

# 2018 Consolidated Plan



PERIMETER COMMUNITY  
IMPROVEMENT DISTRICTS



# INTRODUCTION

For two decades, the Perimeter Community Improvement Districts (PCIDs) have led efforts to accelerate transportation and infrastructure improvements at the crossroads of I-285 and GA 400 to create the South's premier livable center. In that time the PCIDs, with their partners at state and local levels, have invested in public improvements that continue to transform the once suburban, auto-centric commercial district into one of the fastest growing, and most dynamic mixed-use, transit-oriented activity centers in the Southeast United States.

In 2018, the PCIDs began its next generation of growth and commenced a process to sustain the area's competitiveness, needs, and accessibility in light of continued market growth and regional transportation investments.

The result is the ***Perimeter CIDs Consolidated Plan***. The document is the outcome of a comprehensive process to review and combine previous planning initiatives into a single, cohesive, strategic plan. It is the culmination of a process that reengaged PCIDs' Board Members, local elected officials, and key staff from area jurisdictions. This refined master plan will guide the PCIDs' allocation of resources, activities, and capital investments over the next 5-10 years.

## Key influencing factors:

- Significant private development activity
- Evolving regional and local growth trends
- Transformative infrastructure investments along I-285 and GA 400, including existing and future transit services.





**The Perimeter CIDs Consolidated Plan was designed to:**

- Review, analyze, and consolidate previous planning efforts, studies, and proposed projects into a single, cohesive, strategic plan.
- Engage PCIDs staff and board members in a constructive conversation regarding the visions, goals, and direction of the district for the next 5-10 years.
- Provide a clear action plan and short-term work program to guide the organization's continued investments, programmatic activities, and staff resources.





# VISION

The Perimeter CIDs Consolidated Plan is the result of a collaborative process, which included the involvement of the Districts' many leaders: some of the area's business leaders and elected officials as well as key staff from the cities of Brookhaven, Dunwoody, and Sandy Springs, along with PCIDs Board Members representing both DeKalb and Fulton Counties.

Along the way, we asked: what can we do today and into the future to strategically position the PCIDs to shape regional investments, improve mobility within the district, and continue to foster the market's unique sense of place?

The visioning process included:

1. Compilation and review of all previous plans and studies impacting the district.
2. Meetings with PCID staff to prioritize an initial list of projects and programs based on importance and/or urgency for the district.
3. Work sessions with transportation, community development, and economic development staff from the Cities of Brookhaven, Dunwoody, and Sandy Springs.
4. Vision and strategic direction sessions with PCID Board Members.
5. Coordination and input meetings with senior leadership and elected officials from each of the three jurisdictions.





The PCIDs Consolidated Plan's guiding vision prioritizes three interrelated categories of investment and ongoing projects:

## ACCESS

Maintain and enhance access into and out of the district (both vehicular and transit).

## MOBILITY

Enhance mobility within the district for a variety of modes (transit, vehicles, bicycles, pedestrians, and emerging technologies).

## SENSE OF PLACE

Create value within the district through maintenance, landscaping, lighting, and other sense of place investments that reinforce Perimeter as the "South's premier livable center."





# EXISTING PLANS AND CONDITIONS

The project list includes improvements and ongoing programs that have been identified through previous studies adopted by area leaders, including the PCIDs or at least one of the jurisdictions that make up the Perimeter District. 66 individual plans were reviewed, including those sponsored by or adopted by the Community Improvement Districts, the DeKalb and North Fulton Comprehensive Transportation Plans; other regional plans and infrastructure projects including those from ARC, GDOT, and SRTA; and project lists from other city-approved studies or initiatives.

## 66 PLANS REVIEWED

PCID COMPLETED STUDIES

COMPREHENSIVE TRANSPORTATION PLANS

CITY STUDIES, INITIATIVES, AND PROJECTS

REGIONAL STUDIES, INITIATIVES, AND PROJECTS





## Reviewed Existing Projects, Studies & Plans:

### PCID

- Perimeter Livable Centers Initiative Plan 2001
- Perimeter Livable Centers Initiative Plan 2006
- Perimeter Livable Centers Initiative Plan 2011
- Perimeter Livable Centers Initiative Plan 2017
- Last Mile Connectivity Study
- Bicycle Implementation Strategy (2017)
- Public Space Standards
- Perimeter Park at Dunwoody MARTA Station
- Commuter Trail System Final Report and Demonstration Project at Peachtree Dunwoody and Ashford Dunwoody
- Johnson Ferry at GA 400 Ramps and Improvements
- Ashford Dunwoody at I-285 Diverging Diamond and On-Ramp
- Lake Hearn Streetscape Concept Study
- Abernathy Ramp Improvements
- Abernathy Road Interchange Grant Support
- Mount Vernon at Abernathy Improvements
- Perimeter Circulator Implementation Report (2012)
- Dunwoody MARTA Station Pedestrian Circulation Study and Plaza Improvements
- Hammond Mid-block Crossing Improvement
- Hammond Drive Corridor Study
- PCID Sidewalk Inventory
- Perimeter Activity Center, ITS Upgrades and System Expansion
- Perimeter Center Parkway Extension
- PCID ATMS Arterial and Traffic Incident Management

