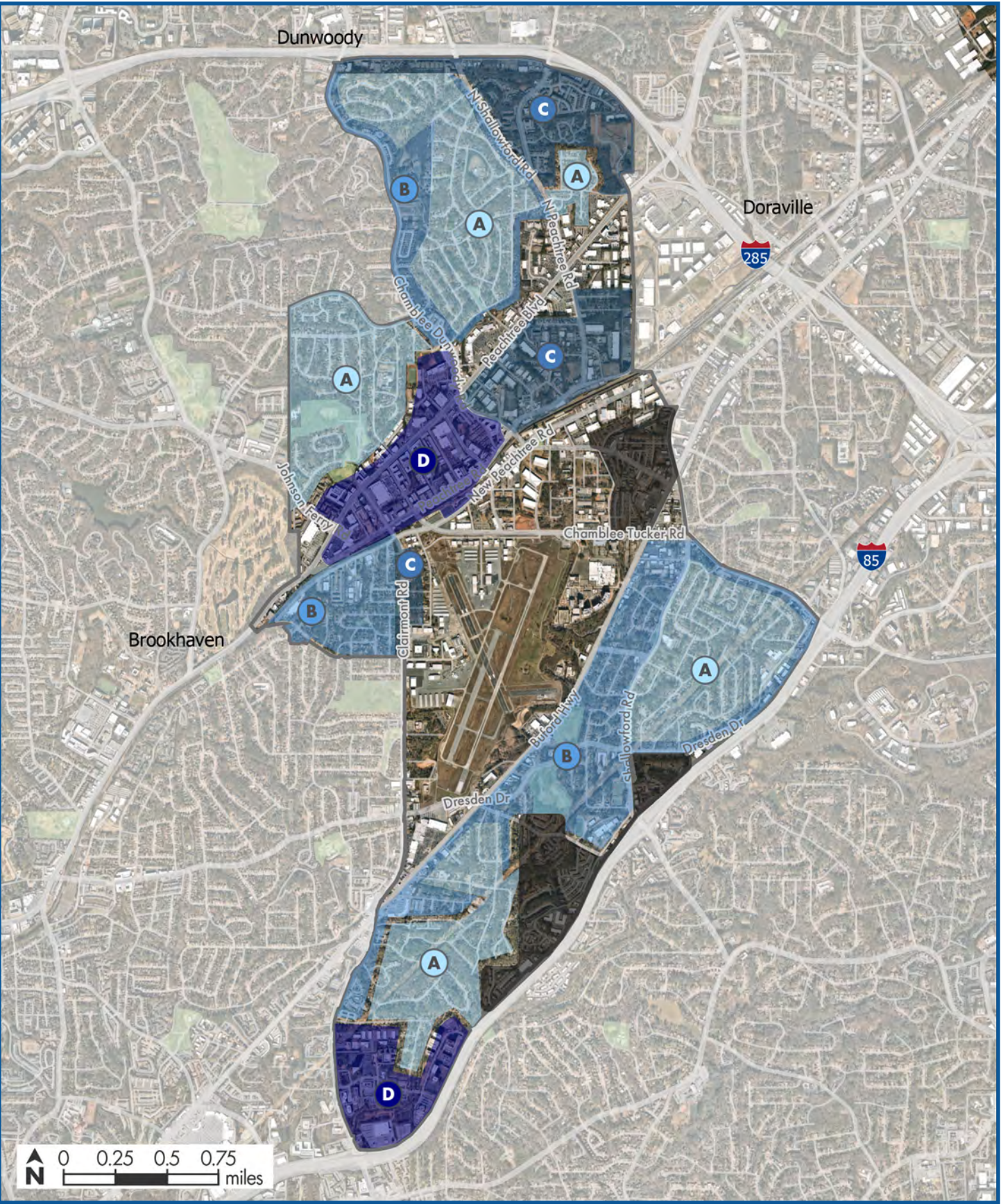


Multifamily



Multifamily

Private Sector Areas



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Economic Development

Introduction

Economic development encompasses a wide range of initiatives aimed at improving the overall well-being of a community. These include the implementation of various policies, programs, and activities designed to stimulate economic activity, promote job growth and retention, and establish a sustainable and reliable tax base. By doing so, economic development endeavors to enhance the quality of life for community members, while also providing the necessary funds for public investments and government operations.

Economic development includes a variety of essential functions that drive our local economies, including jobs, services, production, logistics, public infrastructure, commerce, entertainment, quality of life, and housing. A robust and equitable transit system is crucial for ensuring the sustainability of a local economy and providing equal economic opportunities for all. While economic development has traditionally focused on attracting and retaining employers, there has been a shift towards recognizing the importance of places, people, and community in driving economic prosperity. Economic developers now strive to create an environment that not only interests employers but also provides a desirable place to live, shop, eat, find entertainment, and build a sense of community. Transit and transportation play an essential role in linking people to institutions, connecting suppliers to businesses, residents and businesses to public services, and employees to housing.

2017 Strategic Economic Development Plan

In 2017, the City of Chamblee developed a Strategic Economic Development Plan to create a comprehensive approach for generating wealth, attracting employment opportunities, and sustaining its existing commercial base. The plan outlines the current conditions, Chamblee’s role in the regional economy, and the most suitable industries for future growth. The analysis of existing conditions in Chamblee included a thorough examination of population and household characteristics, labor force characteristics, and the non-residential real estate market. It also encompassed an assessment of areas with potential for future development or redevelopment. The main objective of this analysis was to identify sites that can contribute to long-term economic growth by providing a framework for evaluating future projects based on target industries and optimal locations.

To achieve this, a comprehensive process was undertaken, including conducting a windshield survey of each opportunity area, conducting stakeholder interviews with developers, City officials, and brokers, and evaluating target industry clusters for the City. The opportunity areas were identified based on their land use, proposed future character, and recommendations for development or redevelopment. Furthermore, these areas have a significant concentration of non-residential development. The plan establishes primary strategies and asset development objectives for each opportunity area. The strategies outline the focus for future development, while the asset development strategy identifies the necessary resources to establish or enhance. The plan also provides specific recommended actions for each strategy. By implementing these strategies and asset development objectives, the City of Chamblee aims to stimulate economic growth, attract new businesses, and enhance the overall quality of life for its residents.

An update to this Strategic Economic Development Plan should be anticipated to further align it with the City’s economic development goals, priorities, and changing market conditions.

Strategies and Objectives

Opportunity Areas Strategies

- Area #1 Encourage the development of destination-scale live-work projects to serve as a new gateway into Chamblee from I-285 and Peachtree Boulevard through an urban redevelopment area plan
- Area #2 Encourage the continued reinvestment along Peachtree Boulevard with development that is consistent with the vision for the corridor and the downtown area of Chamblee
- Area #3 Formalize and implement a comprehensive downtown action plan
- Area #4 Continue to encourage the reinvestment occurring along Peachtree Boulevard near the Brookhaven border
- Area #5 Build TOD connectivity with MARTA station on the east side of the rail line while strengthening the economic impact of Peachtree DeKalb Airport (PDK)
- Area #6 Build upon Buford Highway’s competitive advantages to activate critical commercial areas of the corridor
- Area #7 Maximize the economic potential of Peachtree DeKalb Airport (PDK) through strategic marketing and investment
- Area #8 Enhance Century Center’s market competitiveness as regional employment hub for the I-85 corridor

Asset Development Objectives

- Objective #1 Initiate proactive and consistent outreach to opportunity site property owners
- Objective #2 Create local-source database of available commercial and industrial properties with the City
- Objective #3 Create a property assemblage highlight book for marketing purposes
- Objective #4 Build a local workforce that matches the existing and targeted job opportunities in Chamblee
- Objective #5 Create a proactive entrepreneurial development program
- Objective #6 Implement a retail incubator in the Downtown area of Chamblee
- Objective #7 Explore the potential for an angel investor network
- Objective #8 Proactively support the growth and expansion of destination and ethnic-diverse dining establishments
- Objective #9 Proactively support the growth and expansion of Chamblee’s aviation-based business cluster
- Objective #10 Proactively support the growth and expansion of Chamblee’s professional services business base
- Objective #11 Proactively support the growth and expansion of Chamblee’s logistics and production market

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Transportation

Roadway Projects

Based on City of Chamblee and regional transportation plans, the map on the right page illustrates all planned and programmed transportation projects which will impact the City of Chamblee. Through conversations with staff regarding the project pipeline, four projects emerged as the top priorities for the next five years. Among these, two projects are being undertaken by the City of Chamblee itself, while the remaining two are being led by the Chamblee-Doraville CID in partnership with the community.

City-Led Projects

- A Chamblee Dunwoody Road - Streetscape and Roundabouts
- B Broad Street - Streetscape

Partnership Projects

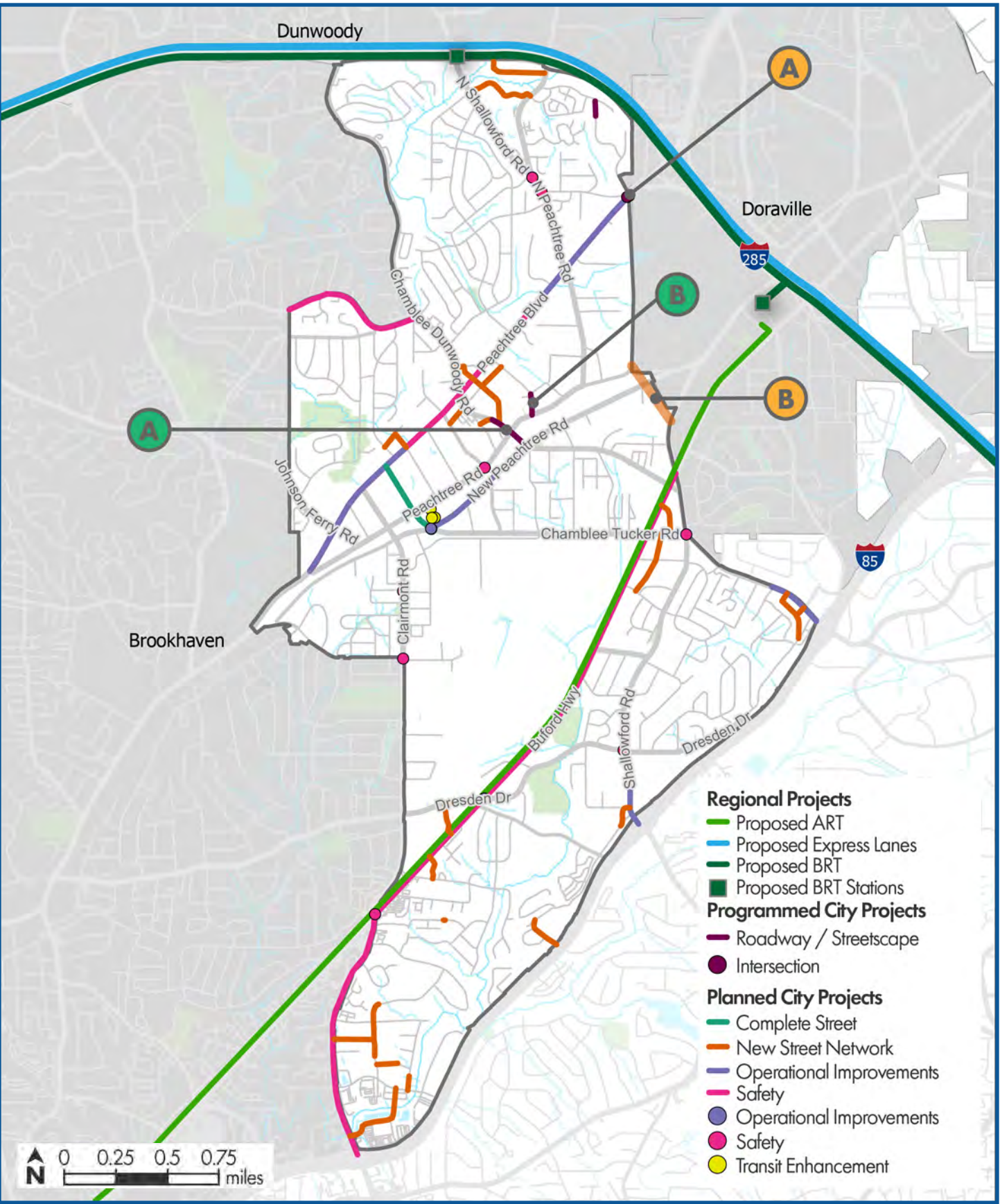
- A Peachtree Boulevard, North Shallowford Road, and Parsons Drive - Intersection Improvements
- B New Bridge over Railroad Tracks

The current conceptual plan for the Broad Street Streetscape Improvements is shown in the image to the right. As part of the conceptual plan, to create a curbless environment, a speed table will be created along a segment of Broad Street. A speed table is a raised platform that is designed to reduce vehicle speeds in an area. It is typically a flat-topped hump that spans the width of the roadway, bringing the roadway level to be even with the curbs and sidewalks. The speed table will have enhanced pavement, which will visually distinguish the area and alert drivers to the presence of the speed table. In addition, retractable bollards will be installed in the roadway to manage access as needed. The conceptual plan includes the installation of bike racks and other pedestrian amenities, enhancing the overall experience for non-motorized users of the street.



BROAD STREET STREETScape IMPROVEMENTS
CHAMBLEE, GA

Roadway Project Recommendations



Additional Transportation Concepts

Throughout the public engagement process, both the public and stakeholders expressed interest in the following ideas and concepts for enhancing the transportation system in Chamblee. While these are currently not funded and would require further analysis, they present valuable opportunities for potential improvements.

Potential Roadway Enhancements

During the public engagement process, one intervention that came up was for the City to explore implementing road diets, complete streets, or slow street design along key streets throughout the City. A road diet is a technique used to improve safety and efficiency, typically by reducing the number of travel lanes and creating space for other uses such as bike lanes, wider sidewalks, or landscaped medians. The implementation of road diets can vary based on the specific needs of each location, but generally is aimed at slowing down vehicular traffic to provide for safer bicycle and pedestrian movement. Complete streets prioritize the needs of all users, including pedestrians, cyclists, and public transit riders, by incorporating features such as sidewalks, bike lanes, and transit stops. Slow streets focus on reducing vehicle speeds and promoting active transportation by implementing traffic calming measures, such as speed bumps and narrower lanes. The potential streets for consideration are listed below:

- A

 Cumberland Drive
- B

 Miller Drive
- C

 Malone Drive
- D

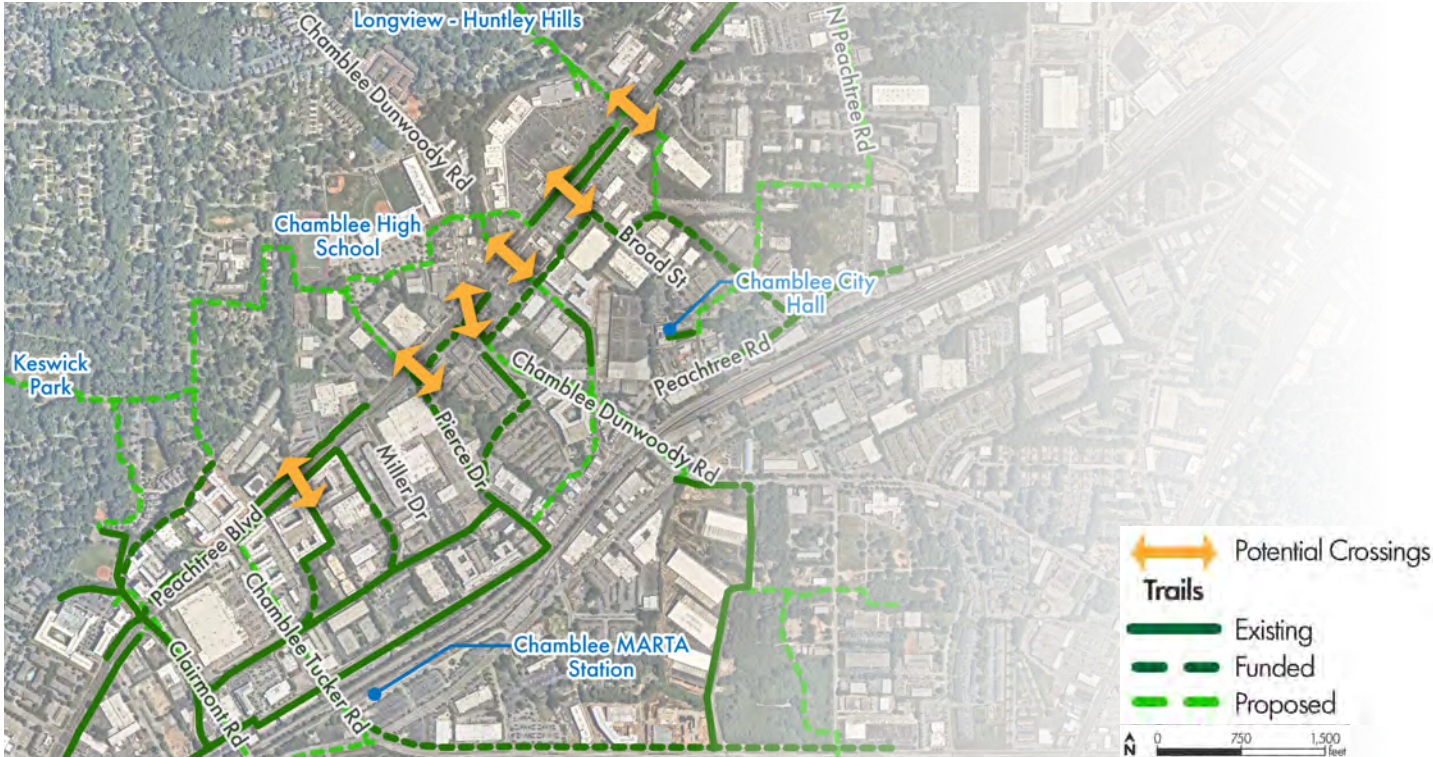
 Clairmont Road
- E

 Chamblee Dunwoody Way
- F

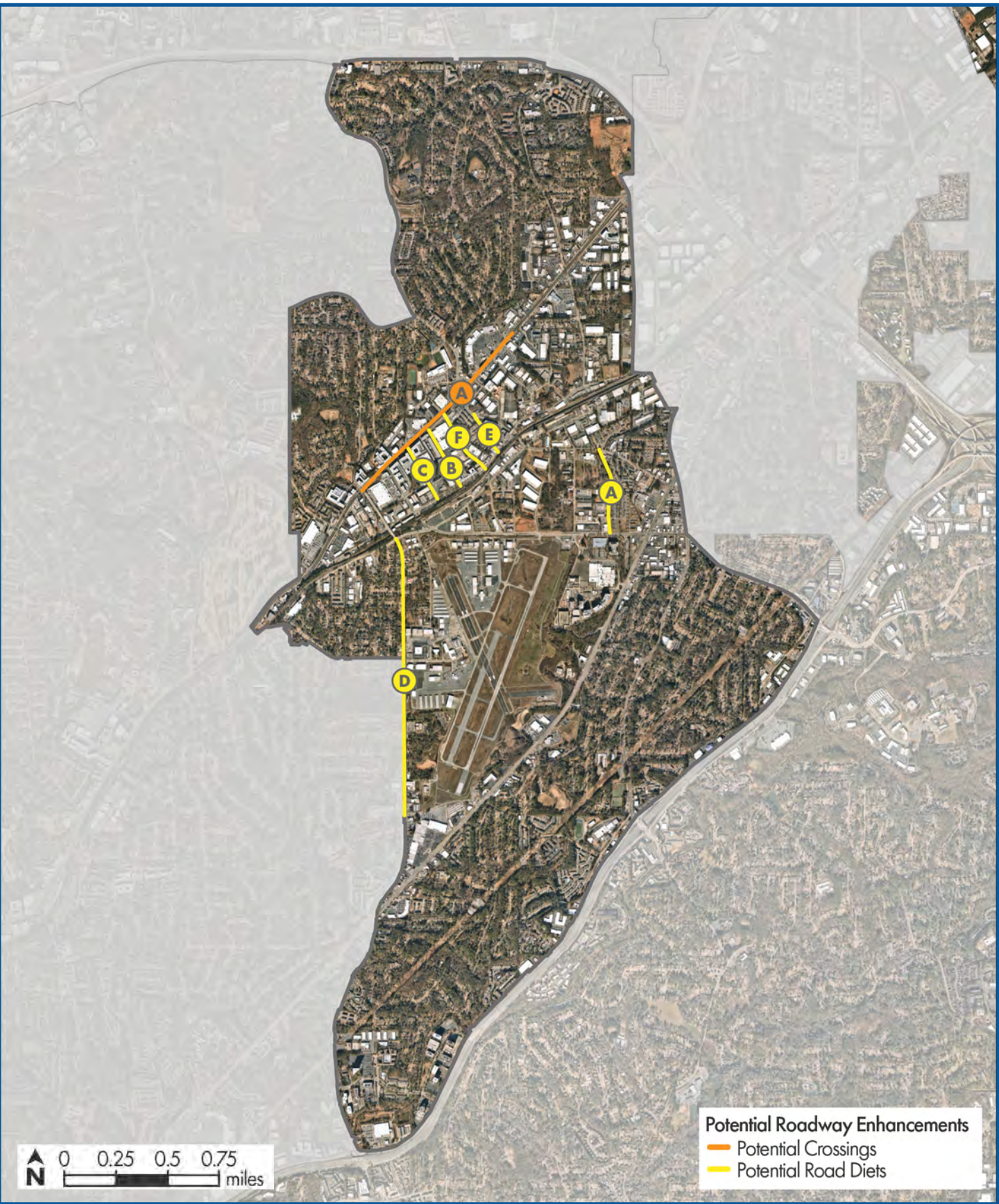
 Pierce Drive

Peachtree Boulevard Crossings

Throughout the engagement process, the community expressed the desire for improved crossings across Peachtree Boulevard to enhance connectivity from the neighborhoods and destinations on the north side to the rest of the City to the south. Recognizing that Peachtree Boulevard serves as a heavily utilized vehicular corridor that hinders safe and efficient pedestrian mobility, it is crucial to address this issue. Considering the existing, funded, and proposed trails and frequented locations on either side, the map below highlights locations for enhanced crossings. The City should explore the feasibility of these crossings to determine the final alignment.



Road Diets and Potential Crossings



Programmed Trails

As outlined in the 2023 Trail Master Plan, Chamblee boasts an extensive existing and planned trail network. This plan envisions a high-quality trail system that connects various key destinations throughout the City, including parks, entertainment destinations, civic facilities, schools, and neighborhoods. To accomplish this, the plan takes a four-phased approach, utilizing greenways, sidepaths, and neighborhood slow-streets to build out the trail network over the next decade. Notable funded trails that are a priority for the City are listed below and called out on the map in dark green dashed lines as “Priority Funded” trails:

- A** Nancy Creek Greenway
- B** Parsons Drive
- C** Rail Trail - Keswick Park
- D** Rail Trail - Central
- E** Chamblee Tucker Road
- F** Dresden Drive



Priority Proposed Trails

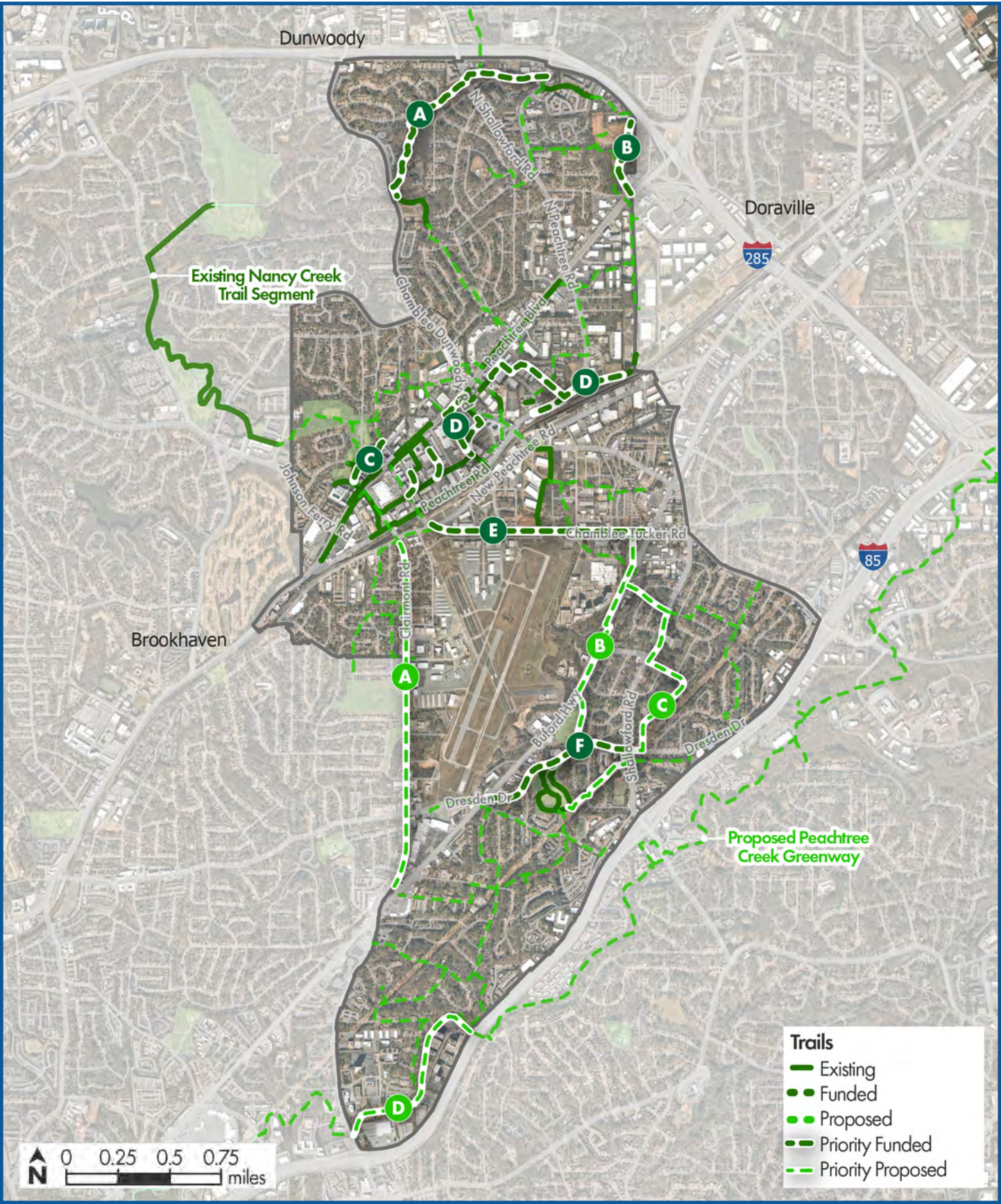
Throughout the engagement process, we heard that better connections were needed to the south, and the importance of the Peachtree Creek Greenway. These proposed trails represent a high priority for the community and should be considered for future feasibility studies and funding. These priority proposed trails are listed below and are identified on the map with light green dashed lines, labeled as “Priority Proposed” trails. The priority proposed trails include:

- A** Clairmont Road
- B** Buford Highway
- C** Shallowford/Whispering Hills
- D** Peachtree Creek Greenway



Completing the North Fork segment of the Peachtree Creek Greenway not only aligns with the small area plan for the Century Center area but also positions Chamblee as a regional destination along this trail network. The success of both the small area plan and the Peachtree Creek Greenway depend on one another, and by seizing this opportunity, Chamblee can attract trail users from beyond the City, leading to economic benefits for the community

Existing, Funded, and Proposed Trails



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Community & Quality of Life

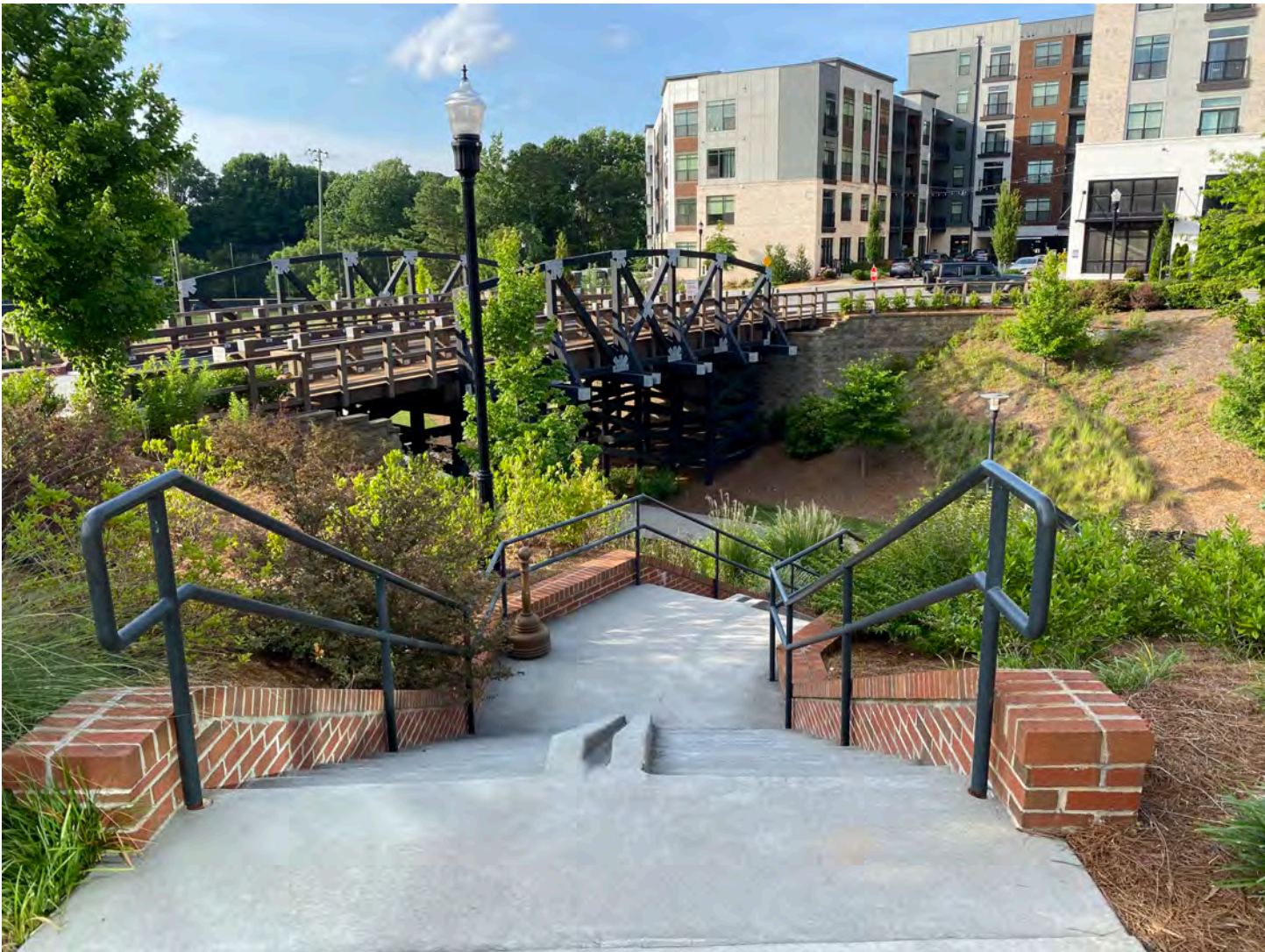
Community

Community is an essential aspect of the City of Chamblee, fostering a sense of belonging and social connection among its residents. It is a place where individuals come together, form relationships, and work towards common goals. Prioritizing the development of community spaces and initiatives that promote social interaction and engagement is essential. This can include the creation of parks, recreational facilities, and gathering spaces that encourage residents to come together, share experiences, and build a strong sense of community pride. By nurturing a vibrant and inclusive community, Chamblee strives to enhance the overall quality of life for its residents.

Quality of life encompasses various factors that contribute to the well-being and satisfaction of individuals residing in a City. It includes access to essential services, such as healthcare, education, and employment opportunities, as well as the availability of recreational activities, cultural amenities, and a clean environment. A high quality of life is characterized by a safe and inclusive community, where residents feel connected and supported. Chamblee aims to address these factors to ensure a sustainable and thriving environment that meets the diverse needs of its residents.

The City of Chamblee enhances community and quality of life through arts and culture focused programming and events, as well as improving parks and trails. By investing in the arts and hosting cultural events, Chamblee provides opportunities for creative expression and enriches residents’ lives. Additionally, the City’s commitment to improving parks and trails creates accessible spaces for recreation and outdoor activities.

The Neighborhood Engagement Program (NEP) in Chamblee is a community-driven initiative that encourages residents to actively partner in improving their community. The program organizes the City into six distinctive communities, each with their own launch date, programming, meetings, and events. While the launch date is unique to each community, all six communities follow the same set four-year schedule and meeting programming after their launch date. Residents within these communities come together for four meetings in the first year, and then meet twice a year for the following two years. In the fourth year, the community returns to having four meetings in a calendar year. The first-year meetings are centered around what the NEP is, latest news from City departments, and identification of projects for the community to undertake. The second and third year meetings are focused on providing updates on the projects identified in year one. This structured approach allows residents to collaborate and plan programs that contribute to the well-being of their specific community, fostering a sense of ownership and empowerment among residents.



Parks

High-quality parks play a crucial role in promoting physical activity, connecting residents with nature, and enhancing the overall well-being of our community members. By prioritizing the establishment and improvement of parks, Chamblee creates inclusive and accessible outdoor spaces that cater to the diverse needs and preferences of residents. Investing in parks can contribute to the beautification of the City, attract visitors, and stimulate local economic growth. The Chamblee Parks and Recreation Department prioritizes providing quality activities, programs, and events that enhance the quality of life.

Various forms of community engagement were completed for the Chamblee Parks and Recreation Master Plan that asked the public and stakeholders about existing facilities, desired amenities/activities, funding, and department’s communication practices. The desire for additional programming, including youth or adult athletic programs, classes, and activities for seniors, was prevalent. The City recognized that in order to accomplish this, additional staffing and building renovations may be required to support new programs. An evaluation was done for every park that inventoried notable features, recorded existing conditions, and recommended improvements.

There are currently eight mini parks and three community parks. The assessments showed that the park system was currently in fair to poor condition. To address the areas that are insufficient, recommendations were categorized into Tier One, Tier Two, or Tier Three. This categorization allows for a prioritized approach to improving the park system. By implementing these recommendations, Chamblee can work towards improving the overall condition of the parks and ensuring their functionality for the community.

Trails in Chamblee serve as vital connections between parks, creating a seamless network for residents to enjoy. These trails not only provide convenient access to different parks but also act as pathways for additional amenities, such as pocket parks. These smaller parks can be located along the trails, branching off from the main route. Various types of trails are incorporated, including greenways, buffered side paths, and calm streets with traffic calming measures. This diverse range of trail options allows for shared use, accommodating pedestrians, cyclists, and other recreational activities. The close connection between trails and parks in Chamblee ensures that residents have ample opportunities to explore and experience the beauty of their community.



Parks and Recreation Master Plan Priorities

Tier 1 Priorities
Address facility ADA deficiencies and general site recommendations
Develop a master plan for the development of Canfield Park, begin development, and hold an official opening of the park
Replace park amenities (picnic tables and trash cans) at Shallowford Park
Resurface playgrounds and replace park amenities (trash cans, benches, and water fountains) at Dresden Park
Replace existing playground equipment at Keswick Park with new equipment
Resurface basketball court at Keswick Park
Remove existing building, signage, and amenities at the Hearn Property parcel
Begin construction of restroom facilities at Keswick Park
Tier 2 Priorities
Continue to address facility ADA deficiencies and general site recommendations
Acquire additional parkland (FEMA) for development following recommendations from feasibility study and begin construction documents
Complete Canfield Park by adding the additional piece of playground equipment which includes site prep, building of a retaining wall and other finishings
Complete construction of Village Park
Develop a master plan for the Savoy parcel and complete construction
Develop a master plan for the Keswick Park Softball, T-Ball and Dog Park, and complete construction
Develop a master plan for the development of Dresden Park
Master Plan the Hearn Property to include additional surveys, design development, construction documents, etc.
Survey area necessary to design trail bridges and obtain construction documents with specifications
Continue replacement of park amenities and signage to meet City standards and provide uniformity to the parks
Tier 3 Priorities
Continue to maintain ADA access to each of the City’s parks and maintain general site maintenance
Complete construction of Dresden Park
Complete priorities in Shallowford Park
Complete priorities in Clairmont Park
Complete priorities in Huntley Hills Park
Complete priorities in Peachtree Park
Develop acquired parklands (FEMA) to meet community needs
Complete construction of Hearn Property
Continue replacement of park amenities and signage to meet City standards and provide uniformity to the parks

Arts and Culture



Arts and culture celebrates and fosters creativity, diversity, and the unique cultural fabric of the community, while also playing a vital role in shaping the City’s identity and enhancing the quality of life for our residents. In 2019, Chamblee completed an Arts Master Plan to begin addressing arts and culture initiatives. Building on this plan, and to guide the strategies and initiatives for the City, valuable feedback from the community was gathered through a series of meetings, community events, and a comprehensive public survey. This input was invaluable in shaping the recommendations and actively involving the residents in the planning process.

