

**A RESOLUTION TO ADOPT THE TUCKER-NORTHLAKE  
LIVABLE CENTERS INITIATIVE FIVE-YEAR UPDATE**

**WHEREAS**, the Mayor and Council of the City of Tucker are authorized by the City Charter to adopt rules to govern the governance of its business; and

**WHEREAS**, the Mayor and Council desire to further the goals of the Atlanta Regional Commission's Livable Communities Initiative (LCI) program by creating vibrant, walkable communities with increased mobility options and improved access to jobs and services;

**WHEREAS**, communities that completed and update their LCI study are eligible to apply for transportation projects that support the goals of the study in furthering an increasingly economically vibrant and connected community;

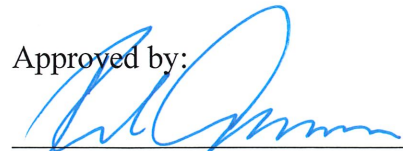
**WHEREAS**, the 2020 Tucker-Northlake Livable Centers Initiative Five-Year Update includes a unified list of projects relevant to transportation, land use and zoning, economic development and parks and recreation.

**WHEREAS**, ensuring eligibility for future LCI grant funding requires adoption of the five year-update by the local municipality.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the City of Tucker while at a regular meeting on February 8th, the attached, Exhibit A, 2020 Tucker-Northlake Livable Centers Initiative Five-Year Update is approved and adopted.


**SO RESOLVED**, this the 8<sup>th</sup> day of February 2021.

Approved by:



Frank Auman, Mayor

Attest:

  
Bonnie Warne, City Clerk

SEAL



# TUCKER

# NORTHLAKE



**TUCKER-NORTHLAKE  
LIVABLE CENTERS INITIATIVE**  
*FIVE-YEAR UPDATE, 2020*

**ARC**  
**LORD AECK SARGENT**  
A KATERRA COMPANY

**Tucker  
Northlake**  
Community Improvement District



# ACKNOWLEDGMENTS

## **Tucker-Northlake Community Improvement District (TNCID) Board of Directors**

Brad Spratte, Chairman  
Chip Cofer, Vice-Chair  
Michele Weston, Secretary  
Sue Storck  
Charles DeWitt  
Barry Schrenk  
Bill Rosenfeld  
Bob Espy

Matthew Lee, Executive Director  
Beth Ganga, Director of Projects and Planning

## **Atlanta Regional Commission**

Samyukth Shenbaga, Managing Director,  
Community Development Group

## **City of Tucker**

Frank Auman, Mayor  
Pat Soltys, Council Member  
Bill Rosenfeld, Council Member  
Matt Robbins, Council Member  
Noelle Monferdini, Council Member  
Michelle Penkava, Council Member  
Anne Lerner, Council Member  
  
Courtney Smith, Director of Planning & Zoning  
Ken Hildebrandt, City Engineer

## **Consultant Team**

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Prepared in cooperation with the Department of Transportation, Federal Highway Administration and the Atlanta Regional Commission

The opinions, findings, and conclusions in this publication are those of the author(s) and not necessarily of the Department of Transportation, State of Georgia or the Federal Highway Administration.

# INTRODUCTION

The Tucker Community Improvement District (CID) was formed in 2013 by commercial property owners who have agreed to self-tax in order to fund improvements in the areas of beautification, transportation, public safety, and economic development within the district. In 2014, the Tucker CID expanded its boundaries to include the Northlake area and was renamed the Tucker-Northlake CID. The next year, the CID completed a Master Plan for the area, conducted by Sizemore Group in association with Nelson Nygaard Consulting Associates and Gibbs Planning Group.

The Tucker-Northlake Master Plan sought to: "Create a vibrant, walkable and economically thriving Tucker-Northlake where:

- The small town charm of Tucker's Main Street thrives with shops and restaurants
- Northlake's regional commercial and industrial centers develop into mixed use, walkable destination
- Lavista Road and Lawrenceville Highway are inviting multi-modal connectors for these activity centers."

This Plan was adopted by DeKalb County in 2015, and subsequently grandfathered in by the Atlanta Regional Commission as a 10-year update to both the Tucker and Northlake Livable Centers Initiative (LCI) Studies. The Tucker-Northlake CID then became the sponsor of the newly-merged Tucker-Northlake LCI.

# ACCOMPLISHMENTS

Over the years, the Northlake and Tucker LCIs as well as the merged Tucker-Northlake LCI have all produced a number of successful projects. Some of the major accomplishments from these LCI plans are as follows:

## 2002 Northlake LCI

In 2001, the Northlake Community Alliance (NCA), in cooperation with DeKalb County, was awarded an LCI grant to complete a study of the area around Northlake Mall. The completed Lavista Road streetscape project and new sidewalk connections throughout the study area resulted from this LCI initiative.



*Northlake Streetscapes Phase I parklet in front of Northlake Mall*

## 2005 Tucker LCI

In 2005, DeKalb County, in partnership with Mainstreet Tucker Alliance, the Tucker Civic Association, and the Tucker Business Association, was awarded an ARC LCI study grant to focus on revitalization of the Downtown Tucker area. The study addressed the possibility of incorporating high-density development in the Downtown Tucker area, a mix of uses, and improved mobility on major corridors. This study led to the successful Downtown Tucker Streetscapes Phase I Project and the establishment of the Tucker Overlay District. The Streetscape Project, which was completed in December 2010, has catalyzed millions of dollars in redevelopment in Downtown Tucker over the last decade.



*Downtown Tucker Streetscapes Phase I on Main Street*



*Downtown Tucker Streetscapes Phase I on Main Street*



*Shortly after the Tucker Streetscape project, the historic Cofer Brothers General Store building was remodeled, bringing new restaurants and stores to Downtown Tucker*

### **2006 Northlake LCI 5 year update**

In 2006, the Northlake Community Alliance (NCA) updated the 2002 LCI study, noting progress and priority projects. Successful outcomes of this study update include establishing the Northlake Business Association, expanding the Tucker-Northlake Community Improvement District (TNCID) boundary to include the Northlake area, and the creation of the Northlake Overlay District. The Northlake Streetscapes Phase II project, which was completed in 2017, resulted from this update.



*Northlake Streetscapes Phase II*

### **2010 Tucker LCI**

In 2010 DeKalb County, the Main Street Tucker Alliance, the Tucker Civic Association, and the Tucker Business Association, among others, pursued an update to the original Tucker LCI. This study focused on updating and prioritizing the 5-year action plan. The Downtown Tucker Streetscapes Phase II project, which consists of sidewalks, street furnishings, lighting and landscape along several side streets in Downtown Tucker, resulted from this study. Construction is currently underway and the project is scheduled to be completed in early 2021.



*Downtown Tucker Streetscapes Phase II (Construction underway)*



*Hearthside Active Living Community in Downtown Tucker, completed in 2015*

## 2015 Tucker-Northlake LCI 10 year update

In 2015, the Tucker-Northlake CID (TNCID) completed a Master Plan that was adopted as a 10-year LCI update for the newly merged Tucker and Northlake LCIs. TNCID's accomplishments since the adoption of the plan include the Lavista Road/I-285 Gateway Beautification Project, and assuming ongoing responsibility from the County for maintaining and upgrading landscaping in the Northlake and Downtown Tucker areas. Recent accomplishments include the completion of a landscaping plan for the Lawrenceville Highway/I-285 Gateway, with the first phase to be installed in 2021, completion of a Downtown Parking Study, the recommendations of which have been included in the City of Tucker's Comprehensive Plan, completion of a Master Plan for Downtown Tucker, several sidewalk projects, completion of the LCI-funded Lawrenceville Highway Pedestrian/Bicycle study, construction of a 110' boardwalk along the Johns Homestead Park Wellness Trails, and a transit stop amenity enhancement project which included the installation of seating at 12 MARTA bus stops as well as the installation of two bus shelters. The CID also worked with the City of Tucker on rewriting the Overlays. These updates were adopted by the City in 2019. The Tucker-Northlake Rail trail project has also been incorporated into the Tucker Trail Master Plan as a Tier-1 project, and the first segment is slated to be constructed with SPLOST funds within the next year.

The accomplishment spreadsheets for the 2005 Tucker LCI and 2015 Tucker-Northlake LCI are shown in Attachments 6 and 7, respectively.



*Johns Homestead Wellness Trails Boardwalk*



*New MARTA Bus Shelter on Henderson Mill Road*

## 2020 LCI UPDATE

In 2016, the majority of the Tucker Community became a City, taking over the services of Parks, Code Enforcement and Zoning as well as the implementation of certain capital improvement projects. The newly formed city presents many opportunities for the LCI, including potential for new partnerships and increased opportunities for funding. Shortly after forming, the City embarked upon the development of a Comprehensive Plan, which was completed in 2018. This plan established the following goals for the City:

- Enhance Downtown Tucker
- Improve Transportation Connections
- Preserve and Improve Neighborhoods
- Strengthen Recreational and Community Resources
- Bolster Economic Base

The completion of the Comprehensive Plan led to a number of follow-up plans for the City, including Master Plans for Parks, Trails, Transportation, Historic Resources, a Signage and Overlay Update, and a Downtown Master Plan, which was conducted jointly with the Tucker-Northlake CID. Since the vision and goals for the City of Tucker as laid out in these plans are consistent with those established in the 2015 LCI Study, the CID decided to proceed with a minor update of the LCI project list in order to align the LCI list of recommended projects with planning efforts by the City of Tucker, as well as DeKalb County, GDOT and other entities.

The Tucker-Northlake LCI study area (Attachment 1) includes historic Downtown Tucker, the Northlake Regional Retail District and Northlake Medical and Industrial District. Major corridors include Lawrenceville Highway (SR 8) and Lavista Road (SR 236). The 2020 Tucker-Northlake LCI project list (Attachment 2) includes relevant transportation, land use and zoning, economic development, and parks and recreation projects from the following plans and studies:

- Downtown Tucker Grid Plan (2020)
- I-285 Top End Rapid Transit Pre-project Development Study Phase II (2020)
- Downtown Tucker Master Plan (2020)
- Downtown Tucker Alley Activation Plan (2020)
- Georgia Statewide Transit Plan (2020)
- ATL Regional Transit Plan (2020)
- Tucker Tomorrow Transportation Plan (2019)
- DeKalb County Lawrenceville Highway Corridor Scoping Study (2019)
- Tucker PATH Trail Master Plan (2019)
- Tucker Branding Master Plan (2019)
- DeKalb County Transit Master Plan (2019)
- Tucker Sign Ordinance and Overlay Update (2019)
- Tucker Recreation and Parks Master Plan (2019)
- Historic Resources Survey for the City of Tucker (2019)
- Tucker Tomorrow Comprehensive Plan (2018)
- ULI Downtown Tucker Parking Study (2017)
- Lawrenceville Highway Corridor Existing Conditions and Recommendations (2016)
- Tucker-Northlake LCI Study (2015)
- DeKalb County Transportation Plan (2014)
- Tucker Livable Centers Initiative Study (2005)
- Atlanta to Charlotte Passenger Rail Corridor Investment Plan

This updated LCI plan aims to help to focus these efforts and ensure that growth in the Tucker-Northlake area aligns with the vision established by the community as laid out in previous planning efforts.