### Fulton County

- Fulton County SPLOST Program
- North Fulton County Comprehensive Transportation Plan

### DeKalb County

- DeKalb County SPLOST
- DeKalb County Comprehensive Transportation Plan Delivery Update

### City of Brookhaven

- Bicycle, Pedestrian, and Trail Plan
- Comprehensive Transportation Plan
- Comprehensive Plan 2034
- Urban Redevelopment Plan

- Nancy Creek Watershed Improvement Plan
- Ashford Dunwoody Road Corridor Study
- City of Brookhaven Paving Program
- Peachtree Creek Greenway Master Plan
- City of Brookhaven Sidewalk Program
- City of Brookhaven Stormwater Program
- City of Brookhaven Traffic Calming Policy

### City of Dunwoody

- City of Dunwoody Comprehensive Plan
- Comprehensive Transportation Plan
- Dunwoody Village Master Plan
- Georgetown Master Plan
- City of Dunwoody Hazard Mitigation Plan
- City of Dunwoody Parks Master Plan
- City of Dunwoody Sustainability Plan
- City of Dunwoody Tree Inventory and Assessment
- Urban Redevelopment Plan

### City of Sandy Springs

- City of Sandy Spring Bicycle, Pedestrian, and Trail Plan
- Hammond Drive Corridor Study
- City of Sandy Springs, NextTen Comprehensive Plan
- Roswell Road Corridor LCI 2013
- Sandy Springs City Springs Master Plan
- City of Sandy Springs Sidewalk Master Plan
- City of Sandy Springs Traffic Calming Study
- City of Sandy Springs Transportation Master Plan

### Other Partners

- Major Mobility Project, SR 400 Express Lanes and I-285 Top End Express Lanes
- SR 400 Collector-Distributor Lanes
- GDOT 2015-2015 Statewide Transportation Improvement Program
- 2040 Statewide Transportation Plan
- GDOT Freight and Logistics Action Plan 2010
- Chattahoochee National Recreation Area Bike the Area
- SRTA GO! Transit Capital Program
- ARC 2016 Regional Bicycle and Pedestrian Plan Update
- ARC Freight Mobility Plan Update
- ARC Atlanta Region Plan
- Hotel/Motel Tax Project Lists

23

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28

13



# ACCESS





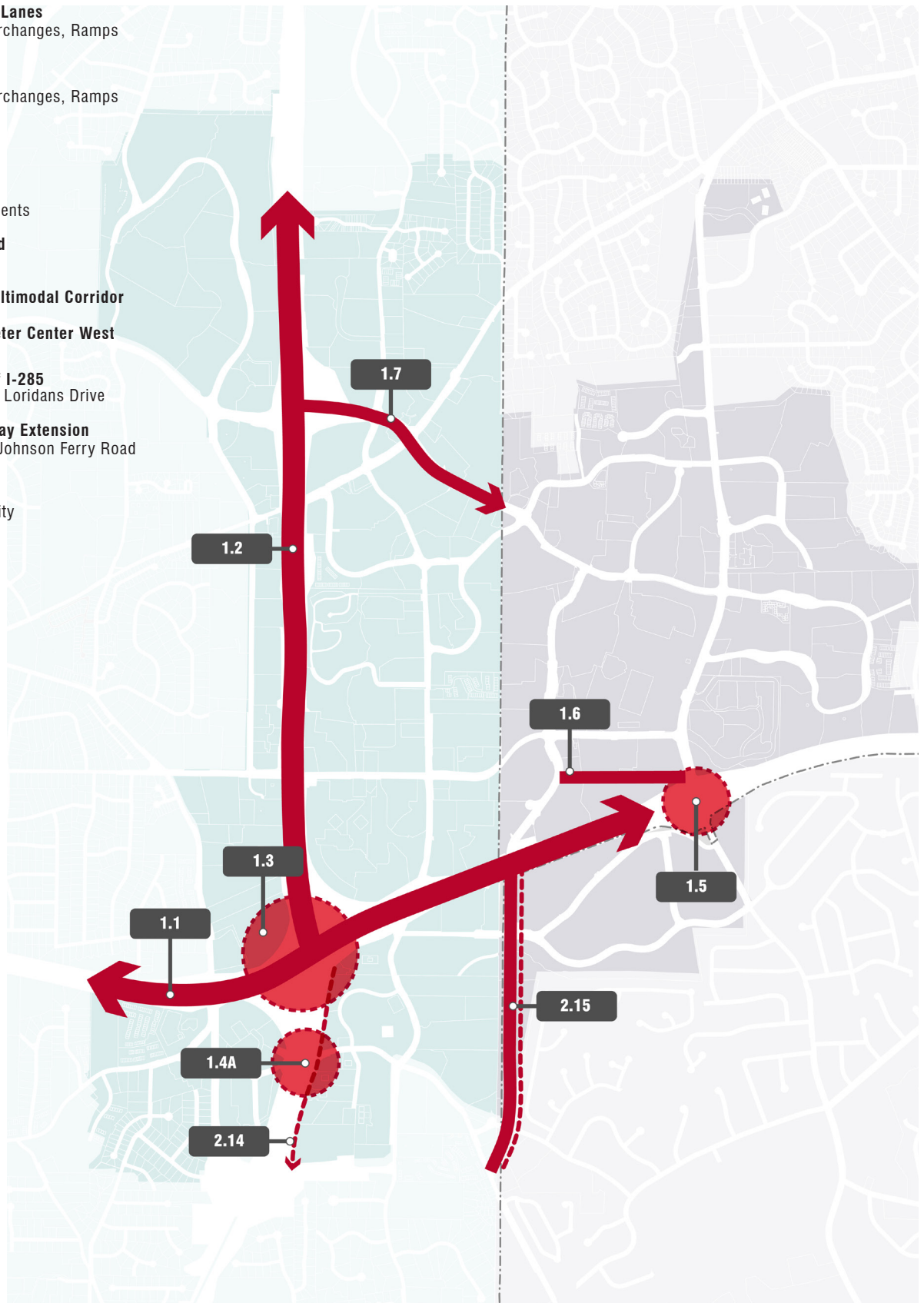
With growing traffic demands, restructuring of the I-285/GA 400 interchange, construction of managed lanes along both I-285 and Georgia 400, and transit investments, **maintaining and enhancing accessibility into and out of the district** is the PCIDs' top priority. While many of these projects are immense in scale and under the direction of State or regional authorities, it is in the PCIDs' interest to communicate, coordinate, and assist with these major initiatives to enhance and advocate for additional, improved access into and out of the districts.

