

EXECUTIVE SUMMARY

- >> Introduction
 - Six Big Ideas
- >> The LCI Story
 - Celebrate the Past
- >> 15-Year Update
 - Buckhead Tomorrow
- >> Project Lists
 - Big Six Ideas
 - Short-Term Projects
 - 100-Day Action Plan

BUCKHEAD
ReDEFINED ▶

EXECUTIVE SUMMARY

INTRODUCTION

ONE PLAN. SIX BIG IDEAS. A COMMUNITY OF PARTNERS.

Buckhead is recognized internationally for its residential neighborhoods, corporate offices, regional shopping, dining destinations and entertainment options. Today, Buckhead is building upon its reputation by transforming from a place designed around the automobile to a more vital urban center focused on the pedestrian experience and mobility options. Yet, key challenges must be overcome in Buckhead's future public and private realms for it to achieve its full potential as a great, distinctive urban place.

This transformation began more than fifteen years ago, with release of the Buckhead Action Plan, a Livable Centers Initiative (LCI) Plan. The plan set in motion a framework for collaboration and a series of improvements to connect area parks, trails, schools, and neighborhoods to Buckhead's central core and transit. Today's residents, employees and visitors are discovering how connectivity and mobility options that grew from the plan are enhancing quality of life.

BUCKHEAD REdeFINED commenced in the spring of 2016 with support of a grant from the Atlanta Regional Commission. This 15-year plan update to the Buckhead Action Plan of 2002 offers an implementable framework for accommodating inevitable growth across all sectors while maintaining the community's distinctive character.

Buckhead's momentum has been maintained through the collective vision and action of Buckhead's most influential organizations, including the **Buckhead Community Improvement District (BCID)**, **Livable Buckhead**, **Buckhead Coalition**, **Buckhead Business Association**, and the **Buckhead Rotary**. This alliance assembled for the 2016 LCI Update will continue to serve the community and remain critical for achieving the vision for **BUCKHEAD REdeFINED**.



SIX BIG IDEAS

BUCKHEAD REdeFINED is the result of a robust and meaningful public engagement process through which the community defined its values and future aspirations. Their voice and vision is summarized by the plan's **SIX BIG IDEAS**, which are reinforced by a series of implementable strategies, programs, and actions.