## OPPORTUNITIES

The revitalization of Downtown Tucker that began after the first phase of the streetscape project continues, with new investment constantly coming into downtown. Main Street has become a bustling center of activity with new restaurants and retail, as well as regular community events. Many underutilized buildings have been renovated, and there are many opportunities to expand on these efforts.



*Adaptive reuse of a long-vacant building located on Lavista Road*



*Matthews Cafeteria on Main Street façade improvement*

The 2020 LCI Update provides many opportunities for the Tucker-Northlake CID and its partners to guide future growth into vibrant, walkable, mixed use centers. Proposed projects for Downtown Tucker include plans to reconnect the historic street grid (Attachment 3), construct a town green and add additional parking (Attachment 4), as well as create a network of multi-use trails (Attachment 5) emanating from Downtown. The City of Tucker also intends to build a City Hall facility Downtown.



*Potential alley between Main Street and 4<sup>th</sup> Street*

The Northlake area also presents many opportunities. In recent years, several new multi-family housing developments at Northlake have added to the residential density, catalyzing new retail growth, such as the new Tucker Meridian Shopping Center on Lavista Road. Northlake Mall was recently purchased by ATR Corinth, and will soon be reimagined as 'Northlake,' a dynamic mixed-use development incorporating office, medical, retail and restaurants. Emory Healthcare has signed on as an anchor, and will be relocating over 1,600 employees to the site.



*Concept Design for Northlake Mall Redevelopment*

The Northlake area also has the potential for becoming a multi-modal transportation hub. The upcoming I-285 Express Lanes will have an exit at Northlake Pkwy. MARTA has expressed interest in creating a mobility hub at Northlake, and the DeKalb Transit Plan calls for Arterial Rapid Transit along Lavista Road and Lawrenceville Highway. The Atlanta-Region Transit Link Authority (ATL) recently selected the I-285 East Wall Bus Rapid Transit (BRT) and Northlake Transit Hub for inclusion in the ATL Regional Transit Plan (ARTP). GDOT and the Federal Railroad Administration (FRA) are working toward the development of a passenger rail line that may potentially have a stop in the Northlake area. The cities and CIDs that are affected by the Top End Express Lane project are also planning to conduct a study to ensure trail connectivity along I-285.

### **FUNDING AND RESOURCES**

Although the project list is extensive, strong partnerships with other organizations including the City of Tucker, the newly-formed Tucker Downtown Development Authority, Mainstreet Tucker

Alliance, Atlanta Regional Commission, MARTA, GDOT, the ATL, DeKalb County, PATH Foundation, Friends of Tucker PATH as well as the other cities and CIDs along the Top End of I-285 provide additional opportunities to leverage funding and project management responsibilities. The passage of a Transportation Special Purpose Local Option Sales Tax (SPLOST) by DeKalb County voters in 2017 also provides an additional source of revenue. This fund will provide the City of Tucker with approximately \$32 million over six years to help fund capital improvements, including many of the projects on this list. DeKalb County also has a SPLOST allocation set aside for CIDs to fund capital improvements.



*Potential redevelopment along Idlewood Road*



*Concept design for Tucker PATH*



*Potential pedestrian bridge over Fellowship Road*

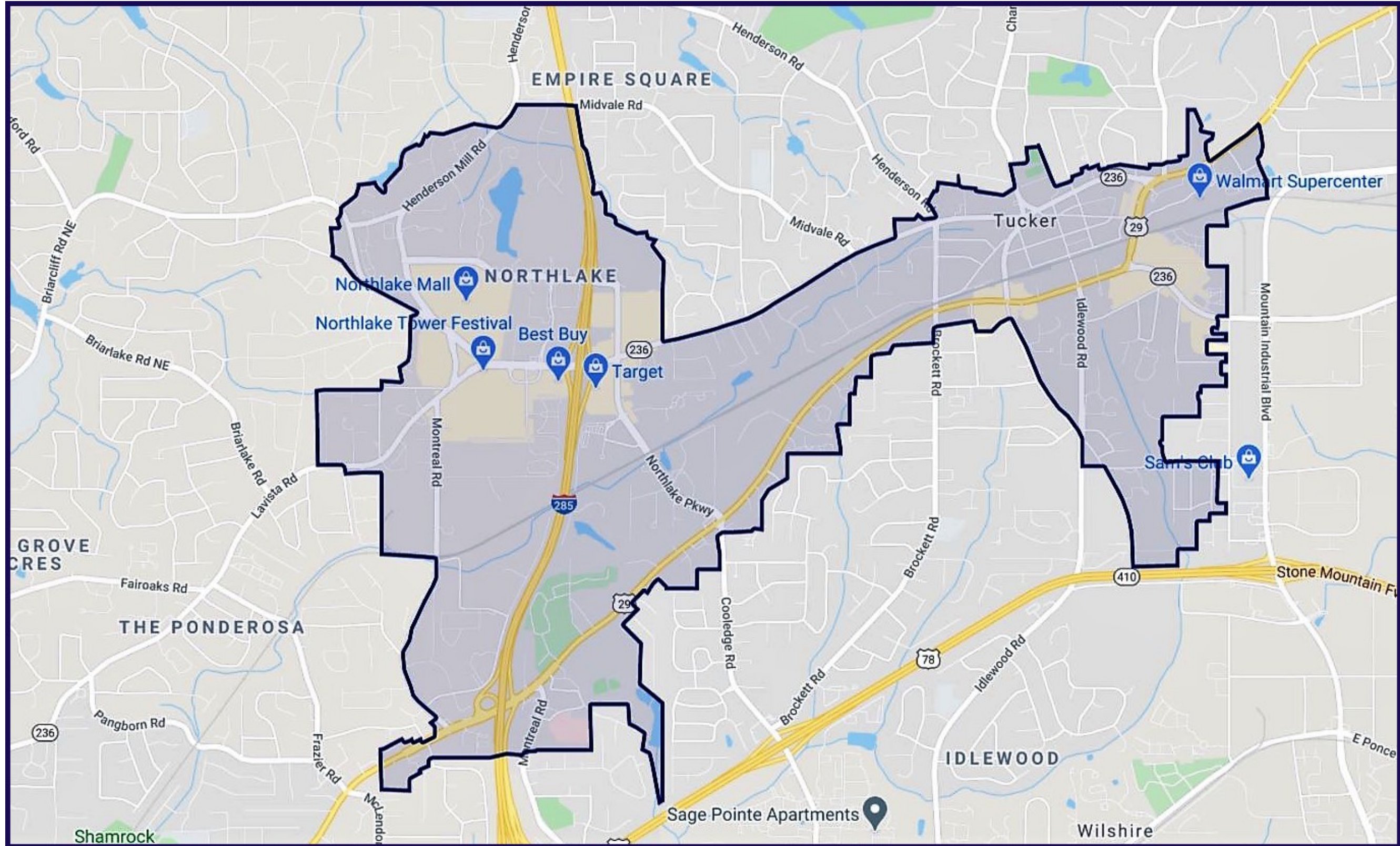


## ATTACHMENTS

- 1) Tucker-Northlake LCI Study Area
- 2) 2020 Tucker-Northlake LCI Project List
- 3) Downtown Tucker Street Grid Plan
- 4) Tucker Town Green Concepts
- 5) Tucker PATH Master Trail Plan
- 6) 2005 Tucker LCI List of Accomplishments
- 7) 2015 Tucker-Northlake LCI List of Accomplishments



# ATTACHMENT 1: TUCKER-NORTHLAKE LCI STUDY AREA BOUNDARY



# ATTACHMENT 2: 2020 TUCKER-NORTHLAKE LCI PROJECT LIST

## Land Use & Zoning

Description	Reference Document	Cost	Year	Responsible Party	Funding Source
Consider the following amendment to the Downtown Tucker Zoning Districts: Incorporate block size requirements in addition to existing street connection requirements. Consider including language to require large parcels to be subdivided with new local streets when they are redeveloped. It is recommended that all block sizes on new development or redevelopment conform to the 1891 grid plan.	Tucker Livable Centers Initiative Study (2005), Tucker-Northlake LCI Study (2015)	Staff	2021	TNCID / City	N/A
Consider the following amendment to the Downtown Tucker Zoning Districts: Incorporate trail connection requirements per City of Tucker trail plans.	Tucker-Northlake LCI Study (2015)	Staff	2021	TNCID / City	N/A
Consider the following amendment to the Northlake Zoning Districts and Northlake Overlay: Incorporate trail connection requirements per DeKalb County's Transportation Plan and City of Tucker trail plans.	Tucker-Northlake LCI Study (2015)	Staff	2021	TNCID / City	N/A
Develop a Lawrenceville Highway Zoning District.	Tucker-Northlake LCI Study (2015), Lawrenceville Highway Corridor Existing Conditions and Recommendations (2016)	\$50,000	2022	TNCID / City	TNCID / City / ARC
Adopt this LCI study as an amendment to the City of Tucker Comprehensive Plan at the next Comp Plan update.		N/A	2023	TNCID / City	N/A
Conduct a Space Analysis and Programming Study for the new City Hall.	Downtown Tucker Master Plan (2020)	\$20,000		City	General Fund
Focus redevelopment on identified sites on the Framework Plan.	Downtown Tucker Master Plan (2020)	Staff	ongoing	TNCID / City / DDA	N/A
Cluster new retail development along Main Street, 1st Avenue, and 4th Street.	Downtown Tucker Master Plan (2020)	Staff	ongoing	TNCID / City	N/A
Review the design guidelines for Downtown Overlay Districts.	Tucker Sign Ordinance and Overlay Update (2019)	Staff	2021	TNCID	N/A
Review the design guidelines for Northlake Districts.	Tucker Sign Ordinance and Overlay Update (2019)	Staff	2021	TNCID	N/A
Conduct a detailed zoning study to include design guidelines or amendments to existing Tucker Overlay Districts (Downtown, Neighborhood, and Corridor) for alley improvements using alley typologies, development, and open space along alleys, and grid network implementation throughout Downtown.	Downtown Tucker Grid Plan (2020), Downtown Tucker Alley Activation Plan (2020)	Staff	2021	TNCID / City	N/A
Incentivize private developers to embrace the implementation and placemaking of alleys and the grid network as part of future development.	Downtown Tucker Grid Plan (2020)		2021	City / DDA	City / DDA
Explore strategies for greening and stormwater infrastructure in the alleys.	Downtown Tucker Alley Activation Plan (2020)	Staff	2021	City / TNCID	N/A
Explore strategies for promoting and preserving Tucker's historic resources.	Historic Resources Survey for the City of Tucker (2019)	Staff	2022	City	N/A