Several key themes emerged that reflected the public’s vision for the arts in Chamblee. It was evident that residents desire a City where art is accessible

and enjoyed by all, creativity is expressed in both public art and in spaces that foster creativity, Chamblee’s cultural vitality is celebrated through art to develop a unique community identity, and investments are made in arts and cultural that benefit both the present and future versions of Chamblee.

Value statements derived from these themes consisted of connecting residents to one another, telling the story of Chamblee, being bold, increasing the draw, and creating a uniquely Chamblee experience. Additionally, members view Chamblee as a City that values public art, is welcoming to artists through an investment in space for creativity, and celebrates the creativity of its residents.

To align with these themes and values, the plan recommends creating a dedicated Cultural Arts Department responsible for overseeing all cultural facilities, programming, public art, and other arts and culture-related events. The primary mission of this department will be to increase access to the arts for residents and provide opportunities for artists to showcase their work in public spaces. The goals of the department are enhance community character, contribute to community vitality, involve a broad range of people and communities, value artists and their artistic process, and celebrate the cultural vitality of Chamblee. Conceptual programs and project concepts developed through the mission and goals include the establishment of a facility to provide space for artists to create and sell work and the public to experience arts and culture, the development of Buford Highway Cultural Corridor, and the implementation of mobile arts. These projects, along with others, are incorporated into short-, medium-, and long-term goals and strategies.

Under the future department, the Chamblee public art program aims to integrate public art as a fundamental part of the built environment. This initiative recognizes the transformative power of art and seeks to enhance the aesthetic appeal and cultural vibrancy of Chamblee. The program will encompass various public art location types, including installations in parks and on trails, at Chamblee gateways, as infrastructure, and within City buildings and community facilities. These diverse locations will offer opportunities for residents and visitors to engage with art in different settings throughout the City. The conceptual public art investments under consideration include a rotating installation at the downtown roundabout, an artist in residence program, a public art strategy for the Rail Trail, and Chamblee facade grants. These investments aim to create a dynamic and immersive public art experience that reflects the unique character and aspirations of Chamblee. By integrating public art into the fabric of the City, the Chamblee public art program will enrich the community and foster a deeper connection between residents and their surroundings.

Arts Master Plan Goals and Strategies

Short Term (1-2 Years)
Explore the release of a Request for Proposal (RFP) for a City- or DDA owned building to be redeveloped in partnership with the City and partially utilized as a creative cultural center
Designate Buford Highway a cultural corridor in collaboration with Brookhaven and Doraville
Establish a partnership with MARTA, the ATL, and other transportation providers
Explore incentives to creative businesses to locate in Chamblee and provide small business support (if property is owned by creative business)
Adopt the Chamblee Public Art Ordinance, Public Art Maintenance Policy, Public Art Donation Policy, Collection Management Policy, and Mural Guidelines
Seat the Chamblee Public Art Commission using the Commission Responsibilities proposed policy
Complete an inventory of all public art pieces in the Chamblee Public Art Collection
Develop a maintenance plan for the existing collection
Medium Term (3-5 Years)
Explore national funding in partnership with Brookhaven and Doraville for projects on the Buford Highway Cultural Corridor
Implement the Town Center Plan recommendations of developing a small outdoor amphitheater within downtown
Review the arts plan in 3 to 5 years to respond to opportunities and challenges as the program grows
Send out yearly digital surveys to stakeholders and through social media and mailing lists to garner feedback on the public art program and its impact
Utilize Public Art Program funds to leverage and provide matching monies opportunities from local, state, and national organizations
Purchase or commission art through collaborations between arts and non-arts partners
Collaborate with business associations, local schools, and other stakeholders to create a unified marketing plan
Develop a public art strategy for the Rail Trail
Create public art projects and programming with non-traditional partners
Develop an Artist in Residence Program
Collaborate with schools to create school programming that features commissioned public artists
Develop a list of qualified artists
Create a volunteer program to engage non-artists to assist with events or artist installations
Prioritize more expensive or difficult-to-implement projects and programming
Long Term (5+ Years)
Hire a new staff person to be the Arts and Culture Manager
Explore additional funding mechanisms for larger public art installations
Implement the public art strategy for Rail Trail
Collaborate with local, national, and international museums, galleries, and collections to do innovate exhibitions

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Sustainability & Resiliency

Sustainability

Sustainability involves meeting the needs of the present without compromising the ability of future generations to meet their own needs. It encompasses environmental, social, and economic considerations, aiming to create balance between these three pillars. Incorporating sustainability principles and practices into City operations, functions, and initiatives is crucial to ensure the continued resilience and prosperity of a community. The City of Chamblee prioritizes sustainability to create a more livable and equitable future for all residents. This can be achieved through the Green Communities Program, the updated Sustainability Plan, and an Emergency Preparedness Plan.

Chamblee’s focus extends beyond sustainable City operations. The City has a desire to engage the broader community in sustainable practices and create a culture of environmental stewardship. This includes promoting sustainable practices among residents, businesses, and institutions, as well as encouraging community involvement in sustainability initiatives. By involving the community, Chamblee aims to foster a sense of ownership and collective responsibility towards creating a sustainable future.

Created by the Atlanta Regional Commission (ARC), the Green Communities Program is a voluntary sustainability certification program that assists local governments in reducing their environmental impact through practical measures. By providing a framework for cities and counties on their sustainability journeys, the program promotes a greener, healthier, and more livable region. In January of 2023, the City of Chamblee was upgraded to the Platinum certification level, which is the highest certification level. The City recognizes the importance of reducing its environmental impact and enhancing the well-being of its residents.

One of the key initiatives underway is the updated sustainability plan, which aims to guide the City’s efforts in becoming more environmentally friendly and economically sustainable. The previous plan was completed in 2020 and provided recommended policies, programs, regulations, and action items for the categories of land use, transportation, materials management, energy, water, food, and governance/outreach. The previous plan encompasses various aspects such as energy efficiency, waste reduction, green infrastructure, and transportation. The updated sustainability plan will establish sustainability goals to guide long-term efforts and identify key personnel and roles within the City who will be responsible for implementing sustainability initiatives. This updated plan reflects Chamblee’s commitment to addressing the environmental impact of City operations and creating a more sustainable future.



Resilience

In addition to prioritizing sustainability, Chamblee is also dedicated to building resilience and implementing hazard mitigation strategies. The City understands the importance of taking proactive measures to address potential risks and ensure its ability to withstand and recover from adverse events, such as natural disasters or public health crises. By focusing on resilience and hazard mitigation, Chamblee aims to protect the well-being and safety of its residents.

One of the key initiatives in Chamblee’s commitment to resilience is the development of a comprehensive preparedness plan. This plan would outline specific actions, protocols, and resources that are necessary to effectively respond to emergencies. It would take into consideration a wide range of potential hazards, including flooding and other impacts of inclement weather as well as incidents related to the interstates, DeKalb Peachtree Airport (PDK), freight rail, and MARTA. By integrating resiliency and hazard mitigation into their preparedness plan, Chamblee is taking a proactive approach towards safeguarding the community and ensuring its ability to bounce back from unexpected events.

The preparedness plan will serve as a blueprint for the City’s response to emergencies, providing guidance and direction for City officials, emergency responders, and community members. It includes strategies for evacuation procedures, emergency communication protocols, and resource allocation during times of crisis. By preparing for a variety of potential hazards, Chamblee aims to minimize the impact of these events on its residents and infrastructure.

Sustainability and Resiliency Action Items

- Inventory of potential hazards and risks, including impacts from or incidents related to inclement weather, interstates, PDK, rail, and MARTA
- Complete update to the Sustainability Plan
- Create a preparedness plan
- Maintain Platinum Certification from the Green Communities Program



Source: City of Chamblee

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Report of Accomplishments

Implementation Tracking

The Report of Accomplishments (ROA) tracks progress on all action items identified in the previous comprehensive plan. Each action item is listed with its current status (completed, underway, postponed, or canceled). For all action items that are underway, an expected completion date is provided. For all postponed or canceled action items, an explanation is provided.

ID #	Project/Activity	Status	Status Explanation
LU.01	Create & update architectural design standards	Completed	
LU.02	Architectural review services. Contract with a design professional to review development applications for the Town Center.	Completed	
LU.03	Create a Citywide Gateway and Wayfinding Master Plan & Implementation Plan. Develop seamless branding for gateways and wayfinding design throughout the city including the designated Small Area Plans.	Completed	
LU.04	Continuously update the Unified Development Ordinance	Completed	
LU.05	Create graphics for the Unified Development Ordinance. Contract with consultant to develop clarifying graphic set for the UDO.	Postponed	Postponed due to changes in priorities or funding.
LU.06	Virtual Reality Development Modeling. Develop a program to 3-D model proposed zoning requests in 3-D.	Canceled	No longer a priority.
LU.07	Implement Town Center Plan	Underway	Expected completion by 2029.
LU.08	Implement Savoy Drive Area Plan	Postponed	Postponed due to changes in priorities or funding.
LU.08.01	Savoy Drive Area Plan - Create a master street plan that encourages connectivity, bikeability, and walkability	Postponed	Postponed due to changes in priorities or funding.
LU.08.02	Savoy Drive Area Plan - Create a wayfinding plan	Canceled	No longer a priority.
LU.08.03	Savoy Drive Area Plan - Implement physical design standards on the I-285 corridor	Postponed	Postponed due to changes in priorities or funding.
LU.08.04	Savoy Drive Area Plan - Continue coordination on future projects with the City of Dunwoody and City of Brookhaven	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
LU.08.05	Savoy Drive Area Plan - Develop a mix of uses and a variety of housing types at varied price points	Postponed	Postponed due to changes in priorities or funding.
LU.09	Implement Peachtree Boulevard at Chamblee Dunwoody Road Area Plan	Postponed	Postponed due to changes in priorities or funding.
LU.09.01	Peachtree Boulevard at Chamblee Dunwoody Road Area Plan - Create a master street plan that encourages connectivity, bikeability, and walkability	Postponed	Postponed due to changes in priorities or funding.
LU.09.02	Peachtree Boulevard at Chamblee Dunwoody Road Area Plan - Create a gateway plan that includes the Peachtree Boulevard corridor	Postponed	Postponed due to changes in priorities or funding.
LU.09.03	Peachtree Boulevard at Chamblee Dunwoody Road Area Plan - Develop a mix of uses and a variety of housing types at varied price point and redevelop existing strip commercial into mixed use developments	Postponed	Postponed due to changes in priorities or funding.
LU.10	Buford Highway at Chamblee Tucker Road Area Plan	Postponed	Postponed due to changes in priorities or funding.
LU.10.01	Buford Highway at Chamblee Tucker Road Area Plan - Create a master street plan that encourages connectivity, bikeability, and walkability	Postponed	Postponed due to changes in priorities or funding.
LU.10.02	Buford Highway at Chamblee Tucker Road Area Plan - Create a wayfinding plan	Canceled	No longer a priority.
LU.10.03	Buford Highway at Chamblee Tucker Road Area Plan - Develop a mix of uses and a variety of housing types at varied price points while preserving existing residential neighborhoods	Postponed	Postponed due to changes in priorities or funding.
LU.11	Implement Buford Highway at Dresden Drive Area Plan	Underway	Expected completion by 2029.
LU.11.01	Buford Highway at Dresden Drive Area Plan - Create a master street plan that encourages connectivity, bikeability, and walkability	Underway	Expected completion by 2029.
LU.11.02	Buford Highway at Dresden Drive Area Plan - Create a wayfinding plan	Canceled	No longer a priority.
LU.11.03	Buford Highway at Dresden Drive Area Plan - Develop a mix of uses and a variety of housing types at varied price points	Canceled	No longer a priority.

ID #	Project/Activity	Status	Status Explanation
LU.12	Implement Buford Highway at Clairmont Road Area Plan	Underway	Expected completion by 2029.
LU.12.01	Buford Highway at Clairmont Road Area Plan - Create a master street plan that encourages connectivity, bikeability, and walkability	Postponed	Postponed due to changes in priorities or funding.
LU.12.02	Buford Highway at Clairmont Road Area Plan - Create a wayfinding plan	Canceled	No longer a priority.
LU.12.03	Buford Highway at Clairmont Road Area Plan - Develop a mix of uses and a variety of housing types at varied price points while limiting residential development along Clairmont Road adjacent to the DeKalb-Peachtree Airport	Postponed	Postponed due to changes in priorities or funding.
LU.12.04	Buford Highway at Clairmont Road Area Plan - Collaborate with The City of Brookhaven on potential projects proposed for this area to create a cohesive streetscape	Postponed	Postponed due to changes in priorities or funding.
LU.12.05	Buford Highway at Clairmont Road Area Plan - Collaborate with DeKalb-Peachtree Airport on potential projects proposed for this area and their overall master plan implementation	Postponed	Postponed due to changes in priorities or funding.
LU.12.06	Buford Highway at Clairmont Road Area Plan - Collaborate with Plaza Fiesta on potential projects proposed for this area	Postponed	Postponed due to changes in priorities or funding.
LU.13	Implement Shallowford Road at Interstate 85 Area Plan	Underway	Expected completion by 2029.
LU.13.01	Shallowford Road at Interstate 85 Area Plan - Create a master street plan that encourages connectivity, bikeability, and walkability	Underway	Expected completion by 2029.
LU.13.02	Shallowford Road at Interstate 85 Area Plan - Create a wayfinding plan	Canceled	No longer a priority.
LU.13.03	Shallowford Road at Interstate 85 Area Plan - Develop a mix of uses and a variety of housing types at varied price points while preserving existing residential neighborhoods	Postponed	Postponed due to changes in priorities or funding.
LU.14	Assess Unified Development Ordinance for changes that would help advance the Small Area Plans. This could include new zoning districts, PUDs, etc.	Postponed	Postponed due to changes in priorities or funding.
LU.15	New City Hall Building	Completed	

ID #	Project/Activity	Status	Status Explanation
LU.16	Complete 10-year update to the Town Center LCI Plan	Canceled	No longer a priority.
LU.17	Complete 5-year update to the Buford Highway LCI Plan	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
P.01	Keswick Park Renovations. Improvements include: 1. Relocate the T-ball field to the south side of the street. 2. Reposition the softball field. 3. Completely renovate fields (turf, irrigation, fences, dugouts, bleacher areas, scoring towers, etc.) to modern standards. 4. Relocate the dog park to the north side of the street, where the T-ball field is currently located. Provide modern amenities at the park. 5. Provide paved ADA access everywhere. 6. Renovate parking lot to expand parking. 7. Provide a restroom building.	Postponed	Project was master planned by Foresite Group in 2022 with a cost estimate of \$11,480,859. Funding is the reason this project has not been completed.
P.02	Nancy Creek Park (Savoy Parcel) Construction. Steps include: 1. A topo, underground utility and tree survey. 2. Clean and restore the stream bank. 3. Remove trash and underbrush (ivy, mimosa, kudzu, etc.). 4. Construction based on 2018 site design.	Postponed	Project was master planned by Foresite Group in 2018 with a cost estimate of \$2,062,480. They revised the cost estimate in 2021 to \$2,965,340. The PATH Foundation revised the cost estimate in April 2023 stating it will now cost \$3,504,000. Funding is the reason this project has not been completed.
P.03	Dresden Park Renovations. Improvements include: 1. Add additional parking. 2. Improve concession stand. 3. Coordinate the site furnishings to match and meet anti-pick/anti-sleep requests. 4. Address ADA access in the park. 5. Light the upper multi-purpose fields, and evaluate the other park lighting for security. 6. Replace metal railings that are missing on staircases. 7. Add security camera's throughout the park. 8. Add benches to the fenced in multipurpose fields. 9. Replace existing water fountains. 10. Add an additional park gazebo, utilizing the old maintenance shed concrete pad	Underway	Project is currently under construction and estimated to cost \$12,800,000. ARPA Funds in the amount of \$10.8M will be used along with \$2M from General Funds. Construction is scheduled for completion in summer 2025.
P.04	New Park and Police Station at Hearn Property.	Completed	

ID #	Project/Activity	Status	Status Explanation
P.05	Shallowford Park Renovations. Improvements include: 1. Restripe the existing parking to include a few more standard parking spaces. Coordinate with other City departments to allow some on-street parking. 2. Repair the low place in the lawn. 3. Provide sidewalks in shaded areas to connect playgrounds, benches, swings, shelter, etc. via ADA accessible routes	Postponed	Repairs to the lawn were completed. On street parking here is not an option. Restriping parking lot and adding sidewalks are not a high priority however will eventually need to be done.
P.06	Clairmont Park Renovations. Improvements include: 1. Provide ADA access to the train play area and make improvements to the play area to be ADA compliant. 2. Create brick paved sidewalk to the MARTA bus stop	Completed	
P.07	Huntley Hills Park Renovations. Improvements include: 1. Provide ADA access to the train play area and make improvements to the play area to be ADA compliant. 2. Provide perimeter sidewalks and provide connections to other neighborhood sidewalks.	Postponed	Project was master planned by Foresite Group in 2023 with an estimated cost to be \$5,000,000. Funding is the reason this project has not been completed.
P.08	New Town Center Park from Downtown Chamblee Town Center Master Plan at Char-Griller site	Canceled	Char Griller site wants to much money for the property.
P.09	Passive park behind DeKalb County Animal Control Building	Canceled	Property is either not for sale or costs too much.
P.10	Update Park Design Standards	Completed	The department now has a standard entrance sign and rules signs that are located in each park. We also have standard amenities such as benches with center arms, trash cans, picnic tables, and dog waste stations that can be found in each park.

ID #	Project/Activity	Status	Status Explanation
P.11	Develop and Implement Community Gardens	Underway	Opened a 12 bed community garden at Village Park in 2019. Acquired property along Catlina Drive to build another community garden and orchard.
P.12	Develop and Implement Dog Parks	Underway	Opened a dog park at Arrow Creek Park in 2022. Currently have a small dog park at Keswick (behind softball field) and have master planned this space to make this dog park space bigger/better. Will open a dog park at Dresden in summer 2025.
P.13	Continue to Implement New Programs	Canceled	No longer a priority.

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ID #	Project/Activity	Status	Status Explanation
B.01	Chamblee Tucker Multi-Use Path	Underway	Expected completion by 2029.
B.02	Nancy Creek Trail - West Segment	Underway	Expected completion by 2029.
B.04	Rail-Trail Phase 2 Expansion	Postponed	Postponed due to changes in priorities or funding.
B.05	Dresden East Utility Corridor Trail	Postponed	Postponed due to changes in priorities or funding.
B.06	North Fork Peachtree Creek Greenway	Postponed	Postponed due to changes in priorities or funding.
B.07	Peachtree Creek Greenway - Dresden East Connector Trail	Postponed	Postponed due to changes in priorities or funding.
B.07A	Peachtree Creek Greenway - Dresden East Connector Trail Alternate Alignment	Postponed	Postponed due to changes in priorities or funding.
B.09	Nancy Creek Trail - East Segment	Postponed	Postponed due to changes in priorities or funding.
B.26	Chamblee Dunwoody Road Connector Trail	Postponed	Postponed due to changes in priorities or funding.
B.30	Keswick Drive Multi-Use Trail. Install new trail connection on Keswick Drive between Johnson Ferry Road and Chamblee Rail Trail at Keswick Baseball and Softball Field	Completed	
B.31	Chamblee Dunwoody Road Multi-Use Trail. Between New Peachtree Road and Buford Highway, construct multiuse trail on northside of corridor. In the interim, paint crosswalks at appropriate intersections (i.e. bus stops and heavily crossed locations)	Underway	Expected completion by 2029.
B.32	Carroll Circle Multi-Use Trail. With redevelopment and extension of Carroll to Chamblee Dunwoody Road, include multi-use path or protected bike facility as connection to Chamblee Tucker Road and trail network	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
B.33	Buford Highway Multi-Use Trail. Along with consideration of Step 3 of SA.09, build multi-use path from Dresden park to Beverly Hills Drive on the Eastside of the street. Add dedicated phase to signalized intersection at Beverly Hills Drive. Extend Multi-use path from Beverley Hills Drive to Chamblee Tucker Road Multi-Use path along north-south access easement, referred to in MTP project B.01.	Postponed	Postponed due to changes in priorities or funding.
B.34	Trail Access from Dresden Park to St. Pius X High School. Connect Dresden Park Trail with St. Pius High School via spur trail from Peachtree Creek Greenway, Dresden East Connector Trail (B.07 from MTP).	Postponed	Postponed due to changes in priorities or funding.
B.35	Chamblee Plaza Redevelopment Multi-Use Trail. Between Longview Drive and Chamblee-Dunwoody Road, install multiuse path/trail to connect Chamblee Charter High School and provide redevelopment amenity	Postponed	Postponed due to changes in priorities or funding.
B.36	BRT Station Connector Trail. Install multi-use trail to connect Nancy Creek Trail to BRT Station at North Shallowford Road and I-285 on the east side of North Shallowford Road.	Postponed	Postponed due to changes in priorities or funding.
B.37	Rail Trail to Peachtree Road Connector Trail. Install multi-use trail on the westside of Pierce Ave to connect the proposed Rail Trail Extension to the MARTA station, pedestrian bridge project (B-16). Widen existing sidewalk where applicable. The MTP calls for sidewalks on the eastside of the street (SW-12) and a pedestrian crossing of Peachtree Road (SA.13) which would still be valid.	Postponed	Postponed due to changes in priorities or funding.
B.38	Chamblee-Dunwoody Road Multi-Use Trail - North. Between American Drive and Harts Mill Road, construct multi-use trail on northside of the corridor.	Postponed	Postponed due to changes in priorities or funding.
B.39	Dresden Drive Multi-Use Trail. Between Peachtree Creek Greenway-Dresden East Connector (B.07) and Clairmont Road, construct multi-use trail on the northside of Dresden Drive to connector trail network with City of Brookhaven.	Postponed	Postponed due to changes in priorities or funding.
B.40	Nancy Creek Bridges. With the redevelopment and creation of the park along Nancy Creek, design and construct at a minimum 2 additional bridges to provide multi-modal connectivity.	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
B.41	Peachtree Creek Greenway Connector Bridge South. A bridge that would connect redevelopment near Interstate 85 across Peachtree Creek and connect to the Dresden East Connector Trail (B.07).	Postponed	Postponed due to changes in priorities or funding.
B.42	Achieve Bike/Walk Friendly Designation	Postponed	Postponed due to changes in priorities or funding.
CS.02	Chamblee Dunwoody Road Repurposing	Postponed	Postponed due to changes in priorities or funding.
NS.01	Century Center Street Extension 1	Canceled	No longer a priority.
NS.02	Century Center Street Extension 2	Canceled	No longer a priority.
NS.03	Perimeter Park Drive Extensions	Underway	Expected completion by 2029.
NS.05	Sexton Woods-Malone Drive Intersection Alignment	Canceled	No longer a priority.
NS.06	Dresden Drive- Buford Highway Connector	Postponed	Postponed due to changes in priorities or funding.
NS.07	Peachtree Boulevard Access Management	Postponed	Postponed due to changes in priorities or funding.
NS.09	Shallowford Operations at Interstate 85 Interchange	Postponed	Postponed due to changes in priorities or funding.
NS.16	Century Center Street Extension 3	Canceled	No longer a priority.
NS.22	Deacon Lane Extension	Postponed	Postponed due to changes in priorities or funding.
NS.26	Buford Highway to Clairmont Road Connector. South of Plaza Fiesta, with redevelopment provide east-west connection between Buford Highway and Clairmont Road	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
NS.27	Dresden Drive/ Buford Highway/Plaster Road. Remove intersection of Dresden Drive at Buford Highway and realign Dresden Drive to intersect with Plaster Road at Woodacres Road with a new roundabout R.01; related to NS.06	Postponed	Postponed due to changes in priorities or funding.
NS.28	Johnson Circle - Deacon Lane/Parsons Drive Connector. Install new street to connect Johnson Circle with Deacon Lane and Plaster Road.	Postponed	Postponed due to changes in priorities or funding.
NS.29	Shallowford Road at I-85 New Street Connection 1. Between Capehart Circle and Plaster Road, construct new road upon redevelopment; related to NS.09	Postponed	Postponed due to changes in priorities or funding.
NS.30	Shallowford Road at I-85 New Street Connection 2. With redevelopment of parcel north east of Shallowford and Interstate 85, construct east-west street to formalize grid; related to NS.09.	Postponed	Postponed due to changes in priorities or funding.
NS.31	Perimeter Park and Parsons Drive Connection	Underway	Expected completion by 2029.
NS.32	Pedestrian Rail Crossing - West Chamblee. Construct at grade pedestrian crossing between New Peachtree Road near Quinn Place and Peachtree Boulevard near Whole Foods shopping plaza entrance and abandoned rail line.	Postponed	Postponed due to changes in priorities or funding.
NS.33	Pedestrian Rail Crossing - East Chamblee. Construct pedestrian bridge to connect Peachtree Boulevard at Ingersoll Rand and New Peachtree Road at Garcia Court	Underway	Expected completion by 2029.
NS.34	Broad Street Extension and Bicycle Facility. With redevelopment of Chamblee Plaza, extend broad street with an off-street multi-use path to B.35. This connects Rail Trail in Downtown Chamblee with the northern Chamblee trail system.	Canceled	No longer a priority.
NS.35	Design & Construct New Road to Create a Comprehensive City Grid	Postponed	Postponed due to changes in priorities or funding.
NS.36	Green Industrial Way to Clyde Drive Connection. Install new street to connect Green Industrial Way with Clyde Drive Connection.	Postponed	Postponed due to changes in priorities or funding.
NS.37	Clyde Drive Extension. Extend Clyde Drive to Peachtree Road.	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
NS.38	John Glenn Drive Extension. Extend John Glenn Drive to Peachtree Road.	Postponed	Postponed due to changes in priorities or funding.
NS.39	Johnson Road Extension. With future redevelopment, extend Johnson Road from Frontier Trail between the St. Pius sports fields and the existing buildings to connect to Shallowford Road at the new street connection NC.05.	Postponed	Postponed due to changes in priorities or funding.
OP.01	Peachtree Boulevard South Gateway	Postponed	Postponed due to changes in priorities or funding.
OP.02	Peachtree Boulevard North Gateway	Postponed	Postponed due to changes in priorities or funding.
OP.03	Buford Highway/Dresden Drive/Plaster Road Intersection Design	Postponed	Postponed due to changes in priorities or funding.
OP.04	Shallowford Operations at Interstate 85 Interchange	Postponed	Postponed due to changes in priorities or funding.
OP.08	Reduce posted speed limit on Buford Highway	Postponed	Postponed due to changes in priorities or funding.
OP.09	Establish a Sidewalk Improvement Program for regular maintenance and expansion of the City's pedestrian network	Postponed	Postponed due to changes in priorities or funding.
OP.10	Access Management program	Postponed	Postponed due to changes in priorities or funding.
OP.11	Expand micro-mobility infrastructure (parking and staffing) across the City	Postponed	Postponed due to changes in priorities or funding.
OP.12	Reduce posted speed limit on Peachtree Road and New Peachtree Road	Postponed	Postponed due to changes in priorities or funding.
OP.13	Plaster Road/Woodacres Road/Dresden Drive Roundabout. Install roundabout with redevelopment and realignment of Dresden Drive.	Postponed	Postponed due to changes in priorities or funding.
OP.14	Shallowford Road/Dresden Drive Roundabout. Install roundabout at Shallowford Road and Dresden Drive to support redevelopment and Dresden East Utility Corridor Trail, MTP recommendation B.05.	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
OP.15	Chamblee Tucker Road/Shallowford Road Roundabout. Install roundabout slightly south of existing intersection to address visibility and safety concerns. This project replaces MTP project SA.03 intersection design that requires purchase of right-of way in the city of Doraville.	Postponed	Postponed due to changes in priorities or funding.
OP.16	Chamblee Tucker Road/Carroll Circle Roundabout. Install roundabout at Chamblee Tucker Road at IRS entrance and realignment of Carroll Circle	Postponed	Postponed due to changes in priorities or funding.
OP.17	Chamblee Dunwoody Road/Carroll Circle Roundabout. Install roundabout at Chamblee Dunwoody Road with the extension of Carroll Circle and future redevelopment.	Postponed	Postponed due to changes in priorities or funding.
OP.18	Johnson Circle Roundabout. Install East Johnson Circle and West Johnson Circle merge with roundabout and connection to Parsons Drive (NC.03)	Postponed	Postponed due to changes in priorities or funding.
OP.19	Johnson Road South Roundabout. Connects the Johnson Road Realignment.	Postponed	Postponed due to changes in priorities or funding.
PL.01	Complete Streets Policy Update. This policy recommends an update to exempt projects that do not require a full reconstruction of the ROW to provide safety improvements for all users.	Postponed	Postponed due to changes in priorities or funding.
PL.02	Street Network Connectivity. This policy recommends updating the Unified Development Ordinance to require developers to build streets internal to their developments to connect to abutting streets if the existing block face is twice the maximum length allowed, 600 feet for new blocks faces.	Postponed	Postponed due to changes in priorities or funding.
PL.03	Trail Design. This policy recommends a minimum width of 12 feet for multi-use trails and off-street paths.	Canceled	No longer a priority.
PL.04	Citywide Speed Limits on Local Streets. This policy recommends 25 miles per hour as the speed limit on all local streets.	Postponed	Postponed due to changes in priorities or funding.
PL.05	Community Sidewalk Enhancements. This policy recommends expanding the existing 'opt-in' process that allows neighbors to request sidewalk additions. This process currently covers the partial cost of the sidewalk projects while the updated policy should allow neighborhoods the option of a "full cost assessment" of sidewalks to advance sidewalk construction and rely less on outside funding.	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
PL.06	Functional Classification and Streetscape and Gateways. This policy recommends utilizing the GDOT-based Functional Classification Map for city planning and development regulation purposes.	Postponed	Postponed due to changes in priorities or funding.
PL.07	Parking Fee In-Lieu Policy. This policy allows applicants to meet a portion of, or all, their off-street parking requirements by payment into a City fund. The fund could be used for Transportation Demand Management Programs, multi-modal improvements, or public parking (on-street or off-street) additions.	Postponed	Postponed due to changes in priorities or funding.
SA.02	Peachtree Boulevard Access Management	Canceled	No longer a priority.
SA.06	N. Shallowford Road Roundabout	Postponed	Postponed due to changes in priorities or funding.
SA.07	N. Peachtree Road Roundabout	Postponed	Postponed due to changes in priorities or funding.
SW.01	North Shallowford Road sidewalk between North Peachtree Road and Admiral Way	Postponed	Postponed due to changes in priorities or funding.
SW.05	Forrestal Drive between the two intersections of Seaman Circle	Postponed	Postponed due to changes in priorities or funding.
SW.06	Keswick Drive between Donaldson Drive and Hamlin Drive, then to Hamlin Drive between Keswick Drive and Sexton Woods Drive	Postponed	Postponed due to changes in priorities or funding.
SW.07	Frontier Trail between Dresden Drive and Shallowford Drive	Postponed	Postponed due to changes in priorities or funding.
SW.12	East side of Pierce Drive from Parkside Chamblee to Peachtree Road	Postponed	Postponed due to changes in priorities or funding.
SW.14	North and west sides of Dresden Drive from 2830 Dresden Drive to Chamblee Tucker Road	Postponed	Postponed due to changes in priorities or funding.
SW.36	Add sidewalk to south side of New Peachtree Road between Hood Avenue and Chamblee Dunwoody Road	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
SW.38	Longview Drive between Seaman Circle and existing sidewalk at Chamblee Plaza shopping center	Postponed	Postponed due to changes in priorities or funding.
SW.39	Add sidewalk to east side of Sexton Woods Drive between Marray Drive and Peachtree Boulevard	Postponed	Postponed due to changes in priorities or funding.
TR.01	Chamblee MARTA Station Multimodal Hub	Postponed	Postponed due to changes in priorities or funding.
TR.02	Chamblee Station Pedestrian Passage	Postponed	Postponed due to changes in priorities or funding.
TR.03	Chamblee Autonomous Vehicle Circulator Program	Canceled	No longer a priority.
TR.04	285 Rapid Transit Station - N. Shallowford Road at Interstate 285	Postponed	Postponed due to changes in priorities or funding.
TR.05	Work with MARTA to provide destination mapping within bus shelters and the MARTA station	Postponed	Postponed due to changes in priorities or funding.
ST.01	Buford Highway Access Management Study	Postponed	Postponed due to changes in priorities or funding.
ST.02	Peachtree Boulevard Scoping Study and Report	Postponed	Postponed due to changes in priorities or funding.
ST.03	Detailed Engineering Studies	Postponed	Postponed due to changes in priorities or funding.
ST.04	Central Parking Study	Postponed	Postponed due to changes in priorities or funding.
ST.06	Top End Transit Location Study/Savoy Transit Station Master Plan	Postponed	Postponed due to changes in priorities or funding.
ST.08	Savoy Drive Corridor Study. In coordination with the Top End 285 managed lanes projects, study Savoy Drive to ensure it supports the multimodal needs of the existing developments and proposed redevelopment.	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
ST.09	Buford Highway/Chamblee Dunwoody Road/Shallowford Road Study. Evaluate options to improve geometry and efficiency and flow of all six legs / three intersections potentially with split T with roundabouts or signals, or a large roundabout	Postponed	Postponed due to changes in priorities or funding.
ST.10	Clairmont Road Corridor Study. Coordinate with the city of Brookhaven for a study to review access management and streetscape improvements from Buford Highway to 8th Street.	Postponed	Postponed due to changes in priorities or funding.
ST.11	Shallowford Road Corridor Study. Study Shallowford Road to review access management and evaluate options for streetscape improvements.	Postponed	Postponed due to changes in priorities or funding.
ST.12	Connected Freight Corridor Study	Postponed	Postponed due to changes in priorities or funding.
ST.13	Create a Street Design Manual	Postponed	Postponed due to changes in priorities or funding.
ST.14	Streetscape Study	Postponed	Postponed due to changes in priorities or funding.
ST.15	Complete 5-year update to the Multimodal Transportation Plan	Postponed	Postponed due to changes in priorities or funding.
ST.16	Prepare a 5-Year Public Works Plan	Postponed	Postponed due to changes in priorities or funding.

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ID #	Project/Activity	Status	Status Explanation
ED.01	Establish an arts incubator in the community to attract artists	Postponed	Postponed due to changes in priorities or funding.
ED.02	Public Art Program	Postponed	Postponed due to changes in priorities or funding.
ED.03	Provide development/density incentives for property assemblages, triggered by total project acreages	Completed	
ED.04	Create a relocation incentive program for residents and businesses displaced by property assemblages and redevelopment, through offering down payment assistance and/or relocation stipend for those affected.	Completed	
ED.05	Create redevelopment incentives to accelerate action.	Underway	Expected completion by 2029.
ED.06	Connect potential investors with property owners to explore opportunities.	Canceled	No longer a priority.
ED.07	Provide greater facade improvement opportunities for owners not interested or willing to redevelop at this time	Postponed	Postponed due to changes in priorities or funding.
ED.08	Work in partnership with DeKalb-Peachtree Airport to market and recruit additional aviation-based commercial activity.	Postponed	Postponed due to changes in priorities or funding.
ED.09	Create a land bank of parcels bounded by New Peachtree Road, Hardee Avenue, 6th Street, and Clairmont Road for aviation-based commercial development	Canceled	No longer a priority.
ED.10	Encourage the assemblage of parcels bounded by West Hardee Avenue, PDK, Bragg Street, and Clairmont Road for aviation-based commercial development	Canceled	No longer a priority.
ED.11	Work with Georgia Power to find alternative site for their transmission enhancement needs to free up their property for redevelopment.	Canceled	No longer a priority.
ED.12	Work with property owner on southwest corner of Buford Highway/Chamblee Tucker to accelerate commercial development.	Underway	Expected completion by 2029.
ED.13	Encourage reinvestment/assemblage of eastern quadrants of Buford/Chamblee Tucker to strengthen commercial critical mass.	Postponed	Postponed due to changes in priorities or funding.
ED.14	Engage with property owners along Buford Highway to identify physical and operational needs.	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
ED.15	Encourage the assemblage of Shallowford Road parcels south of Laventure Drive for reinvestment as a mixed-use or live-work project.	Canceled	No longer a priority.
ED.16	Work with Century Center property owners to reposition area as vibrant mixed-use activity center.	Postponed	2024 Comprehensive Plan
ED.16.01	Engage state and federal tenants to track long-term tenancy within the development	Canceled	No longer a priority.
ED.16.02	Work with property owners to create development strategy for parking fields adjacent to the Gables apartment complex to accommodate office and retail space	Postponed	Postponed due to changes in priorities or funding.
ED.16.03	Encourage redevelopment of single-story commercial buildings along Century Boulevard to accommodate live-work and mixed-use buildings.	Postponed	Postponed due to changes in priorities or funding.
ED.16.04	Integrate a dining/entertainment component of the redevelopment strategy to support existing office uses.	Postponed	Postponed due to changes in priorities or funding.
ED.17	Work with MARTA for TOD development potential of parking lot located along New Peachtree Road	Underway	Expected completion by 2029.
ED.18	Establish a retail incubator in Downtown Chamblee	Postponed	Postponed due to changes in priorities or funding.
ED.19	Provide business incentives for small, minority, and women-owned businesses to locate and grow in Chamblee	Underway	Expected completion by 2029.
ED.20	Create public-private partnerships to build structured parking downtown	Underway	Expected completion by 2029.
ED.21	Adaptive reuse and activation of City Hall as a cultural arts venue	Underway	Expected completion by 2029.
ED.22	Apply for an Opportunity Zone	Postponed	Postponed due to changes in priorities or funding.
ED.23	Feasibility study for city-wide broadband service. Conduct case studies of other cities that have implemented widespread broadband service to see if something similar could be done in Chamblee to improve broadband access for future residents and businesses.	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
PH.01	Hire a bilingual liaison to conduct specialized outreach for the Hispanic and Latino communities.	Completed	
PH.02	Housing Study & Inventory. Perform a housing inventory assessment and use the results from study to guide a housing strategy for the City.	Completed	
PH.03	Affordable Housing Study. This study will feed off the results of PH.02.	Completed	
PH.04	Community Land Bank & Affordable Housing Strategy	Underway	Expected completion by 2029.
PH.05	Create a Remodeling Guidebook. A guidebook of renovation recommendations for single-family housing stock and incentivizes reuse over tear-down/new construction.	Postponed	Postponed due to changes in priorities or funding.
PH.06	Create a Neighborhood Planning Program to assist with the creation of neighborhood plans, code enforcement, and community engagement.	Postponed	Postponed due to changes in priorities or funding.
PH.07	Affordable Housing Parcel potential. Track potential parcels for compliance with Department of Community Affairs Low Income Housing Tax Credit Qualified Allocation Plan.	Postponed	Postponed due to changes in priorities or funding.
PH.08	Affordable Housing Incentive package. for time frame between identification and funding.	Postponed	Postponed due to changes in priorities or funding.

