



MEMO

TO: Kristen Gorham, City Manager

FROM: John Maximuk, Director, Planning and Development Department

DATE: 11.7.2024

RE: Dresden Park Small Area Plan Presentation

The purpose of this memo is to summarize the Dresden Park Small Area plan and to announce the schedule for its completion.

Background

In July 2023, the Planning and Development Department initiated work on a neighborhood plan for the area between I-85/Shallowford Road/Plaster Road.

The result is the Dresden Park Small Area Plan. This plan provides the City with a detailed vision and strategic framework for preservation, development and growth of the Dresden Park area.

Summary of Plan

The plan was a result of collaborative efforts between residents, business owners, community stakeholders, and city officials to ensure that the unique character, needs, and potential of the area are recognized and enhanced.

The purpose of this plan is to guide land use decisions, promote sustainable development, and encourage economic vitality while preserving and protecting the cultural and environmental assets that define the area. The Dresden Park Small Area Plan was created to address and provide solutions to the five key areas:

1. *Housing and Quality of Life* – Protect and preserve existing naturally occurring affordable housing while promoting improved living conditions through maintenance and renovation of existing housing.
2. *Transportation* – Improve upon existing infrastructure, create safe connections, and expand sidewalks, trail, and bicycle lanes in order to provide safe alternate modes of transportation.
3. *Land Use* – Promote redevelopment in a strategic and equitable way and identify targeted locations for redevelopment.



4. *Recreation and Green Space* – Connect parks, open spaces, and natural areas through existing natural resources including Dresden and Arrow Creek Park and the North Fork Peachtree Creek Tributary. Create neighborhood serving open spaces and recreational amenities.
5. *Beautification and Placemaking* – Establish a community identity through public programs and services and introduce public art that celebrates diversity and inclusion.

By establishing clear goals, policies, and strategies, the Dresden Park Small Area Plan aims to create a vibrant, livable, and resilient neighborhood that meets the evolving needs of current and future residents. This plan is a living document, meant to evolve with the area over time. It serves as a tool for local officials, developers, and residents to ensure that growth is managed thoughtfully and benefits all stakeholders. By adhering to the vision and strategies outlined within, we can ensure that this area remains a vibrant, dynamic, and diverse part of the Chamblee community.

Schedule of Completion

Staff intends to provide a presentation at the November 14, 2024 workshop meeting. The presentation will provide an overview of the scope of the plan, the findings and recommendations and the workplan.

Staff will deliver the final formatted plan to the City Council on November 19, 2024 for adoption.