## Economic Development

Description	Reference Document	Cost	Year	Responsible Party	Funding Source
Develop a marketing and branding campaign that highlights and identifies incentives that the CID should pursue to help attract and retain businesses and new development.	Tucker-Northlake LCI Study (2015)		2023	TNCID / City	City / TNCID / ARC / DDA
Pursue funding to design and develop gateway beautification at the Lawrenceville Highway/I-285 interchange.	Tucker-Northlake LCI Study (2015), Downtown Tucker Master Plan (2020), Tucker Livable Centers Initiative Study (2005), Tucker Tomorrow Comprehensive Plan (2018), Lawrenceville Highway Corridor Existing Conditions and Recommendations (2016)	\$700,000	2021-2028	TNCID	TNCID / City / GDOT / DeKalb County
Pursue supplemental funds to beautify other gateways. Beautification should include landscaping, signage, art, lighting, etc.	Tucker-Northlake LCI Study (2015), Downtown Tucker Master Plan (2020), Tucker Livable Centers Initiative Study (2005), Tucker Tomorrow Comprehensive Plan (2018)		ongoing	City / TNCID / DeKalb County	DeKalb County / City / TNCID / ARC / GDOT

# ATTACHMENT 2: 2020 TUCKER-NORTHLAKE LCI PROJECT LIST

## Economic Development (Cont.)

Description	Reference Document	Cost	Year	Responsible Party	Funding Source
Work with Discover DeKalb to develop a DeKalb Conference Center in the Northlake area.	Tucker-Northlake LCI Study (2015), Lawrenceville Highway Corridor Existing Conditions and Recommendations (2016)		2021-2025	TNCID / DeKalb County / Discover DeKalb / City	DeKalb County / TNCID / Discover DeKalb / City
Pursue supplemental funds to install shade trees on Main Street in Downtown Tucker.	Tucker-Northlake LCI Study (2015)		2023	TNCID	City / TNCID
Consider the development of a Signage Funding Program to assist property owners in upgrading signage to meet the existing signage ordinances.	Tucker-Northlake LCI Study (2015)		2024	TNCID	City / TNCID / DDA
Establish Open Container Boundary Regulation for Downtown.	Downtown Tucker Master Plan (2020)		2021	Staff	City
Create events in Downtown Tucker during times of the year that do not currently see a lot of activity.	Downtown Tucker Master Plan (2020)		Ongoing	Staff	City / Community Groups
Initiate low-interest rehabilitation financing program and/ or lease -purchase programs, and promote their use, to assist homeowners, investors, and developers.	Downtown Tucker Master Plan (2020)		2024	City	City / DDA / CDBG
Enhance the economic development toolbox to assist in implementing Downtown Master Plan projects by determining attractive elements for Downtown development incentive package.	Downtown Tucker Master Plan (2020)			Staff / DDA	City / DDA
Continue implementation of the 2019 City of Tucker Branding Master Plan to determine Signage & Wayfinding for Downtown.	Tucker Downtown Master Plan (2020), ULI Downtown Tucker Parking Study (2017), Tucker Branding Master Plan (2019)	Staff	Ongoing	City	City / TNCID
Create a Tax Allocation District - identify boundary, determine assessed values for each parcel, estimate TAD bonds and determine completion date.	Tucker Livable Centers Initiative Study (2005), Tucker-Northlake LCI Study (2015)	Staff	2021	City / DDA	City / DDA / ARC
Develop a Public Arts Program to activate alleys.	Downtown Tucker Grid Plan (2020), Tucker Livable Centers Initiative Study (2005), Tucker Downtown Alley Activation Plan (2020)	\$25,000	2021	TNCID / City	TNCID / City / ARC

## Parks and Recreation

Description	Reference Document	Cost	Year	Responsible Party	Funding Source
Conduct a Downtown Parks and Plaza Implementation Plan.	Downtown Tucker Master Plan (2020)	\$25,000	2022	City	General Fund
Railroad Avenue Park or another area in Downtown for a future Park.	Downtown Tucker Master Plan (2020), ULI Downtown Tucker Parking Study (2017), Tucker Livable Centers Initiative Study (2005)	\$1,000,000	2022	City	SPLOST
Conduct recreation center feasibility plan.	Tucker Recreation and Parks Master Plan (2019)	\$60,000	2021	City	SPLOST
Update and/or replace recreation center following feasibility study.	Tucker Recreation and Parks Master Plan (2019)	\$16,000,000	2023	City	SPLOST
Propose a park bond to fund key capital improvement projects in each city district.	Tucker Recreation and Parks Master Plan (2019)	Staff	2024	City	
Implement general upgrades to Peters Park and Tucker Nature Preserve (1 – 3 years).	Tucker Recreation and Parks Master Plan (2019)	\$1,750,000	2022	City	SPLOST/ CDBG
Implement phase one improvements at Tucker Recreation Center and Johns Homestead Park (3-5 years).	Tucker Recreation and Parks Master Plan (2019)	\$1,400,000	2021-2025	City	SPLOST
Include trail heads and/or city trail connections within parks that are on the city trail system network as part of park improvements.	Tucker Recreation and Parks Master Plan (2019)			City	SPLOST
Begin to identify park land acquisition opportunities in or near areas identified on the park service area gap analysis map.	Tucker Recreation and Parks Master Plan (2019)	Staff	ongoing	City	
Purchase or acquire appropriate park lands to maintain recommended Level of Service goals for park acreage.	Tucker Recreation and Parks Master Plan (2019)		ongoing	City	City
Produce master plans for new park lands as needed and phase one construction plans.	Tucker Recreation and Parks Master Plan (2019)			City	SPLOST
Implement capital improvements at Johns Homestead Park (6-7 years).	Tucker Recreation and Parks Master Plan (2019)	\$1,000,000	2025	City	SPLOST
Include trail heads and city trail connections to and within new city parks lands.	Tucker Recreation and Parks Master Plan (2019)			City	SPLOST

# ATTACHMENT 2: 2020 TUCKER-NORTHLAKE LCI PROJECT LIST

## Pedestrian Facilities (Short Term)

Street	Type of Improvement	Description	Reference Document	Length (feet)	Length (miles)	Engineering Costs	ROW Costs*	Unit Cost (\$/1,000 ft or \$/mile)	Construction Costs	Cost Estimate (Low)	Cost Estimate (High)	Total Project Costs	Responsible Party	Funding Source
Brockett Road	Sidewalk Improvement	From Lawrenceville Highway to Grantland Drive (west side)	Tucker Tomorrow Transportation Plan (2019)	1,782						\$383,130	\$500,742		City	City
Hugh Howell Road	Sidewalk Improvement	From Lawrenceville Highway to Tucker Industrial Boulevard (north side)	Tucker Tomorrow Transportation Plan (2019), DeKalb Transportation Plan (2014)	2,138						\$459,670	\$600,778		City	City / CDBG / GDOT
Montreal Road	Sidewalk Improvement	From Lavista Road to Montreal Circle (west side)	Tucker Tomorrow Transportation Plan (2019)	4,730						\$1,016,950	\$1,329,130		City	City
Church Street	Sidewalk Improvement	From Lynburn Drive to entrance to Hearthsides (both sides)	Tucker Tomorrow Transportation Plan (2019)	2,322						\$499,230	\$652,482		City	City
Lynburn Drive	Sidewalk Improvement	From Lavista Road to Main Street (both sides)	Tucker Tomorrow Transportation Plan (2019)	643						\$138,245	\$180,683		City	City

## Pedestrian Facilities (Mid-Term)

Street	Type of Improvement	Description	Reference Document	Length (feet)	Length (miles)	Engineering Costs	ROW Costs*	Unit Cost (\$/1,000 ft or \$/mile)	Construction Costs	Cost Estimate (Low)	Cost Estimate (High)	Total Project Costs	Responsible Party	Funding Source
Brockett Road	Sidewalk Improvement	From Lawrenceville Highway to 2169 Brockett Road (east side)	Tucker Tomorrow Transportation Plan (2019)	541						\$116,315	\$152,021		City	City
Montreal Road	Sidewalk Improvement	From 1901 Montreal Road to Montreal Circle (east side)	Tucker Tomorrow Transportation Plan (2019)	1,295						\$278,425	\$363,895		City	City
Montreal Road	Sidewalk Improvement	From Montreal Circle (north) to 1681 Montreal Road/Kennersley (east side)	Tucker Tomorrow Transportation Plan (2019)	1,576						\$338,840	\$442,856		City	City
Northlake Parkway	Sidewalk Improvement	From Northlake Center Drive to Lavista Road (north side)	Tucker Tomorrow Transportation Plan (2019)	1,502						\$322,930	\$422,062		City	City
Northlake Parkway	Sidewalk Improvement	From Ramp to NB I-285 to Northlake Center Drive (both sides)	Tucker Tomorrow Transportation Plan (2019)	1034						\$222,310	\$290,554		City	City
Fellowship Road	Sidewalk Improvement	From Idlewood Road to Lawrenceville Highway (east side)	Tucker Tomorrow Transportation Plan (2019)	2,970						\$638,550	\$638,550		City	City
Lynburn Drive	Sidewalk Improvement	From Burns Avenue to Lawrenceville Highway (south side)	Tucker Tomorrow Transportation Plan (2019)	216						\$46,440	\$60,696		City	City
Lawrenceville Highway	Sidewalk Improvement	10' Sidewalk on south side of Lawrenceville Highway	DeKalb County Lawrenceville Highway Corridor Scoping Study (2019), DeKalb County Transportation Plan (2014)			\$2,019,364							City	City / GDOT / ARC
Lawrenceville Highway	Pedestrian Lighting	Install pedestrian lighting along corridor	DeKalb County Lawrenceville Highway Corridor Scoping Study (2019)						\$3,930,000				City	City
Lawrenceville Highway	Crosswalk	Install high visibility mid-block crosswalk with PHB at multiple locations	DeKalb County Lawrenceville Highway Corridor Scoping Study (2019), DeKalb County Transportation Plan (2014)			\$345,180							City	City / GDOT
Main Street	Railroad Crossing	Develop plans for pedestrian crossing improvements at the Main Street railroad crossing (sidewalks, crosswalks, fencing, landscape, etc.)	Tucker Downtown Master Plan (2020), Downtown Tucker Grid Plan (2020)										City	City / CSX
Northlake Area	Pedestrian Improvements	Pedestrian Improvements	DeKalb County Transportation Plan (2014)						\$1,000,000				City	City / County / TNCID
Intersection of Alley on Main Street @ Village Burger	Crosswalk Improvements	New paving, crosswalk, signage (3,000 SF)	Downtown Tucker Grid Plan (2020)										City	City / ARC
Intersection of Alley on Main Street @ Cofer Bros. Inc.	Crosswalk Improvements	New paving/crosswalk, ADA ramp, signage (1,500 SF)	Downtown Tucker Grid Plan (2020)										City	City / ARC