DEVELOP A DISTRICT-WIDE MULTI-USE TRAIL TO CONNECT AND CELEBRATE THE AREA HISTORY AND CULTURE



ACTIVATE AND ENLIVEN A CONTINUOUS NETWORK OF STREETS AND DESTINATIONS



ENHANCE MOBILITY TO AND FROM GA400 AND BEYOND



FOSTER A DISTINCTIVE BUCKHEAD IDENTITY ALONG LENOX ROAD



DIVERSIFY HOUSING OPPORTUNITIES



DEFINE THE CIVIC HEART OF THE COMMUNITY THROUGH PARKS AND GREENSPACE

EXECUTIVE SUMMARY
SIX BIG IDEAS

DEVELOP A DISTRICT-WIDE
MULTI-USE TRAIL TO CONNECT
AND CELEBRATE THE AREA
HISTORY AND CULTURE

ACTIVATE AND ENLIVEN A
CONTINUOUS NETWORK OF
STREETS AND DESTINATIONS

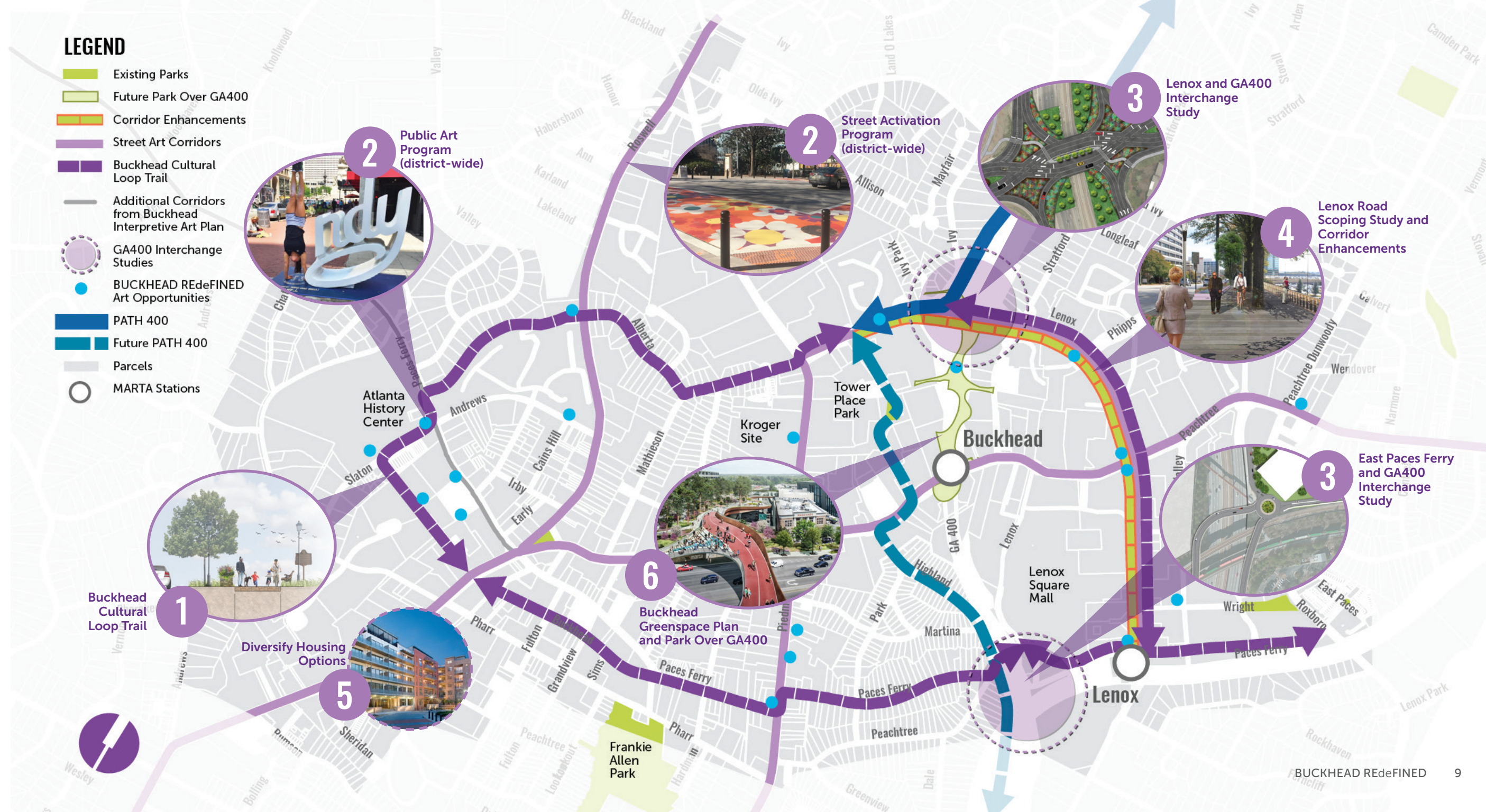
ENHANCE MOBILITY TO AND
FROM GA400 AND BEYOND

FOSTER A DISTINCTIVE
BUCKHEAD IDENTITY ALONG
LENOX ROAD

DIVERSIFY HOUSING
OPPORTUNITIES

DEFINE THE CIVIC HEART OF THE
COMMUNITY THROUGH PARKS
AND GREENSPACE

- LEGEND**
- Existing Parks
 - Future Park Over GA400
 - Corridor Enhancements
 - Street Art Corridors
 - Buckhead Cultural Loop Trail
 - Additional Corridors from Buckhead Interpretive Art Plan
 - GA400 Interchange Studies
 - BUCKHEAD ReDeFined Art Opportunities
 - PATH 400
 - Future PATH 400
 - Parcels
 - MARTA Stations



EXECUTIVE SUMMARY

1 DEVELOP A DISTRICT-WIDE MULTI-USE TRAIL TO CONNECT AND CELEBRATE THE AREA HISTORY AND CULTURE

Physically uniting Buckhead's many destinations and neighborhoods with the vitality of its central core, Buckhead will create a district-wide multi-use trail. The trail will serve dual purposes as an important recreational amenity for residents, employees and visitors, and serve as a meaningful transportation alternative for area commuters both day and night. The loop will add needed east-west connectivity and link to PATH400. It will provide a safe setting for walking and biking, complete with pedestrian-scaled lighting, pavers, landscaping, and serve as the spine for showcasing Buckhead's rich history and cultural traditions.



