

## Zone #3| Eastside Connector

### Description:

Zone 3, the “Eastside Connector,” creates opportunities amid the obstacles of busy roads like Buford Highway and barriers like Peachtree DeKalb Airport. Overcoming these hurdles, the Eastside Connector laces together the neighborhoods, schools, and parks in Dresden East and North Dresden to the culturally vibrant areas surrounding Chamblee Tucker Road, Chamblee Dunwoody Road, and Buford Highway. It ultimately provides user-friendly pedestrian and cyclist access to central Chamblee through the trails identified in Zone 2: the Westside Connector.

### Zone #3 Overview

#### Connecting Destinations:

City Farmer’s Market, CDC Chamblee Campus, Buford Highway restaurants, Arrow Creek Park, Public Safety Building, Dresden Park, St. Pius High School, Dresden Elementary, Dynamo Swim Club, Shallowford Park

Distance: 32,208 Linear Feet (6.1 miles)

#### Opportunities and Benefits:

- Catalyst for future economic development
- Direct access to parks
- Partnership with Dekalb Board of Education & St. Pius School
- Safe routes to school programming

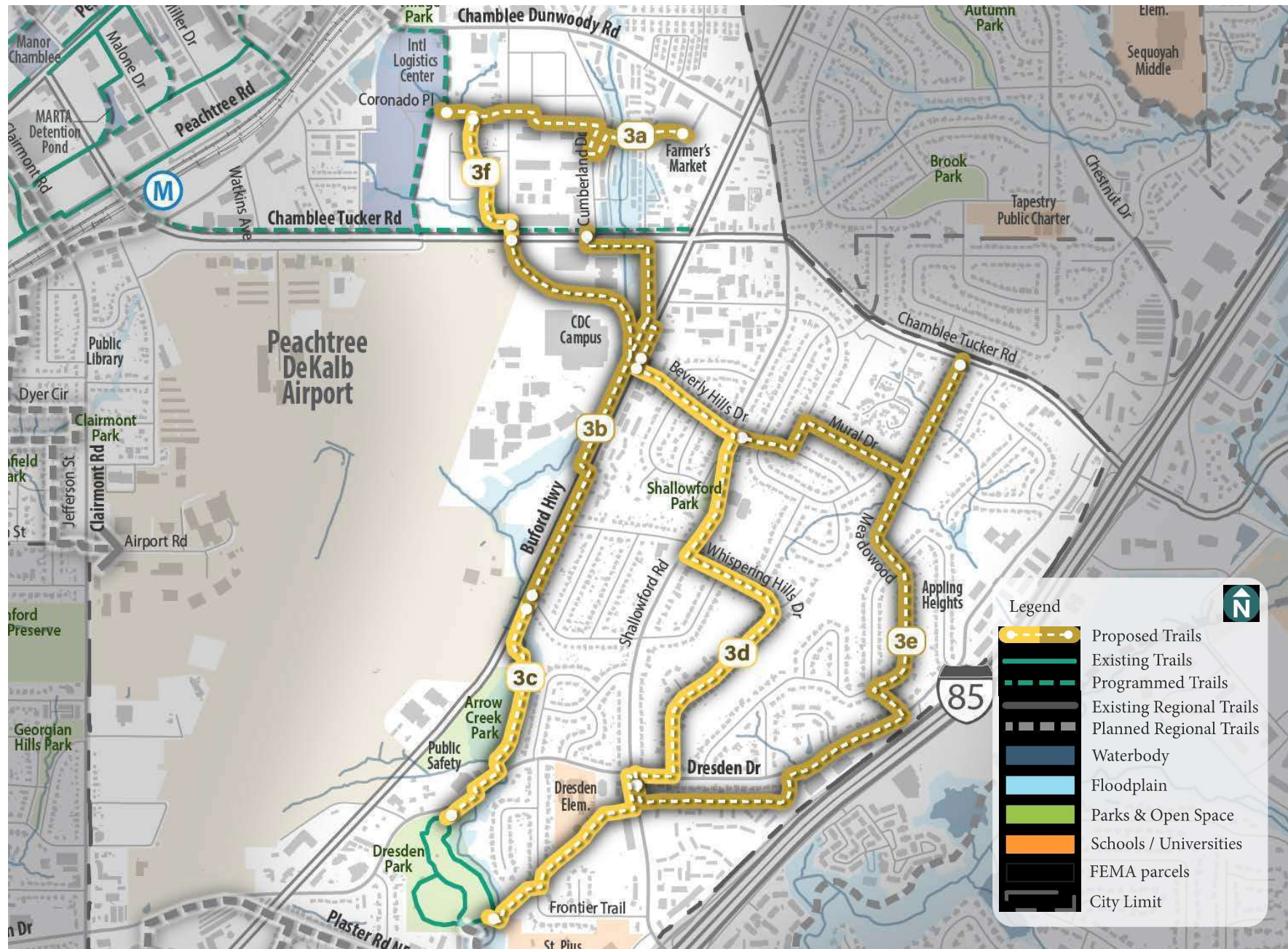
#### Potential Obstacles:

- Easement acquisition
- Extensive CDC and GSA (Government Services Agency) coordination
- GDOT permitting
- Utility coordination—including Georgia Power permitting

#### Cost:

Seg. #	Mileage	Total Estimated Cost
3a	0.6	\$3,444,000
3b	1.5	\$8,910,000
3c	0.5	\$3,709,000
3d	1.7	\$6,107,000
3e	1.5	\$4,210,000
3f	0.3	\$1,426,000

## Zone #3 | Eastside Connector Segments



**Segment 3a:** This segment is a greenway that branches off from the programmed trail on Coronado Place at the International Logistics Center development. From here it proceeds due east with a bridge crossing at the North Fork Peachtree Creek tributary. The trail continues east through undeveloped DeKalb County parcels with mid-block crossings on West Hospital Avenue and Cumberland Drive, where the line-of-sight for drivers makes the crossing safest. The trail then interacts with a multi-family residential development to provide access to the City Farmer’s Market and adjacent restaurants—a highly desired destination on Buford Highway.