# ATTACHMENT 2: 2020 TUCKER-NORTHLAKE LCI PROJECT LIST

## Pedestrian Facilities (Mid-Term) Cont.

Intersection of Alley on 1st Avenue @Bank of America	Crosswalk Improvements	New paving/crosswalk, ADA ramp, signage (1,000 SF)	Downtown Tucker Grid Plan (2020)												City	City / ARC
Intersection on Railroad Avenue	Crosswalk Improvements	New crosswalks and traffic calming at 2nd Street, Block B north-south alley, 4th Street, Burns Avenue	Downtown Tucker Grid Plan (2020)												City	City / ARC
Intersection of Alley on 4th Street	Crosswalk Improvements	New paving/crosswalk, ADA ramp, signage (2,000 SF)	Downtown Tucker Grid Plan (2020)												City	City / ARC

## Bicycle Projects

Project Name	Type of Improvement	Description	Reference Document	Length (feet)	Length (miles)	Engineering Costs	ROW Costs*	Unit Cost (\$/1,000 ft or \$/mile)	Construction Costs	Cost Estimate (Low)	Cost Estimate (High)	Total Project Costs	Responsible Party	Funding Source
Montreal Road Bike Lane	Bike Infrastructure	Bike Lane (5')	Tucker Tomorrow Transportation Plan (2019)										City	City
Woodlawn Circle Shared Lane	Bike Infrastructure	Shared Lane	Tucker Tomorrow Transportation Plan (2019)										City	City
Main Street Shared Lane	Bike Infrastructure	Shared Lane	Tucker Tomorrow Transportation Plan (2019), Downtown Tucker Grid Plan (2020)	1,800 ft		\$2,700	\$0		\$18,000			\$20,700	City	City / TNCID / ARC

## Streetscape Projects

Project Name	Type of Improvement	Description	Reference Document	Length (feet)	Length (miles)	Engineering Costs	ROW Costs*	Unit Cost (\$/1,000 ft or \$/mile)	Construction Costs	Cost Estimate (Low)	Cost Estimate (High)	Total Project Costs	Responsible Party	Funding Source
Downtown Streetscape Implementation Plan	Streetscape Project	Develop a Downtown Streetscape Implementation Plan that focuses on pedestrian and bicyclist connectivity to Downtown	Tucker Downtown Master Plan (2020), Tucker Tomorrow Comprehensive Plan (2018)										City	General Fund / SPLOST / GDOT
Idlewood Road	Streetscape Project		Tucker Downtown Master Plan (2020), Tucker Tomorrow Comprehensive Plan (2018)										City	City
Railroad Avenue (west of Main Street)	Streetscape Project	2nd Street to Main Street: Streetscape improvements on one side of existing street - resurface, sidewalk curbing, trees, lighting, head-in parking	Tucker Downtown Master Plan (2020), Downtown Tucker Grid Plan (2020)	760 ft			\$0						City	City / TNCID / ARC
Railroad Avenue (east of Main Street)	Streetscape Project	Main Street to Burns Avenue: Streetscape improvements on one side of existing street - resurface, sidewalk curbing, trees, lighting, head-in parking	Tucker Downtown Master Plan (2020), Downtown Tucker Grid Plan (2020)	1000 ft			\$0						City	City / TNCID / ARC
Lynburn Drive	Streetscape Project		Tucker Downtown Master Plan (2020)										City	City
Lavista Road	Streetscape Project		Tucker Downtown Master Plan (2020)										City	City
1st Avenue	Streetscape Project		Tucker Downtown Master Plan (2020)										City	City
Lawrenceville Highway	Streetscape Project		Tucker Downtown Master Plan (2020), DeKalb County Lawrenceville Highway Corridor Scoping Study (2019), Tucker Tomorrow Comprehensive Plan (2018)										City	City
Brockett Road	Streetscape Project		Tucker Downtown Master Plan (2020), Tucker Tomorrow Comprehensive Plan (2018)										City	City
Hugh Howell Road	Streetscape Project		Tucker Downtown Master Plan (2020), Tucker Tomorrow Comprehensive Plan (2018)										City / TNCID	City / TNCID
Block G 3rd Avenue	Streetscape Project	Streetscape improvements on existing street - resurface, curbing on one side, lighting, on- street parking reconfiguration	Downtown Tucker Grid Plan (2020)	200 ft			\$0						City / TNCID	City / TNCID / ARC

# ATTACHMENT 2: 2020 TUCKER-NORTHLAKE LCI PROJECT LIST

## Trail Projects

Project Name	Type of Improvement	Description	Reference Document	Length (feet)	Length (miles)	Engineering Costs	ROW Costs*	Unit Cost (\$/1,000 ft or \$/mile)	Construction Costs	Cost Estimate (Low)	Cost Estimate (High)	Total Project Costs	Responsible Party	Funding Source
Top End Trails Plan	Study	Study potential to utilize the I-285 corridor to link planned and existing trail facilities to improve regional bicycle and pedestrian access	I-285 Top End Rapid Transit Pre-Project Development Study Phase II (2020)									\$186,000	City of Brookhaven	Top end Cities and CIDs
Downtown to Johns Homestead Park	PATH Trail Project	<b>Connecting Destinations:</b> Downtown Tucker, Johns Homestead Park, Kaiser Permanente Crescent Medical Center, Northlake Plaza												
1a			Tucker PATH Trail Master Plan (2019), Tucker Northlake LCI Study (2015), Tucker Tomorrow Comprehensive Plan (2018)		0.4 mi								City	City
1b			Tucker PATH Trail Master Plan 2019, Tucker-Northlake LCI Study (2015), Tucker Tomorrow Comprehensive Plan (2018)		1.3 mi								City	City / TNCID / ARC / Private
1c			Tucker PATH Trail Master Plan 2019, Tucker-Northlake LCI Study (2015), Tucker Tomorrow Comprehensive Plan (2018)		1.2 mi								City	City / TNCID / ARC / Private
1d			Tucker PATH Trail Master Plan (2019)		1.2 mi								City	City / Private
1e			Tucker PATH Trail Master Plan (2019), Tucker Northlake LCI Study (2015), Tucker Tomorrow Comprehensive Plan (2018)		1.0 mi								City	City / TNCID / ARC / Private
1f			Tucker PATH Trail Master Plan (2019)		0.9 mi								City	City / Private
Downtown to Kelley Cofer Park	PATH Trail Project	<b>Connecting Destinations:</b> Downtown, Tucker High School, Kelly Cofer Park, Tucker Nature Preserve, Reid H. Cofer Library, Post Office, Hearthsides Club												
2b			Tucker PATH Trail Master Plan (2019), Tucker Tomorrow Comprehensive Plan (2018)		1.0 mi								City	City / Private
Stone Mountain Trail to Downtown	PATH Trail Project	<b>Connecting Destinations:</b> Tucker Middle School, Peters Park, Stone Mountain Middle School, Stone Mountain PATH												
3a			Tucker PATH Trail Master Plan (2019), Tucker Tomorrow Comprehensive Plan (2018)		0.8 mi								City	City / Private
3a(alt.)			Tucker PATH Trail Master Plan (2019)		0.8 mi								City	City / Private
3b			Tucker PATH Trail Master Plan (2019), Tucker Tomorrow Comprehensive Plan (2018)		0.7 mi								City	City / Private
Westside Connector	PATH Trail Project	<b>Connecting Destinations:</b> Midvale Middle School, Henderson Middle school, Northlake Mall												
6a			Tucker PATH Trail Master Plan (2019), Tucker Northlake LCI Study (2015), Tucker Tomorrow Comprehensive Plan (2018)		1.5 mi								City	City / TNCID / ARC / Private
6c			Tucker PATH Trail Master Plan 2019		1.4 mi								City	City / Private

# ATTACHMENT 2: 2020 TUCKER-NORTHLAKE LCI PROJECT LIST

## Intersection Improvements

Description	Reference Document	Description	Reference Document	Length (feet)	Length (miles)	Engineering Costs	ROW Costs*	Unit Cost (\$/1,000 ft or \$/mile)	Construction Costs	Cost Estimate (Low)	Cost Estimate (High)	Total Project Costs	Responsible Party	Funding Source
Lawrenceville Highway @ Fellowship Road	Intersection Improvement	Reconfigure southbound approach to include Left, Thru and Right lanes; re-stripe northbound approach to allow for more storage for left-turning vehicles; add an eastbound Right turn lane	DeKalb County Lawrenceville Highway Corridor Scoping Study (2019), Tucker Tomorrow Transportation Plan (2019)									\$6,714,000	City / GDOT	City / GDOT / SRTA / ARC
Lawrenceville Highway @ Hugh Howell Road	Intersection Improvement		DeKalb County Lawrenceville Highway Corridor Scoping Study (2019), DeKalb Transportation Plan (2014)									\$4,000,000	City / GDOT	City / GDOT / SRTA / ARC
Lawrenceville Highway @ Old Norcross Road	Intersection Improvement		DeKalb County Lawrenceville Highway Corridor Scoping Study (2019)										City / GDOT	City / GDOT
Lawrenceville Highway @ Lavista Road	Intersection Improvement		DeKalb County Lawrenceville Highway Corridor Scoping Study (2019)										City / GDOT	City / GDOT / SRTA / ARC
Lavista Road at Fellowship Road Intersection Improvement	Intersection Improvement	Lavista Road at Fellowship Road – Reconstruct to conventional 4-leg intersection, eliminating the "triangle"	Tucker Tomorrow Transportation Plan (2019), Tucker-Northlake LCI Study (2015), DeKalb Transportation Plan (2014), Tucker Livable Centers Initiative Study (2005)									\$9,155,000	City / GDOT	City / GDOT / SRTA / ARC
Intersection Control Evaluation (Fellowship Road at Idlewood Road)	Intersection Control Evaluation	Conduct an Intersection Control Evaluation study at this intersection to determine the most suitable intersection configuration or roundabout	Tucker Tomorrow Transportation Plan (2019)									\$50,000	City	City
Lynburn Drive at Lawrenceville Highway (US 29) Intersection Improvement	Intersection Improvement	Add lane on EB Lynburn approach to provide a L/T lane and a shared thru/right lane; include pedestrian safety improvements as appropriate	Tucker Tomorrow Transportation Plan (2019), Tucker-Northlake CID LCI (2015), DeKalb County Lawrenceville Highway Corridor Scoping Study (2019)									\$1,500,000	City / GDOT	City / GDOT / SRTA / ARC