606 TRAIL
CHICAGO, ILLINOIS

RECOMMENDED ACTION

☐ THE BUCKHEAD CULTURAL LOOP TRAIL



BUCKHEAD CULTURAL LOOP TRAIL EXAMPLE SECTION

EXECUTIVE SUMMARY

2 ACTIVATE AND ENLIVEN A CONTINUOUS NETWORK OF STREETS AND DESTINATIONS

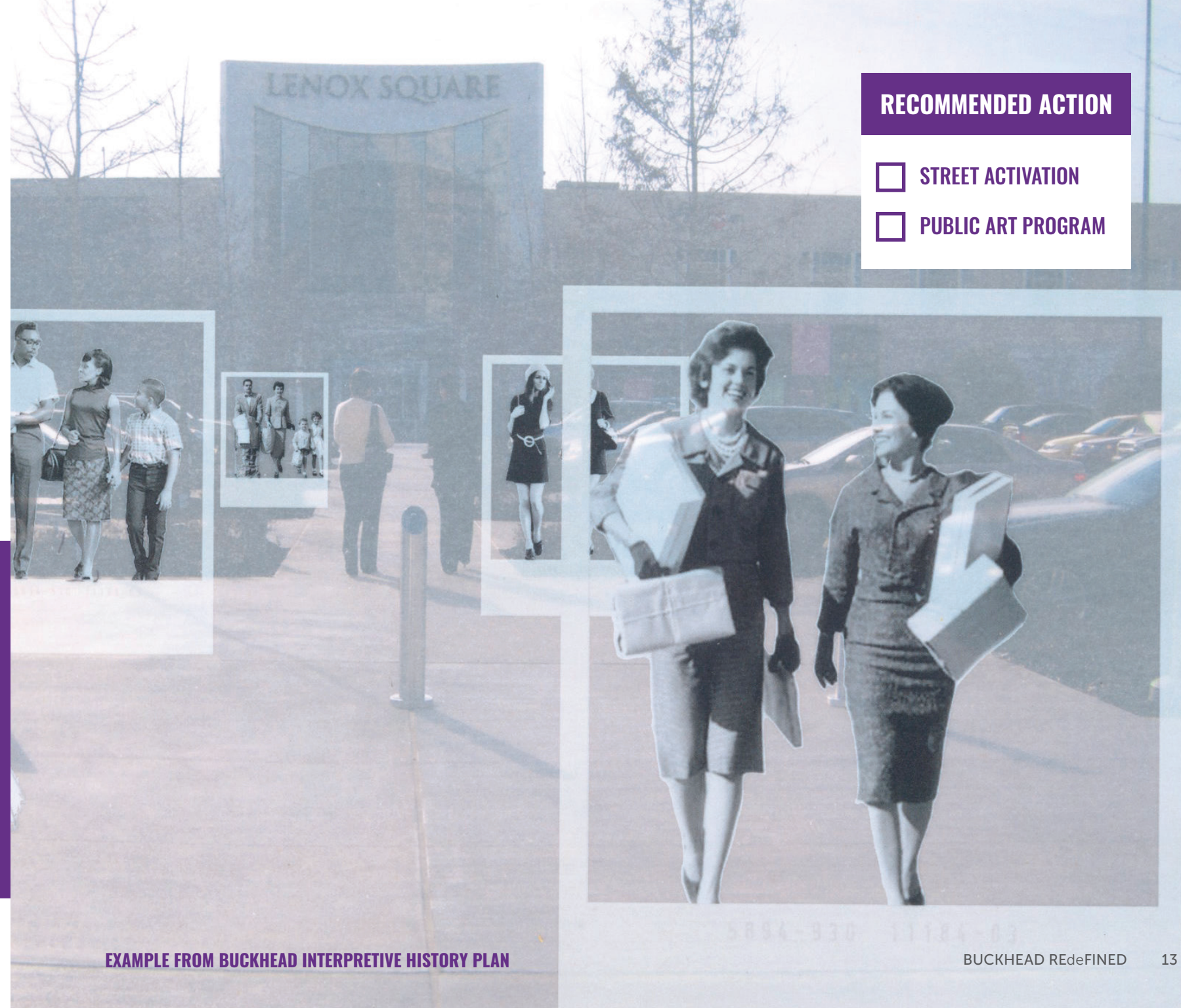
Buckhead's streets and activity centers will come alive with a curated collection of outdoor public art, inspired lighting, creative experiences and cultural activities -- creating more compelling reasons to explore the area on foot beyond the traditional workday. New storefronts, outdoor dining, temporary vendors, and pop-up spaces will infuse area sidewalks, public spaces, transit stations, office lobbies, and infill parcels with activity and provide opportunities for a mix of national retailers and local boutiques. These additions will build upon the best of Buckhead to create a safe and exhilarating place to walk. Street activation is a key step in moving Buckhead from an office dominated daytime environment to a more dynamic urban walkable place.