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ID #	Project/Activity	Status	Status Explanation
NR.01	Update and maintain the City’s Stormwater facilities in GIS	Canceled	No longer a priority.
NR.02	Update and maintain GIS mapping of the City’s natural and piped waterways	Canceled	No longer a priority.
NR.03	Identify and fund priority areas for repairs on aging stormwater facilities	Underway	Expected completion by 2029.
NR.04	Update of Specimen Tree Credit Requirements in City Tree Ordinance to encourage tree conservation	Postponed	Postponed due to changes in priorities or funding.
NR.05	Add Canopy Coverage Standards to existing City Tree Ordinance to preserve existing canopy and promote new tree canopy planting	Postponed	Postponed due to changes in priorities or funding.
NR.06	Implement the recommendations from the Food Systems Plan	Postponed	Postponed due to changes in priorities or funding.
NR.07	Submit application to Atlanta Regional Commission’s Green Communities program to receive Platinum status	Completed	
NR.07.01	Municipal Energy Audits	Completed	
NR.07.02	Government Cool Roof	Completed	
NR.07.03	Government Water Audits	Completed	
NR.07.04	Government Green Infrastructure	Completed	
NR.07.05	Walk Friendly Community	Completed	
NR.07.06	Community Recycling Education Program	Completed	
NR.08	Assign urban agriculture typologies to appropriate zoning districts in the Unified Development Ordinance	Postponed	Postponed due to changes in priorities or funding.
NR.09	Adopt a regional watershed-based planning strategy	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
NR.10	Expand applicability of green building requirement to include multi-family and single-family housing	Postponed	Postponed due to changes in priorities or funding.
NR.11	Support the development of Green Infrastructure maintenance and inspection protocols	Postponed	Postponed due to changes in priorities or funding.
NR.12	Require all renovations of city-owned buildings to include a Cool Roof Retrofit	Postponed	Postponed due to changes in priorities or funding.
NR.13	Adopt policy that all commercial re-roof projects include upgrade to current code required insulation levels	Postponed	Postponed due to changes in priorities or funding.
NR.14	Develop program to retrofit existing roofs to Cool Roofs	Postponed	Postponed due to changes in priorities or funding.
NR.15	Include Cool Roof requirements in building codes for all residential and commercial construction in the city	Postponed	Postponed due to changes in priorities or funding.
N4.16	Develop preferred tree planting limits to ensure that canopy trees are planted on public rights-of-way.	Underway	Expected completion by 2029.
NR.17	Develop program to evaluate the benefits of burying overhead utilities which inhibit tree canopy growth.	Underway	Expected completion by 2029.
NR.18	Include tree-sensitive construction technique requirements for land disturbing activities.	Postponed	Postponed due to changes in priorities or funding.
NR.19	Develop regulation which requires right-of-way storm water to be controlled using street tree planting boxes.	Postponed	Postponed due to changes in priorities or funding.
NR.20	Create a voluntary utility benchmarking program that promotes benchmarking to commercial and multi-family building owners and operators while offering opportunities for education, peer exchange, and technical support with the benchmarking process.	Postponed	Postponed due to changes in priorities or funding.
NR.21	Enact a mandatory ordinance requiring commercial and multi-family residential buildings above a certain size to annually report their energy and water usage to the City of Chamblee.	Postponed	Postponed due to changes in priorities or funding.

ID #	Project/Activity	Status	Status Explanation
NR.22	Enhance verification procedures across all levels of construction	Postponed	Postponed due to changes in priorities or funding.
NR.23	Adopt the current IECC code without the Georgia performance reduction amendments.	Postponed	Postponed due to changes in priorities or funding.
NR.24	Adopt a High Performance Building Standard	Completed	
NR.25	Water Audit Benchmarking Ordinance	Postponed	Postponed due to changes in priorities or funding.
NR.26	Climate Action Plan. Inventory of existing conditions and develop emission reduction goals.	Underway	Expected completion by 2029.

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Community Work Program




Goal-Based Actions







The Community Work Program (CWP) serves as a comprehensive outline of the actions that the City of Chamblee and its partners aim to implement over the next five years. These actions are a combination of those carried forward from the previous plan and new actions specified in this plan. Each action item is aligned with one of the six goals outlined in the comprehensive plan. To identify the goal associated with each action item, the CWP utilizes specific icons denoted in the row of each action item. For each action item, an implementation year(s), estimated cost, funding source, and responsible party/parties are provided. The goals are listed below for reference:


- **Goal 1**
Support a thriving business environment
- **Goal 2**
Promote a healthy and safe living environment
- **Goal 3**
Develop and maintain strong multi-modal connections
- **Goal 4**
Provide quality government service through partnership and cooperation
- **Goal 5**
Maintain and enhance the unique character of Chamblee
- **Goal 6**
Identify and support opportunities for additional affordable housing








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Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	LU - 01	Create graphics for the Unified Development Ordinance. Contract with consultant to develop clarifying graphic set for the UDO.	X					\$75,000	General fund	Planning & Development
	LU - 02	Implement Town Center Plan	X	X	X	X	X	TBD	General fund; SPLOST; Private funds	Planning & Development; DDA; Private Developers
	LU - 03	Implement Savoy Drive Area Plan to include a master street plan, physical design standards along the I-285 corridor, continued coordination with the City of Dunwoody and City of Brookhaven, and development of a mix of uses and a variety of housing types at various price points. <i>(Combined from LU.08, LU.08.01, LU.08.03, LU.08.04, LU.08.05)</i>	X	X	X	X	X	TBD	General fund; Private funds	Planning & Development; City of Brookhaven; City of Dunwoody
	LU - 04	Implement Peachtree Boulevard at Chamblee Dunwoody Road Area Plan to include a master street plan, a gateway plan that includes the Peachtree Boulevard corridor, development of a mix of uses and a variety of housing types at varied price points, and redevelopment of existing strip commercial into mixed-use. <i>(Combined from LU.09, LU.09.01, LU.09.02, LU.09.03)</i>	X	X	X	X	X	TBD	General fund; Private funds	Planning & Development
	LU - 05	Buford Highway at Chamblee Tucker Road Area Plan to include a master street plan and development of a mix of uses and variety of housing types at varied price points. <i>(Combined from LU.10, LU.10.01, LU.10.03)</i>	X	X	X	X	X	TBD	General fund; Private funds	Planning & Development
	LU - 06	Implement Buford Highway at Dresden Drive Area Plan to include creation of a master street plan that encourages connectivity, bikeability, and walkability. <i>(Combined from LU.11, LU.11.01)</i>	X	X	X	X	X	TBD	General fund; Private funds	Planning & Development
	LU - 07	Implement Buford Highway at Clairmont Road Area Plan to include a master street plan, development of a mix of uses and variety of housing types at varied price points, and collaboration with the City of Brookhaven, DeKalb-Peachtree Airport, and Plaza Fiesta. <i>(Combined from LU.12, LU.12.01, LU.12.03, LU.12.04, LU.12.05, LU.12.06)</i>	X	X	X	X	X	TBD	General fund; Private funds	Planning & Development; City of Brookhaven; PDK; Plaza Fiesta








Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	LU - 08	Implement Shallowford Road at Interstate 85 Area Plan to include a master street plan and development of a mix of uses and variety of housing types at varied price points, while preserving existing residential neighborhoods. <i>(Combined from LU.13, LU.13.01, LU.13.03)</i>	X	X	X	X	X	TBD	General fund; Private funds	Planning & Development
	LU - 09	Assess Unified Development Ordinance for changes that would help advance the Small Area Plans. This could include new zoning districts, PUDs, etc.			X	X		Staff Time	General fund	Planning & Development
	LU - 10	Complete 5-year update to the Buford Highway LCI Plan			X			\$150,000	General fund; ARC; City of Doraville	Planning & Development; City of Doraville








Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	PR - 01	Keswick Park Renovations. Improvements include: 1. Relocate the T-ball field to the south side of the street. 2. Reposition the softball field. 3. Completely renovate fields (turf, irrigation, fences, dugouts, bleacher areas, scoring towers, etc.) to modern standards. 4. Relocate the dog park to the north side of the street, where the T-ball field is currently located. Provide modern amenities at the park. 5. Provide paved ADA access everywhere. 6. Renovate parking lot to expand parking. 7. Provide a restroom building.			X	X		\$2,700,000	General fund; Park bond; Grants	Parks & Recreation
	PR - 02	Nancy Creek Park (Savoy Parcel) Construction. Steps include: 1. A topo, underground utility and tree survey. 2. Clean and restore the stream bank. 3. Remove trash and underbrush (ivy, mimosa, kudzu, etc.). 4. Construction based on 2018 site design.		X	X	X		\$2,100,000	General fund; Park bond; Grants	Parks & Recreation
	PR - 03	Dresden Park Renovations. Improvements include: 1. Add additional parking. 2. Improve concession stand. 3. Coordinate the site furnishings to match and meet anti-pick/anti-sleep requests. 4. Address ADA access in the park. 5. Light the upper multi-purpose fields, and evaluate the other park lighting for security. 6. Replace metal railings that are missing on staircases. 7. Add security camera's throughout the park. 8. Add benches to the fenced in multipurpose fields. 9. Replace existing water fountains. 10. Add an additional park gazebo, utilizing the old maintenance shed concrete pad			X	X		\$4,500,000	General fund; Park bond; Grants	Parks & Recreation
	PR - 04	Shallowford Park Renovations. Improvements include: 1. Restripe the existing parking to include a few more standard parking spaces. Coordinate with other City departments to allow some on-street parking. 2. Repair the low place in the lawn. 3. Provide sidewalks in shaded areas to connect playgrounds, benches, swings, shelter, etc. via ADA accessible routes				X		\$30,000	General fund; Park bond; Grants	Parks & Recreation
	PR - 05	Huntley Hills Park Renovations. Improvements include: 1. Provide ADA access to the train play area and make improvements to the play area to be ADA compliant. 2. Provide perimeter sidewalks and provide connections to other neighborhood sidewalks.					X	\$20,000	General fund; Park bond; Grants	Parks & Recreation
	PR - 07	Develop and Implement Community Gardens		X	X			TBD	General fund; Grants	Parks & Recreation








Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	PR - 08	Develop and Implement Dog Parks			X	X		TBD	General fund; Park bond	Parks & Recreation








Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	T - 01	Chamblee Tucker Multi-Use Path					X	\$3,480,000	General fund; TAP; LCI funds; CID; Private funds	Planning & Development
	T - 02	Nancy Creek Trail - West Segment				X		\$710,000	General fund; TAP; LCI funds; Private funds	Planning & Development
	T - 03	Rail-Trail Phase 2 Expansion				X		\$5,450,000	General fund; TAP; LCI funds; Private funds	Planning & Development
	T - 04	Dresden East Utility Corridor Trail					X	\$1,290,000	General fund; TAP; LCI funds; Private funds	Planning & Development
	T - 05	North Fork Peachtree Creek Greenway					X	\$4,000,000	General fund; TAP; LCI funds; Private funds	Planning & Development
	T - 06	Peachtree Creek Greenway - Dresden East Connector Trail					X	\$4,000,000	General fund; TAP; LCI funds; Private funds	Planning & Development
	T - 07	Peachtree Creek Greenway - Dresden East Connector Trail Alternate Alignment					X	\$4,000,000	General fund; TAP; LCI funds; Private funds	Planning & Development








Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	T - 08	Nancy Creek Trail - East Segment				X		\$570,000	General fund; TAP; LCI funds; Private funds	Planning & Development
	T - 09	Chamblee Dunwoody Road Connector Trail					X	\$1,100,000	General fund; TAP; LCI funds; Private funds	Planning & Development
	T - 10	Chamblee Dunwoody Road Multi-Use Trail. Between New Peachtree Road and Buford Highway, construct multiuse trail on northside of corridor. In the interim, paint crosswalks at appropriate intersections (i.e. bus stops and heavily crossed locations)	X					\$2,600,000	General fund; TBD	Planning & Development
	T - 11	Carroll Circle Multi-Use Trail. With redevelopment and extension of Carroll to Chamblee Dunwoody Road, include multi-use path or protected bike facility as connection to Chamblee Tucker Road and trail network				X		\$500,000	General fund; CID; TBD	Planning & Development
	T - 12	Buford Highway Multi-Use Trail. Along with consideration of Step 3 of SA.09, build multi-use path from Dresden park to Beverly Hills Drive on the Eastside of the street. Add dedicated phase to signalized intersection at Beverly Hills Drive. Extend Multi-use path from Beverley Hills Drive to Chamblee Tucker Road Multi-Use path along north-south access easement, referred to in MTP project B.01.					X	\$5,100,000	General fund; TBD	Planning & Development
	T - 13	Trail Access from Dresden Park to St. Pius X High School. Connect Dresden Park Trail with St. Pius High School via spur trail from Peachtree Creek GreenwayDresden East Connector Trail (B.07 from MTP).					X	\$400,000	General fund; TBD	Planning & Development
	T - 14	Chamblee Plaza Redevelopment Multi-Use Trail. Between Longview Drive and Chamblee-Dunwoody Road, install multiuse path/trail to connect Chamblee Charter High School and provide redevelopment amenity					X	\$1,000,000	General fund; CID; TBD	Planning & Development








Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	T - 15	BRT Station Connector Trail. Install multi-use trail to connect Nancy Creek Trail to BRT Station at North Shallowford Road and I-285 on the east side of North Shallowford Road.					X	\$700,000	General fund; TBD	Planning & Development
	T - 16	Rail Trail to Peachtree Road Connector Trail. Install multi-use trail on the westside of Pierce Ave to connect the proposed Rail Trail Extension to the MARTA station, pedestrian bridge project (B-16). Widen existing sidewalk where applicable. The MTP calls for sidewalks on the eastside of the street (SW-12) and a pedestrian crossing of Peachtree Road (SA.13) which would still be valid.				X		\$400,000	General fund; CID; TBD	Planning & Development; MARTA
	T - 17	Chamblee-Dunwoody Road Multi-Use Trail - North. Between American Drive and Harts Mill Road, construct multi-use trail on northside of the corridor.					X	\$1,900,000	General fund; TBD	Planning & Development; Public Works
	T - 18	Dresden Drive Multi-Use Trail. Between Peachtree Creek Greenway-Dresden East Connector (B.07) and Clairmont Road, construct multi-use trail on the northside of Dresden Drive to connector trail network with City of Brookhaven.					X	\$5,300,000	General fund; TBD	Planning & Development
	T - 19	Nancy Creek Bridges. With the redevelopment and creation of the park along Nancy Creek, design and construct at a minimum 2 additional bridges to provide multi-modal connectivity.				X		\$500,000	General fund; TBD	Planning & Development
	T - 20	Peachtree Creek Greenway Connector Bridge South. A bridge that would connect redevelopment near Interstate 85 across Peachtree Creek and connect to the Dresden East Connector Trail (B.07).					X	\$300,000	General fund; TBD	Planning & Development
	T - 21	Achieve Bike/Walk Friendly Designation	X	X	X	X	X	\$5,000	General fund	Planning & Development








Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	T - 22	Chamblee Dunwoody Road Repurposing	X	X				\$1,020,000	General fund; TAP; LCI funds	Planning & Development
	T - 23	Perimeter Park Drive Extensions		X				\$480,000	Private funds	Planning & Development
	T - 24	Dresden Drive- Buford Highway Connector			X			\$640,000	General fund; Private funds	Planning & Development
	T - 25	Peachtree Boulevard Access Management				X		\$1,000,000	General fund; CID; Private funds; TIP	Public Works; PDK; MARTA
	T - 26	Shallowford Operations at Interstate 85 Interchange			X			\$7,980,000	General fund; Private funds	Planning & Development; GDOT
	T - 27	Deacon Lane Extension						\$900,000	General fund; Private funds	Planning & Development
	T - 28	Buford Highway to Clairmont Road Connector. South of Plaza Fiesta, with redevelopment provide east-west connection between Buford Highway and Clairmont Road			X			\$700,000	General fund; TBD	Planning & Development








Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	T - 29	Dresden Drive/ Buford Highway/Plaster Road. Remove intersection of Dresden Drive at Buford Highway and realign Dresden Drive to intersect with Plaster Road at Woodacres Road with a new roundabout R.01; related to NS.06				X		\$1,000,000	General fund; TBD	Planning & Development
	T - 30	Johnson Circle - Deacon Lane/Parsons Drive Connector. Install new street to connect Johnson Circle with Deacon Lane and Plaster Road.			X			\$1,500,000	General fund; TBD	Planning & Development
	T - 31	Shallowford Road at I-85 New Street Connection 1. Between Capehart Circle and Plaster Road, construct new road upon redevelopment; related to NS.09			X			\$1,800,000	General fund; TBD	Planning & Development
	T - 32	Shallowford Road at I-85 New Street Connection 2. With redevelopment of parcel north east of Shallowford and Interstate 85, construct east-west street to formalize grid; related to NS.09.				X		\$1,300,000	General fund; TBD	Planning & Development
	T - 33	Perimeter Park and Parsons Drive Connection					X	TBD	General fund; Private funds	Planning & Development
	T - 34	Pedestrian Rail Crossing - West Chamblee. Construct at grade pedestrian crossing between New Peachtree Road near Quinn Place and Peachtree Boulevard near Whole Foods shopping plaza entrance and abandoned rail line.		X				\$340,000	General fund; CID; TBD	Planning & Development
	T - 35	Pedestrian Rail Crossing - East Chamblee. Construct pedestrian bridge to connect Peachtree Boulevard at Ingersoll Rand and New Peachtree Road at Garcia Court		X				\$340,000	General fund; CID; TBD	Planning & Development








Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	T - 36	Design & Construct New Road to Create a Comprehensive City Grid	X	X	X	X	X	TBD	General fund; TBD	Planning & Development
	T - 37	Green Industrial Way to Clyde Drive Connection. Install new street to connect Green Industrial Way with Clyde Drive Connection.					X	\$730,000	General fund; CID; TBD	Planning & Development
	T - 38	Clyde Drive Extension. Extend Clyde Drive to Peachtree Road.					X	\$350,000	General fund; CID; TBD	Planning & Development
	T - 39	John Glenn Drive Extension. Extend John Glenn Drive to Peachtree Road.					X	\$390,000	General fund; CID; TBD	Planning & Development
	T - 40	Johnson Road Extension. With future redevelopment, extend Johnson Road from Frontier Trail between the St. Pius sports fields and the existing buildings to connect to Shallowford Road at the new street connection NC.05.					X	\$720,000	General fund; TBD	Planning & Development
	T - 41	Peachtree Boulevard South Gateway			X			\$10,000,000	General fund; CID; TIP	Planning & Development; Peachtree Gateway CID; GDOT
	T - 42	Peachtree Boulevard North Gateway			X			\$4,500,000	General fund; CID; Private funds	Planning & Development; GDOT








Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	T - 43	Buford Highway/Dresden Drive/Plaster Road Intersection Design				X		\$1,600,000	General fund; GDOT; TIP	Planning & Development
	T - 45	Shallowford Operations at Interstate 85 Interchange					X	\$7,980,000	General fund; Private funds	Planning & Development; GDOT
	T - 46	Reduce posted speed limit on Buford Highway	X					Staff Time	General fund	Planning & Development; City of Doraville
	T - 47	Establish a Sidewalk Improvement Program for regular maintenance and expansion of the City's pedestrian network	X	X	X	X	X	Staff Time	General fund	Planning & Development; Public Works
	T - 48	Access Management program	X	X	X	X	X	Staff Time	General fund	Public Works
	T - 49	Expand micro-mobility infrastructure (parking and staffing) across the City	X	X	X	X	X	Staff Time	General fund	Public Works
	T - 50	Reduce posted speed limit on Peachtree Road and New Peachtree Road	X					Staff Time	General fund	Planning & Development; City of Doraville








Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	T - 51	Plaster Road/Woodacres Road/Dresden Drive Roundabout. Install roundabout with redevelopment and realignment of Dresden Drive.			X			TBD	General fund; TBD	Planning & Development
	T - 52	Shallowford Road/Dresden Drive Roundabout. Install roundabout at Shallowford Road and Dresden Drive to support redevelopment and Dresden East Utility Corridor Trail, MTP recommendation B.05.					X	TBD	General fund; TBD	Planning & Development
	T - 53	Chamblee Tucker Road/Shallowford Road Roundabout. Install roundabout slightly south of existing intersection to address visibility and safety concerns. This project replaces MTP project SA.03 intersection design that requires purchase of right-of way in the city of Doraville.				X		TBD	General fund; TBD	Planning & Development
	T - 54	Chamblee Tucker Road/Carroll Circle Roundabout. Install roundabout at Chamblee Tucker Road at IRS entrance and realignment of Carroll Circle					X	TBD	General fund; CID; TBD	Planning & Development
	T - 55	Chamblee Dunwoody Road/Carroll Circle Roundabout. Install roundabout at Chamblee Dunwoody Road with the extension of Carroll Circle and future redevelopment.					X	TBD	General fund; CID; TBD	Planning & Development
	T - 56	Johnson Circle Roundabout. Install East Johnson Circle and West Johnson Circle merge with roundabout and connection to Parsons Drive (NC.03)				X		TBD	General fund; TBD	Planning & Development
	T - 57	Johnson Road South Roundabout. Connects the Johnson Road Realignment.					X	TBD	General fund; TBD	Planning & Development







Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	T - 58	Complete Streets Policy Update. This policy recommends an update to exempt projects that do not require a full reconstruction of the ROW to provide safety improvements for all users.	X	X	X	X	X	Staff Time	General fund	Planning & Development; Public Works
	T - 59	Street Network Connectivity. This policy recommends updating the Unified Development Ordinance to require developers to build streets internal to their developments to connect to abutting streets if the existing block face is twice the maximum length allowed, 600 feet for new blocks faces.	X	X	X	X	X	Staff Time	General fund	Planning & Development; Public Works
	T - 60	Citywide Speed Limits on Local Streets. This policy recommends 25 miles per hour as the speed limit on all local streets.	X	X	X	X	X	Staff Time	General fund	Planning & Development; Public Works
	T - 61	Community Sidewalk Enhancements. This policy recommends expanding the existing 'opt-in' process that allows neighbors to request sidewalk additions. This process currently covers the partial cost of the sidewalk projects while the updated policy should allow neighborhoods the option of a "full cost assessment" of sidewalks to advance sidewalk construction and rely less on outside funding.	X	X	X	X	X	Staff Time	General fund	Planning & Development; Public Works
	T - 62	Functional Classification and Streetscape and Gateways. This policy recommends utilizing the GDOT-based Functional Classification Map for city planning and development regulation purposes.	X	X	X	X	X	Staff Time	General fund	Planning & Development; Public Works
	T - 63	Parking Fee In-Lieu Policy. This policy allows applicants to meet a portion of, or all, their off-street parking requirements by payment into a City fund. The fund could be used for Transportation Demand Management Programs, multi-modal improvements, or public parking (on-street or off-street) additions.	X	X	X	X	X	Staff Time	General fund	Planning & Development; Public Works
	T - 64	N. Shallowford Road Roundabout				X		\$1,750,000	General fund	Planning & Development







Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	T - 65	N. Peachtree Road Roundabout				X		\$1,750,000	General fund	Planning & Development
	T - 66	North Shallowford Road sidewalk between North Peachtree Road and Admiral Way				X		\$111,000	General fund	Public Works
	T - 67	Forrestal Drive between the two intersections of Seaman Circle			X			\$76,000	General fund	Public Works
	T - 68	Keswick Drive between Donaldson Drive and Hamlin Drive, then to Hamlin Drive between Keswick Drive and Sexton Woods Drive			X			\$60,000	General fund	Public Works
	T - 69	Frontier Trail between Dresden Drive and Shallowford Drive				X		\$153,000	General fund	Public Works
	T - 70	East side of Pierce Drive from Parkside Chamblee to Peachtree Road		X				\$24,000	General fund	Public Works
	T - 71	North and west sides of Dresden Drive from 2830 Dresden Drive to Chamblee Tucker Road				X		\$127,000	General fund	Public Works



Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	T - 72	Add sidewalk to south side of New Peachtree Road between Hood Avenue and Chamblee Dunwoody Road		X				General fund; CID	\$30,000	Public Works
	T - 73	Longview Drive between Seaman Circle and existing sidewalk at Chamblee Plaza shopping center					X	General fund	\$288,000	Public Works
	T - 74	Add sidewalk to east side of Sexton Woods Drive between Marray Drive and Peachtree Boulevard					X	General fund	\$45,000	Public Works
	T - 75	Chamblee MARTA Station Multimodal Hub				X		Potential: City funds, MARTA/FTA, TIP funds	TBD	Planning & Development; MARTA; FTA
	T - 76	Chamblee Station Pedestrian Passage		X				Potential: Local City funds, MARTA, FTA	\$500,000	Planning & Development; MARTA
	T - 77	285 Rapid Transit Station - N. Shallowford Road at Interstate 285				X		TBD	TBD	Planning & Development; MARTA
	T - 78	Work with MARTA to provide destination mapping within bus shelters and the MARTA station			X			Staff Time	General Fund	Planning & Development; MARTA; Public Works






Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	T - 79	Buford Highway Access Management Study			X	X		\$150,000	General fund; GDOT; City of Doraville	Planning & Development; Public Works; City of Doraville; GDOT
	T - 80	Peachtree Boulevard Scoping Study and Report			X			\$300,000	General fund; ARC	Public Works; MARTA
	T - 81	Detailed Engineering Studies		X				\$50,000	General fund; ARC	Planning & Development; GDOT
	T - 82	Central Parking Study		X	X			\$50,000	General fund	Planning & Development
	T - 83	Top End Transit Location Study/Savoy Transit Station Master Plan	X					\$100,000	General fund	Planning & Development; MARTA
	T - 84	Savoy Drive Corridor Study. In coordination with the Top End 285 managed lanes projects, study Savoy Drive to ensure it supports the multimodal needs of the existing developments and proposed redevelopment.		X				\$50,000	General fund	Planning & Development
	T - 85	Buford Highway/Chamblee Dunwoody Road/Shallowford Road Study. Evaluate options to improve geometry and efficiency and flow of all six legs / three intersections potentially with split T with roundabouts or signals, or a large roundabout	X	X				\$50,000	General fund; City of Doraville	Planning & Development; Public Works; City of Doraville








Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	T - 86	Clairmont Road Corridor Study. Coordinate with the city of Brookhaven for a study to review access management and streetscape improvements from Buford Highway to 8th Street.		X				\$50,000	General fund; City of Brookhaven	Planning & Development; City of Brookhaven
	T - 87	Shallowford Road Corridor Study. Study Shallowford Road to review access management and evaluate options for streetscape improvements.					X	\$50,000	General fund	Planning & Development; City of Doraville
	T - 88	Connected Freight Corridor Study			X			\$100,000	General fund; ARC	Planning & Development; ARC
	T - 89	Create a Street Design Manual		X				\$15,000	General fund	Planning & Development; Public Works
	T - 90	Streetscape Study		X				\$50,000	General fund	Planning & Development; Public Works
	T - 91	Complete 5-year update to the Multimodal Transportation Plan					X	\$200,000	General fund	Planning & Development; Public Works
	T - 92	Prepare a 5-Year Public Works Plan	X	X				\$200,000	General fund	Planning & Development; Public Works








Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	ED - 01	Establish an arts incubator in the community to attract artists.			X	X		\$150,000	General fund; DDA; Arts Alliance; Grants	DDA; Arts Alliance; Community Development; Chamber of Commerce
	ED - 02	Public Art Program	X	X	X	X	X	TBD	General fund; Arts Alliance; Grants	Arts Alliance; Community Development
	ED - 03	Create redevelopment incentives to accelerate action.	X	X	X	X	X	\$150,000	General fund	Planning & Development
	ED - 04	Provide greater facade improvement opportunities for owners not interested or willing to redevelop at this time.	X	X	X	X	X	\$100,000	General fund; Grants	DDA; Planning & Development
	ED - 05	Work in partnership with DeKalb-Peachtree Airport to market and recruit additional aviation-based commercial activity.	X	X	X	X	X	Staff Time	General fund	Planning & Development; Community Development; PDK; Chamber of Commerce
	ED - 06	Work with property owner on southwest corner of Buford Highway/Chamblee Tucker to accelerate commercial development.	X	X	X	X	X	Staff Time	General fund	Planning & Development; We Love BuHi
	ED - 07	Encourage reinvestment/assemblage of eastern quadrants of Buford/Chamblee Tucker to strengthen commercial critical mass.	X	X	X	X	X	Staff Time	General fund	Planning & Development

Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	ED - 08	Engage with property owners along Buford Highway to identify physical and operational needs.	X	X	X	X	X	Staff Time	General fund	Planning & Development; I Love BuHi
	ED - 09	Work with Century Center property owners to reposition area as vibrant mixed-use activity center, with a development strategy that recommends office and retail infill in parking fields adjacent to the Gables apartment complex, redevelopment of single-story commercial buildings to accomodate live-work and mixed-use, and has integrated entertainment and dining components. <i>(Combined from ED.16, ED.16.02, ED.16.03, ED.16.04)</i>	X	X	X	X	X	Staff Time	General fund	Community Development; Planning & Development
	ED - 10	Work with MARTA for TOD development potential of parking lot located along New Peachtree Road.	X	X	X	X	X	Staff Time	General fund	Planning & Development; MARTA
	ED - 11	Establish a retail incubator in Downtown Chamblee.			X			TBD	General fund	Community Development; Planning & Development; Chamber of Commerce
	ED - 12	Provide business incentives for small, minority, and women-owned businesses to locate and grow in Chamblee.	X	X	X	X	X	TBD	General fund	Community Development; Planning & Development; Chamber of Commerce
	ED - 13	Create public-private partnerships to build structured parking downtown.	X	X	X	X	X	TBD	General fund	Community Development; Planning & Development
	ED - 14	Adaptive reuse and activation of City Hall as a cultural arts venue						TBD	General fund	Community Development; Planning & Development


Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	ED - 15	Apply for an Opportunity Zone				X		Staff Time	General fund	Community Development; Planning & Development
	ED - 16	Feasibility study for city-wide broadband service. Conduct case studies of other cities that have implemented widespread broadband service to see if something similar could be done in Chamblee to improve broadband access for future residents and businesses.			X	X		\$20,000	General fund; Grants	Community Development

Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	PH - 01	Community Land Bank & Affordable Housing Strategy			X			Staff Time	General fund	Community & Economic Development; Planning & Development; Non-Profits
	PH - 02	Create a Remodeling Guidebook. A guidebook of renovation recommendations for single-family housing stock and incentivizes reuse over tear-down/new construction.			X			\$50,000	General fund	Community & Economic Development; Planning & Development
	PH - 03	Create a Neighborhood Planning Program to assist with the creation of neighborhood plans, code enforcement, and community engagement.	X	X	X	X	X	\$800,000	General fund	Planning & Development; Homeowners Associations
	PH - 04	Affordable Housing Parcel potential. Track potential parcels for compliance with Department of Community Affairs Low Income Housing Tax Credit Qualified Allocation Plan.	X	X	X	X	X	Staff Time	General fund	Community & Economic Development; Planning & Development
	PH - 05	Affordable Housing Incentive package for time frame between identification and funding.	X	X	X	X	X	Staff Time	General fund	Community & Economic Development; Planning & Development

Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	NR - 01	Identify and fund priority areas for repairs on aging stormwater facilities	X	X	X	X	X	Staff Time	General fund	Public Works
	NR - 02	Update of Specimen Tree Credit Requirements in City Tree Ordinance to encourage tree conservation	X					Staff Time	General fund	Planning & Development
	NR - 03	Add Canopy Coverage Standards to existing City Tree Ordinance to preserve existing canopy and promote new tree canopy planting	X					Staff Time	General fund	Planning & Development
	NR - 04	Implement the recommendations from the Food Systems Plan		X	X	X	X	\$100,000	General fund	Planning & Development
	NR - 05	Assign urban agriculture typologies to appropriate zoning districts in the Unified Development Ordinance		X				Staff Time	General fund	Planning & Development
	NR - 06	Adopt a regional watershed-based planning strategy		X				Staff Time	General fund	Planning & Development
	NR - 07	Expand applicability of green building requirement to include multi-family and single-family housing	X	X				Staff Time	General fund	Planning & Development

Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	NR - 08	Support the development of Green Infrastructure maintenance and inspection protocols	X	X	X	X	X	Staff Time	General fund	Planning & Development
	NR - 09	Require all renovations of city-owned buildings to include a Cool Roof Retrofit	X	X	X	X	X	Staff Time	General fund	Planning & Development
	NR - 10	Adopt policy that all commercial re-roof projects include upgrade to current code required insulation levels	X	X	X	X	X	Staff Time	General fund	Planning & Development
	NR - 11	Develop program to retrofit existing roofs to Cool Roofs	X	X				TBD	General fund	Planning & Development
	NR - 13	Include Cool Roof requirements in building codes for all residential and commercial construction in the city	X					Staff Time	General fund	Planning & Development
	NR - 14	Develop preferred tree planting limits to ensure that canopy trees are planted on public rights-of-way.	X					Staff Time	General fund	Planning & Development
	NR - 15	Develop program to evaluate the benefits of burying overhead utilities which inhibit tree canopy growth.	X	X				TBD	General fund	Planning & Development

Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	NR - 16	Include tree-sensitive construction technique requirements for land disturbing activities.	X					Staff Time	General fund	Planning & Development
	NR - 17	Develop regulation which requires rightof-way storm water to be controlled using street tree planting boxes.	X					Staff Time	General fund	Planning & Development
	NR - 18	Create a voluntary utility benchmarking program that promotes benchmarking to commercial and multi-family building owners and operators while offering opportunities for education, peer exchange, and technical support with the benchmarking process.		X	X	X	X	TBD	General fund	Planning & Development
	NR - 19	Enact a mandatory ordinance requiring commercial and multi-family residential buildings above a certain size to annually report their energy and water usage to the City of Chamblee.				X	X	Staff Time	General fund	Planning & Development
	NR - 20	Enhance verification procedures across all levels of construction	X	X	X	X	X	TBD	General fund	Planning & Development
	NR - 21	Adopt the current IECC code without the Georgia performance reduction amendments.	X					Staff Time	General fund	Planning & Development
	NR - 22	Water Audit Benchmarking Ordinance	X					Staff Time	General fund See	Planning & Development

Goal	#	Action Item	Implementation Year					Estimated Cost	Funding Source	Responsible Party
			2025	2026	2027	2028	2029			
	NR - 23	Climate Action Plan. Inventory of existing conditions and develop emission reduction goals.			X	X	X	\$100,000	General fund	Planning & Development; Non-Profits

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Appendix A

Engagement

Chamblee Visioning Survey

1. What's your relationship to Chamblee?*

Select all that apply.