Additionally, several local and equally impactful improvements will need to be considered over the long term. These concepts should be evaluated for their potential to further enhance access into and out of the area.





- 1.1 Top End I-285 Managed Lanes**
    - Access Points, Interchanges, Ramps
    - Potential Transit
  - 1.2 GA 400 Managed Lanes**
    - Access Points, Interchanges, Ramps
    - Potential Transit
  - 1.3 Transform 285/400 Interchanges**
  - 1.4A Johnson Ferry Road**  
GA 400 Ramp Improvements
  - 1.5 Ashford Dunwoody Road**  
I-285 East On-Ramp
  - 1.6 Westside Connector Multimodal Corridor**
  - 1.7 Abernathy Road/Perimeter Center West**  
Access Improvements
  - 2.14 PATH400 Trail, South of I-285**  
Glendridge Connector to Lolidans Drive
  - 2.15 Perimeter Center Parkway Extension**  
Lake Hearn Drive to Old Johnson Ferry Road
-  Multimodal Facility
-  Bicycle/Pedestrian Facility





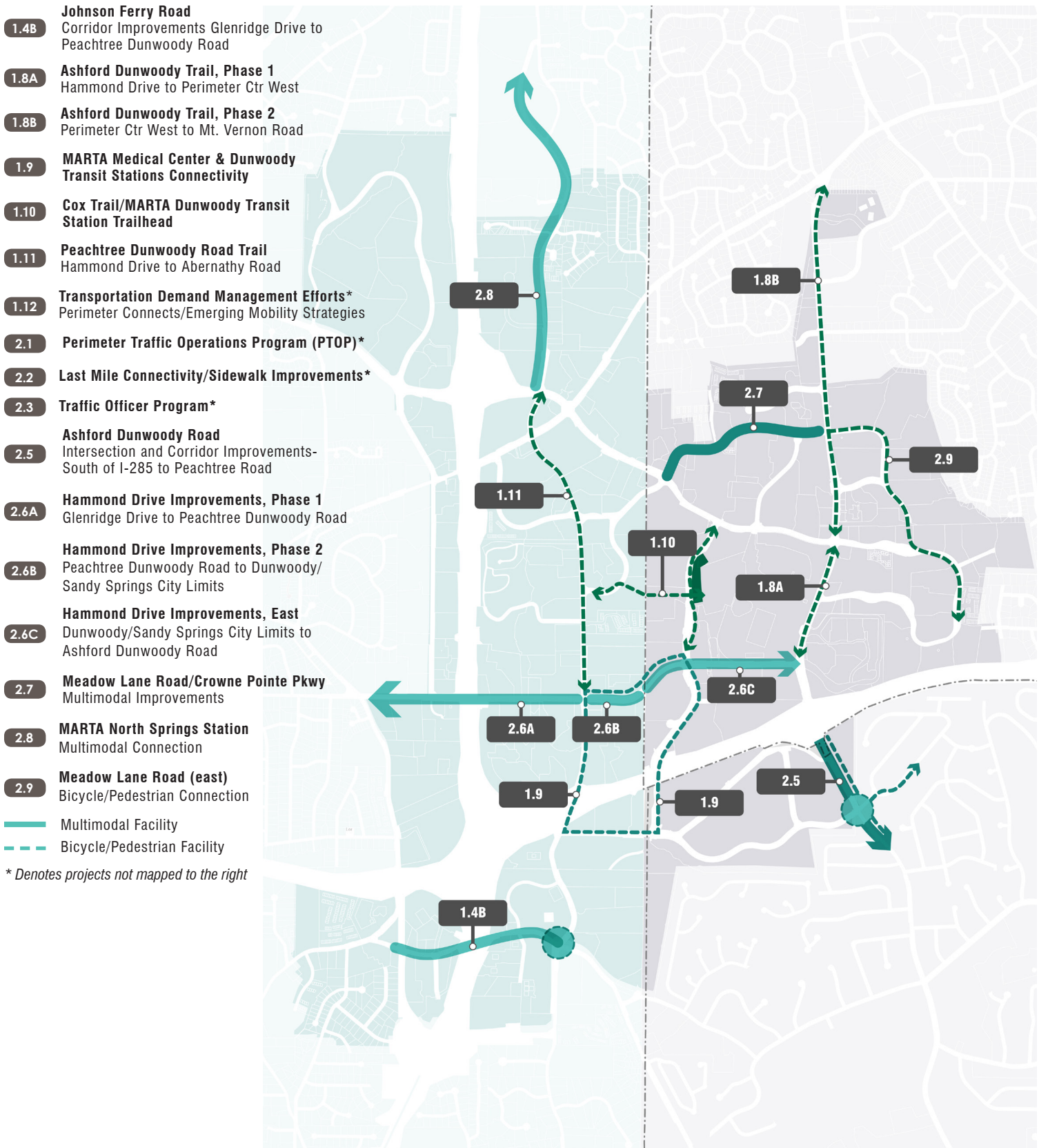
# MOBILITY



As Perimeter Center evolves, the need to create a more **complete, multimodal environment** within the district, connecting major employment areas, entertainment options, retail/dining destinations, and