DECATUR CROSSWALKS
DECATUR, GA

RECOMMENDED ACTION

- ☐ STREET ACTIVATION
- ☐ PUBLIC ART PROGRAM

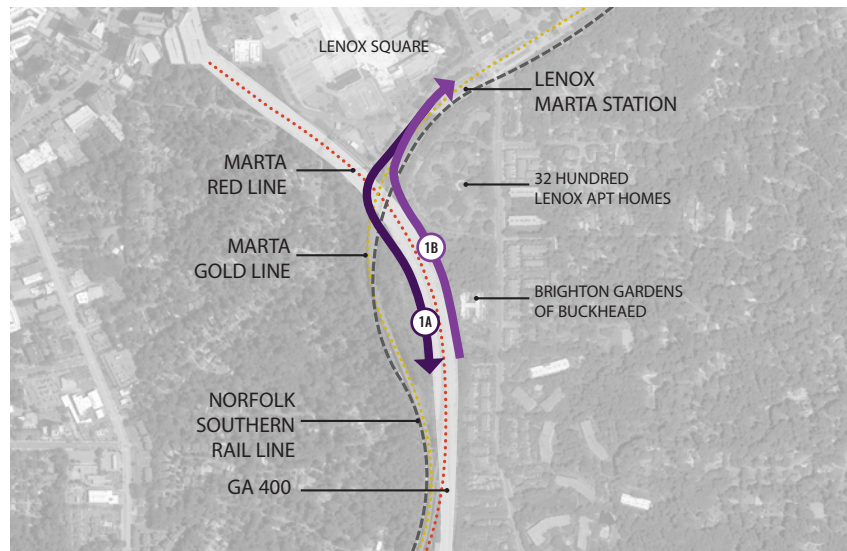


EXAMPLE FROM BUCKHEAD INTERPRETIVE HISTORY PLAN

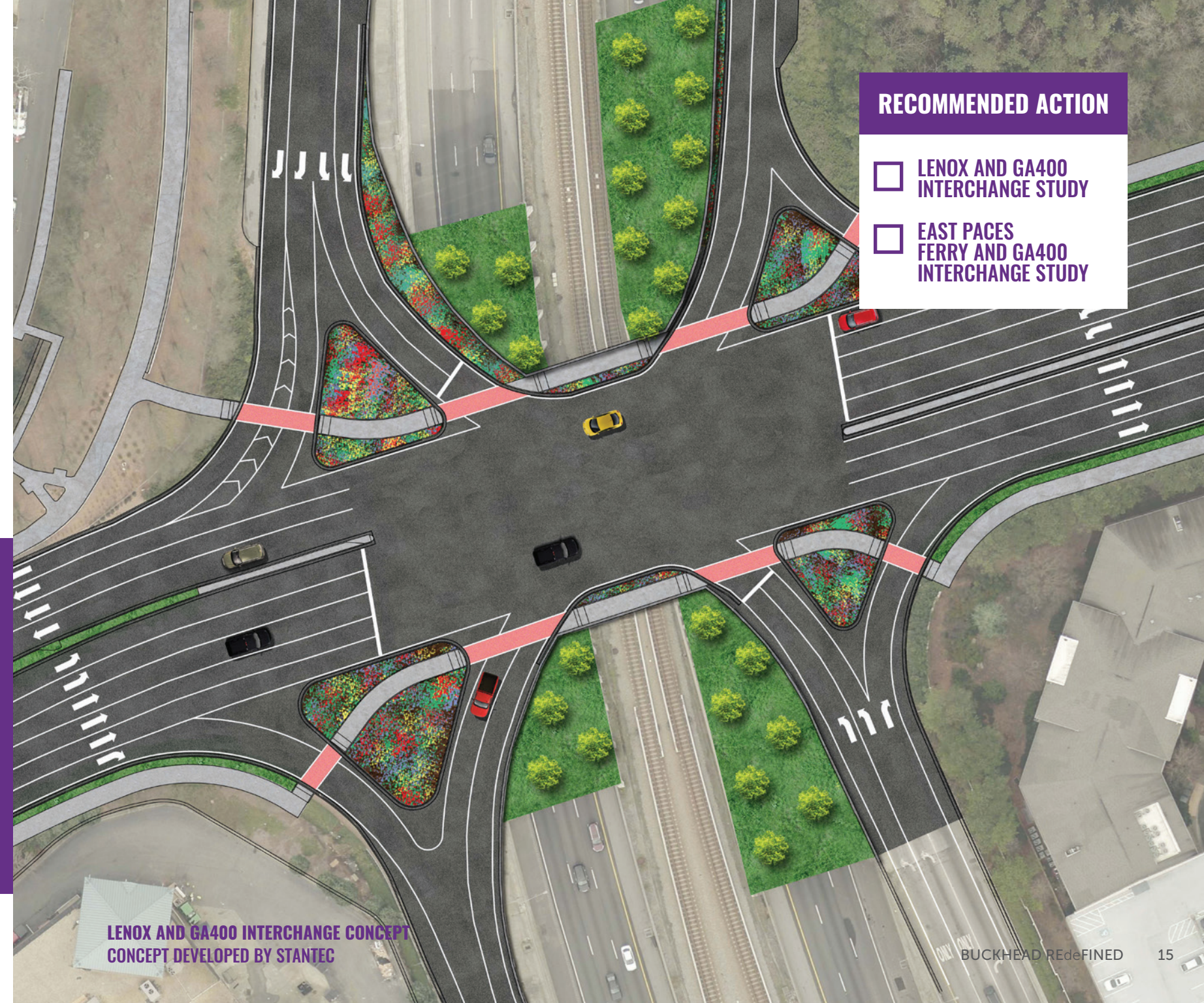
EXECUTIVE SUMMARY

3 ENHANCE MOBILITY TO AND FROM GA400 AND BEYOND

Buckhead will become easier to navigate by connecting the area's many public and private streets and providing better access to transit. Improved and additional ramps at GA400 have the potential to reduce congestion at key intersections and corridors, improve access to the south and east portions of the district, and address traffic congestion. Studies are needed to evaluate the existing interchange at GA400 and Lenox Road to determine how best to accommodate projected growth. Additional access at GA400 and East Paces Ferry Road (north of the railroad) should be examined to fully understand potential benefits and neighborhood impacts. Buckhead's partnerships in regional transit services should be expanded to further reduce peak vehicular demand by providing options for commuters and visitors.