- ☐ I live in Chamblee
- ☐ I work in Chamblee
- ☐ I attend school in Chamblee
- ☐ I own a business in Chamblee
- ☐ I visit Chamblee for recreation
- ☐ Other (please describe your relationship to the city):

2. What is your age group?

(Optional)

- ☐ 18 and under
- ☐ 19 - 29
- ☐ 30 - 39
- ☐ 40 - 49
- ☐ 50 - 59
- ☐ 60 - 69
- ☐ 70 or older
- ☐ Prefer not to answer

3. How do you identify?

Select all that apply (Optional)

- ☐ Asian/Pacific Islander
- ☐ Black/African American
- ☐ Latino/Hispanic
- ☐ Native American
- ☐ White/Caucasian
- ☐ Prefer not to answer
- ☐ Other (describe)

4. What is the ZIP code of your home address?*

5. What is your email address?

Optional - list your email to receive project updates

Chamblee Visioning Survey

Vision and Goals

6. What is one word you would use to describe Chamblee today?*

COMMUNITY VISION STATEMENT



"The City of Chamblee aspires to be a healthy, vibrant, affordable, and safe environment where residents live, work, play, and grow in a diverse community that values its neighbors and the historic qualities of the city."

7. Do you agree with the most recent Comprehensive Plan Update's Vision Statement for the future of Chamblee?*

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 Strongly agree

8. Please provide any additional feedback on the Vision Statement.

Are we missing anything?

Chamblee Visioning Survey

9. The following goals were established to achieve Chamblee's vision. Please select the most important goal to prioritize.

See the goals translated into the language of your web browser directly below this exercise.











- Goal 1: Create a greater sense of community identity
- Goal 2: Support a thriving business economy
- Goal 3: Promote a healthy and safe living environment
- Goal 4: Develop and maintain strong multi-modal connections

10. Do you agree with the goals for achieving Chamblee's vision (listed above)?*

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 Strongly agree

11. Please provide any additional feedback on the goals for the Comprehensive Plan.

Are we missing anything? How else can Chamblee achieve its vision for the future?

Chamblee Visioning Survey

Housing and Community Development

Please let us know if Chamblee's needs and opportunities identified in the 2019 Comprehensive Plan Update are still relevant and if new concerns or ideas have arisen since then.

Housing and Community Development: NEEDS

12. Please rank the following housing needs and concerns based on what you feel is most important.

- ☐ Aging/deteriorating garden-style apartment complexes need to be rehabilitated or replaced with mixed-use, walkable development
- ☐ Increased density could lead to traffic congestion
- ☐ Chamblee needs more housing options for seniors
- ☐ Chamblee needs more affordable housing options and protections against displacing existing residents
- ☐ Chamblee needs more housing options apart from single family homes and large, multi-family developments

13. Please rank the following community needs and concerns based on what you feel is most important.

- ☐ Chamblee needs more parks and community facilities accessible to everyone
- ☐ Chamblee needs to preserve and enhance its tree canopy
- ☐ Chamblee needs to be more inclusive of its large Spanish speaking population

14. Please describe any other housing and community development needs not listed above.

Are we missing anything?

Do you agree that the following represent **opportunities** for housing and community development in Chamblee?

15. Chamblee has the opportunity to re-purpose, revitalize, and reuse existing structures (for housing, business, services, etc).

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3

Chamblee Visioning Survey

- ☐ 4
- ☐ 5 Strongly agree

16. Urban farming could create sustainable food systems.

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 Strongly agree

17. Chamblee has opportunities to implement public art to enhance cultural vibrancy

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 Strongly agree

18. Affordable housing programs across the nation could serve as a model for Chamblee.

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 Strongly agree

19. Chamblee could hire more bilingual employees to help build relationship with Hispanic/Latino community

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 Strongly agree

Chamblee Visioning Survey

20. Please provide any additional comments on the opportunities for housing and community development in Chamblee.

Are we missing anything?

Chamblee Visioning Survey

Business and Economic Development

Let us know if Chamblee's needs and opportunities identified in the 2019 Comprehensive Plan Update are still relevant as well as what should be prioritized.

21. Please rank the following business and economic development needs and concerns based on what you feel is most important.

- ☐ Chamblee needs architectural standards to ensure new developments represent Chamblee's character and charm
- ☐ Chamblee needs to advance efforts to preserve and promote local, small businesses.
- ☐ City government needs to continue to serve Chamblee's residents, employees, and visitors with amenities, retail, entertainment, and dining.
- ☐ The City needs to continue to facilitate investment in quality development.

22. Please describe any other business and economic development needs not listed above.

Are we missing anything?

Do you agree that the following represent **opportunities** for business and economic development in Chamblee?

23. There are opportunities to redevelop the corners of Buford Hwy and Chamblee Tucker Rd as a gateway to the city.

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 Strongly agree

24. Completion of the rail trail will yield economic development opportunities.

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3
- ☐ 4

Chamblee Visioning Survey

- ☐ 5 Strongly agree

25. Chamblee should recognize and support the multi-cultural businesses along Buford Highway as an asset to the City and as a local and regional attraction.

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 Strongly agree

26. There are many opportunities for adaptive reuse of old buildings in Chamblee.

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 Strongly agree

27. Co-working spaces and business incubators can attract growing businesses to Chamblee.

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 Strongly agree

28. Please provide any additional comments on the opportunities for business and economic development in Chamblee.

Are we missing anything?

Transportation and Mobility

Please let us know if Chamblee's transportation needs and opportunities identified in the 2019 Comprehensive Plan Update are still relevant as well as what should be prioritized.

29. Please rank the following transportation and mobility needs and concerns based on what you feel is most important.

- ☐ Chamblee needs more pedestrian connectivity throughout the City. There is a lack of continuous sidewalks.
- ☐ Chamblee needs more safe, dedicated bicycle routes and bicycle facilities.
- ☐ Speeding is a major concern on Peachtree Road. We need solutions to slow down cars on Peachtree Road for everyone's safety.
- ☐ Peachtree Boulevard and Buford Highway need more safe crosswalks.
- ☐ Chamblee MARTA station needs more/better maintenance to attract riders.
- ☐ Chamblee-Tucker Road and Clairmont Road have significant congestion and traffic delays that need to be addressed.
- ☐ Many roadway intersections in Chamblee need improvements.

30. Please describe any other transportation and mobility needs not listed above.

Are we missing anything?

Do you agree that the following represent **opportunities** for transportation and mobility improvements in Chamblee?

31. New trail connections could connect the Rail Trail to the under-construction Peachtree Creek Greenway nearby, which will eventually connect to other trails in the region (i.e. the Atlanta BeltLine).

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 Strongly agree

32. The completion of the Rail Trail will provide the city with many new development opportunities.

- ☐ Strongly disagree 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 Strongly agree

33. Please provide any additional comments on opportunities for transportation and mobility improvements in Chamblee.

Are we missing anything?

Chamblee Visioning Survey

34. What is one word that describes your vision for Chamblee in the future?

35. Please provide any additional comments for the Comprehensive Plan Update team.

Thank you for completing the survey!

We invite you to leave targeted feedback on an interactive map to help us better understand Chamblee's needs and opportunities. Upon clicking "Submit," you will be redirected to the map.

Interactive Map Comments

Created on	Type	Comment	Up Votes	Down Votes	View on map
3/29/2024 10:17	Mobility	Build the Peachtree Creek Greenway in Chamblee! It will help with transportation issues and spur economic development!	15	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472246
3/29/2024 10:26	Mobility	Would like to see sidewalks around all of PDK and not just the Clairmont Road side. I believe GDOT is handling Buford Highway. Would like sidewalks on Dresden Drive, Chamblee Tucker Road.	6	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472248
3/29/2024 10:31	Safety	I believe other citizens have reached out to you, but Plaster Road needs to be restriped.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472249
3/29/2024 10:32	Mobility	Please connect to Doraville's Rail Trail at Assembly.	9	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472250
3/29/2024 10:33	Destinations/Hotspots	Great restaurants here and all along Buford Highway!	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472251
3/29/2024 10:34	Parks and Greenspace	Please add more pickleball courts at Arrow Creek Park if possible.	2	3	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472252
3/29/2024 10:35	Safety	1. Lighting by the bathrooms at Arrow Creek Park needs to be improved. 2. Soccer balls fly over the fence from the soccer field onto the pickleball court. Citizens have been hit by soccer balls and some injured. Chamblee needs netting to block the soccer balls from going onto pickleball courts.	0	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472253
3/29/2024 10:37	Destinations/Hotspots	Great spot for drinks, cornhole, etc. Downtown Chamblee is definitely a hot spot.	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472254
3/29/2024 10:42	Safety	Day labors are always harassing me as a l pump gas and are drunk!	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472255
3/29/2024 11:10	Safety	Prostitution, drugs and over serving patrons	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472257
3/29/2024 11:19	Safety	Cars from Drive Rite Auto sales park on Dering Circle making it dangerous to turn in and out.	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472260
3/29/2024 11:42	Mobility	Compared to the rest of the rail trail, this segment should not be considered completed - it is just a sidewalk - if any biker or more than 2 people wanted to walk on this section, they would find it nearly impossible to.	19	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472264
3/29/2024 11:44	Mobility	Working to build the pedestrian bridge here as part of the rail trail is crucial for the future of chamblee and a key piece to connect the city, the high school, new developments, and chamblees downtown district	20	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472266
3/29/2024 12:01	Mobility	The neighborhood needs sidewalks.	5	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472268
3/29/2024 14:31	Mobility	It'd be nice to have crosswalks on N Peachtree Rd and not just on the planned traffic circle.	8	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472280
3/29/2024 21:04	Safety	The recent homicide at this gas station makes me feel unsafe. Something needs to be done to make sure pumping gas here is safe and that this area is free of panhandling.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472344
3/29/2024 21:06	Safety	Vehicles turning left into Quality Inn or Bedford Park Apartments from Shallowford Rd southbound severely block traffic. I think it might be worth considering a concrete median here or bollards down the middle of the road.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472345
3/29/2024 21:07	Mobility	Please consider a connection to here from Mercer University Atlanta and northern end of Peachtree Creek Greenway.	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472347
3/29/2024 21:08	Ideas and Suggestions	Please work with MARTA to get the Chamblee MARTA station parking lots fixed.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472348
3/29/2024 21:11	Development	Future development here would be great. This location is visually unpleasant.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472349
3/29/2024 21:12	Development	Future development here would be great. This location is visually unpleasant.	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472350
3/29/2024 21:13	Safety	Parking here needs to be fixed. Cars park on the sidewalk whenever there are events at Dynamo. Ticketing and towing needs to be enforced.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472351
3/29/2024 21:14	Safety	This intersection regularly backs up during morning rush hours. Can anything be done on the Chamblee side of Plaster to improve the traffic flow for all?	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472352
3/29/2024 21:16	Mobility	Please work with DeKalb county to create better sidewalks on Shallowford crossing I-85 to allow for an easier connection to the Peachtree Creek Greenway.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472353
3/29/2024 21:18	Mobility	Please work with DeKalb County for better sidewalk connectivity going into Chamblee and crossing over I-85 for better access to Mercer University Atlanta, Peachtree Creek Greenway, and eventual Chamblee under future annexation plans, sooner rather than later.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472354

Online Engagement

Created on	Type	Comment	Up Votes	Down Votes	View on map
3/29/2024 21:22	Safety	Fix turns from Frontier Trail eastbound onto Shallowford Rd southbound so that cars have to turn into closer lanes of traffic instead of cutting across all 4 lanes, getting stuck, and blocking traffic. This is a chokepoint during evening rush hour and needs to be fixed. Too many cars use Frontier Trail as a cut through from Dresden, when they should be taking Dresden to Shallowford instead.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472355
3/29/2024 21:23	Safety	Don't let thru traffic use Frontier Trail as a cut through from Dresden to Shallowford.	0	2	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472356
3/29/2024 21:29	Ideas and Suggestions	Would be great if you could work with the county to allow residents of multifamily units to be able to take large items for disposal to the North Transfer site instead of having to drive all the way to DeKalb dump or CHARM.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472357
3/29/2024 21:32	Ideas and Suggestions	Plaza Fiesta is a unique destination in the metro Atlanta area. Make it a selling point for visitors from outside the city to support local businesses and better weave it into the fabric of the city as a whole.	6	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472359
3/29/2024 21:34	Mobility	Work with Brookhaven to allow better connectivity from Chamblee into the Ashford Forest Preserve. Perhaps a new crosswalk across Clairmont or something along that line. Maybe one of those HAWK beacons should go here?	6	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472360
3/29/2024 21:36	Safety	People turning onto DeKalb Technology Parkway is a bottleneck in both directions. Please work with DeKalb county and Doraville to solve this issue.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472361
3/29/2024 21:38	Safety	Turns onto Chamblee Dunwoody from Shallowford are a traffic bottleneck.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472362
3/29/2024 21:40	Destinations/Hotspots	This stretch of road is one of my favorite parts of Chamblee. Wish more of the city was like it.	6	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472363
3/29/2024 21:41	Ideas and Suggestions	Atlanta Chinatown is interesting and unique. More can be done to promote it as a destination and encourage more business here.	8	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472364
3/29/2024 21:42	Mobility	Future pedestrian access from here to the Regal Hollywood (and Mercer University Atlanta) would be great.	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472365
3/29/2024 21:55	Mobility	Crosswalks need to be improved here. Sometimes people run across the street while traffic is approaching.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472367
3/29/2024 21:57	Safety	This stretch of road needs crosswalks because people cross wherever they feel like. This sometimes includes families with young children. Additionally traffic flow is poor on this street due to very common occurrences of people trying to make left turns into parking lots while there is oncoming traffic.	3	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472368
3/29/2024 22:00	Development	If this parking lot isn't actually going to be used for anything, seems like a good location for transit oriented development. If development isn't possible, perhaps it could be a park instead?	4	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472369
3/29/2024 22:00	Ideas and Suggestions	Is this parking lot ever going to be open again?	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472370
3/29/2024 22:02	Development	Another underutilized parking lot that could be turned into transit-oriented housing.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472373
3/29/2024 22:11	Ideas and Suggestions	Can this be used for anything? If it can't be developed, could it become park land?	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472375
3/29/2024 22:20	Ideas and Suggestions	Find ways to better integrate this section of New Peachtree Rd into the urban fabric of Chamblee by introducing mixed-use elements where appropriate.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472378
3/29/2024 22:24	Ideas and Suggestions	Consider more mixed-use elements on Green Industrial Way to better integrate this area into Chamblee's urban fabric.	7	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472379
3/29/2024 22:30	Parks and Greenspace	Consider the addition of community garden allotments for people who live in multifamily units in the nearby area to have the ability to garden.	4	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472380
3/29/2024 22:30	Parks and Greenspace	Consider the addition of community garden plots to allow people who live in nearby multifamily units to have the opportunity to garden.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472381
3/29/2024 22:32	Parks and Greenspace	Consider the addition of community garden plots to allow those who live in nearby multifamily units to have an opportunity to garden	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472382
3/29/2024 22:33	Parks and Greenspace	Consider the addition of community garden plots to allow those who live in nearby multifamily units to have the ability and opportunity to garden	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472383

Created on	Type	Comment	Up Votes	Down Votes	View on map
3/29/2024 22:38	Mobility	Work with Brookhaven to create a walking path to allow people to walk from this part of Keswick Park to Ashton Woods Drive NE so that they can walk from Keswick Park to Blackburn II Park and Blackburn Park in Brookhaven.	7	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472384
3/29/2024 22:42	Development	Too much parking. This would be a great location for transit-oriented multi-family housing.	2	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472385
3/29/2024 22:45	Mobility	It would be great if the CDC and IRS could somehow be connected to Chamblee's trail network.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472386
3/29/2024 22:46	Mobility	It would be great if Century Center could be connected to Chamblee's trail network as well as connect to Peachtree Creek Greenway for additional connections to Brookhaven and unincorporated DeKalb.	8	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472387
3/30/2024 13:34	Development	Something should be developed here - it is just a vacant lot with a foundation and a sign.	6	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472412
3/30/2024 13:42	Mobility	I'm unsure of the exact planned route, but I believe the Rail Trail should extend as northeast as Chamblee's current downtown area, before looping back along Peachtree Road, passing the MARTA station, then heading back to the current/pre-existing trail network.	4	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472413
3/30/2024 13:46	Parks and Greenspace	Downtown Chamblee needs a large park/greenspace to help bring in people to the area. Can be used for concerts, art shows, and other community events. It could be worth demolishing some buildings in the pinpointed area to make the park/greenspace even bigger.	6	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472414
3/30/2024 13:49	Development	As mentioned in the other pins, this area needs to be re-done, and a form of transit-oriented development would be PERFECT for this area due to it's proximity to the MARTA station.	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472416
3/30/2024 14:01	Mobility	The entirety of Keswick Drive needs sidewalks to be re-done (except for a stretch on the park side between the softball field and the access road to the soccer fields). I walk along this stretch of road somewhat daily, and I often times feel unsafe due to the sidewalk having no protection from it and the road.	7	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472418
3/30/2024 14:16	Ideas and Suggestions	Have a "hotel row" in this general area, comprised with at least 2 or 3 different hotels. Central-Chamblee has a lack of [good] hotels (for some reason?). It's in a relatively central location to everything in the city, downtown, proposed rail trail, the MARTA station, PDK airport, and more. Also maybe have an enclosed/covered walkway between the MARTA station and such hotels.	2	5	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472419
3/30/2024 14:40	Ideas and Suggestions	Maybe expand the community building a bit; mainly to include a small "nature center," showcasing the nature (duh) and wildlife in the Keswick Park and greater Chamblee area. Could include stuffed display animals and aquariums and terrariums displaying any aquatic, reptilian, amphibian, and insect life.	4	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472420
3/30/2024 14:44	Destinations/Hotspots	Renovate the old food mill building (but not completely remodel it), and turn it into a commerical/entertainment complex. As a bonus, you could create a viewing area on the roof of the building, allowing people to get some higher distance sight-seeing of the city and other local areas.	12	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472421
3/30/2024 14:46	Destinations/Hotspots	A small or mid-size museum or history center in the heart of downtown Chamblee could bring in more people to the area and the city of Chamblee itself. Could boost the economy as well.	4	2	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472422
4/1/2024 15:15	Mobility	Great idea! This can be done via the trails in Keswick Forest today, but maybe some hardscaping on the steeper parts of that trail would make this easier. As it is, you have to walk up and down a (sometimes muddy) slope to do this.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472384/disc
4/1/2024 15:18	Destinations/Hotspots	There was a question in the survey about adaptive reuse. Here's a fine opportunity for that.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472421/disc

Online Engagement

Created on	Type	Comment	Up Votes	Down Votes	View on map
4/1/2024 15:27	Safety	People SHOULD be able to cross wherever they feel like. This is a place highly populated by PEOPLE, which means it should be built to cater to people on foot, not cars that are just passing through. Every time I drive through here, I think about how alive it is and wish more neighborhoods in Chamblee were like it. I'll gladly drive 10-15 mph through this stretch and invite anyone to walk in front of me, because I am but a guest by the good grace of these people allowing me to pass through.	2	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472368/disc
4/1/2024 17:10	Mobility	Rail Trail into downtown is a fantastic idea!	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472413/disc
4/1/2024 18:49	Safety	This intersection is hazardous. I have seen people go the wrong way down Chamblee Dunwoody Way on the left side of the roundabout median to get to Chamblee Dunwoody. I have seen people turn left from the stop sign next to the music center where it is expressly marked as no left turn. When traveling Chamblee Dunwoody from New Peachtree, I am making a near 180 degree turn to turn onto Chamblee Dunwood Way to access my home in 3550 Townsend.	7	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472582
4/1/2024 18:53	Mobility	I see a lot of comments from people who hate the No turn on Red at this intersection, but I see a lot of people using it. I myself like it. I would like to see the pedestrian mode operate between each signal change instead of waiting for a full cycle. I rarely cross here because the wait is really long depending on when you arrive.	8	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472584
4/1/2024 18:58	Safety	OG here: I meant to put this pin on the other side of the music center where Chamblee Dunwoody and Chamblee Dunwoody Way intersect.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472582/disc
4/1/2024 19:31	Parks and Greenspace	Make this a dog park- we do not have one in the area and with the amount of dogs and foot traffic in the area, it is majorly needed!	1	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472414/disc
4/1/2024 20:52	Safety	Homeless are rampant here! They camp out in the woods adjacent to Quick Trip/3550 Townsend and leave their litter everywhere! I've definitely been verbally threatened by the homeless. I now carry a safety device when walking.	4	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472594
4/1/2024 20:54	Safety	The speeding on this road is insane!!!	1	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472595
4/1/2024 20:56	Safety	So many homeless people!!!	1	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472596
4/1/2024 21:13	Parks and Greenspace	Dog park is needed somewhere in Chamblee for sure. With all the local restaurants welcoming pets, a walkable dog friendly fenced in green space would be very welcomed	0	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472414/disc
4/1/2024 21:15	Parks and Greenspace	Why is the space back here not developed? Could make this a dog park. With all the animals walking the Chamblee streets a dog park is a needed addition!	2	2	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472597
4/2/2024 10:39	Parks and Greenspace	I think a park is a high need in this area! I visited Peachtree Corners Town Green for the first time recently. It is still in development, but I think should be a model for creating community spaces. The playground is amazing! A dog park is included also. https://ptreecornerstowncenter.com/directories/town-green/ .	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472597/disc
4/2/2024 11:50	Safety	I live at 3550 Townsend and see these same safety issues. People going the wrong way on Chamblee Dunwoody Way seems most dangerous to me / the biggest priority to address.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472582/disc
4/2/2024 11:51	Parks and Greenspace	I think a park is a high need in this area! I visited Peachtree Corners Town Green for the first time recently. It is still in development, but I think should be a model for creating community spaces. The playground is amazing! A dog park is included also. https://ptreecornerstowncenter.com/directories/town-green/ .	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472597/disc
4/2/2024 11:54	Parks and Greenspace	I think a park is a high need in this area! I visited Peachtree Corners Town Green for the first time recently. It is still in development, but I think should be a model for creating community spaces. The playground is amazing! A dog park is included also. Look it up if you have not been. Having something like this in downtown Chamblee would be a game changer.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472597/disc
4/2/2024 11:59	Development	Will this office space be leased, or can this be redeveloped? Bradley's Automatic Gates website says the office has been closed since April 2023.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472645

Created on	Type	Comment	Up Votes	Down Votes	View on map
4/2/2024 12:00	Development	What are the plans for this area on the side of the Rail Trail? A dog park would be nice here.	1	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472646
4/2/2024 12:02	Development	Any plans for these small buildings?	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472648
4/2/2024 12:03	Development	These vacant buildings could be redeveloped. Sidewalk improvements would be nice.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472649
4/2/2024 12:06	Ideas and Suggestions	Can we create a way to get from Chamblee Dunwoody to Vintage Pizza / Chamblee City Hall area on foot? You can walk through a dark parking lot now, but a clear, dedicated path would be nice (elevation change not obvious on map, but Peachtree Rd and Chamblee Dunwoody do not intersect).	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472651
4/4/2024 9:15	Mobility	Sidewalks so that people can safely walk to the Arrow Creek Park.	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472882
4/4/2024 11:01	Development	This infill of 8-10 businesses, Tally Drive and Lawson Way are all shown to be future Residential zoning. Tally and Lawson are already predominantly commercial in use. Why would the business on North Peachtree and the the Tally/Lawson areas be zoned away from their present use?	0	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472913
4/4/2024 11:06	Ideas and Suggestions	What zoning or code rule made it so difficult access the Chik-Fil-A from the cross walk that is accessed from the lot between I Hop and CF? Is there a reason that the handicap ramp cant be opened up from the sidewalk so you don't have to climb thru landscaping and walk thru the drive lane.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472914
4/4/2024 11:52	Mobility	Several sections of Peachtree have nice, wide sidewalks, but unless the sidewalks are continuous, they don't mean much. Walking to any bus stop, store, residence, etc. along Peachtree where there is not a sidewalk is not only a pain, but also very dangerous. With Chamblee's renewed effort on walkability and connecting the city with the Rail Trail, the main road, especially one as busy as Peachtree, should have safe, continuous, sidewalks for pedestrians at a minimum.	11	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472925
4/5/2024 22:00	Mobility	Sidewalk ends on one side of the road around here - it would be great if it could be extended out further towards Doraville.	4	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473164
4/6/2024 7:06	Safety	There desperately needs to be a sidewalk in front of Contigo Peru to connect sidewalks from KLA to the Carmax. There is no safe way to walk to/from the daycare with strollers and young children without having to jump curbs and cross American Dr. without a crosswalk.	5	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473187
4/6/2024 11:27	Safety	Muchos hoteles, gente vendiendo drogas,	0	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473189
4/6/2024 12:48	Parks and Greenspace	This area on the rail trail could be so beautiful if we could paint or add murals to spruce up the old water-stained concrete. The tunnel reminds me of one section of the bellline and it could be just as nice with a little TLC. We could also add a couple park benches in the area with the wooden planks since it's such a peaceful spot.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473192
4/6/2024 16:02	Parks and Greenspace	The green space beside Contrast is so lovely and I would hate to see all the trees knocked down for the new town center project. Can't we keep this area as a small park within the greater town center idea? Stop cutting down all our trees!	6	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473207
4/6/2024 16:03	Destinations/Hotspots	I'd support that or maybe a children's discovery center?	0	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472422/disc
4/6/2024 16:07	Safety	The traffic lights for the Sexton Woods-Peachtree intersection are poorly timed with the lights just a few hundred feet down the road, at Chamblee Tucker, causing traffic backups. The problem has gotten worse during the Manor apartments construction. The Sexton Woods lights should only be triggered when a car is waiting to turn.	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473208
4/6/2024 16:09	Safety	This is such a dangerous intersection to cross while walking. No clear pedestrian markers, the sidewalk ends on one side of the road, people testing out new cars etc. are always speeding through the stop signs. I never feel safe here. Hoping this intersection gets addressed with the new town center but any developments ahead of time would be much appreciated!	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473209

Online Engagement

Created on	Type	Comment	Up Votes	Down Votes	View on map
4/6/2024 16:16	Development	Is this area still slated to be turned into a park? Or no? This empty warehouse is an eyesore, and a park would make it easier to get from the Lumen and Contigo up to Peachtree/City Hall.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473210
4/8/2024 14:08	Mobility	Everyone wants sidewalks, but nobody wants them on their side of the street as they don't want to lose their yard. That's the challenge.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472268/disc
4/8/2024 14:12	Parks and Greenspace	For those mentioning a dog park, there is one at Arrow Creek Park that is not used. There are also pros/cons to dog parks.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472414/disc
4/8/2024 14:35	Safety	Unslightly auto lot. Bad sight distance issue when turning onto Buford Highway from Dering Circle. This business has been a big inconvenience for the neighborhood and business owner refuses to work with the neighborhood to resolve issues.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473276
4/8/2024 14:38	Safety	Bad traffic issue here in the mornings. Shallowford backs up on its own. Cars turning right from Johnson Road wanting to get onto I-85 N wait here until they have an opening to cut across three lanes to get into the right hand turn lane. That, combined with school traffic, makes this area a congested mess on weekday mornings.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473277
4/8/2024 15:24	Ideas and Suggestions	As of now, these are the only public tennis courts in Chamblee. Is it possible to keep pickleballers to the newly built dedicated pickleball courts at Arrow Creek Park and leave this dedicated to tennis players until new courts are built around Chamblee?	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473279
4/8/2024 15:28	Safety	Very poor sight distance makes turning left onto Dresden from Plaster very difficult, especially during rush hour.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473280
4/8/2024 15:31	Safety	Always potholes where bridge meets roadway here, could possibly need pavement replacement through here, also there is no lane striping along majority of Plaster Rd.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473281
4/8/2024 16:38	Safety	Street parking here can cause safety issues	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473285
4/8/2024 16:58	Safety	The cars parked on the street will and have caused accidents here. They disregard the posted signs and cars pulling on to Dering from Buford Highway are basically pulling into cars trying to turn onto Buford Hwy to avoid parked cars.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473286
4/8/2024 17:01	Ideas and Suggestions	The red light crossing over Clairmont Rd from Clairmont Terrace takes several minutes. It's an easy fix.	0	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473287
4/8/2024 18:14	Safety	No crosswalks here, but high pedestrian usage. Unsafe crossings in front of cars occur regularly. Pedestrian/multimodal solutions would be ideal. Possible roundabout would be great here.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473292
4/8/2024 18:15	Safety	No crosswalks here, but high pedestrian usage. Unsafe crossings in front of cars occur regularly. Pedestrian/multimodal solutions would be ideal. Possible roundabout would be great here.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473293
4/9/2024 9:53	Development	It would be great if we could finally connect the various sidewalks to nowhere allow Chamblee-Dunwoody. I measured the gaps and you would only need to create 1520 feet of sidewalk to have a complete track from the city limits at Savoy to Chamblee High and Chamblee Plaza. The average cost per foot to create a sidewalk runs between \$6 to \$12 per foot. If we split the difference and use \$9 per ft cost, they it should only cost the city less than \$20,000.	4	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473327
4/9/2024 9:55	Development	Agreed. It has been almost 10 years since the restaurant burned down. With no structure, the property taxes are almost zero. If the city offered a tax incentive to get it redeveloped, it would not only give us something other than a vacant lot, but if done correctly, it would add tax dollars to the city.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472412/disc
6/5/2024 15:24	Safety	Cars speed along Whispering Hills Dr, especially when Shallowford backs up southbound. Needs traffic calming and enforcement.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481715
6/5/2024 21:03	Mobility	Pedestrian connection between Dresden and Arrow Creek Parks.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481762

Created on	Type	Comment	Up Votes	Down Votes	View on map
4/9/2024 9:59	Development	Here is the data that I measured. 593 ft from Church to Regency Cove 247 ft from Regency to Connemara 252 ft in front of Madeline Park 161 ft in front of the single house next to Grammercy 267 ft of the frontage of the Church This is an easy fix with big benefit to Gainesbough, Regency Cover, Connemara and Madeline Park. Plus a benefit to Grammercy Park and other on Chamblee-Dunwoody that might want to be able to walk to Savoy and the Kroger shopping center.	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473327/disc
4/11/2024 22:54	Safety	Fix potholes on Chamblee side of Shallowford Rd. north of Buford Hwy.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473761
4/11/2024 22:57	Safety	Please stop people from using Johnson Rd northbound to Shallowford as a way to access I-85 NB. This results in cars attempting to make right turns onto Shallowford across all 4 lanes of Shallowford Southbound traffic. Please mark Johnson Rd here going northbound as thru access for local traffic only and actually enforce this.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473762
4/11/2024 22:59	Safety	Too many cars come from Johnson Rd NB and make right turns across all 4 lanes of traffic into the inner most lane. This is dangerous and these cars often have other cars in blind spots they miss and further block traffic. I think it might be worth considering the addition of bollards to separate the lanes to go straight on Shallowford SB into unincorporated Dekalb and the lanes designated for drivers to turn onto I-85 NB. Ideally, these bollards would start north of Johnson Rd. on Shallowford.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473763
4/11/2024 23:06	Ideas and Suggestions	How much did the city spend on the City of Chamblee sign here? Perhaps this is the type of vanity project that the city shouldn't be focusing on and instead perhaps it can put more money into parks and recreation, trails, or other beautification projects (like improving the look of areas closer to Peachtree Blvd instead)?	0	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473764
4/11/2024 23:13	Development	The parking lot back here has always felt really odd. Is the plaza ever so busy that people actually need to park back here? It would be great if the city worked with the plaza owner to see if they can redevelop this as residential or otherwise split the parcel for additional residential. This part of the parking lot just seems so underutilized and is always empty whenever I go shopping here.	0	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473765
4/11/2024 23:15	Development	Another shopping center with way more parking than it needs. Would be great to see if residential infill or additional commercial development is possible.	0	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473766
4/25/2024 18:48	Safety	This entire sidewalk is a mess from 3550 Townsend to Antiguo Lobo. Broken concrete, too narrow, trash everywhere. I hope there are plans in place to fix this entire road but certainly this sidewalk. It needs a lot of help!	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/475381
4/26/2024 12:16	Development	I will also add, crosswalks would be very helpful.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473327/disc
4/26/2024 12:44	Development	A pedestrian crosswalk with signage at Ashentree Dr and Chamblee Dunwoody road is needed. This is a high traffic and dangerous area for pedestrians.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/473327/disc
5/2/2024 8:29	Safety	People speed down this road and due to increased traffic it is very difficult to turn left out of Keswick village. We need some sort of light or round about	5	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476361
5/2/2024 8:56	Safety	It is very difficult and dangerous to turn left out of Keswick Village. There is also often traffic backed up, causing heavy congestion in this area. A solution here is needed.	5	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476372
5/2/2024 8:58	Safety	We need new/additional street lighting on Keswick Ct. when it is dark, it is very difficult to see. With many children living on this street, ideally drivers have the needed visibility to avoid an accident.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476373
5/2/2024 9:00	Mobility	Sidewalks all throughout Keswick village need to be redone. In many cases, families are seen walking in the street with their strollers due to being unable to utilize the sidewalks.	2	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476374
5/2/2024 9:25	Safety	NEED a stoplight that operates during rush-hour traffic	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476372/disc

Online Engagement

Created on	Type	Comment	Up Votes	Down Votes	View on map
5/2/2024 10:54	Ideas and Suggestions	We need more fireworks late at night on major holidays! Sincerely, Michael Escobar	0	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476384
5/2/2024 11:17	Safety	Speed bumps need to be installed throughout all of Keswick drive to slow down speeders as this road has a heavy walking/biking presence and young children's play out front that are at risk of being hit by so much thru traffic	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476389
5/3/2024 16:09	Mobility	I'd love to see the Peachtree Creek Greenway completed. It sounds like things are happening in Atlanta, Brookhaven and Dekalb. Chamblee is sitting pretty to be the jewel in the center.	6	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476531
5/7/2024 13:46	Safety	Crossing as a pedestrian is a safety concern	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476778
5/7/2024 13:46	Development	Redevelopment opportunity	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476779
5/7/2024 13:50	Destinations/Hotspots	This area has the potential to be another space for coffee/restaurants/shops if we can create a north/south connection (possibly on Broad St)	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476780
5/7/2024 13:53	Parks and Greenspace	Adding some green space near the food/retail destinations would be very appealing	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476782
5/7/2024 13:54	Ideas and Suggestions	Adding plenty of options for recycling/composting would ensure we are leading the way in terms of sustainability	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476784
5/7/2024 13:57	Ideas and Suggestions	Yes, plus pollinator gardening, community gardening, artwork	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472420/disc
5/7/2024 14:08	Mobility	Maybe an API Culinary Trail connecting downtown Chamblee and Buford Hwy restaurants	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476786
5/12/2024 22:11	Mobility	The 2 land owners sound willing to donate land to build the Peachtree Creek Greenway. Let's do this one mile in Chamblee! It will be the least expensive section on the entire Greenway, and revitalize this sagging commercial area, provide public green space, clean up the waterway, and be a great public amenity!	4	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/477343
5/12/2024 22:18	Mobility	This DeKalb County park will be safely accessible to Chamblee residents when Chamblee builds their section of the Peachtree Creek Greenway.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/477344
5/13/2024 11:09	Ideas and Suggestions	Neighborhood pocket park in the Hillcrest neighborhood	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/477364
5/13/2024 11:11	Mobility	I agree. PCG should be advanced on Chamblee City Council's timeline. It gives residents here reason to stay in Chamblee, especially since public school education in this zone is abysmal.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476531/disc
5/13/2024 11:13	Safety	Turning left out of the Hillcrest neighborhood or turning into the neighborhood is extremely dangerous. GDOT could easily have extended the center middle turning lane on Clairmont road down to McJenkin. Chamblee should use any influence it has to get this intersection safer	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/477365
5/13/2024 11:15	Parks and Greenspace	The tree line in between these neighborhoods is critical for soil erosion and storm water management. If trees are cut down, rain water erodes backyards on the Hillcrest side. We've already had one or two neighbors with this issue. It's also a key highway for wildlife to access the North Fork Peachtree Creek. The City of Chamblee should ensure homeowners on the Shalimar drive side preserve the tree line and should not issue permits to cut down trees in these homeowners backyards.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/477366
5/13/2024 11:17	Development	If PCG is built, Century Center is a great place to be revitalized with restaurants, activities, and more. It's one of the only commercial areas on the PCG and this could bring great revenue to Chamblee. Chamblee should think about developing PCG and incentivizing business owners to reimagine this corporate business park.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/477367
5/13/2024 18:51	Development	The best development is to attract more business into chambleecity. My idea is to build a outlet mall in chamlee subway station, including parking lot, with a smart underground parking garage and cinema. this mall should be moderized mall and advanced safety cover video recorder to every corner. if this outlet mall closed to metroAtlanta with all business will attract all people and travler to chamblee.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/477390
5/20/2024 21:12	Safety	Agreed. Also need an "Do Not Block Intersection" X.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/476361/disc
5/20/2024 21:14	Ideas and Suggestions	Should be a monthly farmers market here	2	1	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/478394

Created on	Type	Comment	Up Votes	Down Votes	View on map
5/25/2024 9:23	Parks and Greenspace	This would be a great area for greenspace. Looking at other examples such as Peachtree Corners Town Green or the new development at Ashford Lane by the Target at Perimeter Mall, if there is space for kids, parents will follow. Where there are parents there will be money that follows for our local businesses. By addressing the limiting factor for leaving the house (childcare), we can get more people out to our community.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/479698
5/25/2024 9:31	Ideas and Suggestions	This will be a great place for a small connection between Keswick Drive and Sexton Woods Drive. This will allow families on the other side of the divide to cross over to access Keswick Park.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/479699
5/25/2024 10:43	Development	This seems like an abandoned building? Would be great for development.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/479709
5/28/2024 13:32	Mobility	It would be good to have sideways from Regal Hollywood 24 to chamblee-tucker rd.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/472365/disc
5/28/2024 20:48	Safety	The speeding issue on Harts Mill Road is getting worse. It has become increasingly difficult for cars from Harts Place and Teal Road to merge in either direction onto Harts Mill Road.	7	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/480160
6/4/2024 23:09	Parks and Greenspace	This is a double lot and have been informed the owner is about to sell the house and extra lot. Chamblee could buy extra lot to add play structure/gazebo/grass area for neighborhood hangout spot. (Or a pool but think thats just wishful thinking :)	3	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481646
6/4/2024 23:11	Ideas and Suggestions	Add a community public pool with all the unused green space! Brookhaven has some very nice pools to model after that are family friendly/adult friendly.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481647
6/4/2024 23:13	Ideas and Suggestions	Add walking trail to connect arrow park to Shallowford road so the neighbors across Shallowford can walk there easily.	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481648
6/4/2024 23:17	Development	Please beautify this area! In real need for a community space with indoor restaurants/tap house etc with added trees/foliage to the current very ugly concrete jungle. Adding a Chamblee mural or sign could help remind people this is a part of Chamblee!	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481649
6/4/2024 23:19	Destinations/Hotspots	If we added a very nice coffee shop/breakfast spot here, this could be a great meet-up area since its at the cross of major roads/CDC/buford etc.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481650
6/4/2024 23:22	Mobility	Lots of foot traffic here, families crossing busy intersections from neighborhoods. Potentially pedestrian bridge?	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481651
6/4/2024 23:28	Ideas and Suggestions	A new york style coffee shop. Missing great artisan high-end coffee in this NW pocket of the city! (Chrome Yellow Coffee Shop as reference) Could be a great community meet up spot.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481653
6/4/2024 23:32	Ideas and Suggestions	Consider adding multiple beach volleyball courts for pick-up leagues!!!	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481654
6/4/2024 23:34	Safety	There is no turn lane for those turning into Meadowood Lane. Very dangerous left turn as every time, cars fly past and hold my breath that I might be hit. Work with Dekalb to add turn lanes for safety!	2	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481655
6/5/2024 7:50	Safety	Repave the neighborhood of Stratford Arms and Beverly hills to better manage water drainage to the storm drains. Big issues for neighbors who are impacted by the slopes.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481667
6/5/2024 9:42	Parks and Greenspace	Wonderful idea! I've often thought the same thing - would be a perfect location for a neighborhood play structure.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481646/disc
6/5/2024 9:53	Mobility	Very dangerous area for walkers/cyclists. Traffic on Shallowford between Woodside way and Chamblee-Tucker does not justify a 4-lane highway. Reduce to 1 thru lane each direction (with turn/ deceleration lanes as needed), add bike lanes, sidewalks both sides and crosswalks.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481677
6/5/2024 9:55	Safety	Agreed! This is also a great place for a crosswalk as it is currently impossible to safely cross to get to the bus stop.	1	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481655/disc
6/5/2024 14:59	Mobility	Very dangerous crosswalk, I have had multiple drivers swerve into the opposing rather than stop while I am crossing. Needs better enforcement and visibility.	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481712
6/5/2024 15:02	Mobility	This intersection lacks crosswalks and (operational) pedestrian signaling. In fact, Shallowford has no crosswalks between Dresden and Chamblee Tucker (>1 mi apart).	0	0	https://sycamore.mysocialpinpoint.com/planchamblee/map#/marker/481714

City of Chamblee Comprehensive Plan



Public Meeting 1
Tuesday, March 26th, 2024

Name	Email
LORI THOMPSON	
Brian Ray	
Melody Euchman	
Manuel barcenos	
Tim Gallo	
Brittany Harper	
BRIAN BAKER	
Craig Hinner	
AUSTIN MELLER	
Jennifer O'Hara	
Anne Hennessy	
Jim Goodroe	

City of Chamblee Comprehensive Plan



Public Meeting 1
Tuesday, March 26th, 2024

Name	Email
CAROLINE CHESTNUT LESLIE	
NOELIA DALTO @ GMAIL .COM	
Willy Harrison	
Wayne Fishell	
Jake Ottosen	
Rob Smith	
Sunny Stovall	



PUBLIC MEETING #2 - JUNE 20, 2024

Sign up for project updates!