## Parking

Project Name	Type of Improvement	Description	Reference Document	Length (feet)	Length (miles)	Engineering Costs	ROW Costs*	Unit Cost (\$/1,000 ft or \$/mile)	Construction Costs	Cost Estimate (Low)	Cost Estimate (High)	Total Project Costs	Responsible Party	Funding Source
Inventory existing signage	Parking		ULI Downtown Tucker Parking Study (2017)										Staff	City
Main Street Timed Parking	Parking	Implement 2-hour parking along Main Street public spaces (passive enforcement) including signage	ULI Downtown Tucker Parking Study (2017)										City	City
Main Street employee parking	Parking	Encourage employee parking off Main Street	ULI Downtown Tucker Parking Study (2017)										City	City
PR/Marketing: Create positive energy	Parking		ULI Downtown Tucker Parking Study (2017)										City / TNCID	City
Shared parking	Parking	Parking: Include additional incentives for shared parking, such as, guaranteed lower parking space requirements and assistance with shared parking applications by the CID or Business Association. For new development, incentives could include an increased FAR and density bonuses.	ULI Downtown Tucker Parking Study (2017), Tucker-Northlake LCI Study (2015), Tucker Tomorrow Comprehensive Plan (2018)										City / TNCID / DDA	City
Explore development of Cofer lot at Railroad Avenue and 2nd Street into surface parking	Parking		ULI Downtown Tucker Parking Study (2017), Tucker Tomorrow Comprehensive Plan (2018)										City	City
Evaluate paid parking options	Parking		ULI Downtown Tucker Parking Study (2017)										City	City
Parking Decks	Parking	Consider design guidelines that encourage parking deck creation	Tucker Downtown Alley Activation Plan (2020)										City	City



# ATTACHMENT 2: 2020 TUCKER-NORTHLAKE LCI PROJECT LIST

## Transit

Project Name	Type of Improvement	Description	Reference Document	Length (feet)	Length (miles)	Engineering Costs	ROW Costs*	Unit Cost (\$/1,000 ft or \$/mile)	Construction Costs	Cost Estimate (Low)	Cost Estimate (High)	Total Project Costs	Responsible Party	Funding Source
Atlanta to Charlotte: Passenger Rail Corridor Investment Plan	Transit Station	Construct a commuter rail station in the Northlake area	Atlanta to Charlotte Passenger Rail Corridor Investment Plan (GDOT/FRA), Tucker Livable Centers Initiative Study (2005)										City	City / County / CID / GDOT / State
Transit Stop Amenity Enhancements	Transit Capital	Install bus shelters and improved signage at key locations in both the Tucker and Northlake business districts. Negotiate easements with property owners when possible as to reduce costs associated with ROW acquisition.	Tucker-Northlake LCI Study (2015), DeKalb County Lawrenceville Highway Corridor Scoping Study (2019), Georgia Statewide Transit Plan (2020)			\$ 20,000	\$ 50,000		\$ 50,000				MARTA/ City / TNCID	MARTA/ City / TNCID
Northlake BRT Station	Transit Station	Design of Bus Rapid Transit (BRT) station in the Northlake Area	Top End Rapid Transit Pre-project Development Study Phase II (2020), DeKalb County Transit Master Plan (2019), ATL Regional Transit Plan (2020)										ATL	MARTA / City / County / State
Lawrenceville Highway BRT Station	Transit Station	Design of Bus Rapid Transit (BRT) station at Lawrenceville Highway / I-285 interchange	Top End Rapid Transit Pre-project Development Study Phase II (2020), DeKalb County Transit Master Plan (2019), ATL Regional Transit Plan (2020)										ATL	MARTA / City / County / State
MARTA Bus Mobility Center	Transit Station	This center would facilitate bus-to-bus transfers, provide covered shelter, Breeze card kiosks, restrooms, vending, bike racks, and real-time bus arrival information. Multi-modal mobility connections to car-sharing and bike-sharing services would also be provided.	Tucker Livable Centers Initiative Study (2005), DeKalb County Transit Master Plan (2019), ATL Regional Transit Plan (2020)										MARTA	MARTA / City / County
Lawrenceville Highway ART	Transit Capital	Arterial Rapid Transit, Decatur to Tucker	DeKalb County Transit Master Plan (2019), ATL Regional Transit Plan (2020)									\$23 million	MARTA	MARTA / City / County / State
Lavista Road ART	Transit Capital	Arterial Rapid Transit, Lindbergh to Tucker	DeKalb County Transit Master Plan (2019), ATL Regional Transit Plan (2020)									\$30.5 million	MARTA	MARTA / City / County / State

## Alley Improvements

Project Name	Type of Improvement	Description	Reference Document	*Alley Length FTx20 FT ROW = Area SF	Length (miles)	Engineering Costs	ROW Costs*	Unit Cost (\$/1,000 ft or \$/mile)	Construction Costs	Cost Estimate (Low)	Cost Estimate (High)	Total Project Costs	Responsible Party	Funding Source
Downtown Tucker Grid Study	Alley Improvement	Conduct a Downtown Tucker Grid & Alley Restoration Feasibility Study and Implementation Plan	Tucker Downtown Master Plan (2020)									\$94,200	TNCID	TNCID / ARC
Phase 1A PATH Trail Enhancements	Alley Improvement	Enhanced Typology underway by City of Tucker. Add enhanced lighting, art program and street furnishings	Downtown Tucker Grid Plan (2020), Tucker PATH Trail Master Plan (2019)	1,700 FT. (34,000 SF*)			\$0	\$30/LF	\$51,000			\$51,000	City	TNCID / City
Block C East-West segment	Alley Improvement	Iconic Typology	Downtown Tucker Grid Plan (2020), Tucker PATH Trail Master Plan (2019)	420 FT. (8,400 SF*)		\$50,400	\$0	\$800/LF	\$336,000			\$386,000	City	TNCID / City / ARC
Block D North-South segment	Alley Improvement	Enhanced Typology	Downtown Tucker Grid Plan (2020)	350 FT (7,000 SF*)		\$26,250	\$0	\$500/LF	\$175,000			\$201,250	City	TNCID / City / ARC
Block G West segment	Alley Improvement	Modest Typology	Downtown Tucker Grid Plan (2020)	200 FT. (4,000 SF*)		\$6,000	\$0	\$200/LF	\$40,000			\$46,000	City	TNCID / City / ARC
Block C North segment	Alley Improvement	Tactical Typology	Downtown Tucker Grid Plan (2020)	175 FT. (3,500 SF*)		0	\$0	\$30/LF	\$5,250			\$8,250	City	TNCID / City / ARC
Block D West segment	Alley Improvement	Tactical Typology	Downtown Tucker Grid Plan (2020)	100 FT. (4,000 SF*)		0	\$0	\$30/LF	\$3,000			\$6,000	City	TNCID / City / ARC

# ATTACHMENT 2: 2020 TUCKER-NORTHLAKE LCI PROJECT LIST

## Alley Improvements (Cont.)

Project Name	Type of Improvement	Description	Reference Document	Length (feet)	Length (miles)	Engineering Costs	ROW Costs*	Unit Cost (\$/1,000 ft or \$/mile)	Construction Costs	Cost Estimate (Low)	Cost Estimate (High)	Total Project Costs	Responsible Party	Funding Source
Block D- former 5th Street	Alley Improvement	Modest Typology	Downtown Tucker Grid Plan (2020)	350 FT (7,000 SF*)		\$10,500	\$0	\$200/LF	\$70,000			\$85,500	City	TNCID / City / ARC
Block A-B - former 2nd Street	Alley Improvement	Enhanced Typology and pedestrian plaza	Downtown Tucker Grid Plan (2020)	170 FT (17,000 SF*)		\$20,400	TBD	\$8/SF	\$136,000			\$186,400	City	TNCID / City / ARC

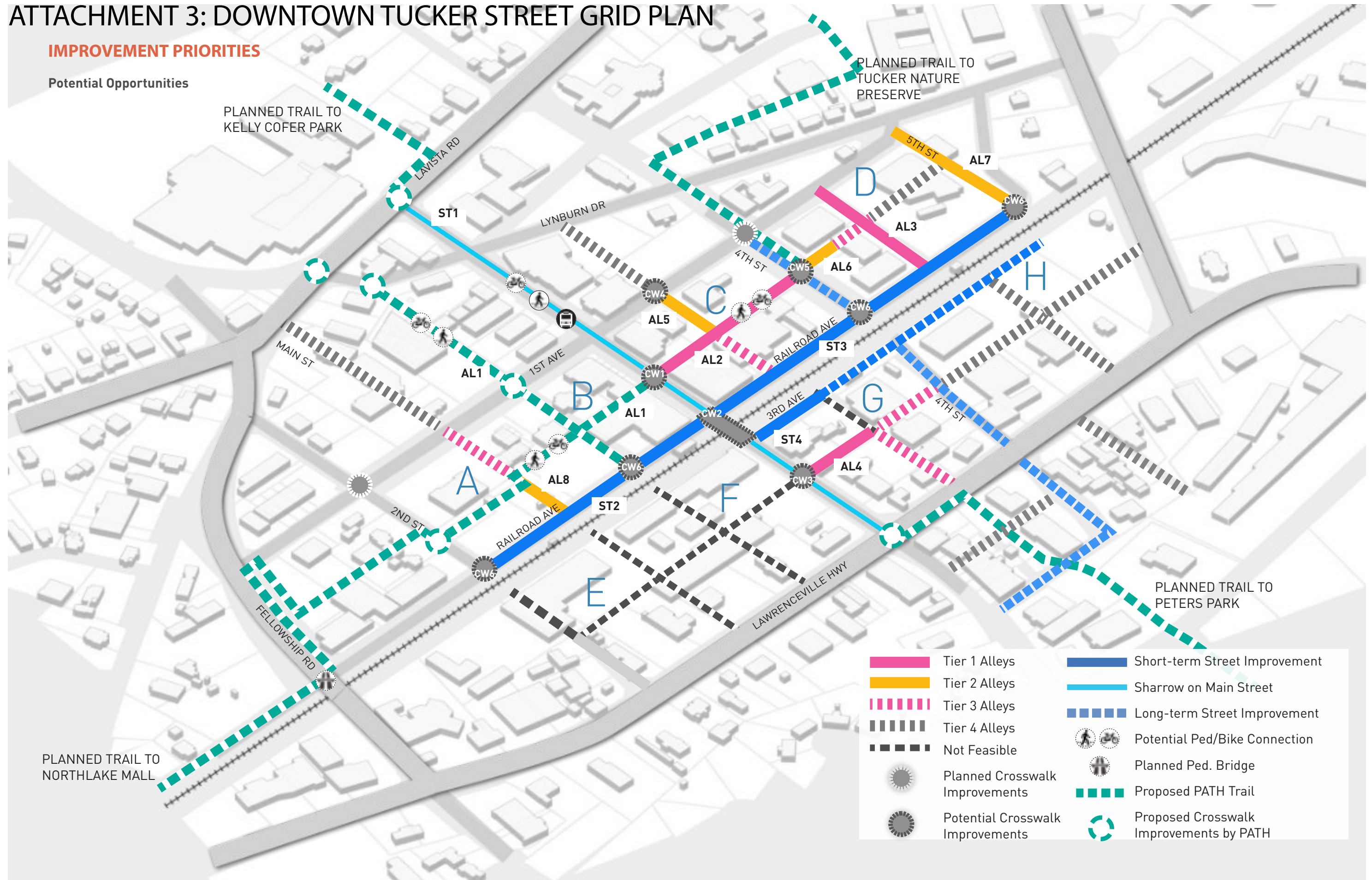
## Additional Recommendations

Project Name	Type of Improvement	Description	Reference Document	Length (feet)	Length (miles)	Engineering Costs	ROW Costs*	Unit Cost (\$/1,000 ft or \$/mile)	Construction Costs	Cost Estimate (Low)	Cost Estimate (High)	Total Project Costs	Responsible Party	Funding Source
Brockett Road Complete Streets	Complete Street	Bi-directional bike lanes, bi-directional sidewalks, 1 additional traffic signal, and 2 right hand turn lanes	Tucker Tomorrow Transportation Plan (2019)									\$1,307,000	City	SPLOST
Fellowship Road Complete Streets	Complete Street	Bi-directional bike lanes, bi-directional sidewalks, and 1 right turn lane	Tucker Tomorrow Transportation Plan (2019)									\$334,500	City	SPLOST
Idlewood Road Complete Streets	Complete Street	Bi-directional bike lanes, bi-directional sidewalks, and 2 right hand turn lanes	Tucker Tomorrow Transportation Plan (2019)									\$884,600	City	SPLOST
Hugh Howell Road Operations and Safety Improvement Concepts	Operations and Safety	Develop and analyze alternate improvement concepts at key intersections to improve safety and control vehicle speeds, including potential for roundabouts	Tucker Tomorrow Transportation Plan (2019)									\$50,000	City	SPLOST
Chamblee-Tucker Road Corridor Study	Corridor Study	A special corridor or sub-area study is recommended for this area due to anticipated significant increases in traffic flow	Tucker Tomorrow Transportation Plan (2019)									\$100,000	City	SPLOST
Lawrenceville Highway and Lavista Road	Access management	Seek opportunities to consolidate access points and install medians	DeKalb County Lawrenceville Highway Corridor Scoping Study (2019), Tucker Downtown Master Plan (2020), Tucker Livable Centers Initiative Study (2005), Tucker Tomorrow Transportation Plan (2019)										City	SPLOST / TNCID / GDOT
Lawrenceville Highway at Lavista Road Study	Operations and Safety	Conduct detailed traffic operational and safety study to identify specific design concept and costs to improve traffic flow and safety	Tucker Tomorrow Transportation Plan (2019)									\$75,000	City	City / GDOT
Lawrenceville Highway Traffic Signal	Traffic signal	Upgrade and Optimization	DeKalb County Lawrenceville Highway Corridor Scoping Study (2019)									\$2,700,000	City	GDOT
Downtown Tucker Grid Study	Alley Improvement	Conduct a Downtown Tucker Grid & Alley Restoration Feasibility Study and Implementation Plan	Tucker Downtown Master Plan (2020)									\$100,000	TNCID	LCI / TNCID
Lawrenceville Highway and Lavista Road Median Study	Beautification and Safety	Study medians on Lawrenceville Highway and Lavista Road for beautification and traffic safety	Tucker Downtown Master Plan (2020)									\$50,000	City	General Fund / DOT
Tucker Last Mile Connectivity	Bike/Ped/Complete Street		DeKalb County Transportation Plan (2014)									\$1,000,000	City / TNCID	City / TNCID
4th Street Extension	Roadway	Evaluate the need for an extension of 4th Street from Lawrenceville Highway south to Cowan Road	Tucker Tomorrow Comprehensive Plan (2018)										City / County	City / County

# ATTACHMENT 3: DOWNTOWN TUCKER STREET GRID PLAN

## IMPROVEMENT PRIORITIES

### Potential Opportunities



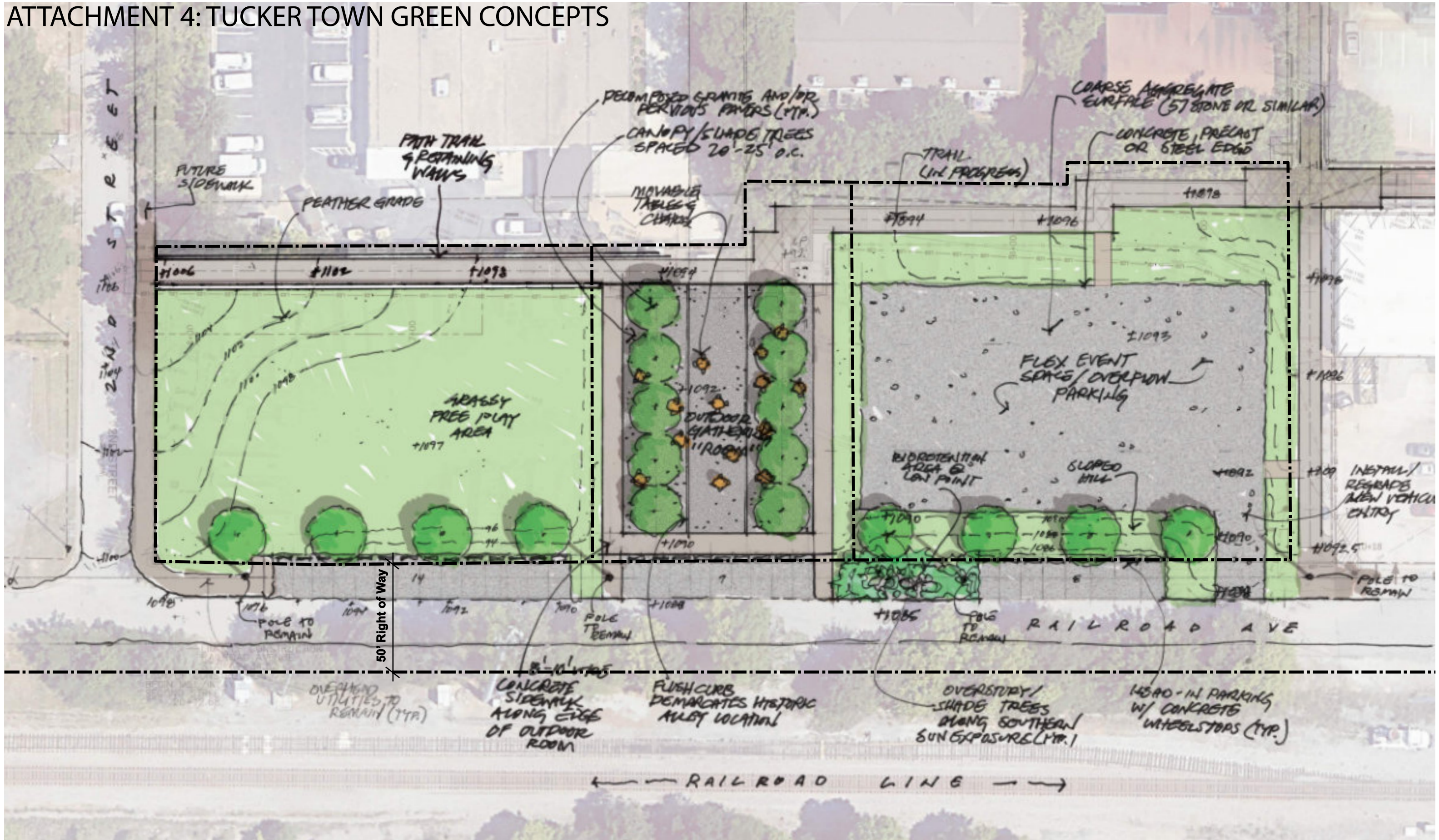
# ATTACHMENT 4: TUCKER TOWN GREEN CONCEPTS



## Current Site

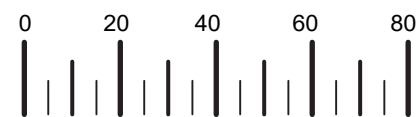
Cofer Property // 2295 2nd Street Tucker, GA 30084  
Produced for Tucker-Northlake CID by Lord Aeck Sargent // 03.12.2020

# ATTACHMENT 4: TUCKER TOWN GREEN CONCEPTS

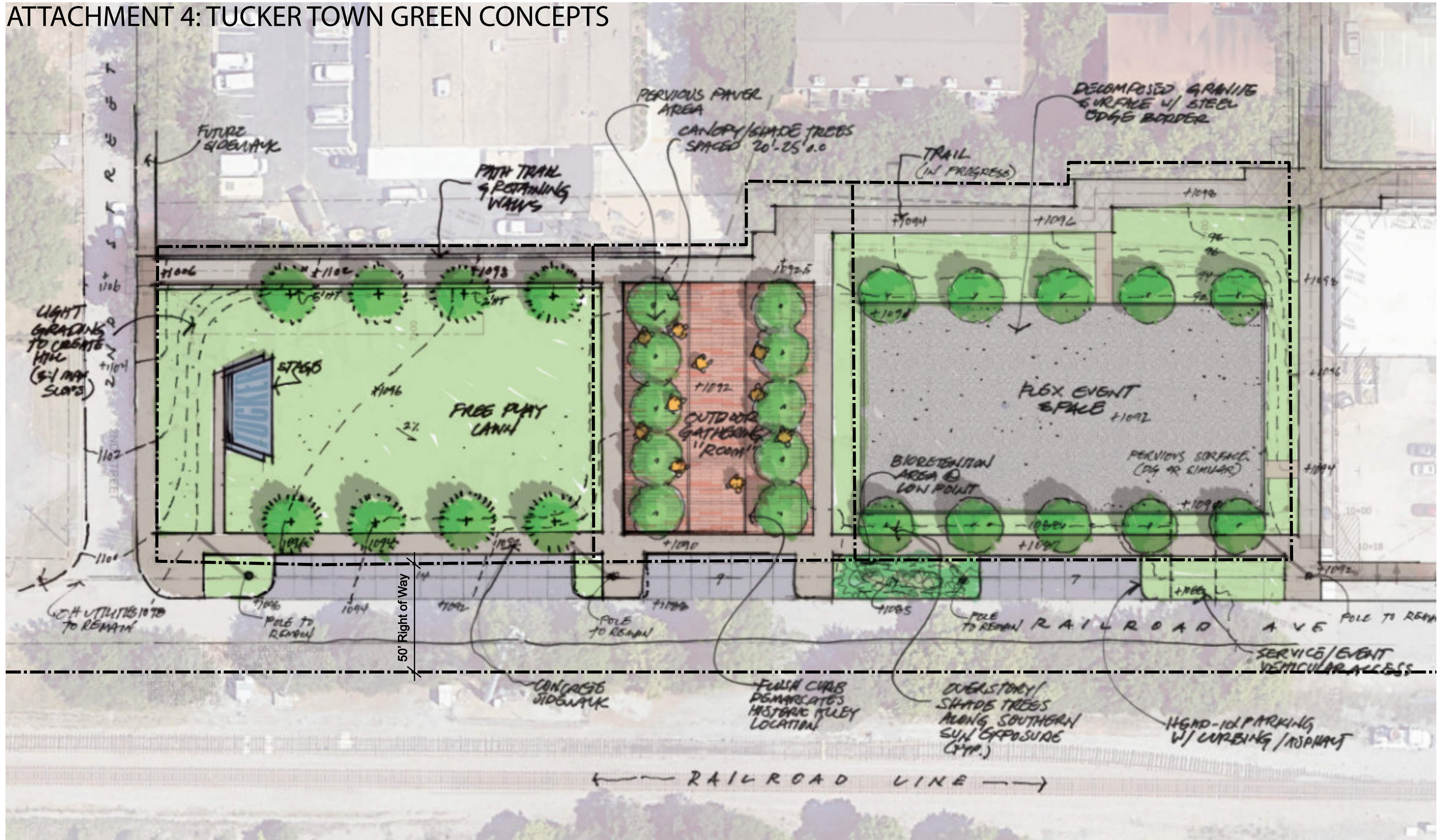


## Tucker Town Green: Concept A

Cofer Property // 2295 2nd Street Tucker, GA 30084  
 Produced for Tucker-Northlake CID by Lord Aeck Sargent // Revised 10.29.2020

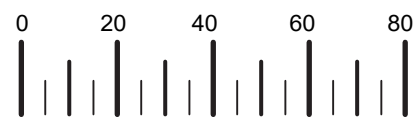


# ATTACHMENT 4: TUCKER TOWN GREEN CONCEPTS

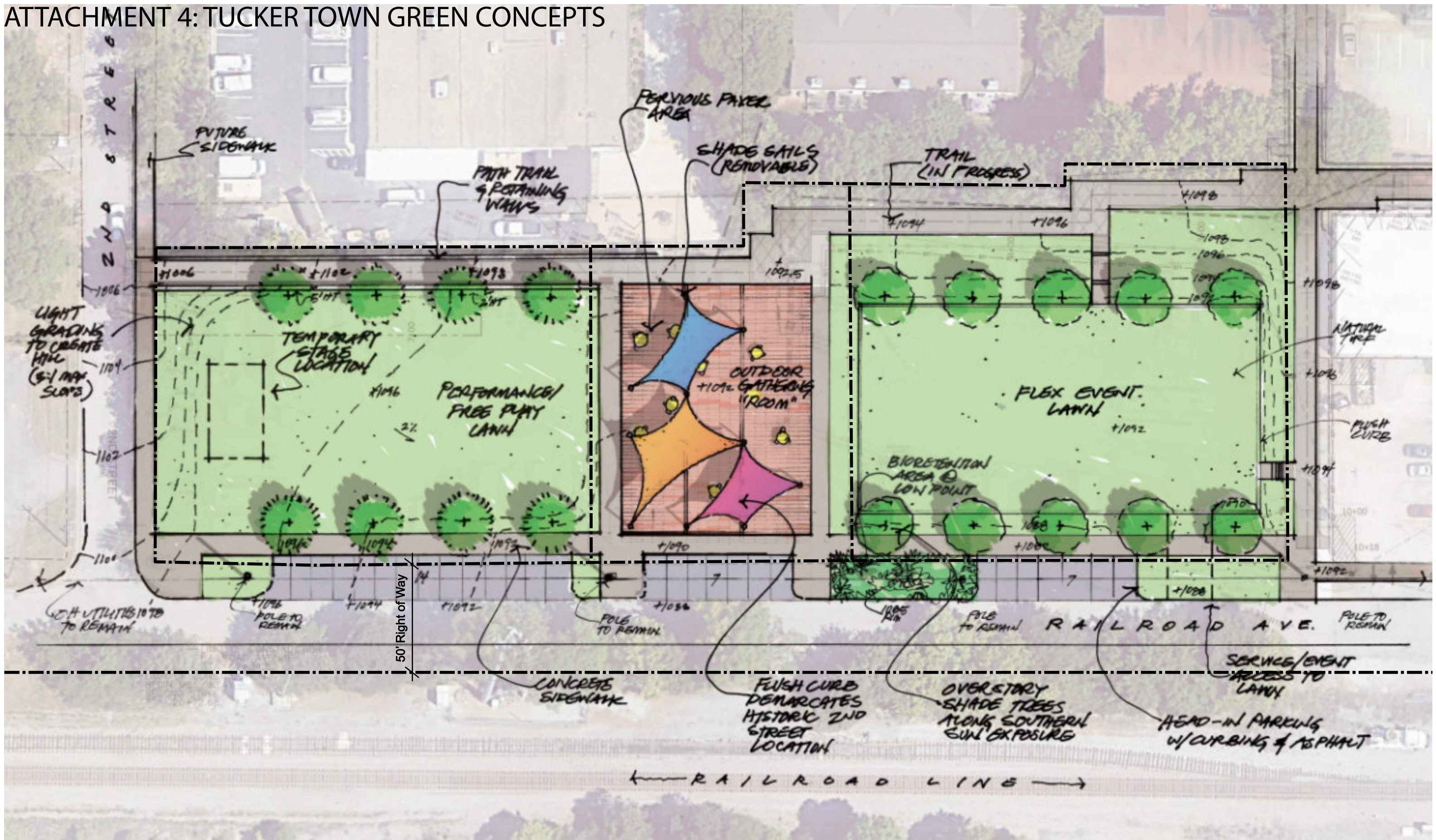


## Tucker Town Green: Concept B

Cofer Property // 2295 2nd Street Tucker, GA 30084  
 Produced for Tucker-Northlake CID by Lord Aeck Sargent // Revised 10.29.2020

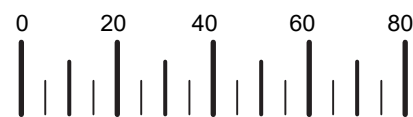


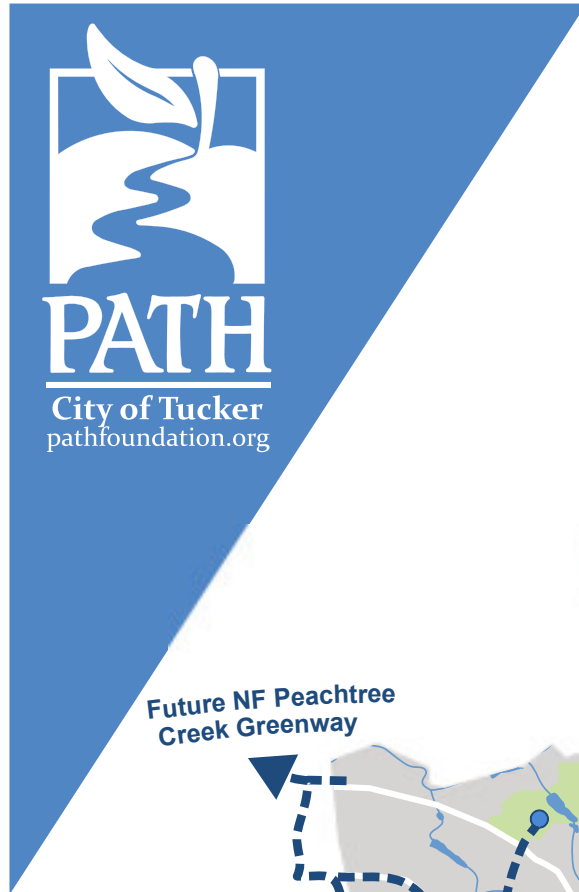
# ATTACHMENT 4: TUCKER TOWN GREEN CONCEPTS



## Tucker Town Green: Concept C

Cofer Property // 2295 2nd Street Tucker, GA 30084  
 Produced for Tucker-Northlake CID by Lord Aeck Sargent // Revised 10.29.2020





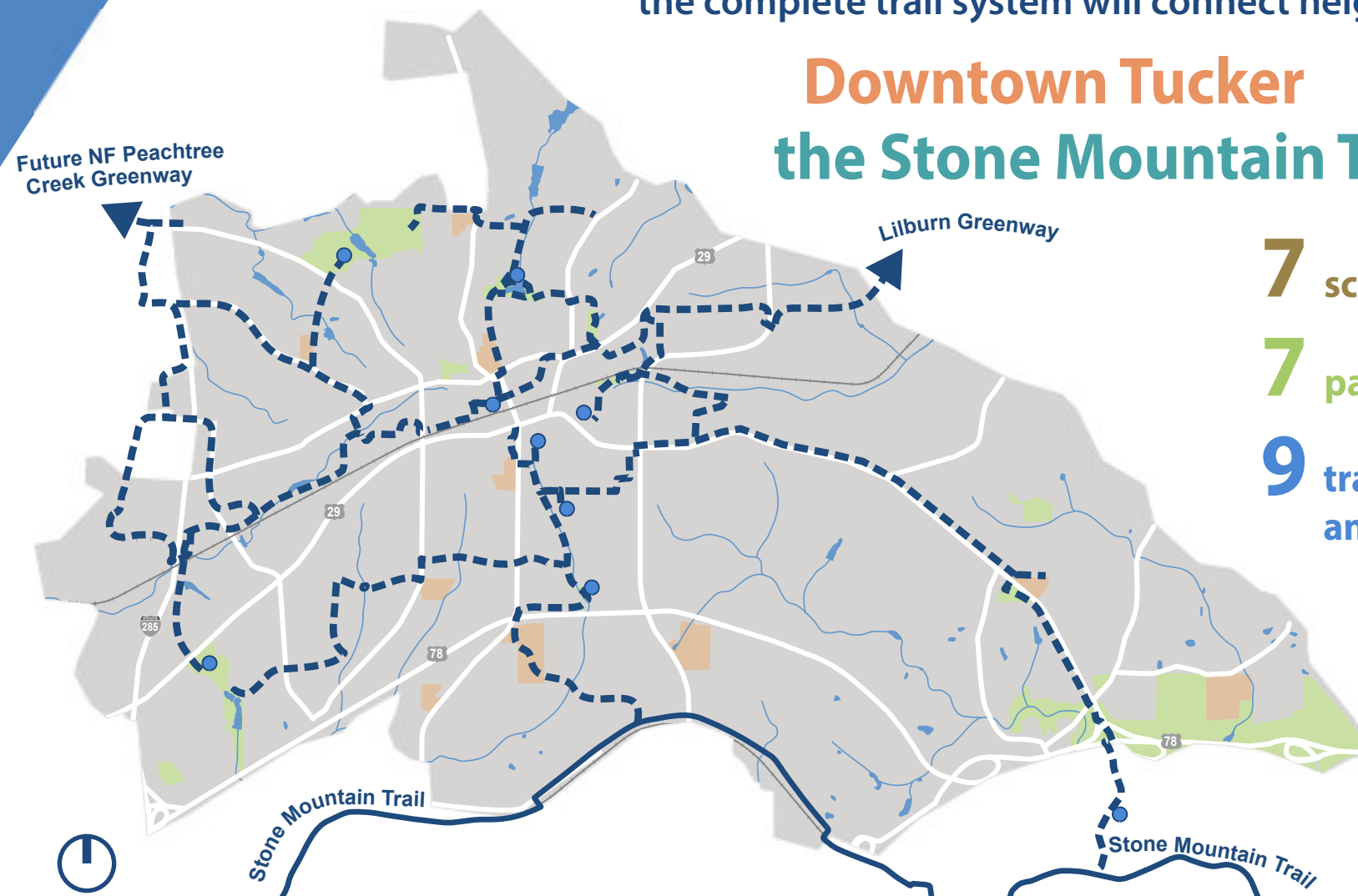
# 32 Miles

Greenway Trails, Side Paths, and  
Neighborhood Greenways

with **2.3** Miles to be built in **5** years

the complete trail system will connect neighborhoods to

**Downtown Tucker**  
**the Stone Mountain Trail/Park**



**7** schools

**7** parks

**9** trailhead  
and access points



# ATTACHMENT 6: 2005 TUCKER LCI LIST OF ACCOMPLISHMENTS

## Transportation Initiatives

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
Traffic Signal Upgrades/Define Streetscape	New traffic signals along Lawrenceville Hwy. and Lavista Rd. Coordinate with County to select design standards.			X				
Main St. Improvements	Design and construct streetscape project		2010	X				Downtown Tucker Streetscapes Project Phase I Completed 2010
Railroad Ave. Linear Park	Construct linear park (4,950 ft) along CSX ROW between Railroad Ave. and the CSX tracks						X	
1st Ave. Realignment/ 1st Ave. Park	Realign 1st Ave. from Fellowship Rd. to Railroad Ave. and construct sidewalks (7500 ft.) Create 1st Ave. Square (construct four intersections with ADA ramps, sidewalks and crosswalks) and Park.		2020		X			Sidewalks are underway and will be completed in 2021. New Park will be located 210 feet south of First Avenue, at 2nd Street and Railroad Avenue
Gateway Signage	Design and install Tucker gateway signage at 3 locations.					X		
Vehicular Directional Signage	Implement directional signage for vehicles.						X	
Pedestrian Directional Signage	Implement pedestrian directional signage.					X		
Pedestrian Int. Improvements- Railroad Ave.	Construct ADA ramps, sidewalks and crosswalks @ 1st, 2nd, 4th & 5th.		2020		X			Construction underway as part of Downtown Tucker Streetscapes Phase II, will be completed 2021
Pedestrian Int. Improvements-Lynburn Dr.	Construct ADA ramps, sidewalks and crosswalks @ 4th, 5th, 1st and Burns Ave.		2020		X			Construction underway as part of Downtown Tucker Streetscapes Phase II, will be completed 2021
Pedestrian Corridor Improvements-Lynburn Dr.	Construct sidewalk (2,000 ft.) along Lynburn Dr. from Main St. to Lawrenceville Hwy.		2020		X			Construction underway as part of Downtown Tucker Streetscapes Phase II, will be completed 2021
Construct Interparcel Access and Median along Lawrenceville Hwy.	Eliminate two-way left turn lane along Lawrenceville Hwy. and construct a 4100 ft. long landscaped median. Construct interparcel access.					X		
Sidewalk Improvements and Bike Lanes- Idlewood Rd.	Extend bike lanes and sidewalk from Tucker Middle School to Lawrenceville Hwy. (1500 ft)		2019		X			Sidewalks completed along west side of road in 2019
Dual Right Turn Lanes- Lawrenceville Hwy. to Lavista Rd.	Construct dual right turn lanes from Lawrenceville Hwy. to Lavista Rd.						X	
Pedestrian Street Between Main St. & Fourth St.	Construct a pedestrian only street (paving, curb & gutter) between Main St. & Fourth St. (500 ft.)				X			This project has been studied in the Tucker Downtown Master Plan, and adopted in the Tucker PATH Master Trail Plan
Sidewalk Improvements & Bicycle Lanes- Brockett Rd.	Construct 1600 ft. of 5 ft. bike lanes and 5 ft. sidewalks. Construct ADA ramps and crosswalks @ Comanche, Adrian & Brockett Cir.		2019		X			Sidewalks were completed along west side of road in 2019

# ATTACHMENT 6: 2005 TUCKER LCI LIST OF ACCOMPLISHMENTS

## Transportation Initiatives (Cont.)

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
Sidewalk Improvements & Bicycle Lanes-Comanche Rd.	Construct 1500 ft. of 5 ft. bike lanes and 5 ft. sidewalks						X	
Sidewalk Improvements & Bicycle Lanes-Brockett Cir.	Construct 500 ft. of 5 ft. bike lanes and 5 ft. sidewalks. Construct ADA ramps and crosswalks @ Comanche, 1st & Adrian.						X	
Multi-use Trail- Burns Ave.	Construct 10 ft. wide multi-use trail along Burns Avenue from Lavista Road to Railroad Avenue (2,150 ft.).						X	City of Tucker PATH Trail Master Plan has identified alternative locations for the trail
Grid Street Network	Creation of Grid Street network between Railroad Ave. and Lawrenceville Hwy.				X			TNCID Completed an LCI Supplemental Study in 2020 to develop a plan for reconnecting the Grid network
Construct Interparcel Access and Median along Lavista Rd.	Eliminate two-way left turn lane along Lavista and construct a 4,800 ft. long landscaped median. Construct interparcel access.					X		
Construct Multi-use Trail- Fellowship Rd.	Construct 10 ft wide multi-use trail along the west side of Fellowship Rd. from Railroad Ave. to Lavista Rd. (1,500 ft.).						X	City of Tucker PATH Trail Master Plan has identified alternative locations for the trail. In lieu of a trail, A 5'- sidewalk was constructed in 2019
Church St. Pedestrian Intersection Improvements	Construct sidewalks, curb and gutters, ADA ramps and crosswalks @ 4th St.					X		
Lynburn Dr. Pedestrian Corridor	Close Lynburn Dr. between Lavista Rd. and Main St. to vehicular traffic and construct a pedestrian only street.				X			Lynburn Drive is being narrowed to create a multi-use trail as part of the Tucker PATH Phase 1a project.
Railroad Ave. Pedestrian/Bicycle Bridge	Construct a multi-use trail bridge (500 ft x 20 ft) over Fellowship Rd., parallel to CSX Railroad.					X		Included in Tucker PATH Trail Master Plan
Creation of Fifth St.	Construct a new roadway corridor (two lane with parking and sidewalks) to be designated as 5th St.						X	Creation of Fifth Street has been deemed "Not Feasible" by the Downtown Tucker Grid Plan
Pedestrian Int. Improvements & Bicycle Lanes- 1st Ave.	Construct 5 ft. bike lanes, sidewalks, 2-11 ft. lanes and 9 ft. on-street parking on one side, curb and gutters and ADA ramps and crosswalks @2nd St. (2600 ft.).		2021		X			Sidewalks, curbs, gutters and ADA ramps currently under construction as part of Downtown Tucker Streetscapes Phase II and scheduled to be completed 2021
Pedestrian Int. Improvements & On-street Parking- Fourth St.	Sidewalks, 2-11 ft. lanes and 9 ft. on-street parking on one side (750 ft.).		2021		X			Sidewalks currently under construction as part of Downtown Tucker Streetscapes Phase II and scheduled to be completed 2021
Pedestrian Int. Improvements- Church St.	Need sidewalks, ADA ramps and crosswalks @ 4th St.					X		
Multi-Use Trail- Lawrenceville Hwy. N	Construct a 10 ft. off-road multi-use trail along Lawrenceville Hwy N. between Lawrenceville Hwy EW to Lavista Rd. (800 ft.)						X	City of Tucker PATH Trail Master Plan has identified alternative locations for the trail

# ATTACHMENT 6: 2005 TUCKER LCI LIST OF ACCOMPLISHMENTS

## Transportation Initiatives (Cont.)

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
Multi-Use Trail- Lavista Rd.	Construct a 10 ft. off-road multi-use trail along Lavista Rd from Lawrenceville Hwy. to Brockett Rd. (5,050 ft.)						X	City of Tucker PATH Trail Master Plan has identified alternative locations for the trail
Multi-Use Trail- Idlewood Rd.	Construct a 10 ft. off-road multi-use trail (550 ft.) from Lawrenceville Hwy. to the Tucker Middle School parallel to Idlewood Rd. (600 ft.)						X	City of Tucker PATH Trail Master Plan has identified alternative locations for the trail
Off Road Multi-Use Trail- Road connecting Chamblee-Tucker Rd. and Lavista Rd.	Construct a 10 ft. off-road multi-use trail (1880 ft.) connecting Chamblee-Tucker Rd. and Lavista Rd.						X	City of Tucker PATH Trail Master Plan has identified alternative locations for the trail
Chamblee-Tucker/Lavista/Fellowship Intersection Improvement	Convert the triangular intersection into a standard "+" intersection.				X			City of Tucker is in the planning stages of this project
Pedestrian Int. Improvements- Fifth St. (new Rd parallel to and East of Fourth St.)	Construct sidewalks, ADA ramps and crosswalks.						X	Creation of Fifth Street has been deemed "Not Feasible" by the Downtown Tucker Grid Plan
Commuter Rail Station	Construct a Commuter Rail Station at the site of the former railroad depot corner of Railroad Ave. & