



CLIFTON COMMUNITY partnership



Update

February 2007
Vol. 2, Issue 2

Urban Design Rewind

On January 26 and 27, the Clifton Community Partnership (CCP) hosted an urban design charrette at Druid Hills High School with presentations from the Urban Land Institute, MARTA, the City of Atlanta and Goody Clancy. This community meeting allowed neighbors to exchange ideas about the proposed changes to the Clifton community that will take place in the coming years.



During Friday's session, the CCP invited neighbors to observe presentations about:

- Well-designed, mixed-use quality developments;
- Opportunities to improve use of transit;

- Keys to making open spaces resourceful and valuable; and
- Key design principles for creating and sustaining high-quality communities.

Friday's meeting ended with a question and answer session from audience members to the panel of presenters.

Saturday's session allowed community members to roll up their sleeves and work collectively to present ideas and suggestions on preserving the landscape of the Clifton community while making changes to other areas that are less developed. After hearing an overview of the presentations made Friday night, community members formed three working



groups to view topographical maps of the Clifton area and to make suggestions about the area's forthcoming initiatives. "I understand and see the whole picture so much better," said community member Connie Brillhart. "It was good to hear the reaction from those affected by changes," Brillhart added. Saturday's meeting ended with a few words from District 2 Commissioner Jeff Rader as he thanked neighbors for their involvement.

The next public meeting to discuss the outcomes of the urban design charrette will be in late March.

To find out more about what happened at the charrette and any upcoming meetings, visit www.cliftoncommunitypartnership.org.

Rader Hits the Ground Running

In the first few weeks since he took his new job on the DeKalb County Commission, Jeff Rader is immersing himself in the wide range of issues he'll face representing District 2, which includes the Clifton community.

Part of his job, as he describes it, is to protect the interest of thousands of existing constituents who want to preserve and improve their communities, while providing for new residents who are moving in. That can be a delicate juggle in a growing district.

Rader, a Fernbank resident and a city planner with a career in public

policy that included positions with the Metro Atlanta Chamber of Commerce and the Georgia Regional Transportation Authority, already was well versed in many of the local issues that involve DeKalb County's District 2.

"In concert with my colleagues on the Board of Commissioners, I want to advance the long-range planning that will help us get ahead of growth and make sure we get it right so people will still find this area attractive 10, 20 and 50 years in the future," said Rader.

Rader will focus on three "quality of life" areas: encouraging environmental preservation and restoration; supporting transportation options; and maintaining county infrastructure, such as water and sewer lines.

"Infrastructure needs are not glamorous, but they are critical. We must maintain these lines and ensure we have the water and sewer capacity to prevent runoff and watershed contamination. If we don't have sufficient infrastructure, we simply won't be able to accommodate expected growth," Rader said.

"Dwindling greenspace in an urbanized district needs to be identified and preserved in a comprehensive manner. I'm also working to see environmentally compromised areas restored to their native condition," continued Rader.

Finally, Rader underscores that transportation alternatives need to be encouraged to decrease traffic demands. "The solutions are pretty clear. We must think creatively and shift trips to transit

See **Rader** on page 3

Emory's Commitment to Walkable Housing and Neighborhood Activity Centers

Emory presented preliminary plans for two parcels of Emory-owned land at a public meeting on January 22. One property is located on Clifton Road, across from the main entrance to the CDC; the other property is located near the Sage Hill shopping center on Briarcliff Road. Both projects support the Clifton Community Partnership's (CCP) four areas of focus: housing near the workplace; neighborhood activity centers; pedestrian-friendly streetscapes; and encouraging the use of transportation alternatives.

New Graduate Housing Adjacent to Sage Hill Shopping Center

Emory would like graduate and professional students to have multiple housing options close to campus and is planning a residential complex on Briarcliff Road with 271 graduate housing units. The facility on Briarcliff Road will include two new three- and four-story buildings with parking largely hidden from view. The current site is occupied by an empty lot, an apartment complex and a condominium building.

To minimize traffic from the housing complex, parking per unit will be below the DeKalb County standard. Residents will be able to access campus via service on Cliff, Emory's shuttle fleet. Residents will also have a short, convenient walk to retail shops at the Sage Hill shopping center.

Mixed-Use Project Across from the CDC

Imagine sitting at a sidewalk café, with a spectacular view of the city's evening skyline. Across from the CDC, Emory is planning a mixed-use, pedestrian-oriented community. The development will enable employees to live closer to their workplaces and thus reduce single-occupancy vehicle commuting required of employees along Clifton Road.

The proposed project would be DeKalb County's first Pedestrian Community Sub-district 3, which is a new zoning classification intended to provide a complete and sustainable mixed-use, pedestrian-oriented community. The mixed-use project will include approximately 872 residential units and will provide a center of retail, employment and community identity for existing residential areas.

The retail and storefronts planned as part of this project will support a more vibrant retail area for local residents as well as the thousands of employees and students who work within walking distance. The retail mix targets the nearby community and will include smaller scale restaurants and some of the services to which local employees currently drive to during the day. Approximately 125 rooms from the Emory Inn will be replaced in an addition to the Emory Conference Center Hotel as well.

For updates on public meetings related to these projects, visit the CCP Web site at www.cliftoncommunitypartnership.org.

Emory Village Roundabout

The Village is undertaking a multi-year revitalization process that will transform it into a safe, walkable, compact, mixed-use district. The planned improvements will involve commercial buildings, sidewalks, streetscapes and the roadway.

The first phase of the revitalization includes the development of a roundabout at Oxford and North Decatur roads, plus improved streetscapes through the Village. Emory will donate land at its main entrance, Dowman Drive, for the construction of the new roundabout.

The roundabout will be a safety improvement project for pedestrians and is part of the overall traffic control project for the area. Emory plans to reconfigure its main entrance to support the changes needed to make the roundabout work efficiently, as soon as county construction contracts are signed for the roundabout.

The location and design of the roundabout requires Oxford Road, north of the roundabout, to move slightly north, into the area to the west of Dowman Drive. As a retaining wall is constructed, the soil level will be raised to the approximate level of the new road and sidewalk. The retaining wall, which will be concrete with a granite veneer facing Emory's campus, will stop just above ground level and include decorative elements.

Although Emory Village is located near Emory's Dowman Drive entrance, it is not owned or managed by Emory University. Emory has been a partner in the Alliance to Improve Emory Village's planning process, including efforts to expand greenspace via the purchase of the property at 1164 Clifton Road and negotiating an agreement with Georgia Power to bury the power lines in the Village, assuming the roundabout and streetscape improvements proceed on schedule.

Emory Village Zoning Overlay Update

The proposed zoning overlay district for Emory Village is still under consideration by the DeKalb County Commission, as of the press date of this newsletter. For timely updates on hearings and the overlay, visit the Clifton Community Partnership Web site at www.cliftoncommunitypartnership.org or www.emoryvillage.org.



Three Shuttles in the Wind

On January 8, Emory successfully launched its third park-n-ride lot located at South DeKalb Mall.

The first shuttle departs the mall parking lot at 5:35 a.m. and the last shuttle departs Woodruff Circle, on the Emory campus, at 8 p.m. The 200-space lot is located between Firestone and Amazing Rooms Home Place, and is identified by Emory shuttle signage.

This third park-n-ride location, like the first two at North DeKalb and Northlake malls, supports one of the Clifton Community Partnership's key priorities: encouraging the use of transportation alternatives. The other three priorities are: housing near the workplace; neighborhood activity centers; and pedestrian-friendly streetscapes.

For shuttle times and details, visit www.ridecliff.org.

Leave Your Mark at the Park

Last September, Emory and the Druid Hills Civic Association (DHCA) announced plans to work together to convert a key piece of residential property into a community park at 1164 Clifton Road, near Emory Village. The DHCA and Emory are working with Park Pride, a local non-profit parks conservancy group, to raise funds. Your help is needed!

To make donations, please visit www.parkpride.org or mail your tax-deductible donations for the park through Park Pride Atlanta, 675 Ponce de Leon Avenue, 8th Floor, Atlanta, Georgia 30308. Upon making your donations please indicate "1164 Clifton Road" in the *memory of* and *to whom* acknowledgement fields. All "Maple Level" donations (\$250) and above have the option of being listed on a plaque near the stream overlook granite wall. The dedication of this park will be on Earth Day, Sunday, April 22.

Who we are...

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Jeff Rader

and other transportation modes. We need to work in earnest to decrease the length of trips people make in our community and we have to encourage residents to live near their jobs. Non-resident traffic is a big contributor to congestion in our

district and new development must rely much more heavily on alternative modes."