NAME	EMAIL ADDRESS
Camille Avery	
Debbie Healy	
Jennifer Chan	
BRIAN TAY	
Ashley Olden	
MOLLY BROWNING	
TOBIAS BACALZO	
Walter Lotz	
Valerie Strickling	
SHANNON FOWLER	
(Miss Chamblee)	
Gabrielle McGrath	



City of Chamblee
Comprehensive
Plan Update

PUBLIC MEETING #2 - JUNE 20, 2024

Sign up for project updates!

NAME	EMAIL ADDRESS
Jordan Fox	
Dr Keith.org Duncen	
Heather Lea	
Keith Lea	
Byron Dye	
Stephanie Corias	
JOHN ANDROSKI	
Blair Zant	
Aashish Damani	
ShwL	
Darin Sprout	



Public Open House #3
August 8, 2024

NAME	EMAIL ADDRESS
COLIN CLARK	
Valerie Strickling	
Dawn Kusan	
Susan Lee	
NICOLAI Maximuk	
DEANNA HELIE	
Paulette Fried	
DIAN NIKKI VANDERGRINTEN	
Michael Underers	
Kelli Ellis	
Saed Friedberg	
Ted Brothers	
Mike Coleman	
DIANE ESTNER	



City of Chamblee
Comprehensive
Plan Update

Public Open House #3
August 8, 2024

NAME	EMAIL ADDRESS
Robin Curtis	
David McCallum	
Cynthia Cosson	

Vision & Goals

vision and goals from the previous comprehensive plan are listed below. Do these still relevant as the key opportunities for Chamblee moving forward? Should any be removed? What is missing?

Vision

"The City of Chamblee aspires to be a healthy, vibrant, affordable, and safe environment where residents live, work, and grow in a diverse community that values its neighbors and the historic qualities of the city."

Please feel free to grab a sticky note and leave a comment in the space provided.

Goal 1: Create a greater sense of community identity

Goal 2: Support a thriving business environment

Goal 3: Promote a healthy and safe living environment

Goal 4: Develop and maintain strong multi-modal connections

Goal 5: Provide quality government service through partnership and cooperation

Additional comments on vision and goals:

- Goal 1: Also consider the historic character of the city.
- Goal 2: Support local businesses and entrepreneurs.
- Goal 3: Promote a healthy and safe living environment.
- Goal 4: Develop and maintain strong multi-modal connections.
- Goal 5: Provide quality government service through partnership and cooperation.

Appendix A

Public Meeting 1, March 26, 2024

Community Opportunities

The Community Opportunities from the previous Comprehensive Plan are listed below. Are these still relevant as the key opportunities for Chamblee moving forward? Should any be removed? What is missing?

Housing and Community Development

- Reuse vacant or underutilized structures
- Neighborhood Preservation Design Overlay program could be key to preserving character
- Parks & Rec Master Plan is providing new parks and renovations to existing parks
- Affordable housing programs could serve as a model for Chamblee
- Public art
- Tree ordinance should be updated
- Low-impact development strategies should be prioritized
- Platinum ARC Green Communities status will help implement green initiatives
- Urban farming could create sustainable food systems
- City could hire more bilingual employees to help relationship with Hispanic/Latino community

Business / Economic Development

- Reuse vacant or underutilized structures
- Redeveloping corners of Buford Hwy and Chamblee Tucker Rd as gateway to the city
- City's UDO could be amended to match recommendations of Comprehensive Plan
- Completion of the rail trail will yield development opportunities
- Leverage multi-cultural businesses along Buford Hwy as an asset and attraction
- More real estate developments in pipeline than regional neighbors
- Strategic Economic Development Plan is strong
- Co-working spaces and business incubators can attract growing businesses
- Adaptive reuse opportunities throughout the city
- Assembly Yards in Doraville will provide opportunities along Peachtree Rd and New Peachtree Rd

Transportation

- Completion of the rail trail will yield development opportunities
- Rail trail could connect regional trails

Please feel free to grab a sticky note and leave a comment in the space provided.

Comments on Housing and Community Development:

- More affordable housing options.
- Consider historic preservation.
- More public art.

Comments on Business / Economic Development:

- More real estate developments.
- More co-working spaces.
- More business incubators.

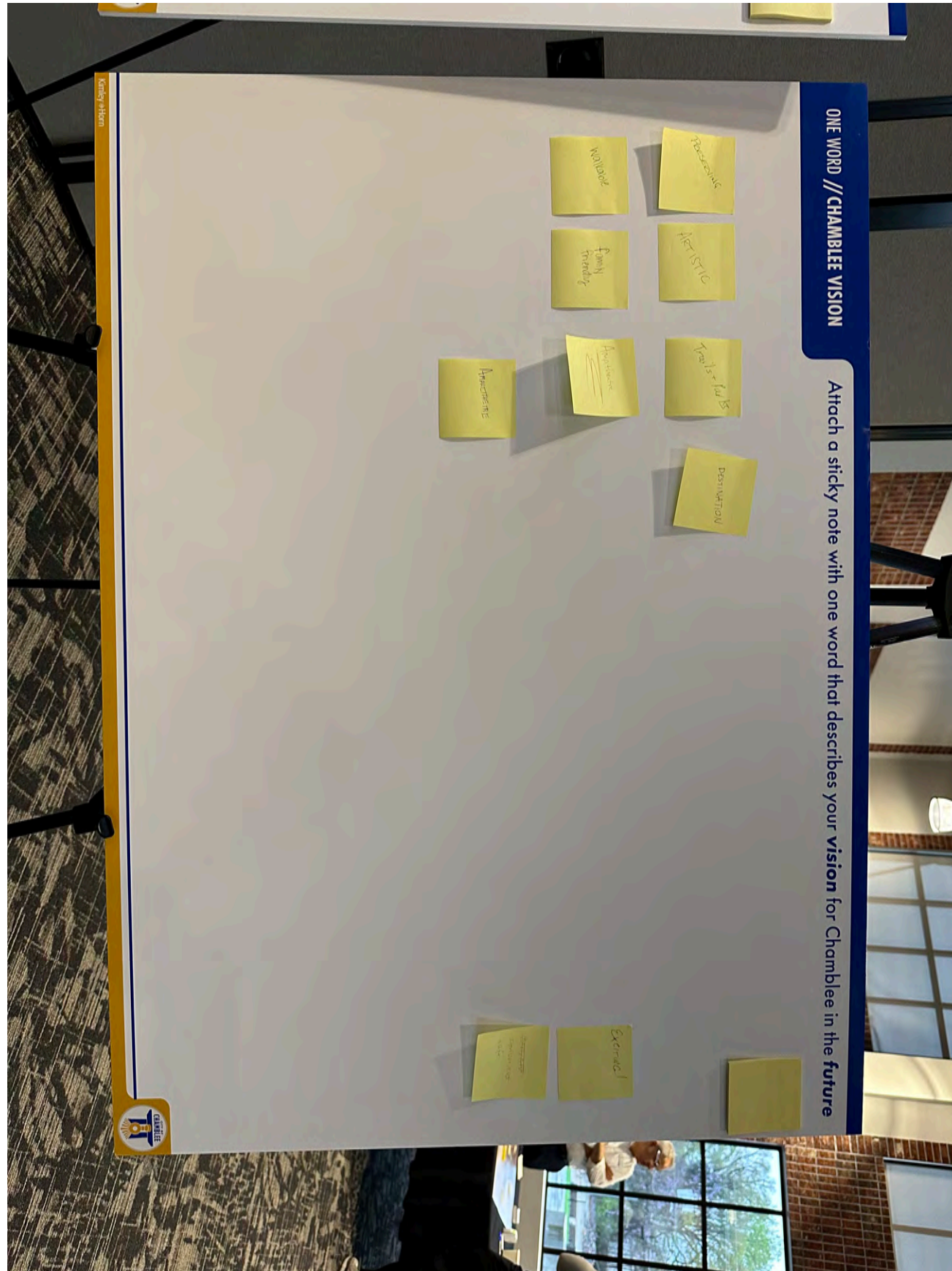
Comments on Transportation:

- More multi-modal connections.
- More green spaces.

City of Chamblee 2045 Comprehensive Plan

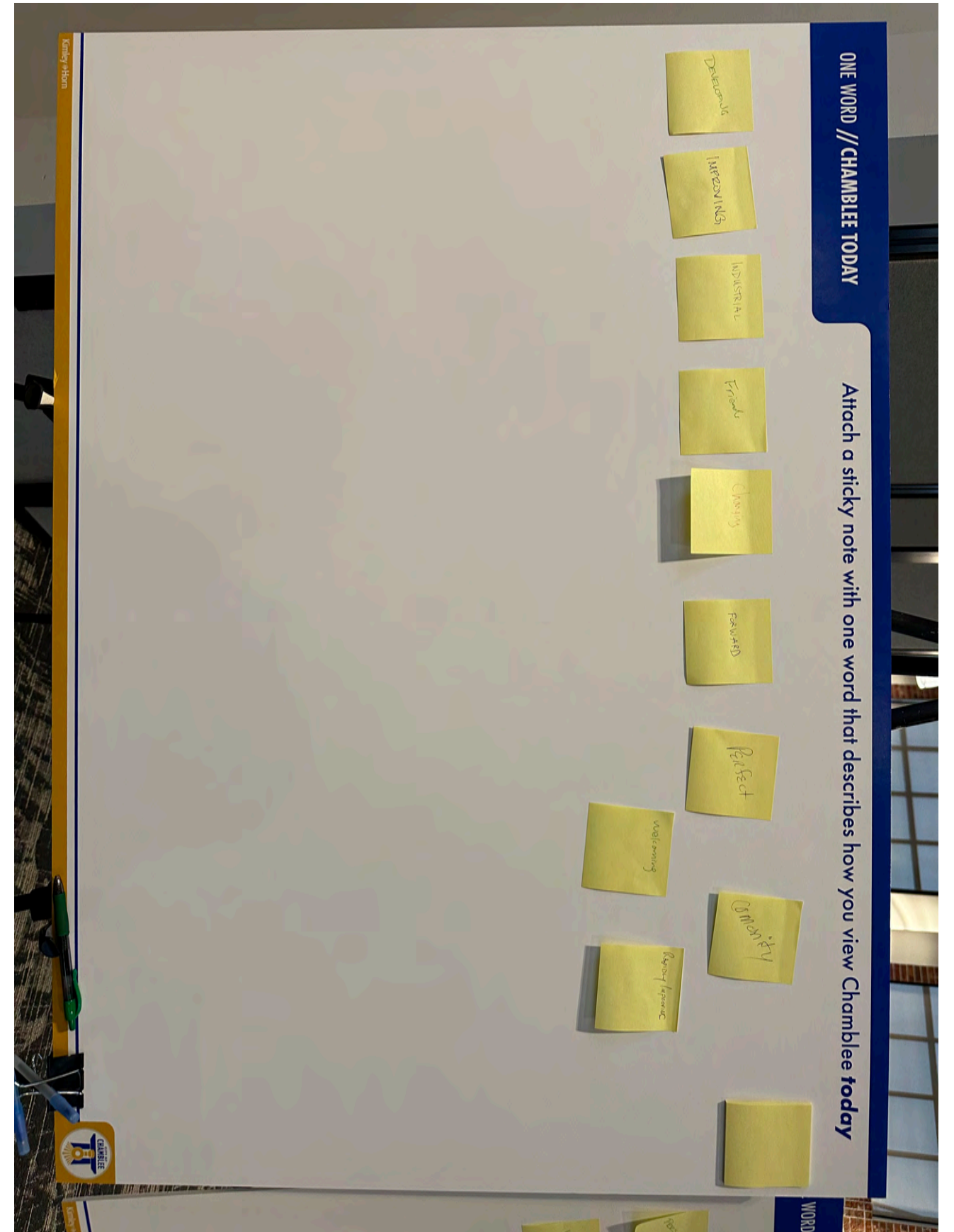
Public Meeting 1

Public Meeting 1, March 26, 2024



Appendix A

Public Meeting 1, March 26, 2024



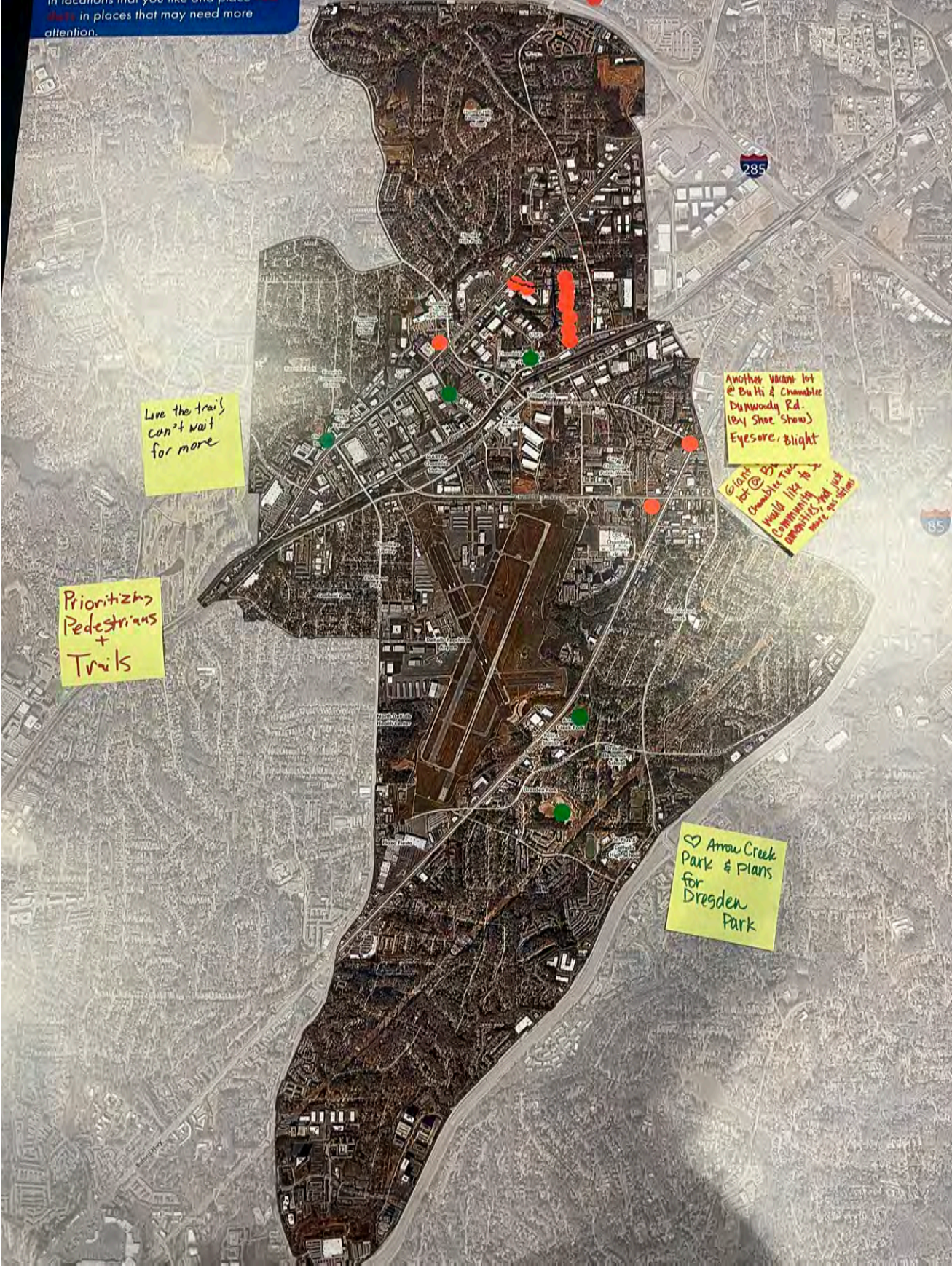
City of Chamblee 2045 Comprehensive Plan

Public Meeting 1

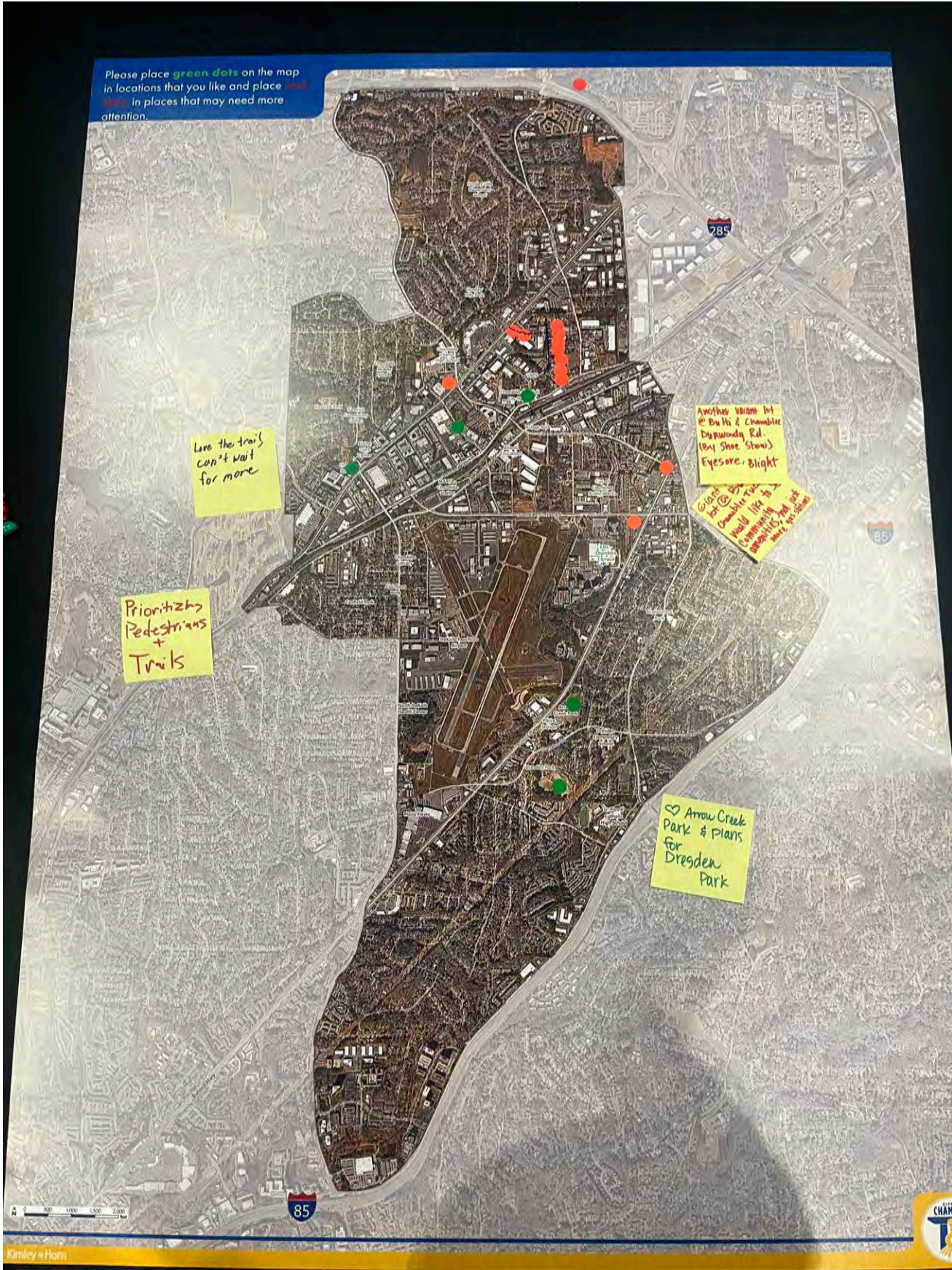
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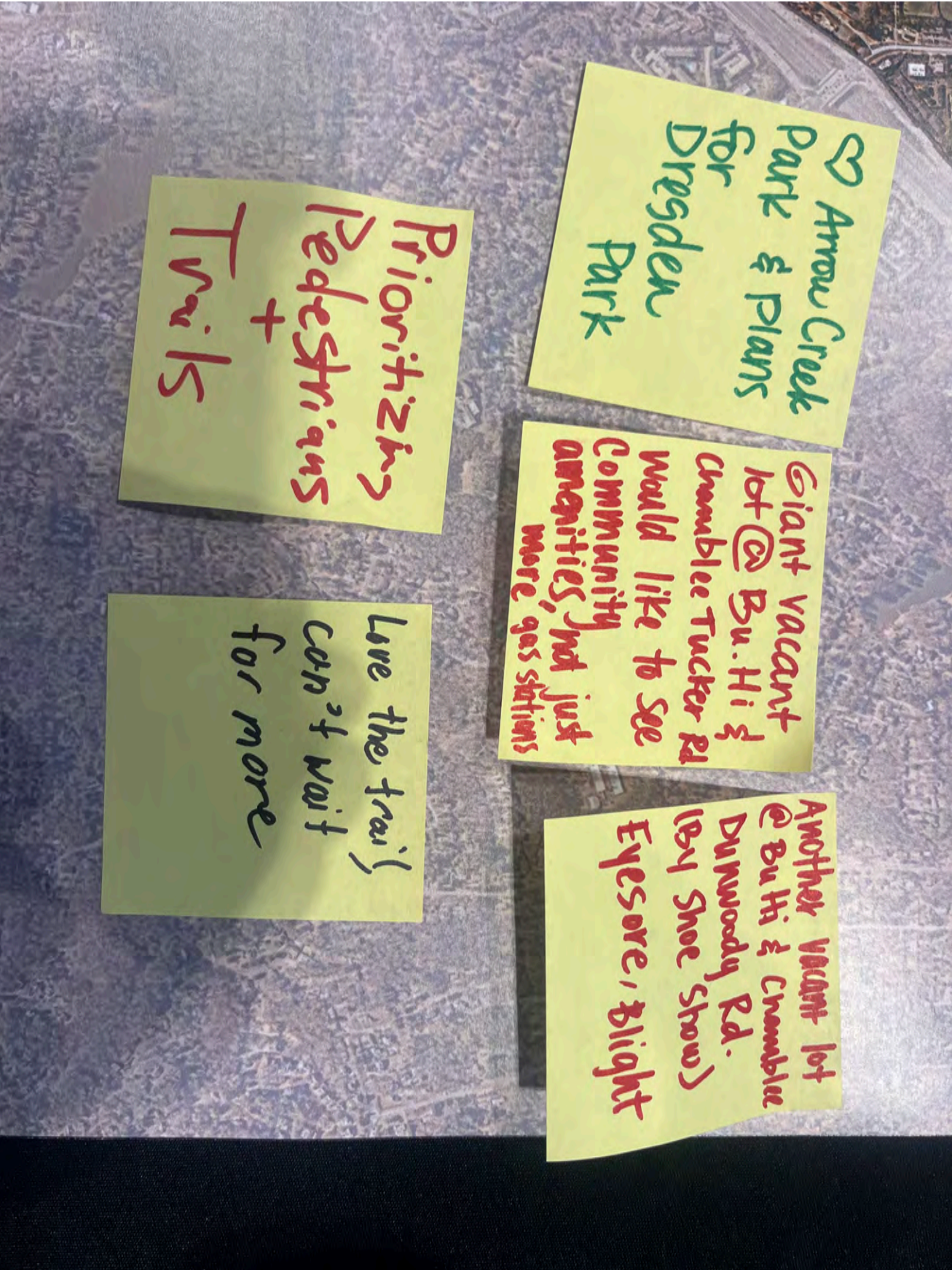
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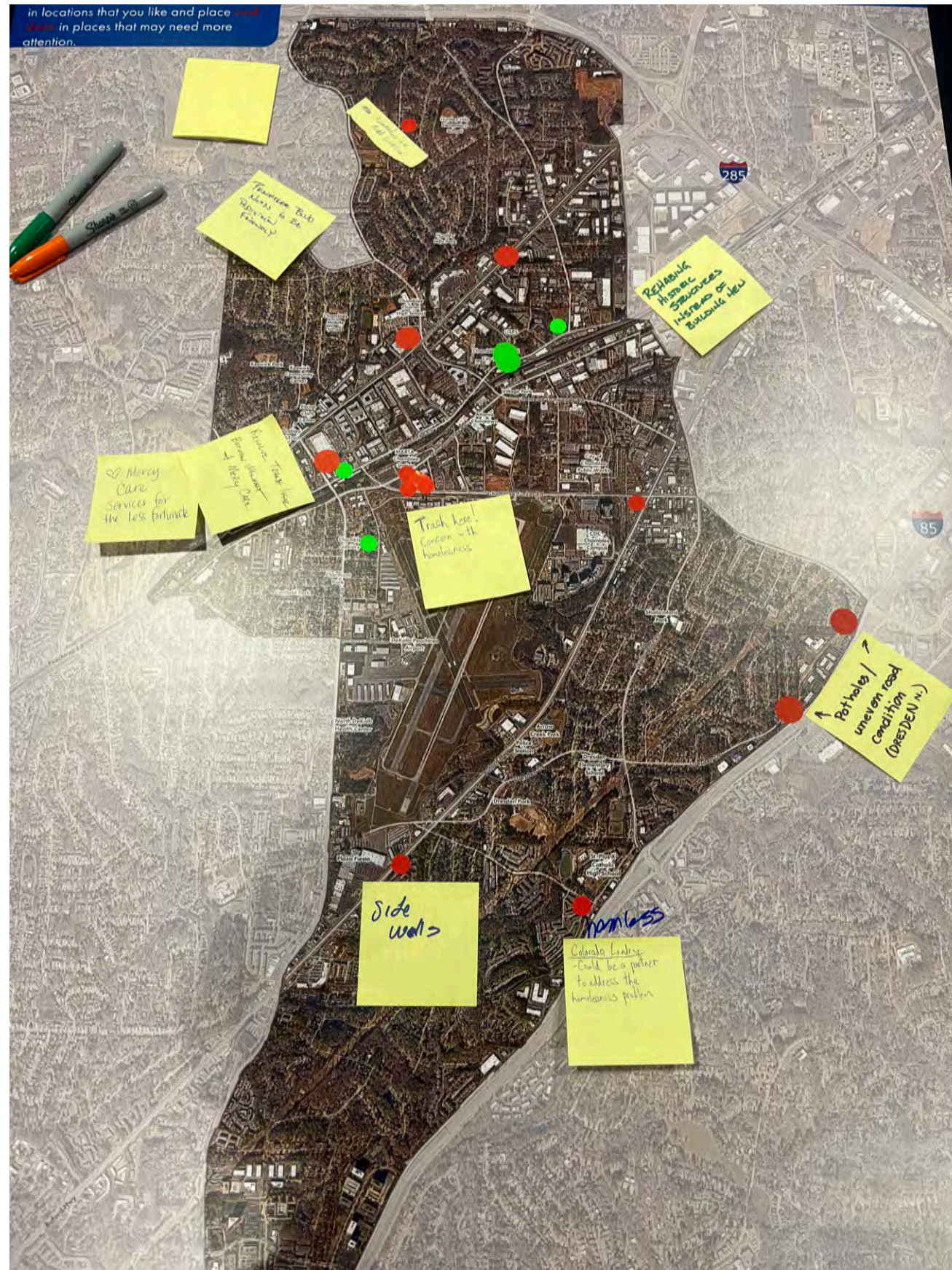


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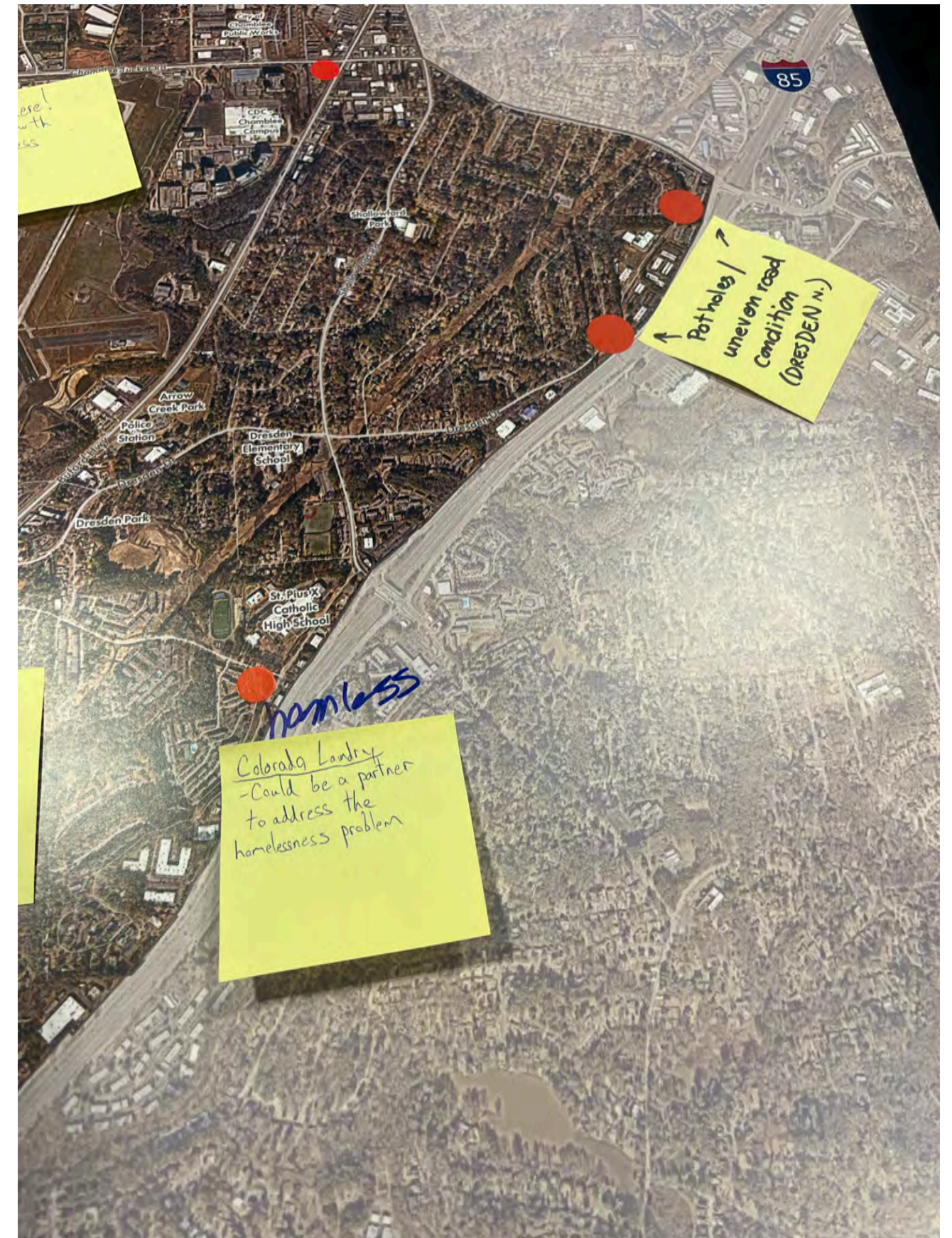


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Public Meeting 1, March 26, 2024