EAST PACES FERRY AND GA400 INTERCHANGE CONCEPT



LENOX AND GA400 INTERCHANGE CONCEPT
CONCEPT DEVELOPED BY STANTEC

RECOMMENDED ACTION

- ☐ LENOX AND GA400 INTERCHANGE STUDY
- ☐ EAST PACES FERRY AND GA400 INTERCHANGE STUDY

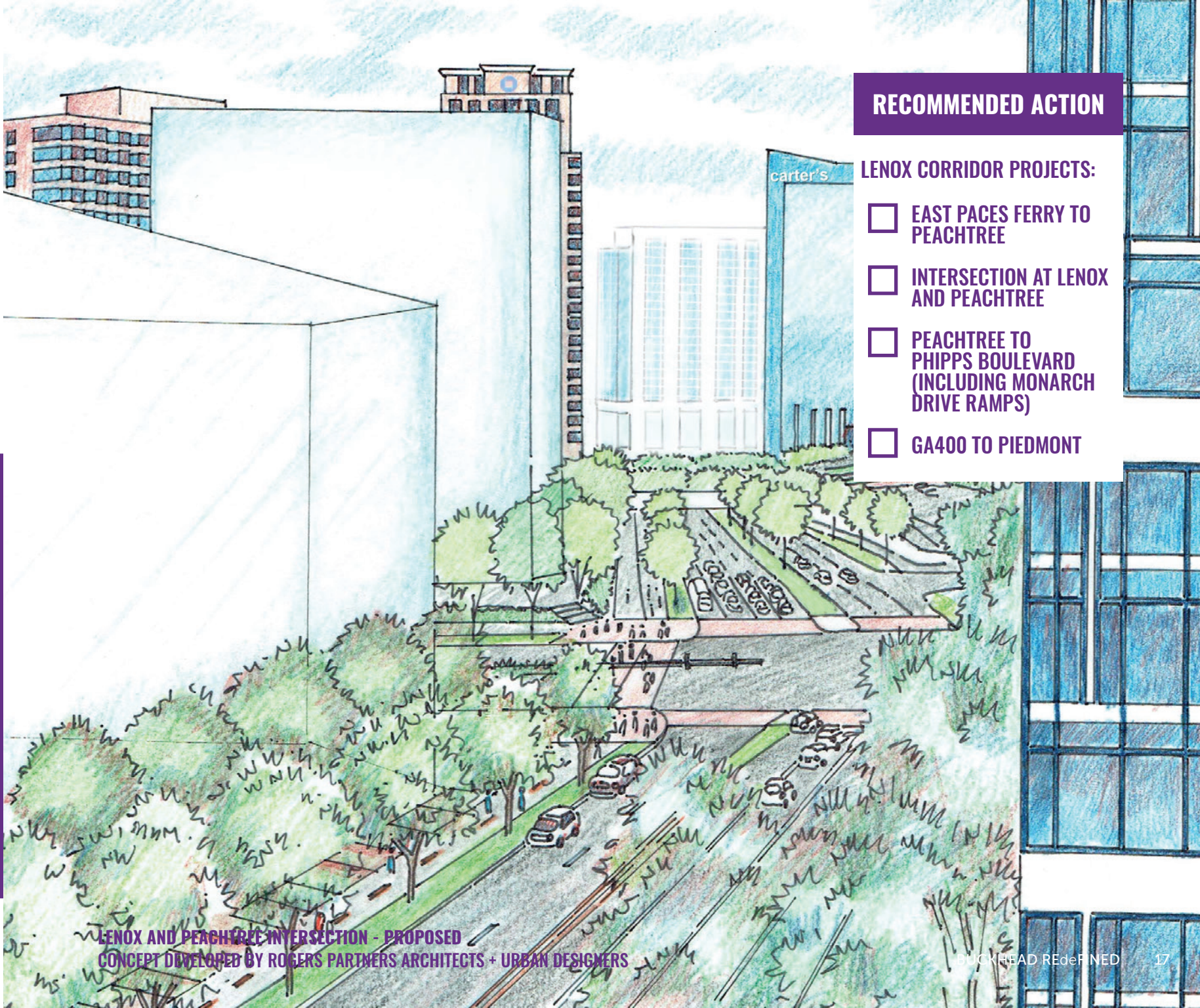
4

EXECUTIVE SUMMARY FOSTER A DISTINCTIVE BUCKHEAD IDENTITY ALONG LENOX ROAD

In addition to Peachtree, Lenox Road will become one of Atlanta's most distinctive and identifiable corridors. Several transformative projects will foster a unique sense of place, including: pedestrian enhancements between East Paces Ferry and Peachtree, intersection improvements at Lenox and Peachtree, reimagined ramps at Monarch Drive, and a reconfigured interchange at GA400. Collectively, these enhancements will improve pedestrian and vehicular mobility, creating Buckhead's next great signature corridor.