**Segment 3b:** As Peachtree DeKalb Airport creates a barrier between east Chamblee and north and west Chamblee, Segment 3b envisions an alternative route through the CDC Campus that would break through this barrier. The planning team met with CDC representatives and identified two opportunities for short-term and long-term solutions. The long-term preferred route capitalizes on the IRS-owned parcel within the CDC campus that could include a publicly accessible trail entering the campus from the north off of Chamblee Tucker Road and wrapping around to the east side of the campus to the Beverly Hills Drive entrance. Heading south, the trail follows the east side of the North Fork Peachtree Creek tributary on an elevated boardwalk structure along with security fencing (to secure the property from the trail), before becoming a side path adjacent to Buford Highway. The trail departs the campus at the signalized southern entrance crossing at Buford Highway, continuing as a side path and then a calm street along Buford Drive before reaching Woodside Way.

The short-term alignment, which is more administratively implementable, heads east on Chamblee Tucker Road from West Hospital Avenue via the planned trail in the scoping study referenced in Segment 3f, or alternatively through the parcel owned by Selig Enterprises. The trail then crosses Chamblee Tucker Road at the Cumberland Drive signalized intersection, where it replaces the east bound deceleration lane into the CDC campus with a side path on the south side of Chamblee Tucker Road. Segment 3b then turns south through the currently vacant surface parking lots at the northeastern corner of Chamblee Tucker Road

and Buford Highway potentially encouraging trail-oriented development. The trail splits at the existing HAWK signal on Buford Highway: it continues on the east side of the highway, tying into the existing sidewalk at Beverly Hills Drive (where Segment 3d begins), as well as the west side of the highway, terminating at Woodside Way.

**Segment 3c:** Segment 3c of the Eastside Connector picks up at Woodside Way and heads south on the west side of the North Fork Peachtree Creek tributary as a greenway to Arrow Creek Park. Within the park, the trail becomes a mostly elevated boardwalk structure that hugs the park’s periphery adjacent to the eastern tree line, with spur trails leading to the dog park and programmed recreation spaces. Leaving Arrow Creek Park, the trail bridges over the tributary to a midblock crossing with a HAWK signal on Dresden Drive before entering into Dresden Park. An alternate route assumes trail-oriented redevelopment of the parcels off of Bragg Street and Dresden Drive with the addition of a new signalized intersection to provide safe pedestrian and bicyclist access to Dresden Park’s main entrance.

**Segment 3d:** Segments 3b, 3c, and 3d together create a loop from Dresden Park back to Beverly Hills Drive while providing connections to schools and neighborhoods. Due to traffic complexity and limited right of way, segment 3d is an alternating series of greenway, side path, and calm street trails. It begins as a greenway that crosses at the existing park pedestrian bridge near St. Pius High School, then turns north to run through the Georgia Power easement across Frontier Drive. The trail follows the west side of the utility easement and passes by the back side of Dresden Elementary before approaching Shallowford Road as a side path to the intersection of Shallowford Road and Dresden Drive. A spur connection is recommended to give a direct link to the St. Pius parking lot and to the baseball stadium. The trail becomes a calm street on Whispering Hills Drive and then transitions back to a side path along Shallowford Road on the east side to the Beverly Hills Drive intersection. A desired connection to Shallowford Park requires a traffic study evaluating the possibility of installing a HAWK signal. At Beverly Hills Drive, within the 60-foot right-of-way, the trail continues on the west side of the road where there are fewer curb cuts and utility conflicts. Narrowing the 13-foot-wide lanes



to 11 feet would allow an ample landscape buffer and ensure sufficient space for the multi-use trail.

***Segment 3e:*** Segment 3e of the Eastside Connector creates another loop off of segment 3d to serve the Dresden community. The trail begins at the southeast corner of the intersection of Dresden Drive and Shallowford Road and proceeds as a greenway tucked behind the Bedford Park Apartment Homes. Proceeding east, the trail transitions to a side path for approximately one-quarter mile on the south side of Dresden Drive to a three-way stop at Appling Drive. Where topography and existing utility conflicts pose a challenge, the planning team recommends placing the side path on the north side of Dresden Drive with a mid-block crossing, which could be constructed within existing public right of way. From Appling Drive, the trail proceeds north as a calm street to Meadowood Lane and enters the Georgia Power parcel to provide a greenway to Mural Drive and a direct route to Chamblee Tucker Road. The mainline trail winds west, as a calm street, back to segment 3d at the Beverly Hills Drive and Shallowford Road intersection.

***Segment 3f:*** This segment heads south after the bridge crossing from Segment 3a, traveling along the tributary's eastern side and arriving at the signalized intersection of West Hospital Avenue and Chamblee Tucker Road. Currently a scoping study is being conducted for a potential side path trail along Chamblee Tucker Road in this area. The trail follows the scoping study's route east to the intersection of Cumberland Drive and Chamblee Tucker Road.

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