residential areas will increase. Priority mobility investments for the next decade include vehicular, pedestrian/bicycle, last mile connectivity, and emerging technology enhancements focused on creating a seamless network of safe, high-quality connections.

The Consolidated Plan prioritizes multimodal improvements that will provide enhanced access and last mile connectivity to the districts' transit stations and along two priority north-south corridors (Peachtree Dunwoody and Ashford Dunwoody Roads) and two priority east-west corridors (Hammond Drive and Abernathy/Meadow Lane Roads).

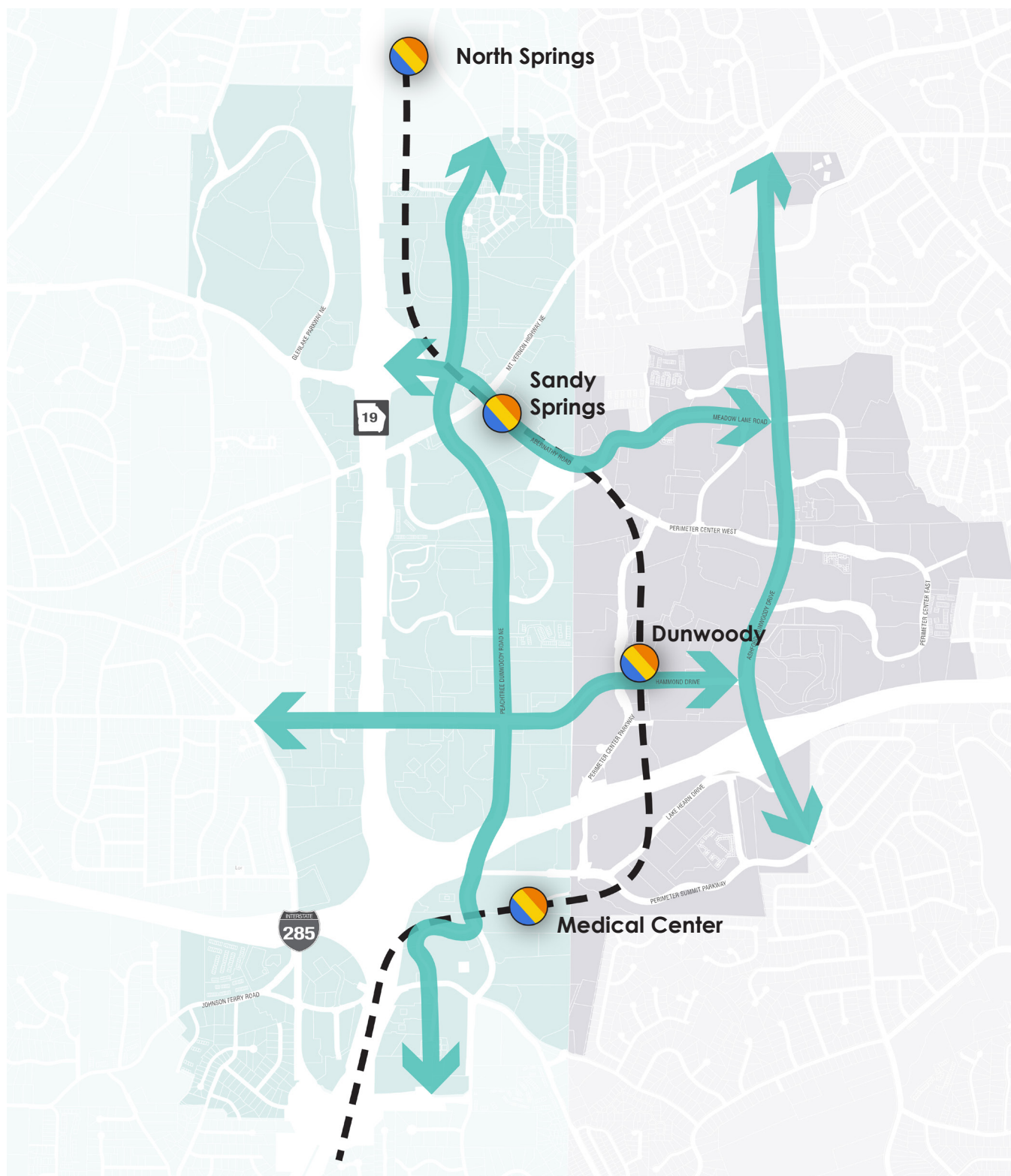
This emphasis is intended to focus PCIDs' efforts in a way that will provide high-quality multimodal corridors that link major employment facilities, district destinations, and transit services within the district. Doing so creates a framework upon which additional, and/or local connections can be made to provide more mobility choices and multimodal options. This focus will provide offering a reasonable alternative to traveling within the district by private vehicle while creating value and a return on investment with each new improvement.