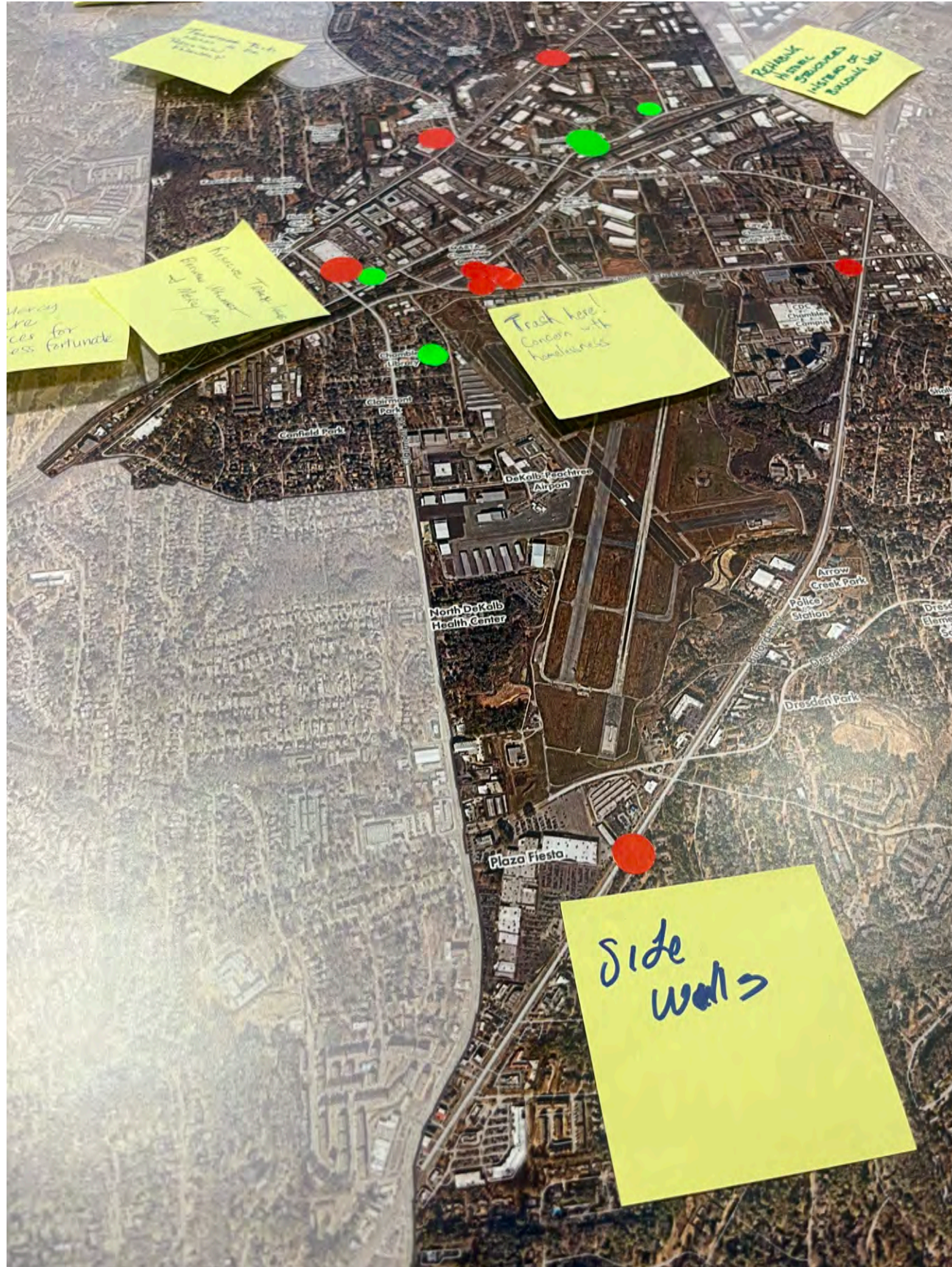


Public Meeting 1, March 26, 2024



Public Meeting 1

Public Meeting 1, March 26, 2024



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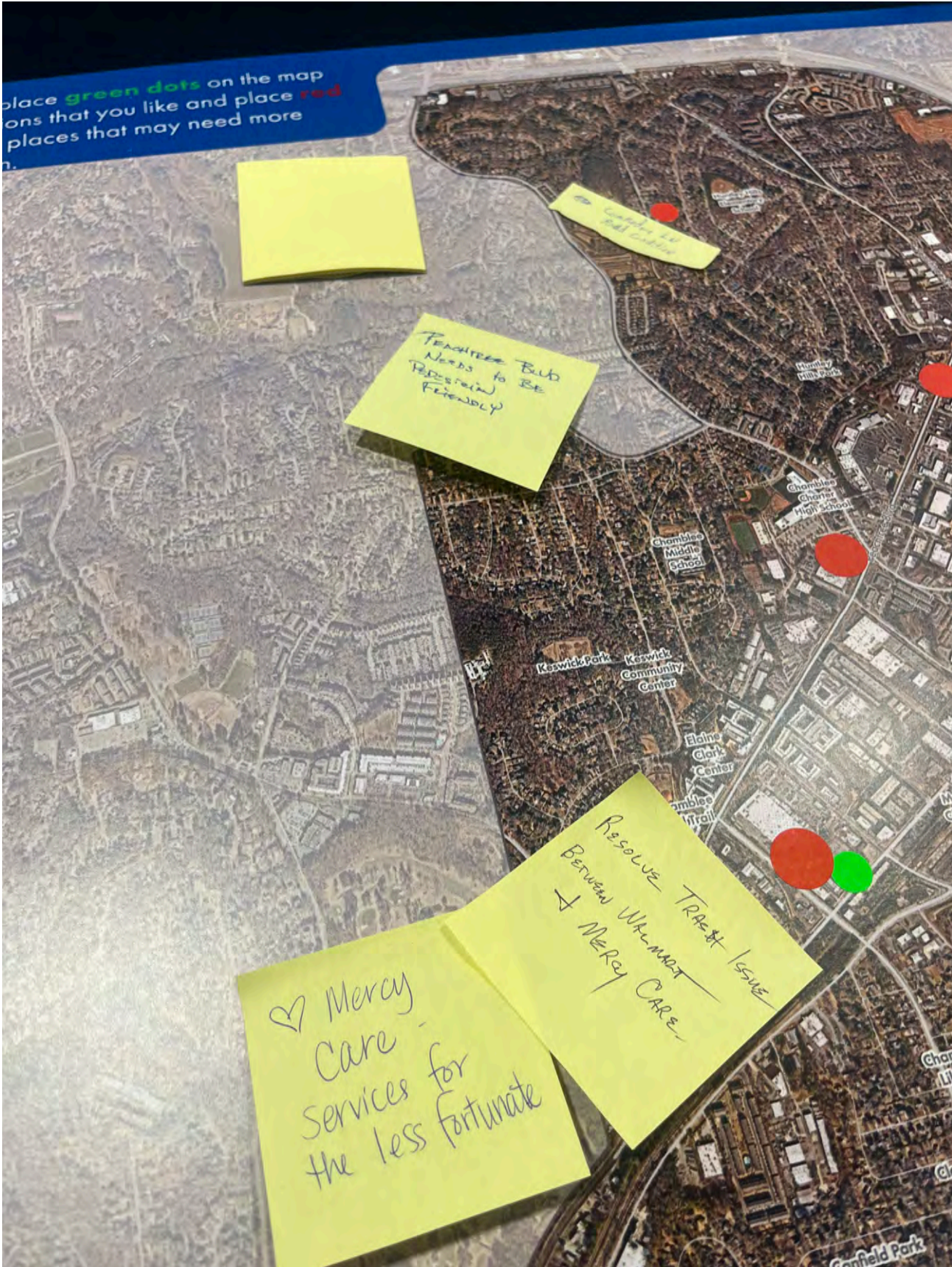
Public Meeting 1, March 26, 2024



City of Chamblee 2045 Comprehensive Plan

Public Meeting 1

Public Meeting 1, March 26, 2024



Public Meeting 1, March 26, 2024



Public Meeting 1, March 26, 2024

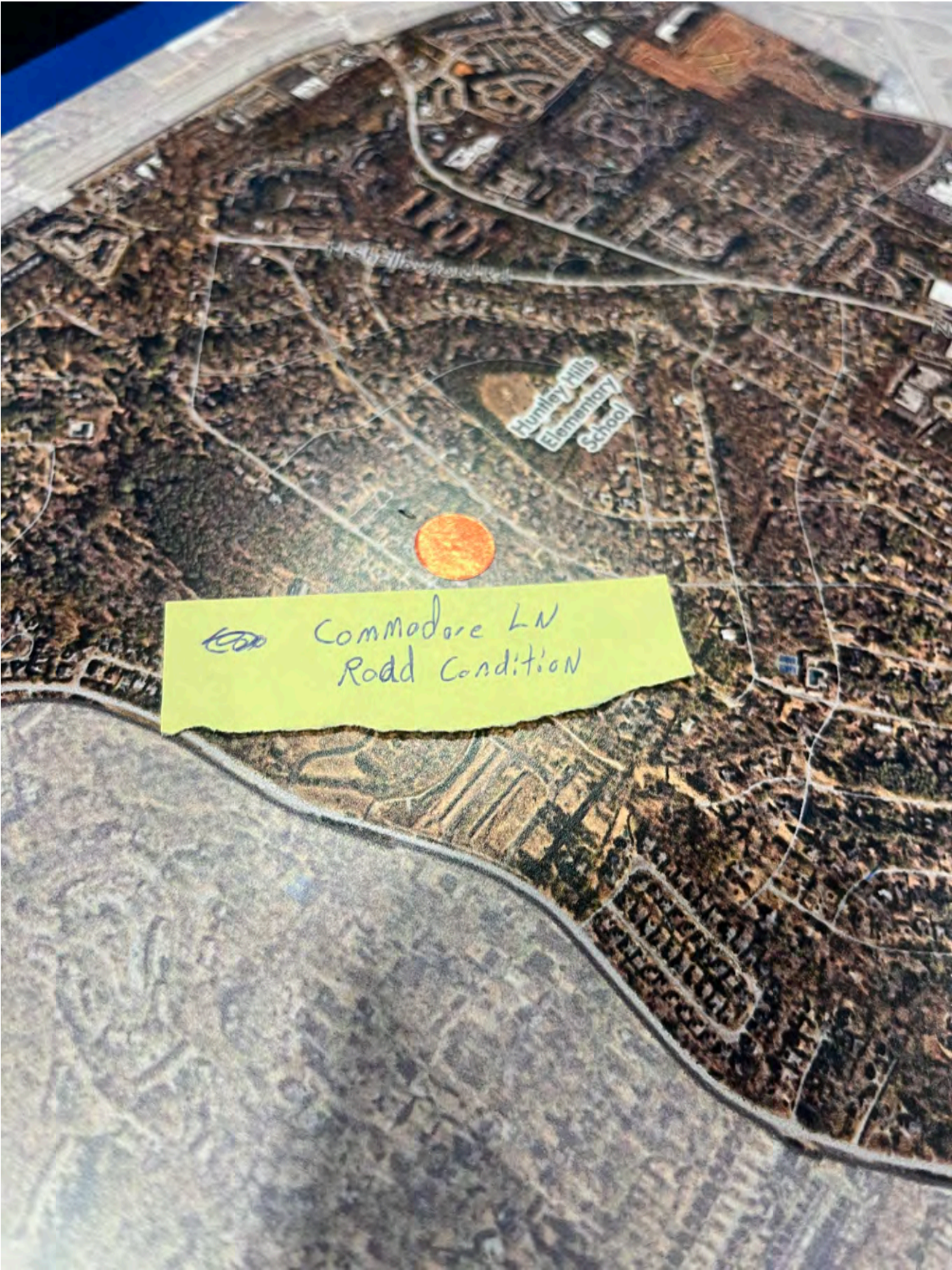


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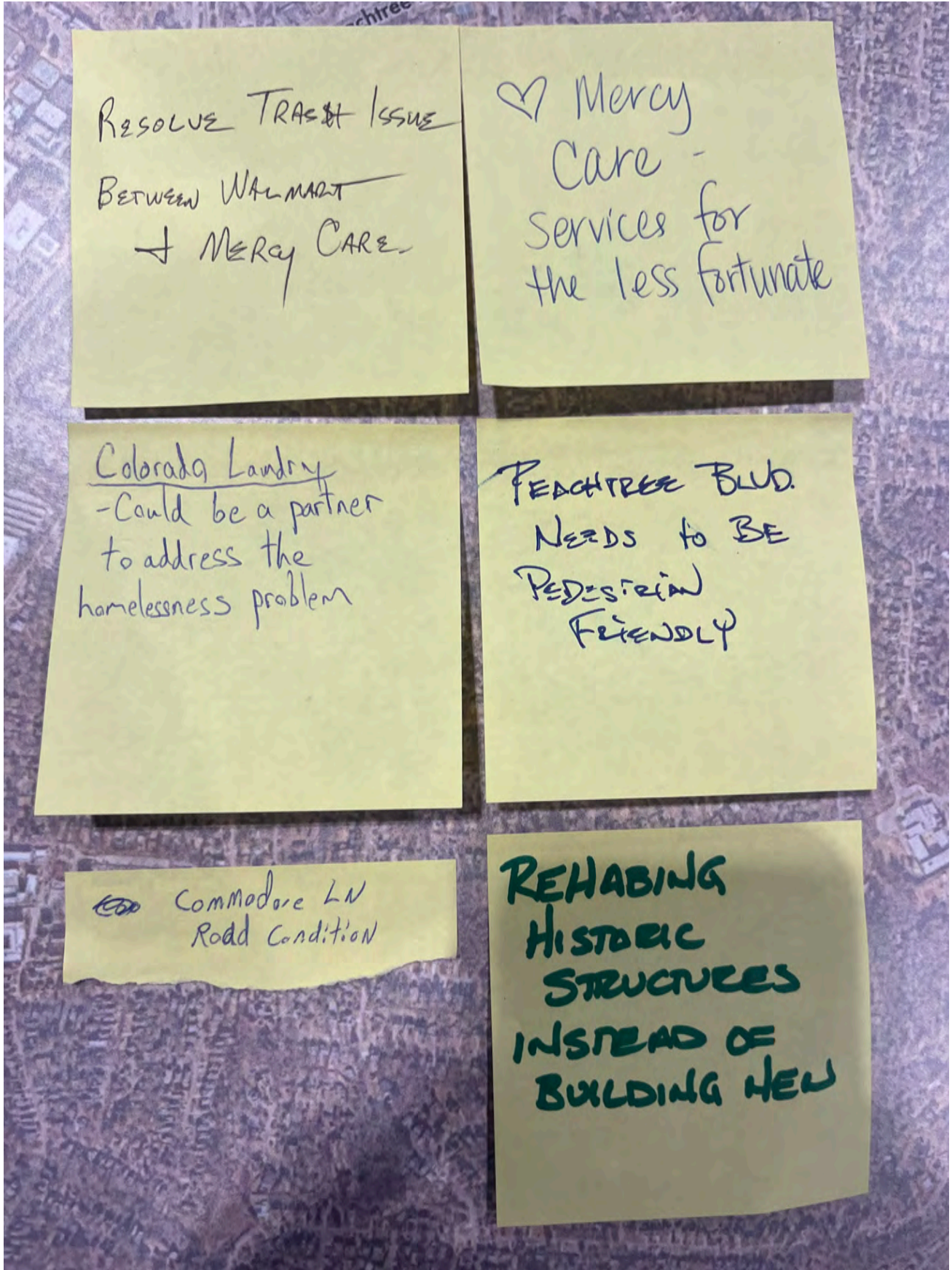


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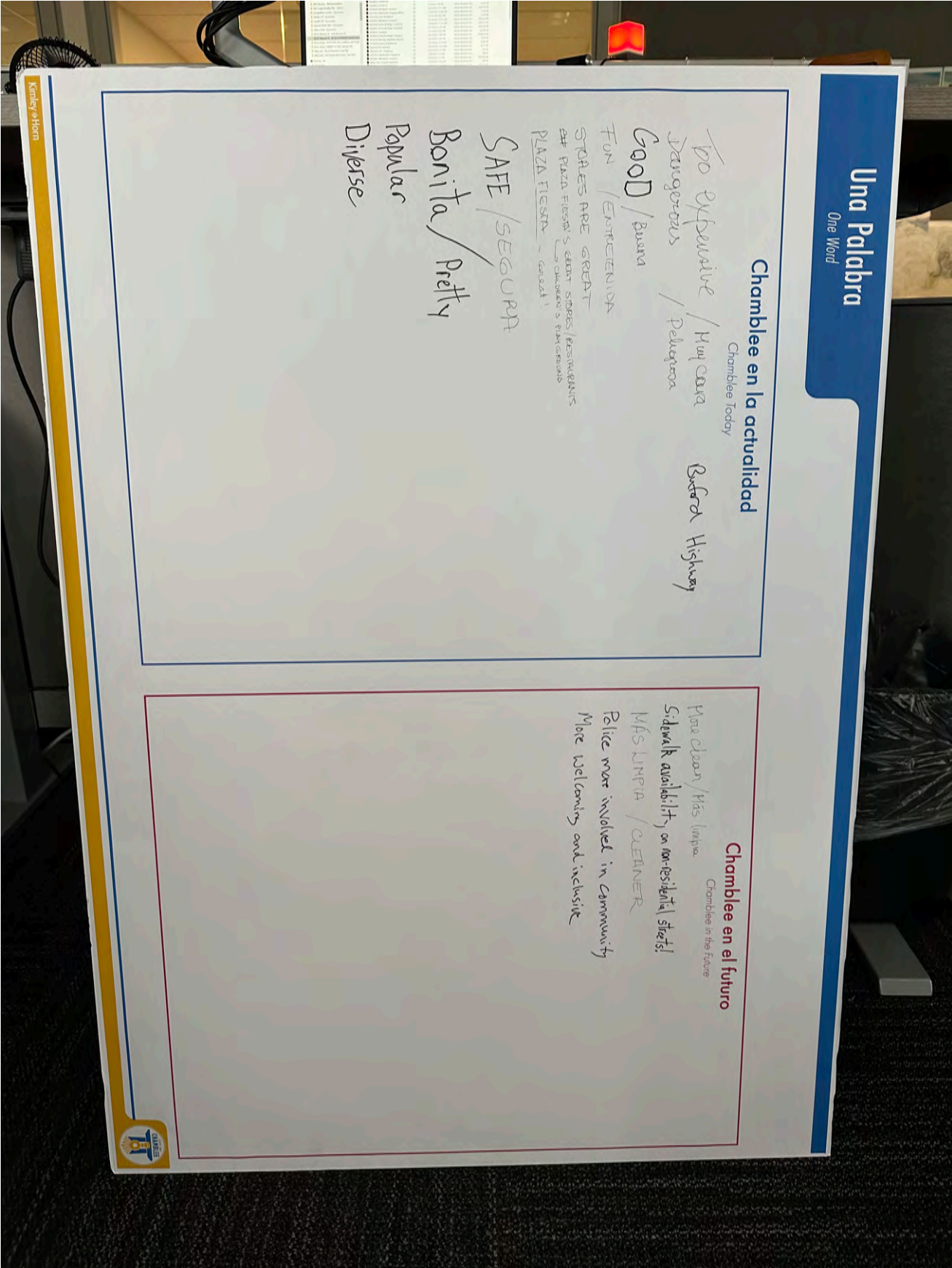
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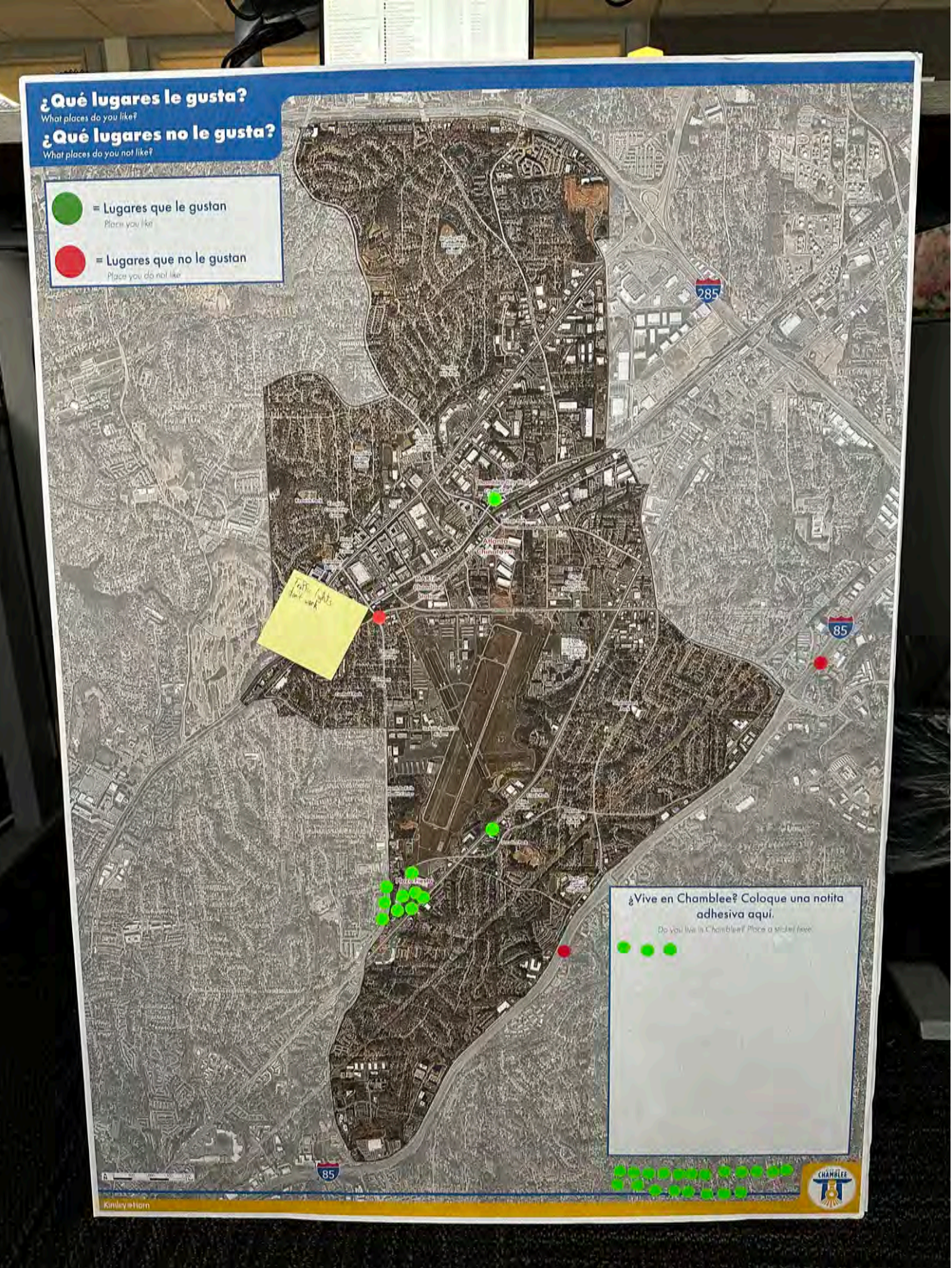
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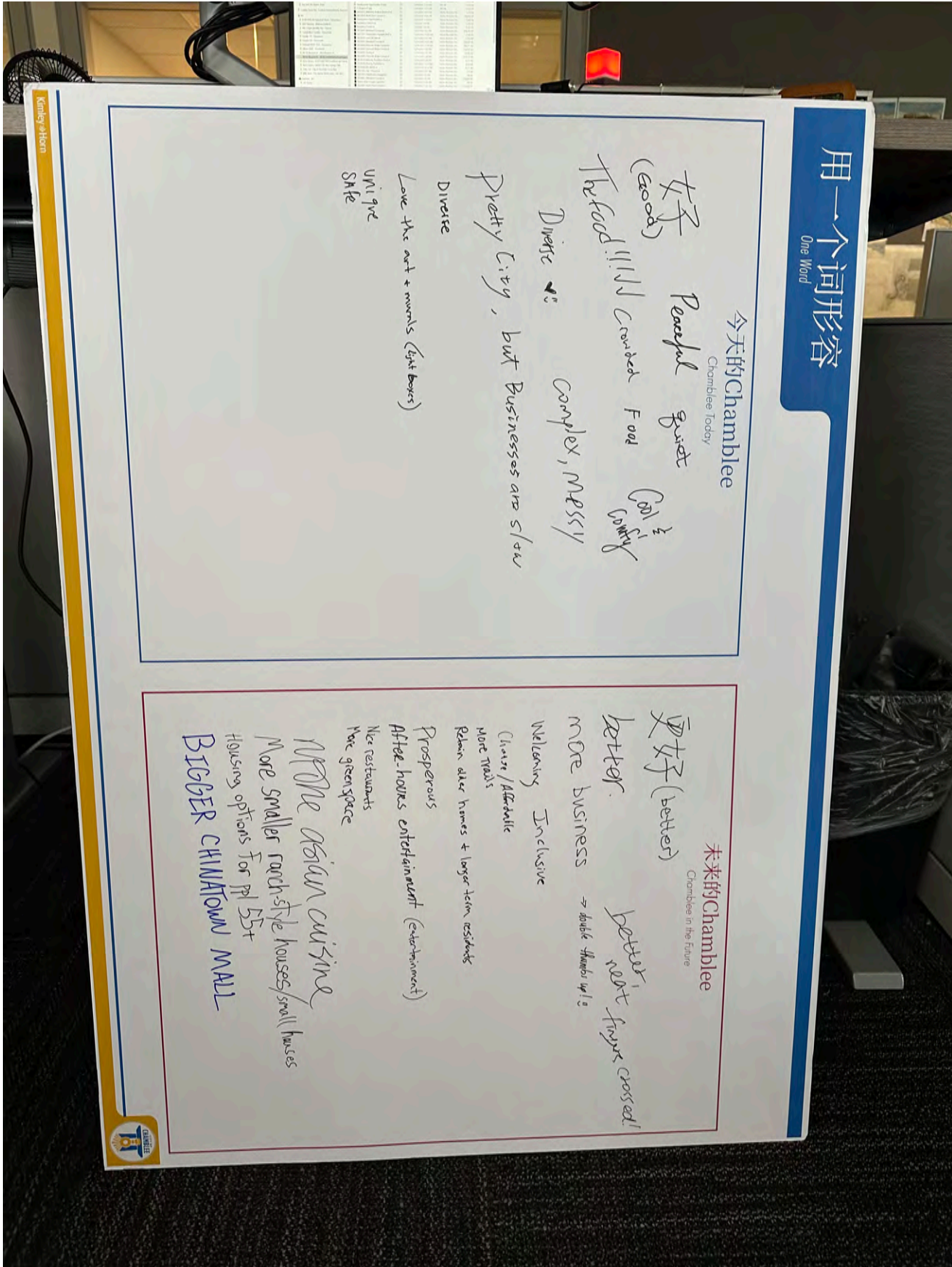
Pop-up, Plaza Fiesta, May 4, 2024



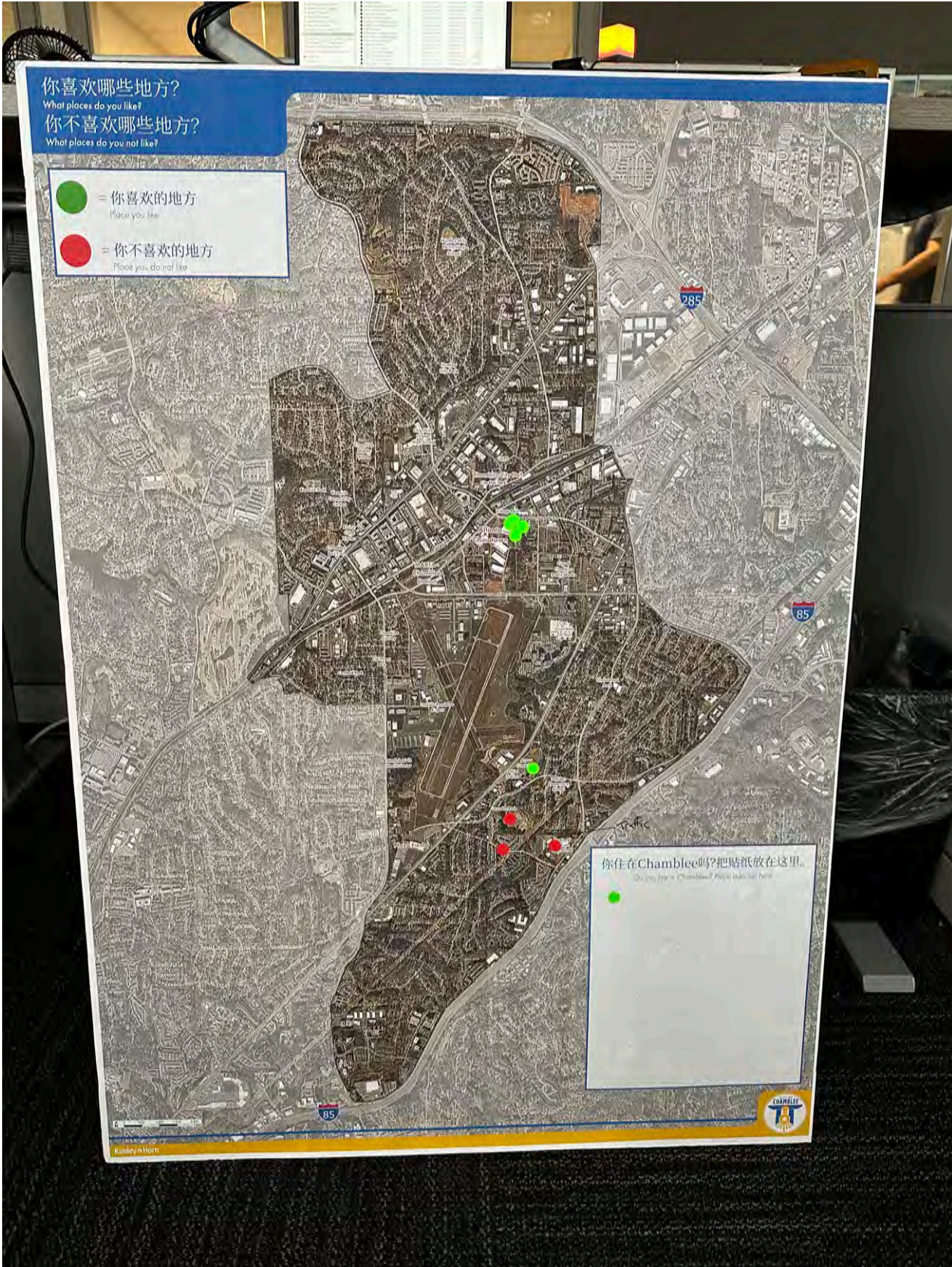
Pop-up, Plaza Fiesta, May 4, 2024

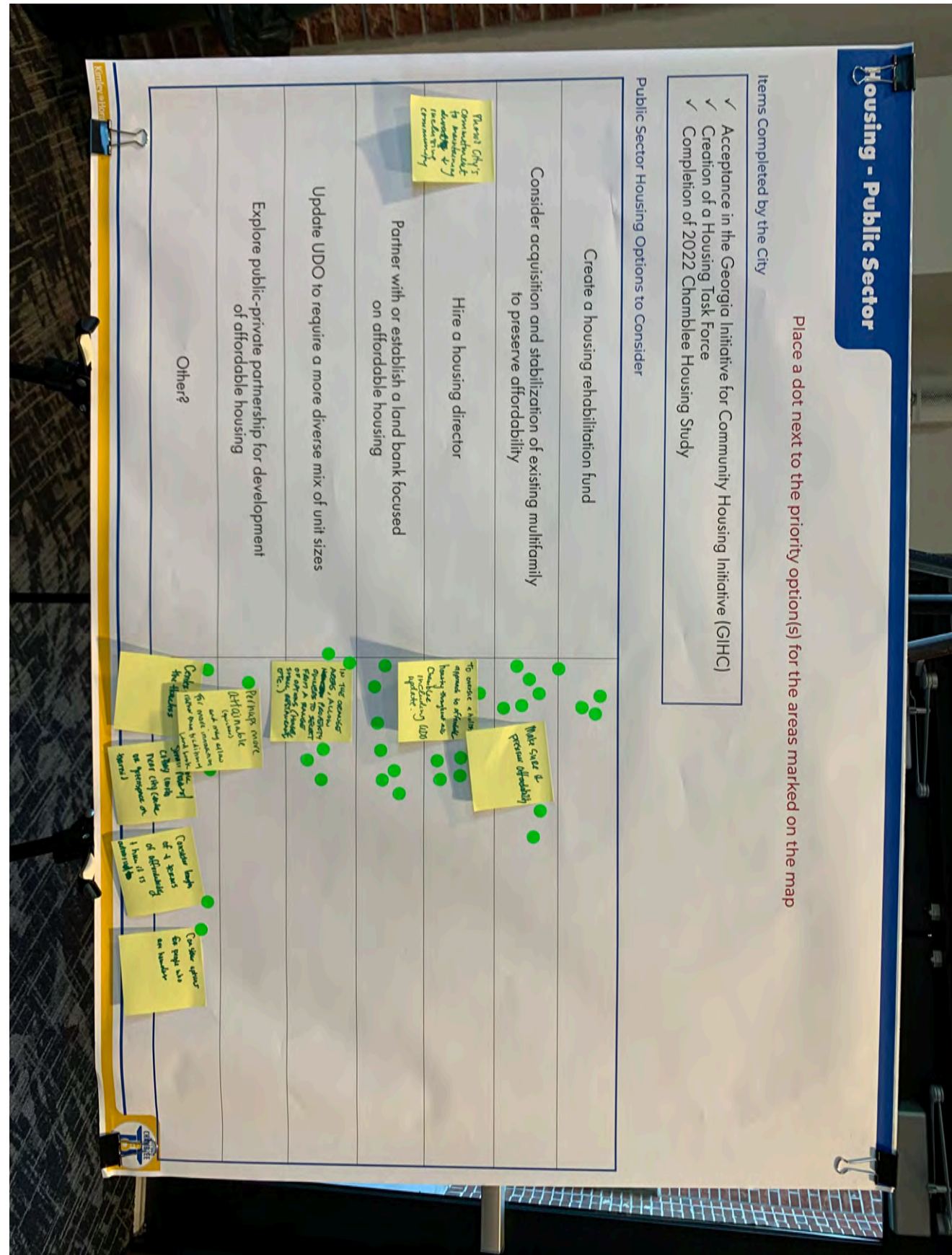
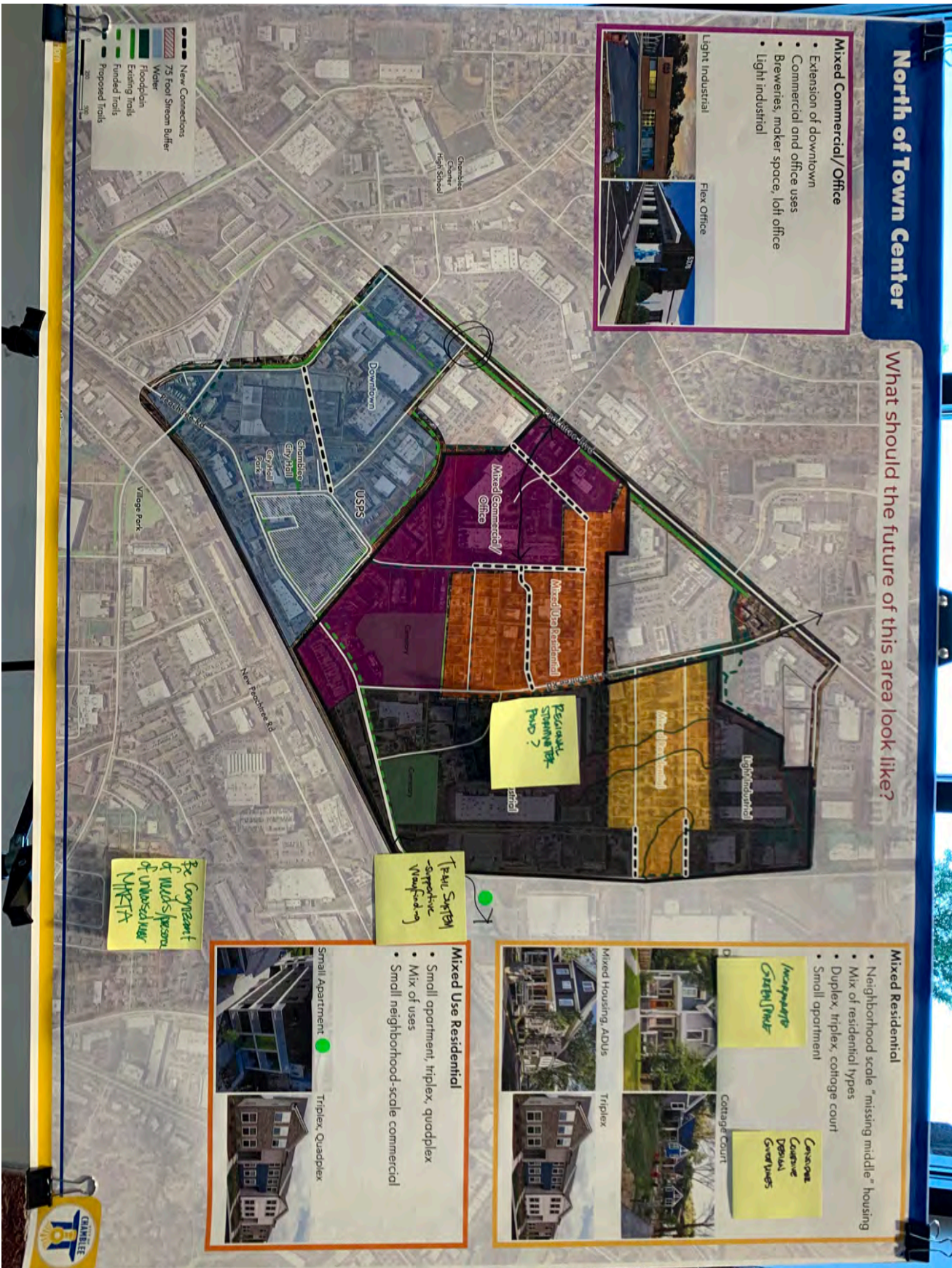