LENOX AND PEACHTREE INTERSECTION
EXISTING



LENOX AND PEACHTREE INTERSECTION - PROPOSED
CONCEPT DEVELOPED BY ROGERS PARTNERS ARCHITECTS + URBAN DESIGNERS

RECOMMENDED ACTION

LENOX CORRIDOR PROJECTS:

- ☐ EAST PACES FERRY TO PEACHTREE
- ☐ INTERSECTION AT LENOX AND PEACHTREE
- ☐ PEACHTREE TO PHIPPS BOULEVARD (INCLUDING MONARCH DRIVE RAMPS)
- ☐ GA400 TO PIEDMONT

EXECUTIVE SUMMARY

5 DIVERSIFY HOUSING OPPORTUNITIES

More Buckhead employees will have an opportunity to call Buckhead home with the addition of new housing options. As of 2016, 98% of Buckhead area employees commuted to and from the district from outside of Buckhead. The jobs-to-housing imbalance is a primary contributor to Buckhead's traffic congestion. Buckhead organizations will collaborate to study housing needs within the district and partner with employers and area service providers to diversify the types of housing units available, pursue provision of economical housing options within the district for area workers, and enhance transit usage to provide greater access to residential areas and nearby transit-oriented activity centers, including Lindbergh, Brookhaven, Chamblee, and Doraville.



PIEDMONT AND PEACHTREE INTERSECTION
ATLANTA, GA



EXISTING DEVELOPMENT IN BUCKHEAD, ATLANTA, GA

RECOMMENDED ACTION

- ☐ HOUSING AFFORDABILITY STRATEGY
- ☐ HOUSING GAP ANALYSIS
- ☐ INTEGRATE AND EXPAND ACCESS TO MARTA AND OTHER REGIONAL TRANSIT SERVICES

EXECUTIVE SUMMARY

6 DEFINE THE CIVIC HEART OF THE COMMUNITY THROUGH PARKS AND GREENSPACE

Buckhead will be united by a network of high-quality parks and plazas that are safe and accessible to all who live, work, and visit the district. Buckhead's greenspaces will meet the area's programmatic needs, and provide a balance of passive and active recreation, while incorporating best practices in sustainability and bold urban design. The network of green will include a combination of new parks, intimate plazas, welcoming courtyards, walkable lanes, and possibly a signature park atop GA400. The consulting team and the Buckhead Community Improvement District are working to further development the Park Over GA400 concept, including the funding strategy and park governance recommendations.