"Overall, I'd say we are in a good position. When you compare this district's established communities and ample job opportunities to other areas in the region and across the state, we are still the envy of many of them," Rader concluded.

Clifton Corridor Transit Feasibility Input

On February 8, the Clifton Corridor Transportation Management Association (CCTMA) conducted the latest in a series of public open houses to determine transit options for the Clifton community. Based on previous studies and input, the CCTMA is focused on examining a transit system that provides circulation and local connectivity to various activity centers in and around the Clifton community.

The open house, held at Clairmont Presbyterian Church, provided neighbors and residents the opportunity to refine transit choices and offer guidance for future transit options. For more information about the open house please contact Thayra Riley, Emory's transportation planning manager, at 404-727-1829.

Advisory Group Recap

Mike Mandl, Emory's executive vice president for administration and finance, opened the Jan. 25 Clifton Community Partnership Advisory Group (CCPAG) meeting with an update on four initiatives that are evolving during the next 12 months:

- The Sage Hill Graduate Housing and Clifton Road mixed-use projects have been submitted to DeKalb County for approval.
- The North Oxford Road bookstore project is in the early design phase.
- During the next several months, the CCP will engage the community and Druid Hills High School parents in planning for the reconfiguration of Haygood Road to improve transportation effectiveness between Clifton and North Decatur Roads, and to provide an attractive entrance for Druid Hills High School and Emory Healthcare.

In addition, Mandl told the CCPAG that he has invited property owners on the north side of North Decatur Road to meet with Emory representatives to discuss the long-term plans for creating an attractive, pedestrian- and cyclist-friendly approach to campus. Several homeowners have contacted Emory to express interest in this project.

A two-day urban design charrette, held in late January, is building on insights gained from the November community workshop and input from key stakeholder meetings. During the charrette, Emory administrators challenged the community to consider the trends and opportunities the community is facing as well as how community members can work together to build consensus on managing change to benefit the community.

Five Questions

A snapshot of questions for leaders in the Clifton community



Lyle Green, lead architect with Cooper Carry, the firm designing Emory's new mixed-use project

CCP: Emory is planning a new mixed-use project on Clifton Road, across from the CDC. Tell me why this project is unique.

Lyle Green: This project is unique for the Clifton Road area because it's going to provide retail, restaurants and services for local residents — especially the thousands of people who work and study on Clifton Road. But it's also going to provide homes for Emory employees and others who don't live nearby but would like to. Local employees will be able to walk and bike to work and lunch. Most people cannot do that now because there are no other comprehensive projects like this in the area.

CCP: What's currently on the site for this project?

Green: Phase one of the project will be developed where the former Protestant radio station

was located and where the current Turner graduate housing sits. Phase two will be adjacent to the first phase on what is currently the Emory Inn site.

CCP: How will the design of this project fit with the properties around it?

Green: We've been encouraged to look at the broader adjacent properties on Clifton Road, some of which are under Emory's control, to develop a synergy between the retail, transportation and employment needs, as well as the new housing. The "urban fabric" for this project — pedestrian and transit connections like streets and walkways — will connect with local existing properties like the Emory Conference Center Hotel and the American Cancer Society building. The thousands of employees and students in this area will be able to access the project without getting into a vehicle.

CCP: Will this project be integrated with the urban design guidelines for the Clifton corridor that are currently under development by the CCP and Emory?

Green: My Cooper Carry team is working closely with Goody Clancy, the urban design firm leading that effort, to assure a seamless fit between this project and the emerging design guidelines.

CCP: What excites you about this project?

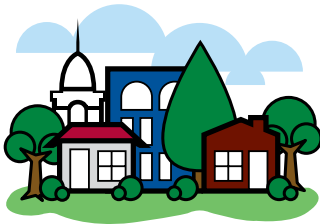
Green: Professionally, this is a true mixed-use project that is ideal to work on from a creative standpoint. On a personal level, I'm a native Atlantan and have many friends in the Emory community. I want this project to be something they are proud of and for it to be a first-class model for mixed-use projects in Atlanta.



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The *Clifton Community Partnership Update* is a monthly newsletter published by Emory University's Office of Communications, Campus Planning and Outreach, to share information and ideas among stakeholders working to improve the quality of life in the Clifton community. Feedback and story ideas are welcomed!