Pop-ups, Chinatown Mall, May 3 and May 11, 2024



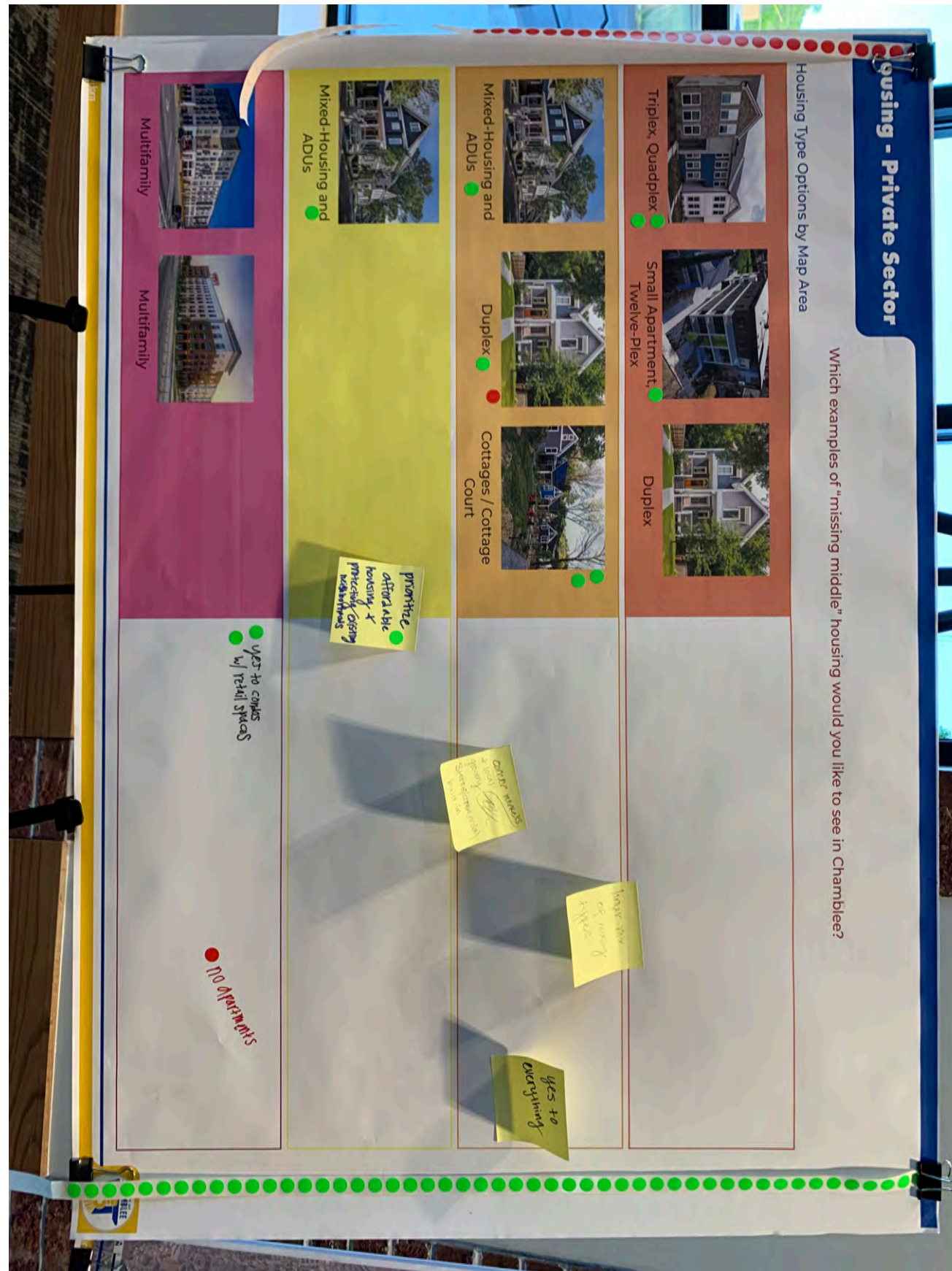
Pop-ups, Chinatown Mall, May 3 and May 11, 2024





Public Meeting 2

Public Meeting 2, June 20, 2024



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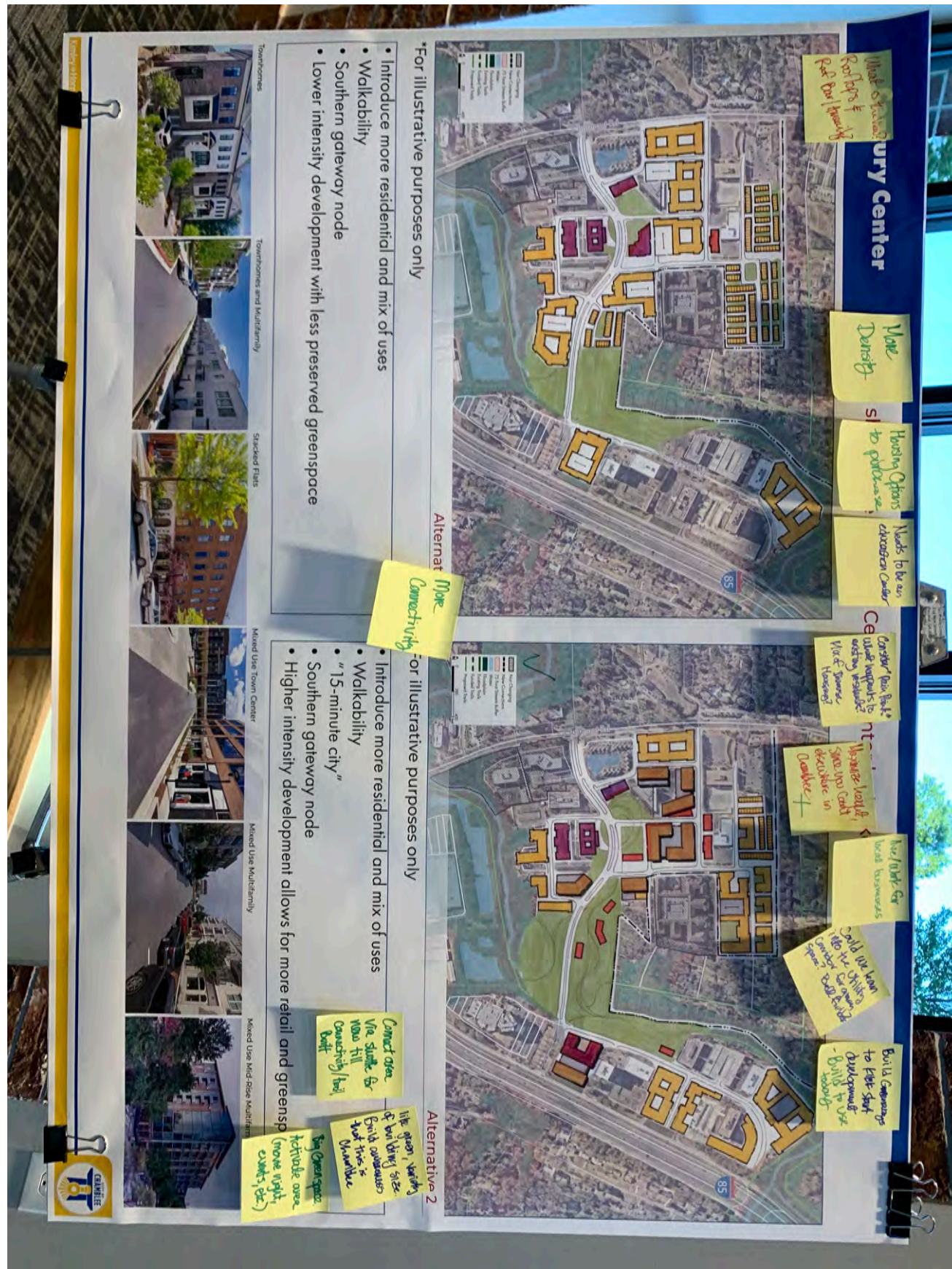
Public Meeting 2, June 20, 2024



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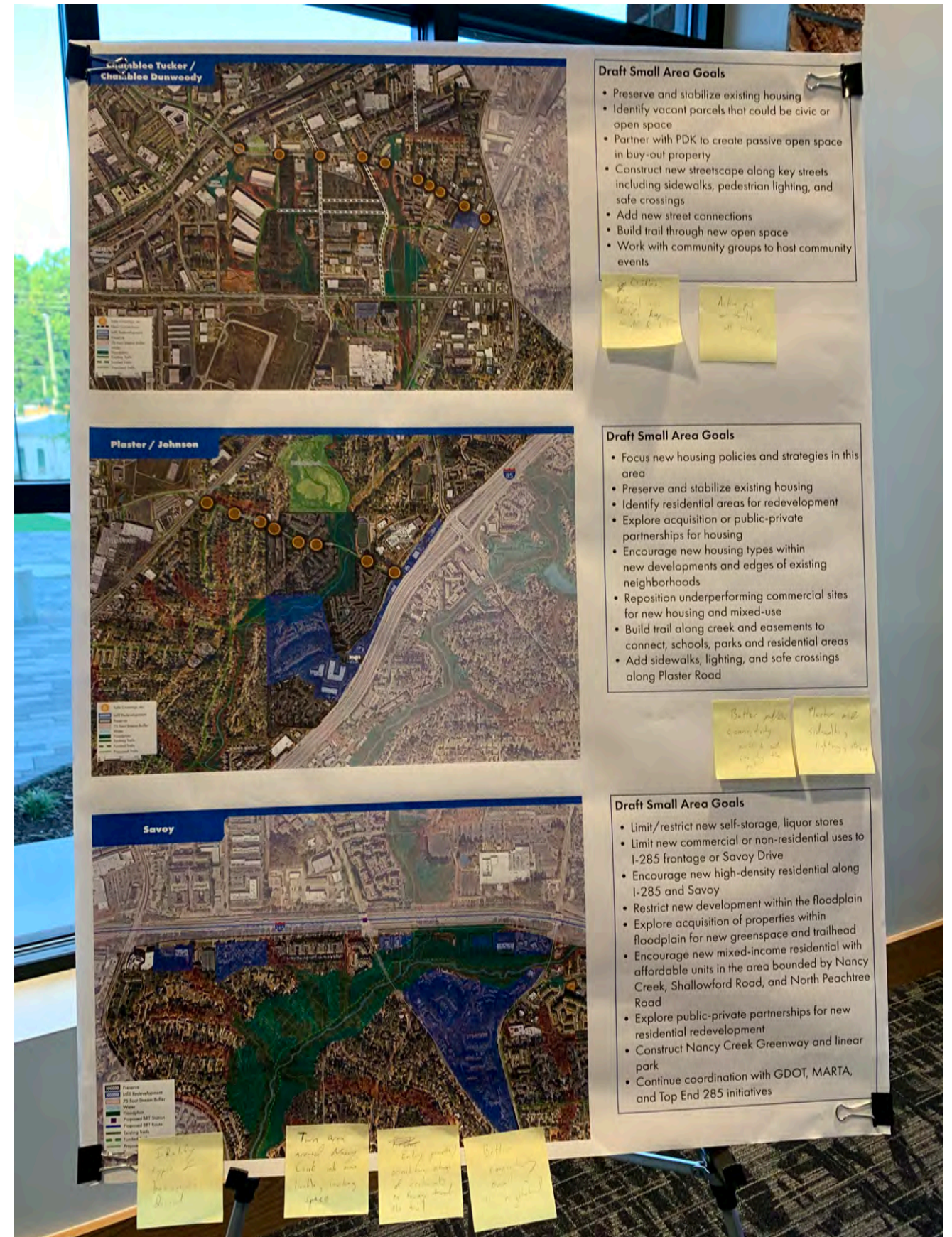
Public Meeting 2

Public Meeting 2, June 20, 2024



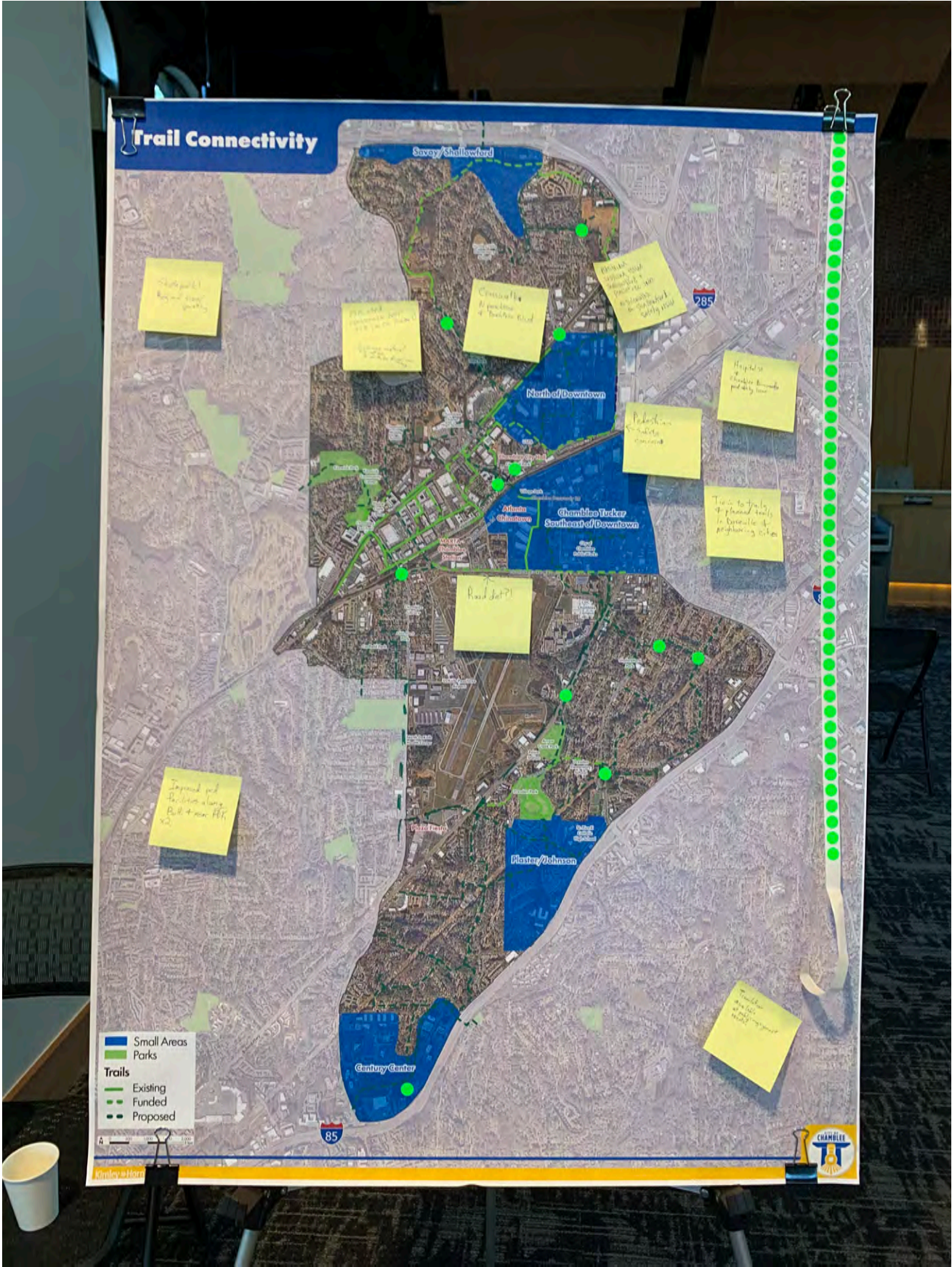
Appendix A

Public Meeting 2, June 20, 2024



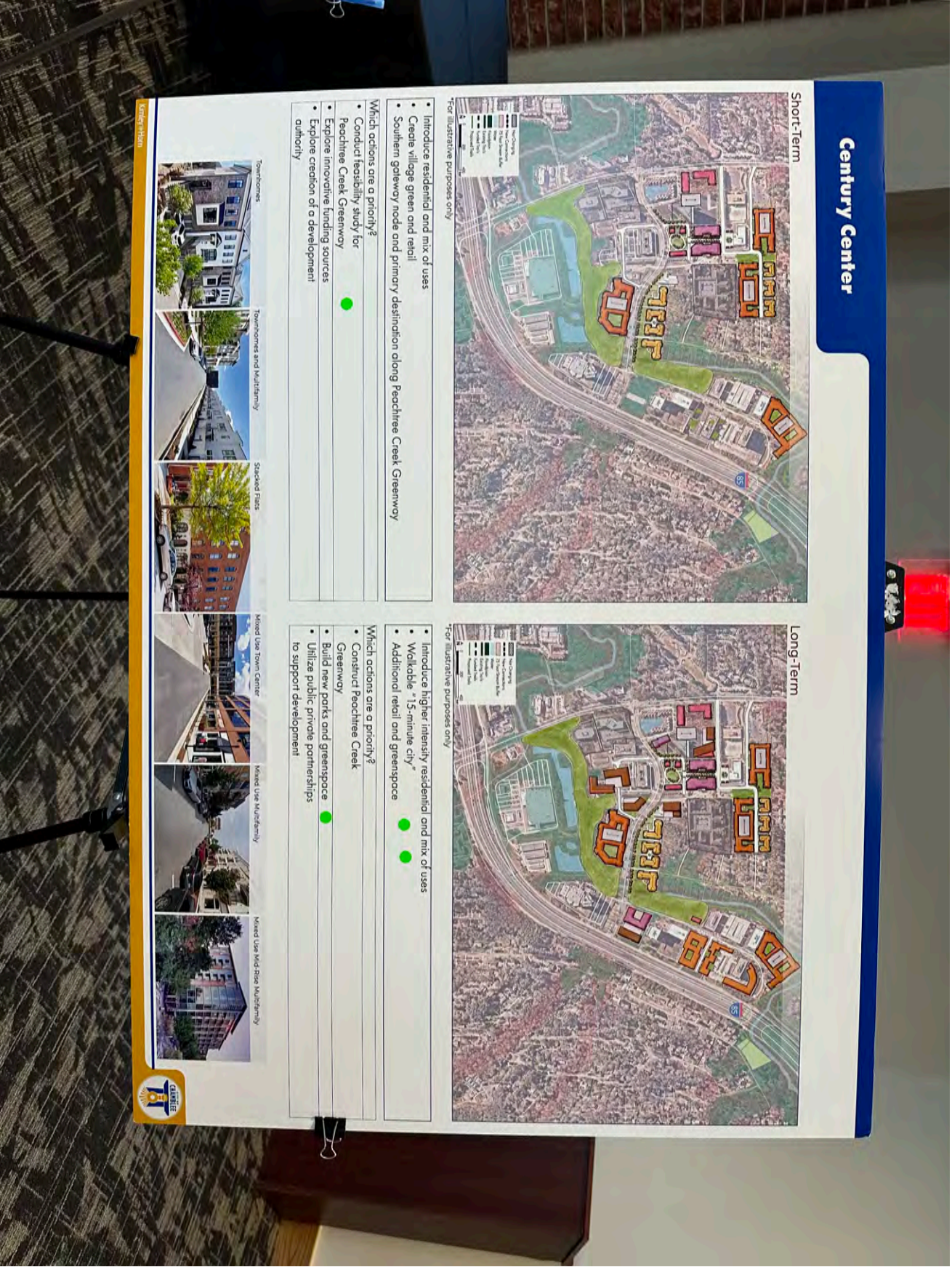
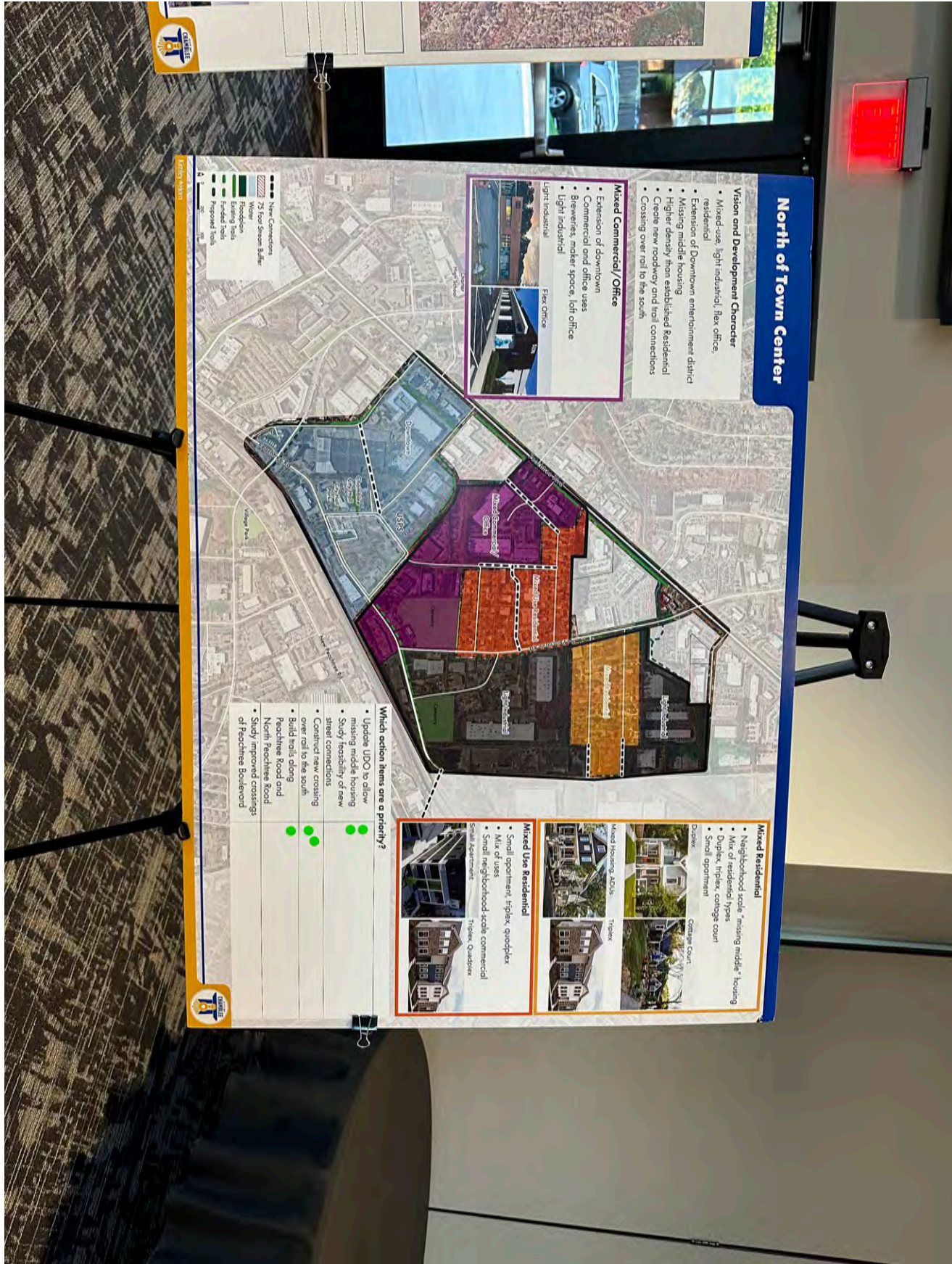
City of Chamblee 2045 Comprehensive Plan

Public Meeting 2, June 20, 2024

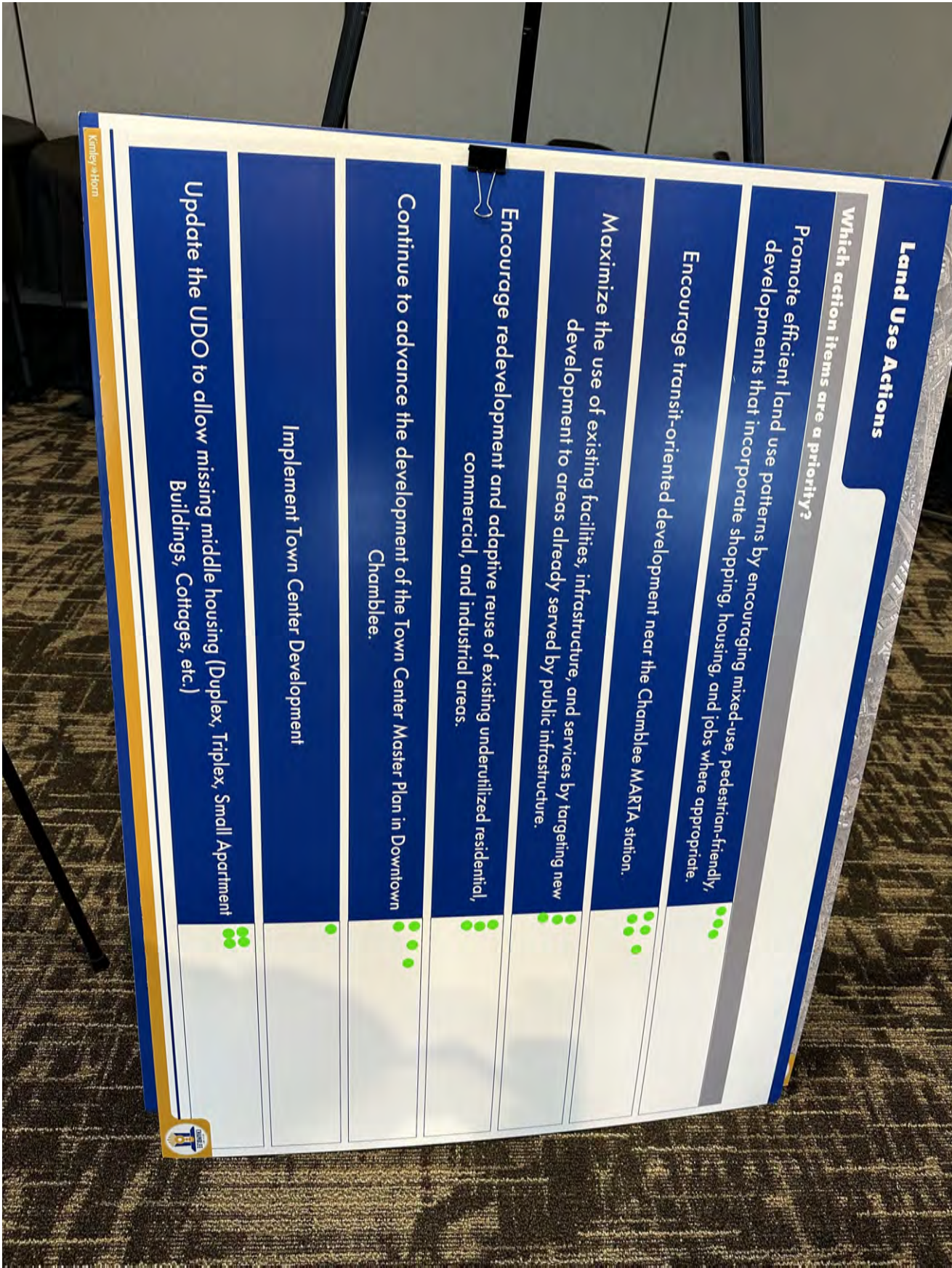


Public Meeting 3, August 8, 2024

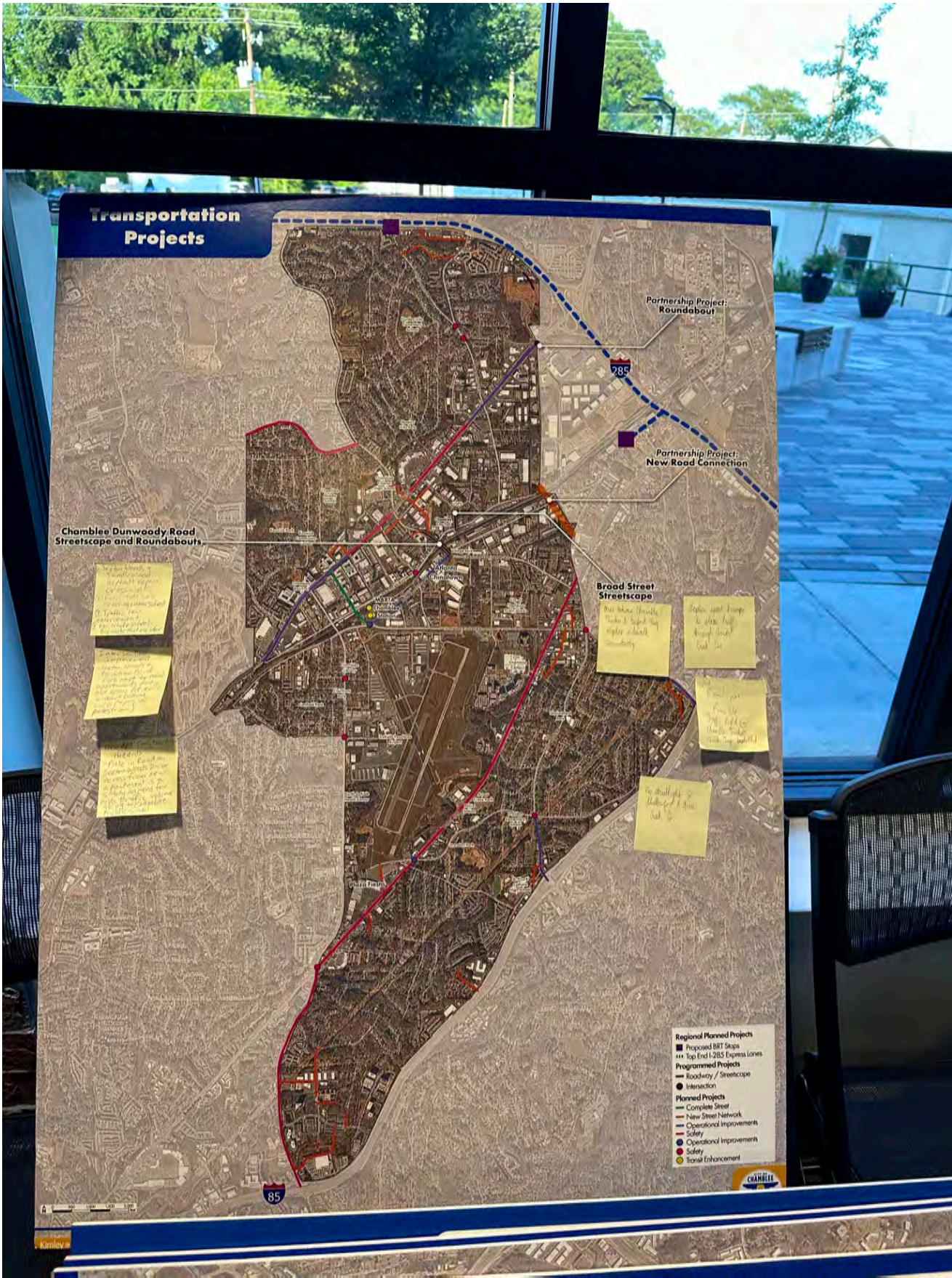




Public Meeting 3, August 8, 2024



Public Meeting 3, August 8, 2024



Public Meeting 3, August 8, 2024

Housing Actions

Public Sector Housing Options to Consider

Which action items are a priority?

	Update UDO to require or allow a more diverse mix of unit sizes
 	Explore public-private partnership for the development of new affordable housing
 	Directly fund or partner with others to stabilize existing affordable housing
 	Consider requiring a community benefits agreement for development within certain areas
 	Partner with existing Land Bank to preserve existing affordable or assemble land for new development
 	Create a housing authority, housing trust, or other mechanism/organization focused on housing affordability
 	Consider city-led acquisition of existing affordable housing
	Other?

Private Sector Housing Options to Consider

A

Mixed-Housing and ADUs

Mixed-Housing and ADUs

B

Mixed Housing/ADUs

Mixed-Housing and ADUs

Duplex

Cottages/Cottage Court

C

Duplex, Triplex/quadplex, Small Apartment/Twelplex

Duplex

Triplex, Quadplex

Small Apartment, Twelplex

D

Multifamily Residential

Multifamily

Multifamily

Transportation Priorities

Which roadways should be considered for a road diet?

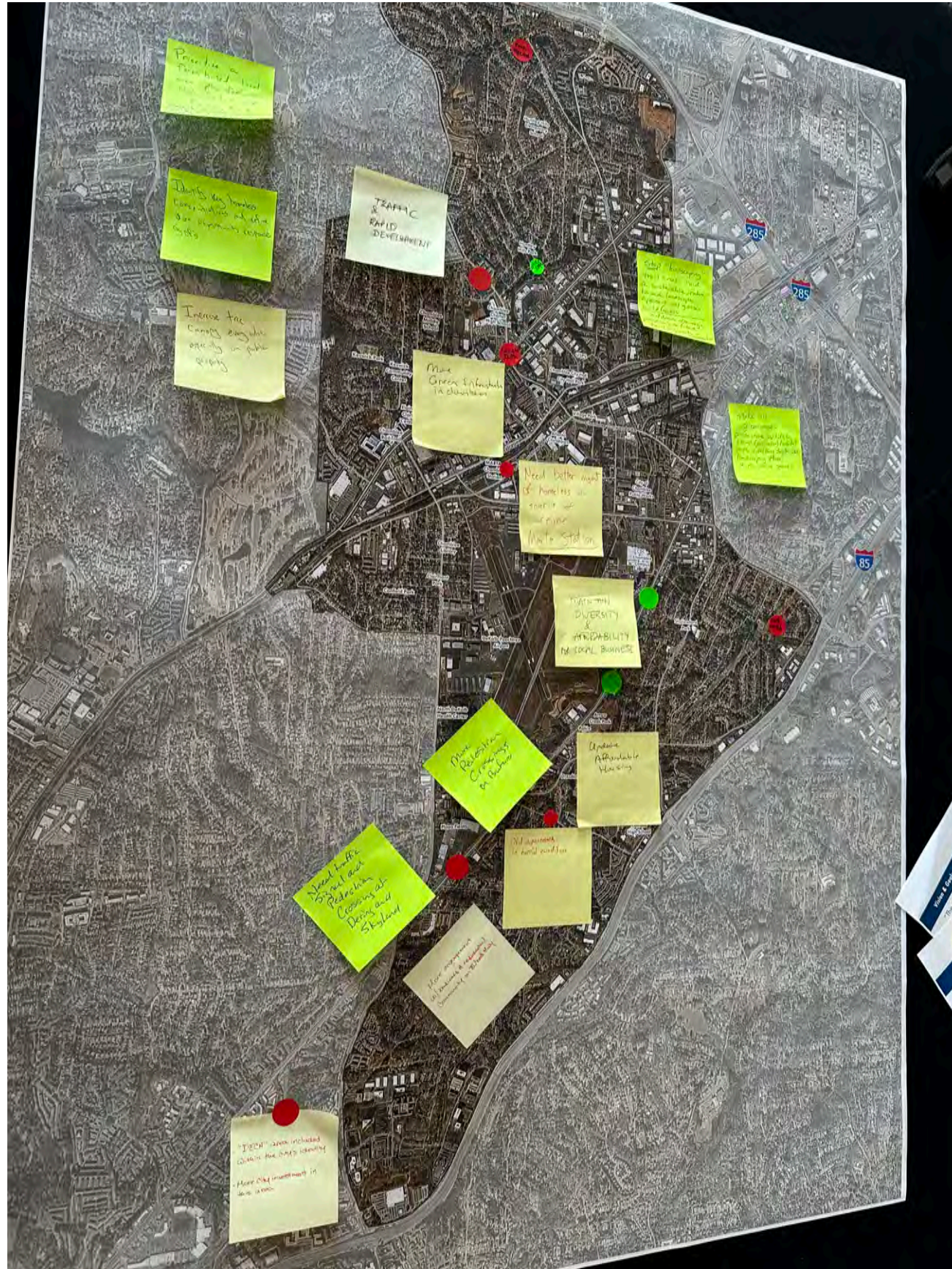
- A Chamblee Dunwoody Way
- B Pierce Drive
- C Miller Drive
- D Malone Drive
- E Cumberland Drive
- F Clairmont Road

Others?

Potential Peachtree Blvd Crossings

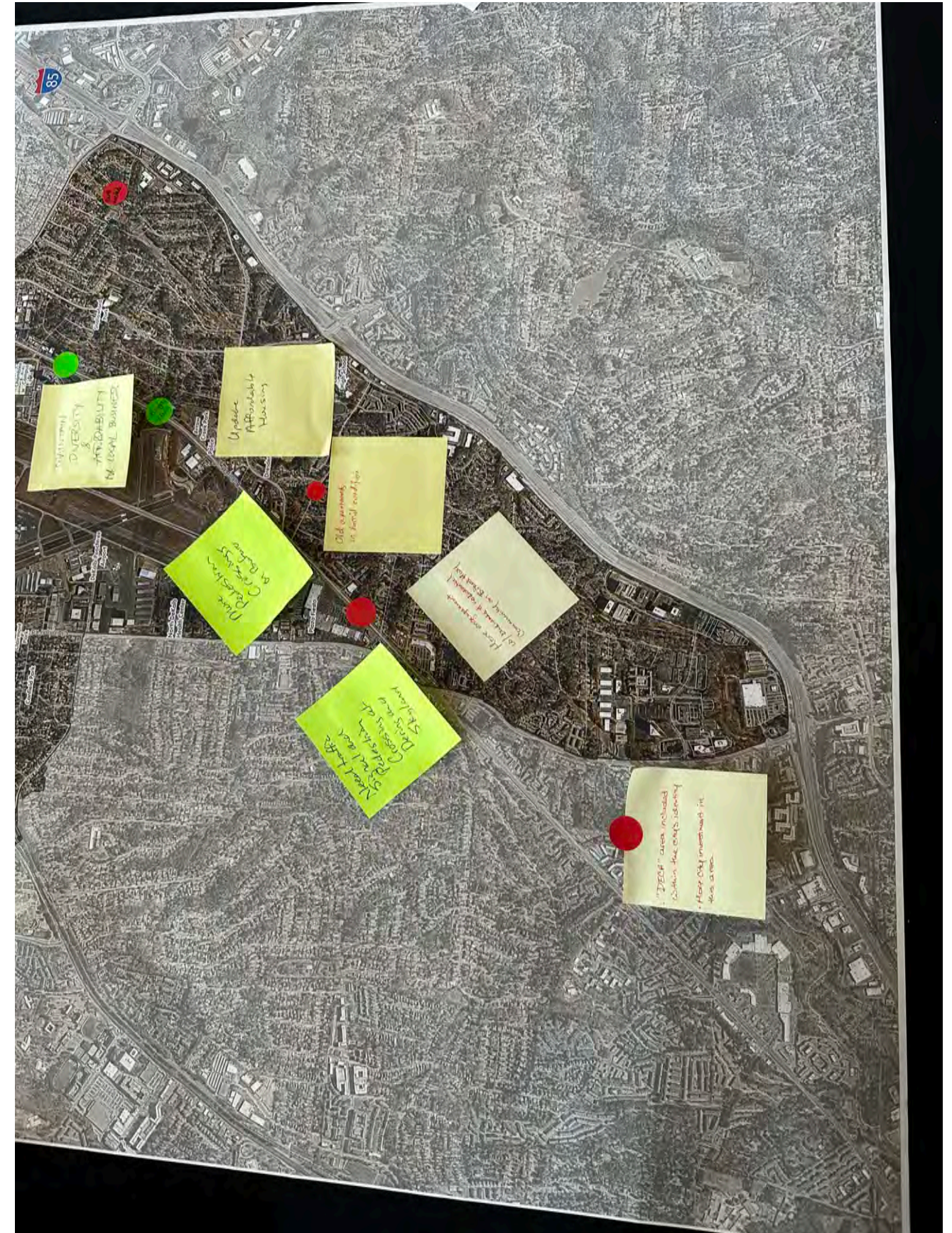
Steering Committee Meeting 1

Steering Committee Meeting 1, March 21, 2024



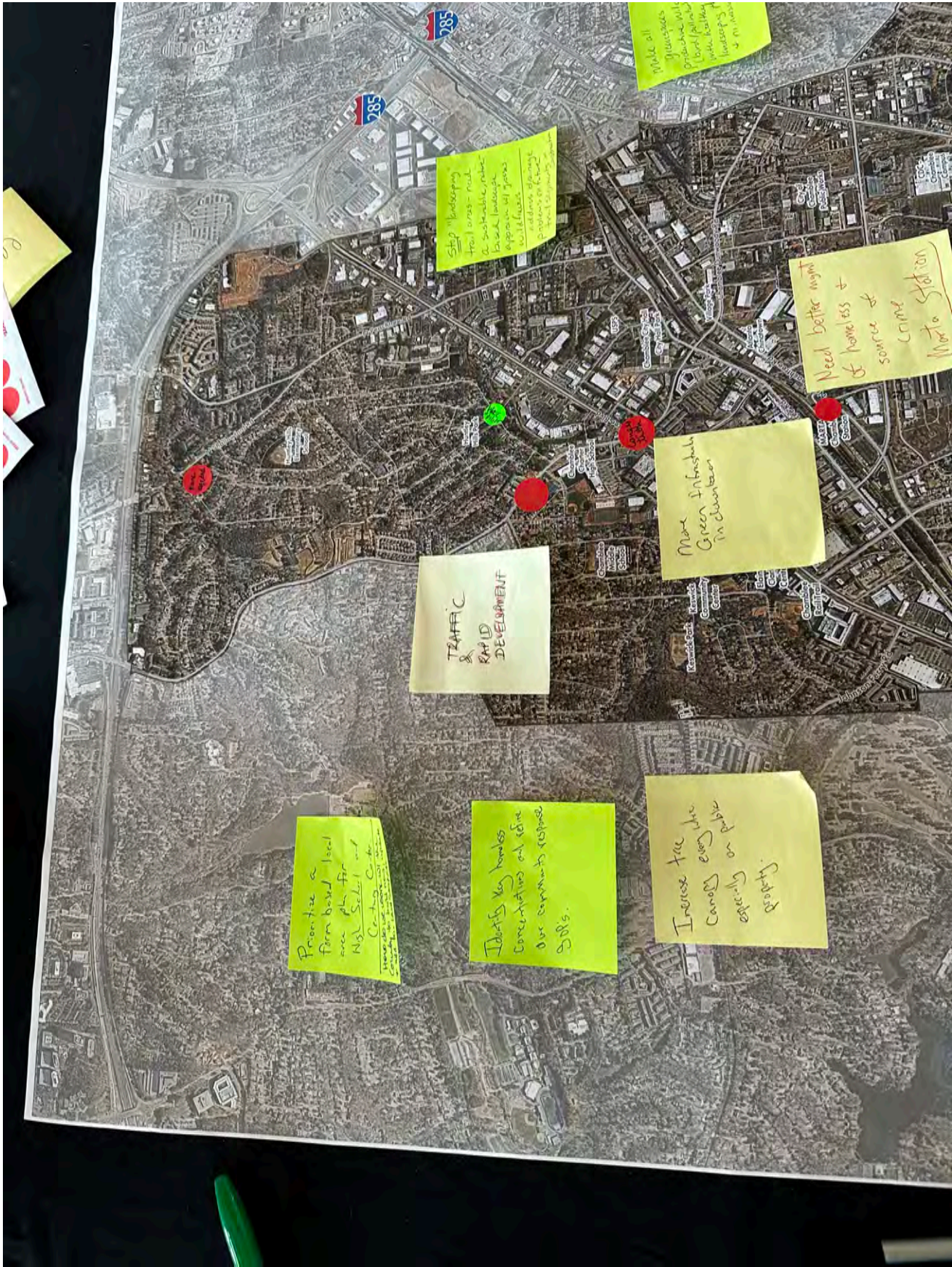
Appendix A

Steering Committee Meeting 1, March 21, 2024



City of Chamblee 2045 Comprehensive Plan

Steering Committee Meeting 1, March 21, 2024



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Steering Committee Meeting 2, May 30, 2024



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Steering Committee Meeting 2, May 30, 2024



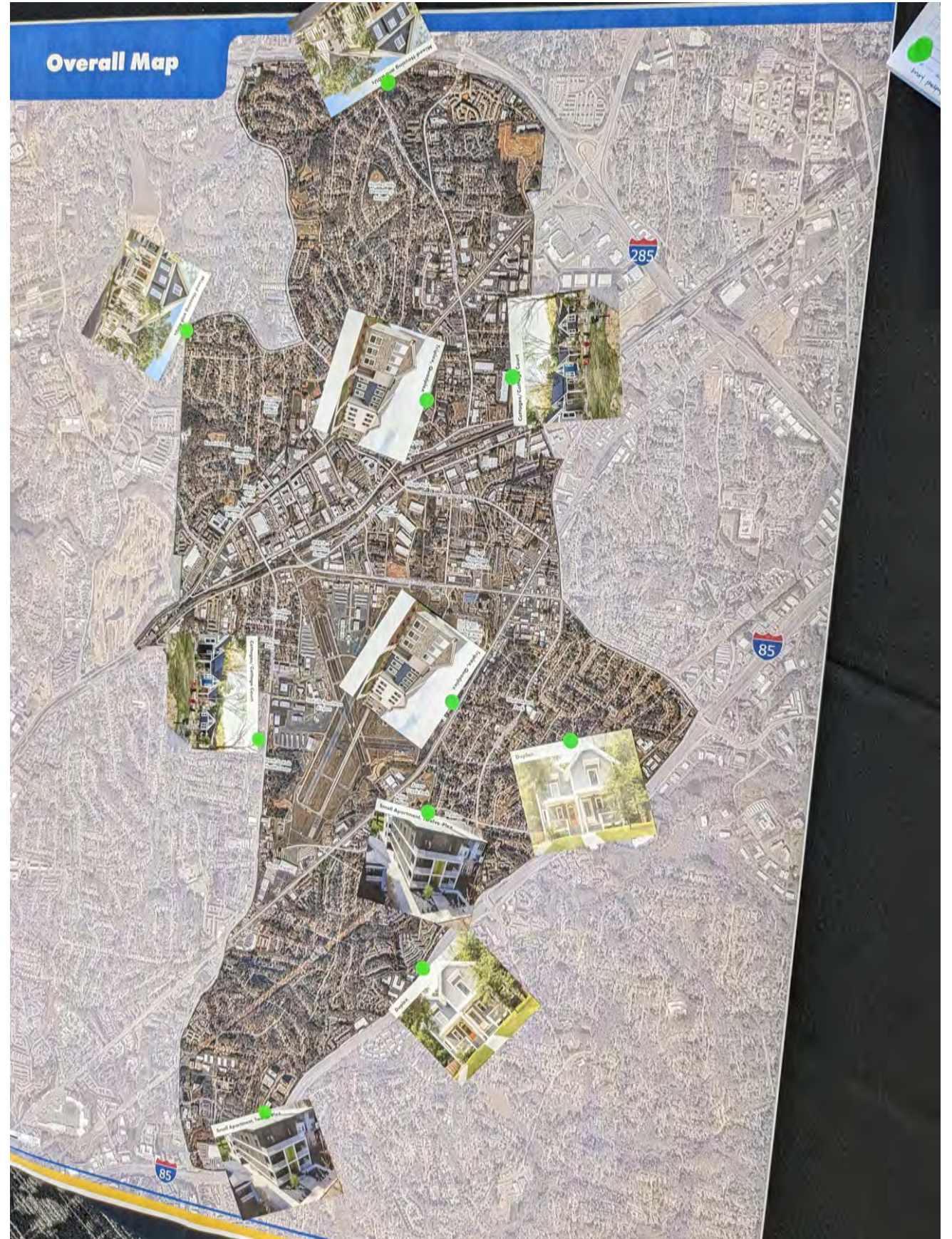
Steering Committee Meeting 2

Steering Committee Meeting 2, May 30, 2024



Appendix A

Steering Committee Meeting 2, May 30, 2024



City of Chamblee 2045 Comprehensive Plan

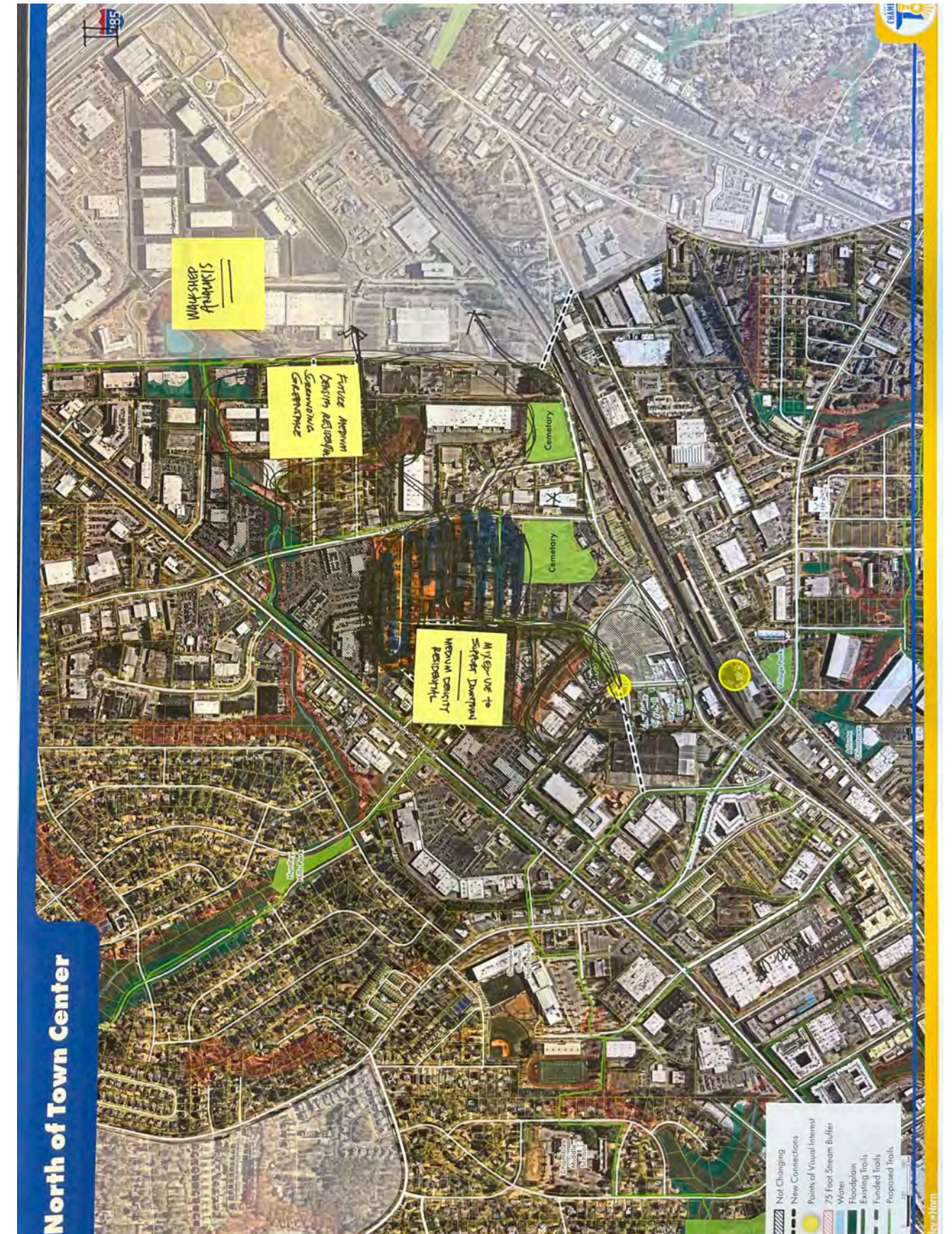
Steering Committee Meeting 2

Steering Committee Meeting 2, May 30, 2024

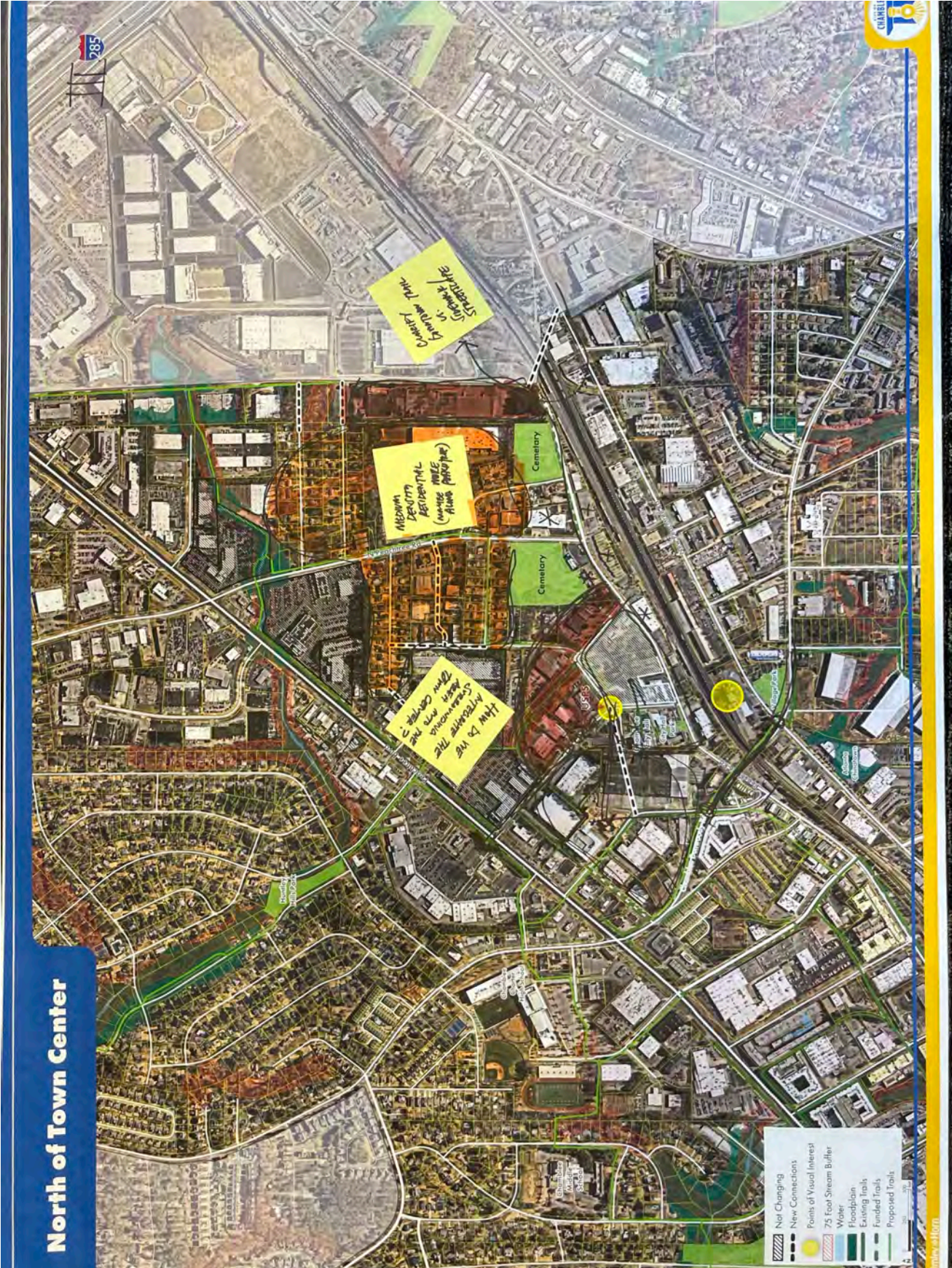


Appendix A

Steering Committee Meeting 2, May 30, 2024




City of Chamblee 2045 Comprehensive Plan

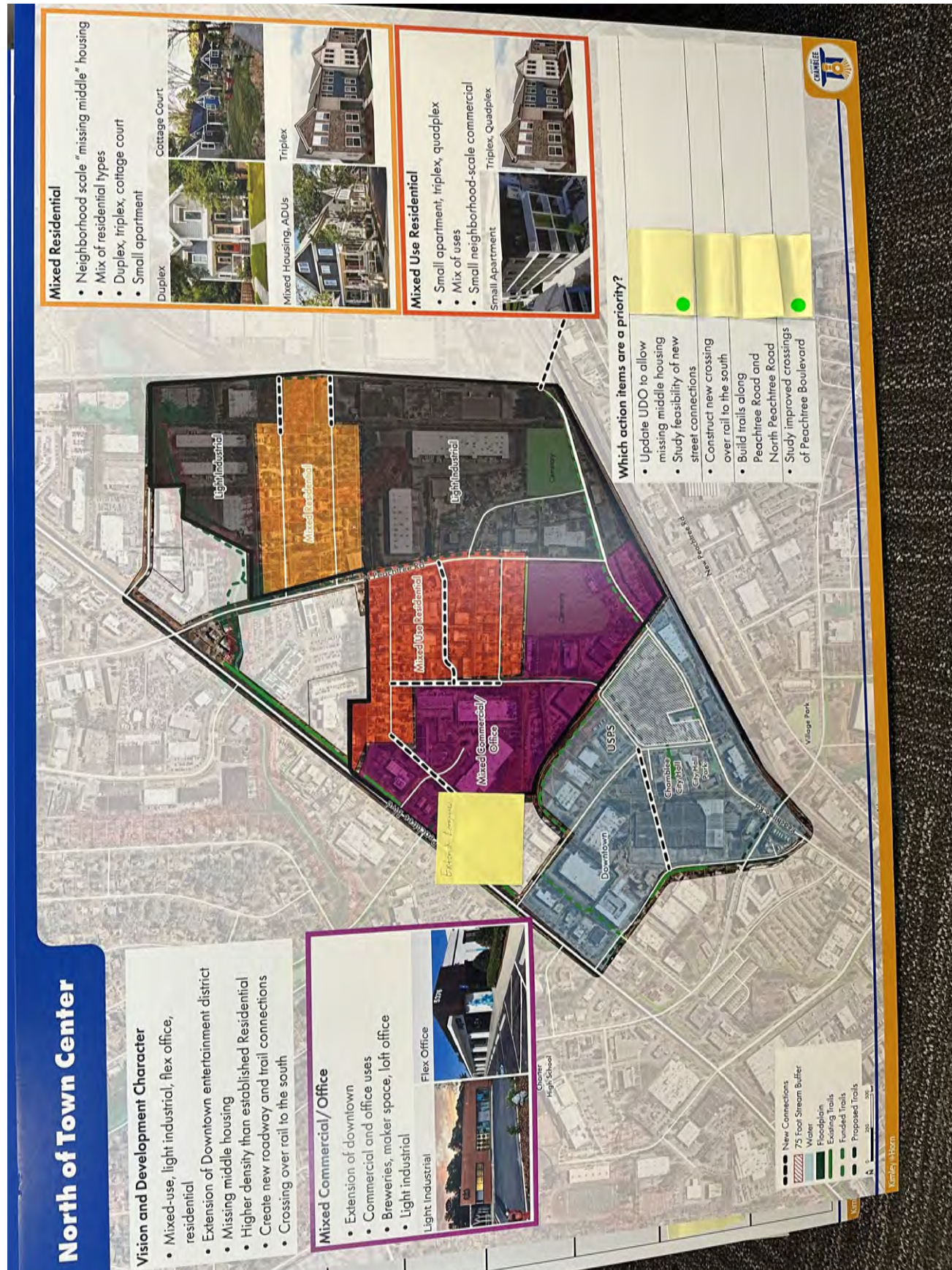


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Land Use Actions	
Which action items are a priority?	
Promote efficient land use patterns by encouraging mixed-use, pedestrian-friendly, developments that incorporate shopping, housing, and jobs where appropriate.	<div></div>
Encourage transit-oriented development near the Chamblee MARTA station.	<div></div>
Maximize the use of existing facilities, infrastructure, and services by targeting new development to areas already served by public infrastructure.	<div></div>
Encourage redevelopment and adaptive reuse of existing underutilized residential, commercial, and industrial areas.	<div></div>
Continue to advance the development of the Town Center Master Plan in Downtown Chamblee.	<div></div>
Implement Town Center Development	<div></div>
Update the UDO to allow missing middle housing (Duplex, Triplex, Small Apartment Buildings, Cottages, etc.)	<div></div>

Century Center	
<div>Short-Term</div>  <div><ul style="list-style-type: none">Introduce residential and mix of usesCreate village green and retailSouthern gateway node and primary destination along Peachtree Creek Greenway</div> <div>Which actions are a priority?</div> <div><ul style="list-style-type: none">Conduct feasibility study for Peachtree Creek GreenwayExplore innovative funding sourcesExplore creation of a development authority</div>	<div>Townhomes</div> <div>Townhomes and Multifamily</div> <div>Stacked Flats</div> <div>Mixed Use Town Center</div> <div>Mixed Use Multifamily</div> <div>Mixed Use Mid-Rise Multifamily</div>
<div>Long-Term</div>  <div><ul style="list-style-type: none">Introduce higher intensity residential and mix of usesWalkable "15-minute city"Additional retail and greenspace</div> <div>Which actions are a priority?</div> <div><ul style="list-style-type: none">Construct Peachtree Creek GreenwayBuild new parks and greenspaceUtilize public private partnerships to support development</div>	

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Housing Actions

Public Sector Housing Options to Consider

Which action items are a priority?

<div>Reduce staff min lot size</div> <div>Partnership with other public sector</div> <div>Explore GCH program support for home ownership</div> <div>Update UDO to require or allow a more diverse mix of unit sizes</div> <div>Explore public-private partnership for development of affordable housing</div> <div>Directly fund or partner with others to stabilize existing affordable housing</div> <div>Consider requiring a community benefits agreement for development within certain areas</div> <div>Partner with existing Land Bank to preserve existing affordable or assemble land for new development</div> <div>Create a housing authority, housing trust, or other mechanism/organization focused on housing affordability</div> <div>Consider city-led acquisition of existing affordable housing</div>

Private Sector Housing Options to Consider

A
Mixed-Housing and ADUs

Mixed-Housing and ADUs

B
Mixed Housing/ADUs

Mixed-Housing and ADUs

C
Duplex, Triplex/Quadplex, Small Apartment/Twelveplex

Duplex

Triplex, Quadplex

Small Apartment, Twelve-Plex

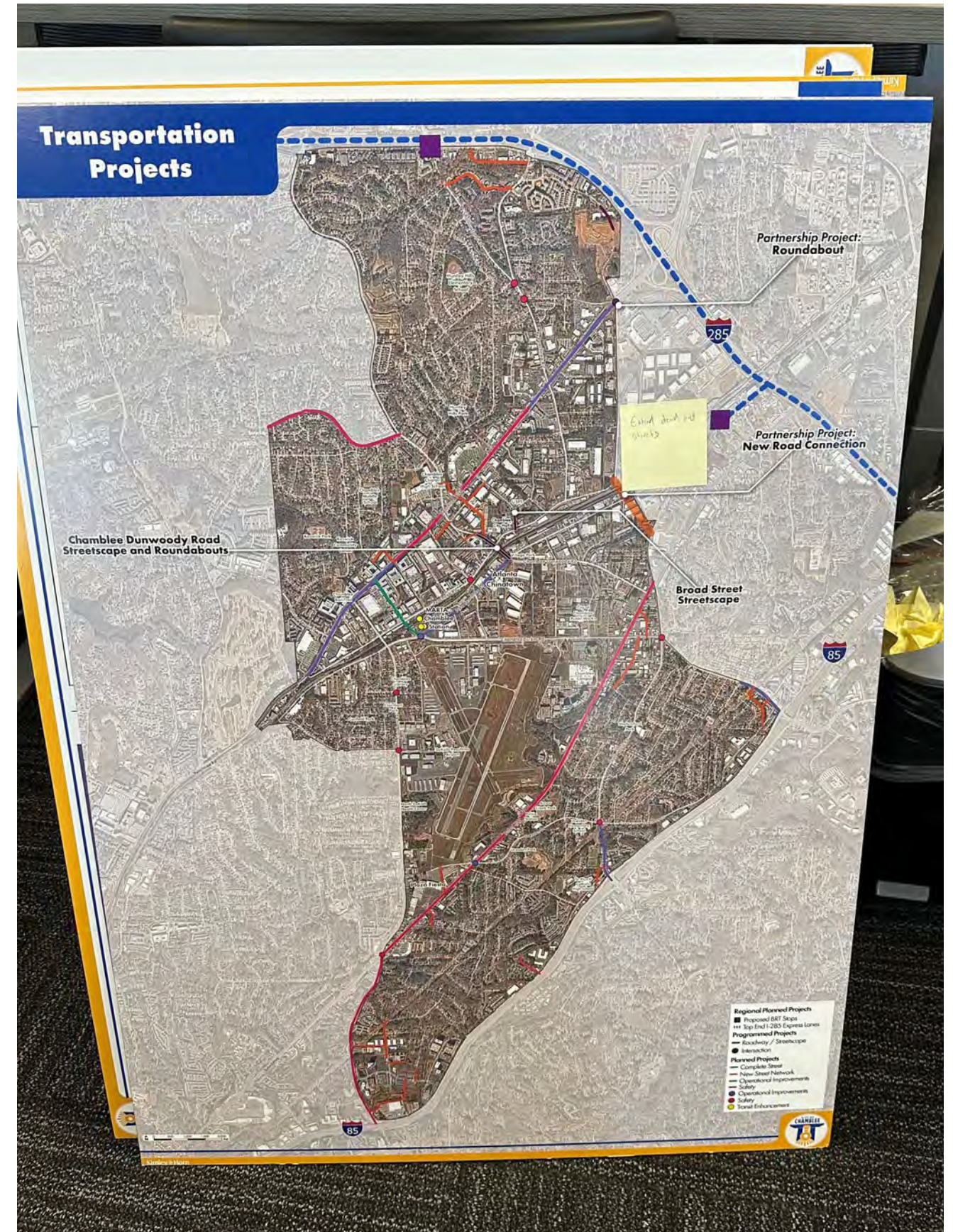
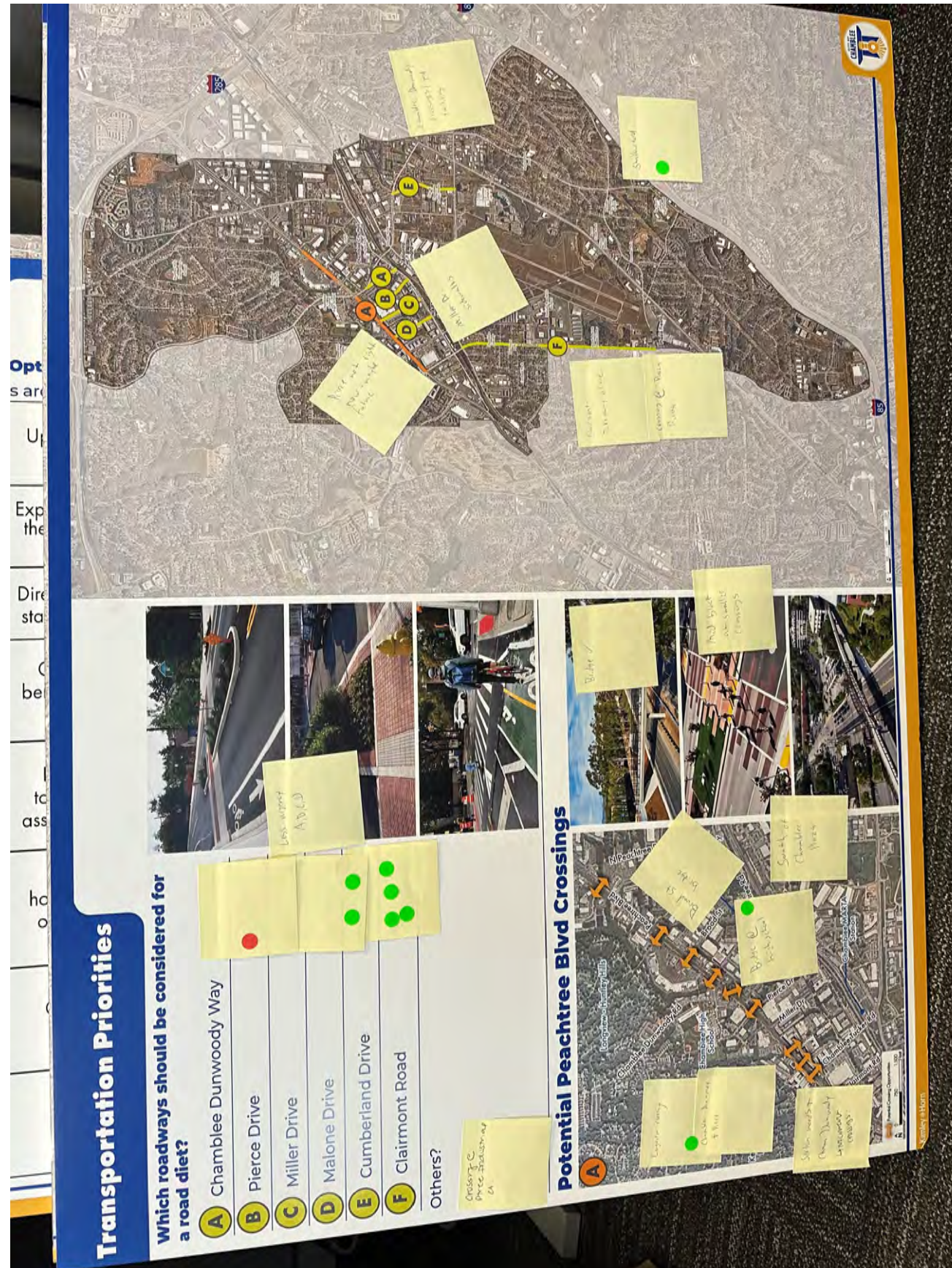
D
Multifamily Residential

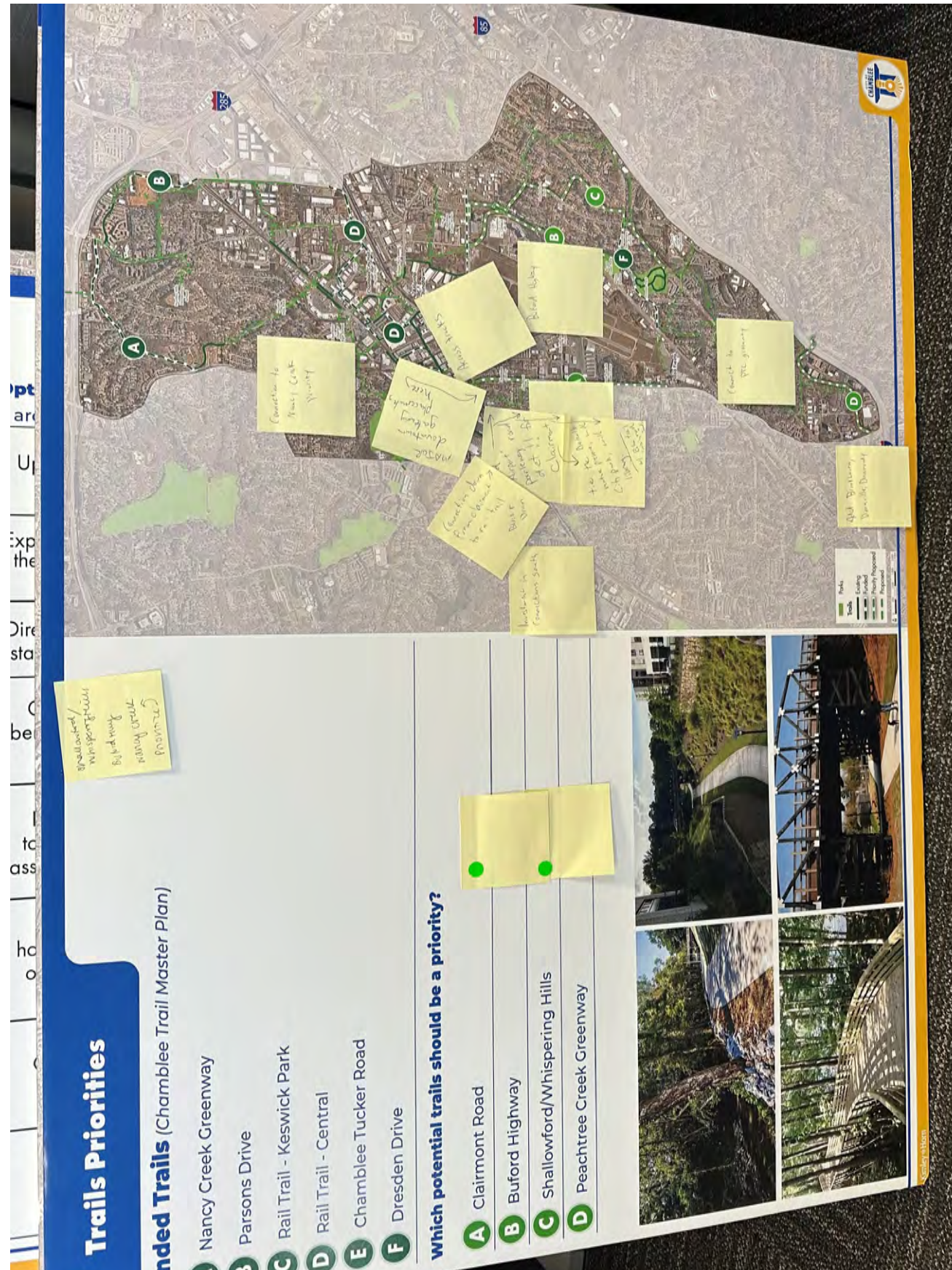
Multifamily

Multifamily

Can park
in lot
(duplex)
etc.







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