CHARLIE LOUDERMILK PARK
ATLANTA, GA



RECOMMENDED ACTION

- ☐ BUCKHEAD GREENSPACE PLAN
- ☐ PARK OVER GA400

PARK OVER GA400 CONCEPT
CONCEPT DEVELOPED BY ROGERS PARTNERS ARCHITECTS + URBAN DESIGNERS AND NELSON BYRD WOLTZ

EXECUTIVE SUMMARY

THE LCI STORY

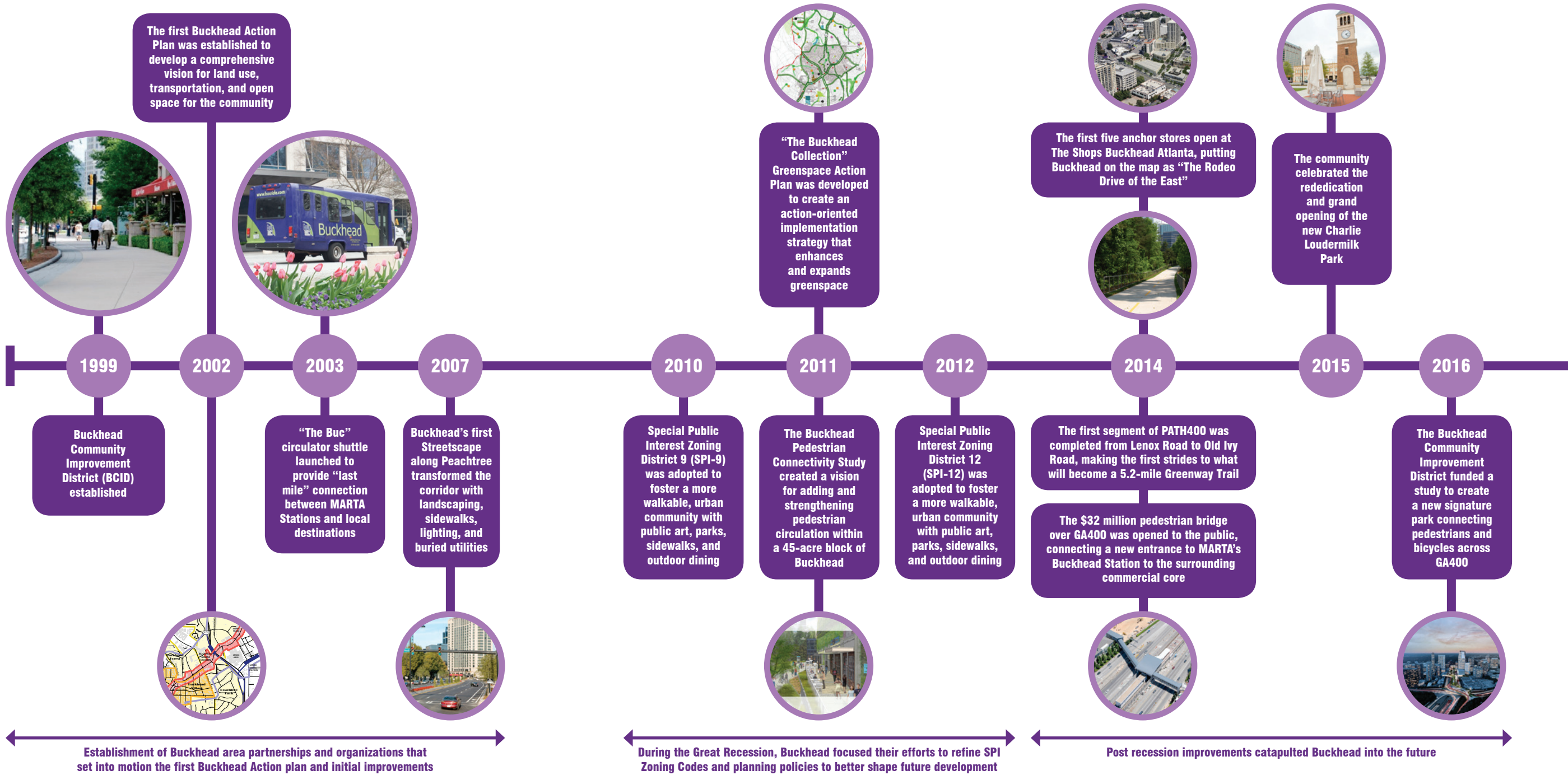
CELEBRATE THE PAST

Through planning grants and construction projects the Atlanta Regional Commission's Livable Centers Initiative (LCI) encourages local jurisdictions to implement development strategies that link residents and employees to shopping, dining and other activities via sidewalks and bike trails, rather than strictly by roads. Through LCI funding, communities create plans that increase mobility options, encourage healthy lifestyles, provide easy access to jobs and services, preserve the environment and focus on long-term economic prosperity. The creation of more walkable communities means fewer vehicles on the road, cleaner air, and enhanced quality of life for all.

The Buckhead Action Plan, completed in 2002 was the community's first LCI effort. The plan outlined two fundamental objectives:

- Develop a comprehensive vision for land use, transportation and open space
- Establish a framework for cooperation that will ensure implementation of community improvements

The plan guided a period of unprecedented growth and change. The adjacent timeline chronicles 20 years of transformative milestones and successes, which occurred in three waves.



BUCKHEAD TODAY

Buckhead is just getting started. Building upon on the success of the past 17 years, improved connectivity is the next area of focus. Construction of the remaining PATH 400 trail is underway and studies are beginning for a series of signature enhancements to the Peachtree and Lenox Road Corridors.



EXECUTIVE SUMMARY

15-YEAR LCI UPDATE

BUCKHEAD TOMORROW

THIS 15-YEAR UPDATE RE-EVALUATES THE LCI STUDY AND ASSESSES THE DISTRICT'S CURRENT AND PROJECTED NEEDS TO ENHANCE VITALITY, EXPAND MOBILITY, AND STRENGTHEN LIVABILITY.

These themes, form a foundation from which proposed projects and implementation strategies were identified and prioritized:

- **VITALITY** Create usable public spaces that complement current resources and energize Buckhead to become a more vibrant place
- **MOBILITY** Expand connectivity to improve multimodal access in, around, and throughout Buckhead
- **LIVABILITY** Strengthen community bonds with programmatic and policy changes to create a more comfortable, safe, and inclusive district

Informed by the vision themes, **BUCKHEAD ReDeFINED** will guide the community's continued growth for the next 10-15 years.



EXECUTIVE SUMMARY

PROJECT LISTS

SIX BIG IDEAS

(1-5 YEARS)

#	Name	Description
M.1	Buckhead Cultural Loop Trail	Scoping Study of the district-wide multi-use Buckhead Cultural Loop Trail to determine route, identify funding partners, and create a phased implementation plan.
		Implementation of the Buckhead Cultural Loop Trail that anchors Buckhead’s many destinations and neighborhoods with the communities history and culture, provides an important recreational amenity for residents, employees and visitors, and serves as a meaningful transportation alternative for area commuters.
V.1	Street Activation Program	The district-wide Street Activation Program includes public art installations, events, and infill retail.
M.2	GA400 Interchange Improvements	Further Study of Lenox Interchange at GA400
		Feasibility Study of a new interchange at GA400 and East Paces Ferry Road
M.3	Lenox Corridor Enhancements	Further Study of the Lenox Road Corridor, specifically the Phipps/Monarch Ramp and Peachtree/ Lenox Intersection Improvements
L.1	Economical Housing Strategy	Formation of an Economical Housing Committee to promote partnerships with developers, educate area businesses, property owners, and residents on the changing demographics in Buckhead to alleviate the jobs-to-housing imbalance, and conduct a housing study to determine housing gaps, needs and opportunities
L.2	Buckhead Green Space and Park Over GA400 Plan	Identifies key locations of potential redevelopment and public space sites to further develop the Green Space Plan
		Further Study of Park Over GA400 and the role it plays in the Green Space Plan

SHORT-TERM PROJECTS

(NEXT 5 YEARS)