## Priority Multimodal Corridors to Link Destinations and Transit





# SENSE OF PLACE



Creating a stronger “sense of place” is sometimes mistaken for making places attractive. While investors, employers, and residents are more likely to choose attractive places, “**placemaking,**” in a district like Perimeter, is more about **creating, designing, and managing public spaces** and an environment that attracts investment, employees, residents, and shoppers due to the vibrancy, health, well-being, and potential of the community and physical location.

New highway infrastructure is expected to be constructed over the coming decade. As new vehicular ramps, access points, and infrastructure are created, the PCIDs should seek involvement within the design process and consider enhancements or design alterations to these proposed investments to ensure each contributes to the districts’ desired character and environment. It is important that major vehicular infrastructure investments are designed in a context-sensitive manner. Early, thoughtful design considerations can resolve issues more easily than the costly retrofits after construction is completed.

Other priority Sense of Place improvements include lighting and safety enhancements, improved access to and activation of the districts’ transit stations, and ongoing capital maintenance programs for landscaping, lighting, and pedestrian facilities districtwide.



**1.1C Top End I-285 Managed Lanes**  
Landscaping, bridge enhancements, etc.

**1.2C GA 400 Managed Lanes**  
Landscaping, bridge enhancements, etc.

**1.3B Transform 285/400**  
Landscaping, bridge enhancements, etc.

**2.10 Ashford Dunwoody Lighting**  
To Dunwoody City Hall

**2.11 MARTA Dunwoody Transit Station**  
North Improvements

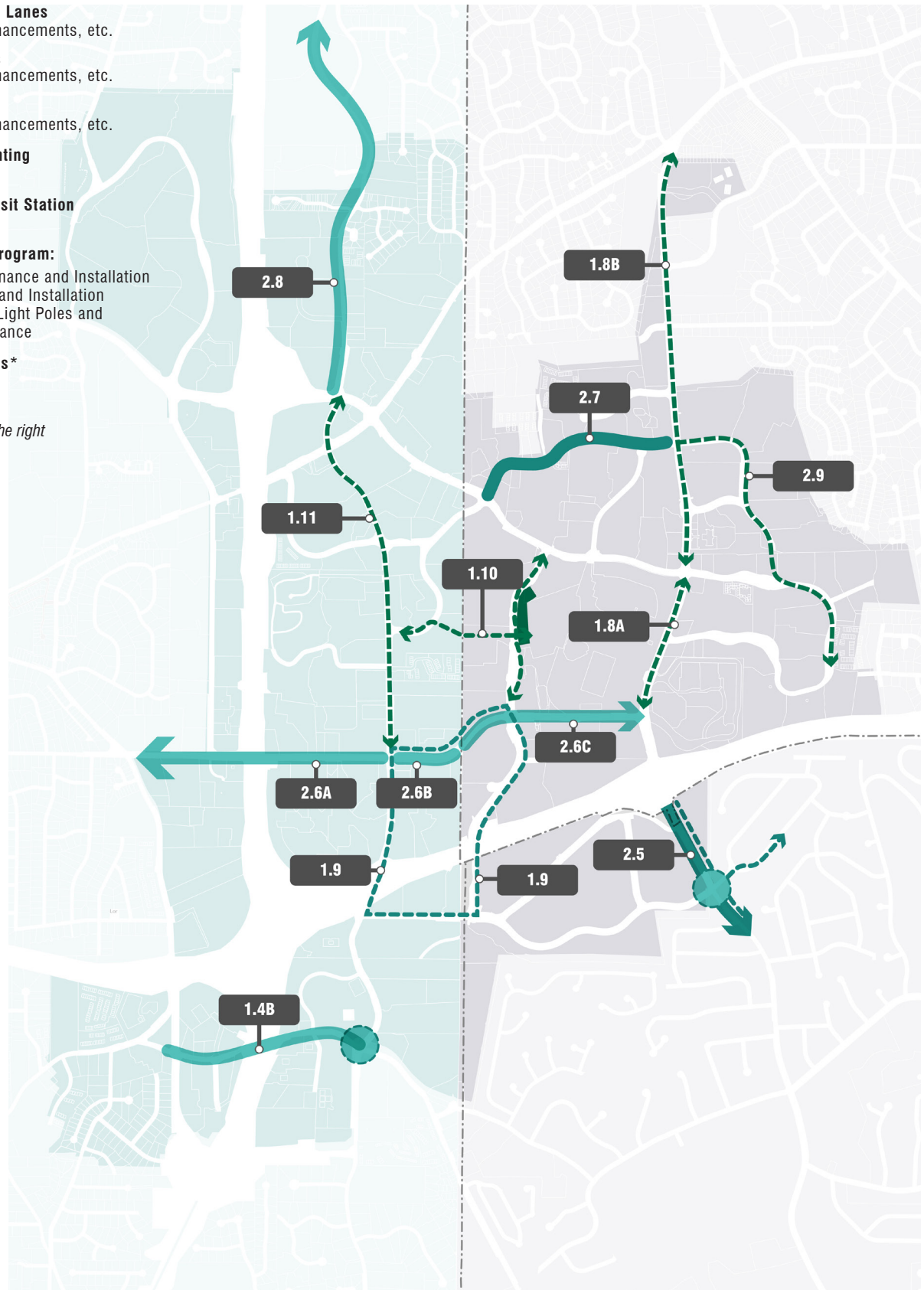
**2.12 Capital Maintenance Program:**

- Landscape Maintenance and Installation
- Crosswalk Repair and Installation
- Street/Pedestrian Light Poles and Mast Arm Maintenance

**2.13 Public Space Standards\***

 Multimodal Facility

\* Denotes projects not mapped to the right





# PROJECT PRIORITIZATION

Three criteria will guide and impact the ability of the PCIDs to successfully implement priority projects and initiatives over the next 5-10 years:



**1. TIME**



**2. FUNDING**



**3. PARTNERSHIP**

The Project Prioritization List is based upon a current understanding of time necessary to complete each initiative (or in some cases, deadlines that have been established for project funding), the projected or assumed cost of each initiative relative to the PCIDs ability to fund them or make a significant impact in their momentum and completion, and the degree of willing partnerships to see the project to successful completion. Some projects listed are in early planning stages and associated project details are not fully available.

Recognizing that circumstances will change over time, it is likely the Project Prioritization List may need to be reevaluated and reprioritized from time to time. Updates should be anticipated as conditions change, new projects are announced, and unanticipated opportunities are identified. While the list may change, the philosophy of this Consolidated Plan and the PCIDs priorities should remain rooted in the three evaluation criteria.

## Project Prioritization List – ACCESS

ACCESS PROJECTS (11)			PROJECT OVERVIEW	TIMEFRAME	TOTAL COSTS	PARTNERS
TIER 1	1.1A	<b>Top End I-285 Managed Lanes</b> <i>Access Points, Interchanges, Ramps</i>	Advocate for access points serving the district directly from Managed Lanes. Includes new interchanges at Perimeter Ctr Pkwy, as well as Mt. Vernon Hwy and Johnson Ferry areas on GA 400.	2018-2028	\$5B	GDOT, SRTA
	1.1B	<b>Top End I-285 Managed Lanes</b> <i>Potential Transit</i>	Participate in regional study for potential transit within the Top End I-285 Managed Lanes from I-75 and I-85.	2018-2028	TBD	GDOT, SRTA
	1.2A	<b>GA 400 Managed Lanes</b> <i>Access Points, Interchanges, Ramps</i>	Advocate for access points serving the district directly from Managed Lanes. Includes new interchanges on GA 400 at Hammond and Abernathy Road areas.	2021-2024	\$1.8B	GDOT, SRTA
	1.2B	<b>GA 400 Managed Lanes</b> <i>Transit</i>	Coordinate with GDOT and MARTA on station locations to support future Bus Rapid Transit (BRT) within GA 400 Managed Lanes.	2021-2024	\$284M	GDOT, SRTA, MARTA
	1.3A	<b>Transform 285/400</b> <i>Interchange</i>	Coordinate with GDOT on interchange improvements including new flyover ramps, collector-distributor lanes, and other facilities designed to aid travel along I-285 and GA 400.	2018-2021	\$557M	GDOT, SRTA
	1.4A	<b>Johnson Ferry Road</b> <i>GA 400 Access Improvements</i>	New ramps on Johnson Ferry Rd at GA 400. North facing ramps only. Project included in Top End I-285 Managed Lanes project (1.1).	2023-2028	\$104M	GDOT, SRTA
	1.5	<b>Ashford Dunwoody Road</b> <i>I-285 East On-Ramp</i>	Participate in concept design and funding for additional ramp lane from NB Ashford Dunwoody Rd to EB I-285. Project included in Transform 285/400 (1.3).	2017-2019	\$2.2M	GDOT
	1.6	<b>Westside Connector</b> <i>Multimodal Corridor</i>	Participate in concept design and funding for new multimodal corridor between I-285 and Perimeter Ctr Pkwy. Includes new above ground ramp from I-285 WB to Perimeter Ctr Pkwy, as well as a multiuse trail connecting Dunwoody and PCIDs' Trail Systems.	2017-2023	\$29.1M	FHWA, GDOT, Dunwoody
	1.7	<b>Abernathy Road/Perimeter Center West</b> <i>Access Improvements</i>	Access improvements to/from GA 400 along Abernathy Rd and Perimeter Ctr West between Glenridge Dr and Ashford Dunwoody Rd. Includes corridor analysis to evaluate potential improvements such as turn lanes, improved direct access to the GA 400 ramps, signage, restriping, and intersection enhancements.	2018	\$120K	GDOT, SRTA, Sandy Springs
TIER 2	2.14	<b>PATH400 Trail, South of I-285</b> <i>Glenridge Connector to Loridans Drive</i>	Multiuse trail extension from northern terminus in Buckhead to I-285/GA400 interchange.	2017-2022	\$14M	GDOT, SRTA, TSPLOST, Sandy Springs
	2.15	<b>Perimeter Center Pkwy Extension</b> <i>Lake Hearn Drive to Old Johnson Ferry Road</i>	Multimodal corridor extension of Perimeter Center Pkwy between Lake Hearn Dr and Johnson Ferry Rd.	Long-Term	\$15M	—



## Project Prioritization List – MOBILITY

MOBILITY PROJECTS (SHORT-TERM) (17)			PROJECT OVERVIEW	TIMEFRAME	TOTAL COSTS	PARTNERS
TIER 1	1.4B	<b>Johnson Ferry Road</b> Corridor Improvements- Glenridge Drive to Peachtree Dunwoody Road	Corridor and interchange access improvements along Johnson Ferry Rd. Includes intersection of Peachtree Dunwoody Rd and Johnson Ferry Rd.	2018-2024	\$1.25M	TSPLOST, Sandy Springs
	1.8A	<b>Ashford Dunwoody Trail, Phase 1</b> Hammond Drive to Perimeter Ctr West	Multiuse trail between Hammond Dr and Perimeter Ctr West (aka "Perimeter Mall Trail").	2016-2021	\$2.8M	Dunwoody
	1.8B	<b>Ashford Dunwoody Trail, Phase 2</b> Perimeter Ctr West to Mt. Vernon Road	Multiuse trail between Perimeter Ctr West and Mt. Vernon Rd.	2018-2021	\$6.5M	Dunwoody
	1.9	<b>MARTA Medical Center &amp; Dunwoody Transit Stations Connectivity</b>	Bicycle/pedestrian connections to/from MARTA Medical Center and Dunwoody Transit Stations via Peachtree Dunwoody Rd, Hammond Dr, Perimeter Center Pkwy, and Lake Hearn Dr. New facilities along Peachtree Dunwoody Rd will extend Path400 Trail north of I-285.	2014-2021	\$6M	MARTA, State Funding, Brookhaven, Dunwoody, Sandy Springs
	1.10	<b>Cox Trail/MARTA Dunwoody Transit Station Trailhead</b>	Advocate for construction of multiuse trail between Peachtree Dunwoody Rd and Perimeter Center Pkwy in tandem with future private development. Includes trailhead connections at the MARTA Dunwoody Transit Station and Cox Campus.	2019	\$1.5M	Dunwoody, Sandy Springs, MARTA
	1.11	<b>Peachtree Dunwoody Road Trail</b> Hammond Drive to Abernathy Road	Bicycle/pedestrian path along Peachtree Dunwoody Rd between Hammond Dr and Abernathy Rd connecting to the MARTA Sandy Springs Transit Station.	2016-2021	\$9M	FHWA, TSPLOST, Sandy Springs
	1.12	<b>Transportation Demand Mgmt. (TDM) Efforts</b> Perimeter Connects/Emerging Mobility Strategies	Ongoing commuter-focused programs and strategies to encourage transit use, carpooling, and nonpeak vehicular trips.	PROGRAM	\$564K Annually	—
TIER 2	2.1	<b>Perimeter Traffic Operations Program (PTOP)</b>	Adaptive remote signal control at 100 intersections and 27 traffic cameras, along nine key corridors, and four freeway interchanges.	2015-2020	\$1M Annually	FHWA, GDOT, Brookhaven, Dunwoody, Sandy Springs
	2.2	<b>Last Mile Connectivity/Sidewalk Improvements</b>	Dedicated annual funding for crosswalk inventory and repair. Includes ADA upgrades throughout the district.	2019-2028	\$3.5M	Brookhaven, Dunwoody, Sandy Springs
	2.3	<b>Traffic Officer Program</b>	Off-duty officers assigned to key intersections at peak hours in tandem with PTO program.	PROGRAM	\$1.1M Annually	—
	2.5	<b>Ashford Dunwoody Road</b> Intersection and Corridor Improvements- South of I-285 to Peachtree Road	PCID portion of intersection/corridor improvements along Ashford Dunwoody Rd between I-285 and Peachtree Rd.	2020-2021	\$600K	Brookhaven
	2.6A	<b>Hammond Drive Improvements, Phase 1</b> Glenridge Drive to Peachtree Dunwoody Road	Operational and bicycle/pedestrian improvements along Hammond Dr between Glenridge Dr and Peachtree Dunwoody Rd (includes right-of-way acquisition).	2020	TBD	Sandy Springs
	2.6B	<b>Hammond Drive Improvements, Phase 2</b> Peachtree Dunwoody Road to Dunwoody/Sandy Springs City Limits	Operational and bicycle/pedestrian improvements along Hammond Dr between Peachtree Dunwoody Rd and Dunwoody City Limits.	2020	TBD	Sandy Springs
	2.6C	<b>Hammond Drive Improvements, East</b> Dunwoody/Sandy Springs City Limits to Ashford Dunwoody Road	Operational and bicycle/pedestrian improvements along Hammond Dr between Dunwoody/Sandy Springs City limits to Ashford Dunwoody Rd.	2020	TBD	Dunwoody, Sandy Springs
	2.7	<b>Meadow Lane Road/Crown Pointe Pkwy</b> Multimodal Improvements	Operational and bicycle/pedestrian improvements to create multiuse trail along Meadow Lane Rd /Crown Pointe Pkwy between Perimeter Ctr West and Ashford Dunwoody Rd.	2019-2020	\$400K	Dunwoody
	2.8	<b>MARTA North Springs Station</b> Multimodal Connection	Bicycle/pedestrian facilities along Peachtree-Dunwoody Rd between Spalding Dr and Abernathy Rd, connecting to the MARTA North Springs Transit Station.	2020	TBD	TSPLOST, Sandy Springs
	2.9	<b>Meadow Lane Road (east)</b> Bicycle/Pedestrian Connection to Perimeter Ctr East	Operational and bicycle/pedestrian improvements to create multiuse trail along Meadow Lane Rd east of Peachtree Dunwoody Rd to Perimeter Ctr East.	2020	\$400K	Dunwoody

## Project Prioritization List – SENSE OF PLACE

SENSE-OF-PLACE PROJECTS (9)			PROJECT OVERVIEW	TIMEFRAME	TOTAL COSTS	PARTNERS
TIER 1	1.1C	<b>Top End I-285 Managed Lanes</b> <i>Add On Projects: Landscaping, Bridge Enhancements, etc.</i>	Design and fund aesthetic upgrades to the Top End I-285 Managed Lanes project.	2018-2028	TBD	GDOT, SRTA, Brookhaven, Dunwoody, Sandy Springs
	1.2C	<b>GA 400 Managed Lanes</b> <i>Add On Projects: Landscaping, Bridge Enhancements, etc.</i>	Design and fund aesthetic upgrades to the GA 400 Managed Lanes project.	2018-2024	TBD	GDOT, SRTA, Brookhaven, Dunwoody, Sandy Springs
	1.3B	<b>Transform 285/400</b> <i>Add On Projects: Landscaping, Bridge Enhancements, etc.</i>	Design and fund aesthetic upgrades to the Transform 285/400 project.	2018-2021	TBD	GDOT, SRTA, Brookhaven, Dunwoody, Sandy Springs
TIER 2	2.10	<b>Ashford Dunwoody Lighting</b> <i>To Dunwoody City Hall</i>	Add street and pedestrian lighting on Ashford Dunwoody Rd between Meadow Lane Rd and Valley View Rd.	2019-2020	\$1M	Dunwoody
	2.11	<b>MARTA Dunwoody Transit Station</b> <i>North Improvements</i>	Redesign MARTA Dunwoody Transit Station (property and public spaces) between mall entrance and north end of property. Includes stream restoration, pedestrian bridge, and station enhancements.	2020	\$1.5M	MARTA, Dunwoody, Sandy Springs
	2.12A	<b>Capital Maintenance Program</b> <i>Landscape Maintenance and Installation</i>	Provide a standard level of continuous care for existing and future PCID landscaping enhancements.	PROGRAM	\$500K Annually	—
	2.12B	<b>Capital Maintenance Program</b> <i>Crosswalk Repair and Installation</i>	Provide a level of continuous care for existing and future PCID pedestrian crosswalks.	PROGRAM	\$100K Annually	—
	2.12C	<b>Capital Maintenance Program</b> <i>Street/Pedestrian Light Poles and Mast Arm Maintenance</i>	Provide a level of continuous care for existing and future PCID streetscape fixtures.	PROGRAM	\$50K Annually	—
	2.13	<b>Public Space Standards</b>	Establish, construct, and coordinate with private development to install uniform fixtures within the districts' public realm.	PROGRAM	TBD	—





## CENTRAL (DEKALB) PERIMETER CID BOARD OF DIRECTORS



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