#	Name	Description
M.4	SPI-9 and SPI-12 Review	Review SPI-9 and SPI-12 zoning requirements to determine any potential updates or augmentations
M.5	PATH400 Completion	Completion of the original project scope of PATH400 from Loridans Drive to Peachtree Creek
M.6	PATH400 Extension	Extension of PATH400 North to Sandy Springs
M.7	Piedmont North Corridor Enhancements from Peachtree to Roswell	Corridor enhancements along Piedmont Road from Peachtree to Roswell Road, including pedestrian sidewalk widening, installation of pedestrian lighting, and streetscapes
M.8	Piedmont South Corridor Enhancements from Peachtree to Pharr	Corridor enhancements along Piedmont Road from Peachtree to Pharr Road including pedestrian sidewalk widening, installation of pedestrian lighting, and streetscapes
M.9	Lenox Road Corridor Enhancements from Peachtree to East Paces Ferry	Corridor enhancements along Lenox Road from Peachtree to East Paces Ferry, including pedestrian sidewalk widening, installation of pedestrian lighting, and streetscapes
M.10	Intersection Improvement at Lenox and Peachtree	Intersection improvements at Lenox and Piedmont, including signal timing, restriping, and reconfiguration
M.11	Intersection Improvement at Piedmont and Peachtree	Intersection improvements at Piedmont and Peachtree, in conjunction with Piedmont reconfiguration concept
M.12	Piedmont/Roswell/Hambersham Intersection Reconfiguration	Intersection reconfiguration, roadway realignment, and redevelopment at Piedmont/Roswell/ Hambersham Intersection
M.13	Roswell Road Corridor Enhancements	Roswell Road corridor improvements, including on-street parking realignment, traffic calming between East Andrews and Irby Avenue, from Peachtree to northern city limits
M.14	West Village Streetscape Enhancements	Streetscape enhancements along East Andrews, Cains Hill, Paces Ferry Place, Irby Avenue, and Roswell Road
M.15	Peachtree Streetscapes Phase III and IV	Completion of Phase III and IV of the Peachtree Transformation

EXECUTIVE SUMMARY

PROJECT LISTS

SHORT-TERM PROJECTS CONTINUED

(NEXT 5 YEARS)

#	Name	Description
M.16	East Paces Ferry Multi-use Trail	Trail extension east of Bynum Bridge over GA 400, along East Paces Ferry to Roxboro Road
M.17	New Roadway from Wieuca to Peachtree Dunwoody	Proposed new E/W roadway between Wieuca and Peachtree Dunwoody with potential to connect to proposed roundabout at Wieuca
M.18	Sardis Way / New roadway connection to Bolling Way	Remove Sardis Way to expand Loudermilk Park and create a new roadway to connect to Bolling Way
M.19	Buckhead Cultural Loop Trail - Lenox Square Subarea	Multi-use trail along Lenox Road, improvements are to be in correlation with pedestrian/bicycle facilities being proposed through the Lenox Road Corridor Scoping Study
M.20	Buckhead Cultural Loop Trail - North Piedmont Subarea	Multi-use trail starting at Carson Lane, through pedestrian gate at the end of Mathieson, down Mathieson and right onto Alberta Drive to Roswell Road
M.21	Buckhead Cultural Loop Trail - Atlanta History Center and West Village Segment	Multi-use trail starting at the end of Alberta Drive, crossing Roswell Road behind the future Camden development site, crossing West Paces Ferry to the Atlanta History Center, along Buckhead Avenue to Peachtree Road
M.22	Buckhead Cultural Loop Trail - Buckhead Village Subarea	Multi-use trail along East Paces Ferry through Buckhead Village to Piedmont Road, crossing Piedmont Road and joining with the Peachtree Park Neighborhood Segment
M.23	Buckhead Cultural Loop Trail - Peachtree Park Neighborhood Segment	Multi-use trail along East Paces Ferry from Piedmont Road to Bynum Bridge
M.24	Peachtree Dunwoody Multi-use trail	Multi-use trail along Peachtree Dunwoody from northern residential neighborhoods, south to Paces Ferry, including pedestrian sidewalk widening, installation of pedestrian lighting, and streetscapes
M.25	Kingsboro Road Multi-use trail	Multi-use trail along Kingsboro Road from Lenox to Roxboro Road, including pedestrian sidewalk widening, installation of pedestrian lighting, and streetscapes

100-DAY ACTION PLAN

The 100-day Action Plan is a low-cost list of action items designed as a guiding framework to maintain the plan’s momentum among area stakeholders and partner organizations to define specific projects and programs each would seek to lead and/or advance in partnership with others.

Tasks	
1	Meet with partner organizations to determine primary and secondary responsibilities to advance the programs and initiatives associated with the SIX BIG IDEAS and Short-Term Project lists
2	Confirm BUCKHEAD REdeFINED adoption strategy and process with the City of Atlanta
3	Promote and market the SIX BIG IDEAS within the Buckhead Community
4	Meet with MARTA to determine possible service improvements (bus routing and physical station improvements)
5	Continue conversation with Atlanta Housing Authority and other partners to determine scope for housing gaps, needs, and opportunities analysis
6	Educate area businesses, property owners, residents, and developers on the changing demographics in Buckhead to promote a shift in perspective that seeks to alleviate the jobs-to-housing imbalance, and provide economical housing options
7	Seek TIP funding for Short-Term Projects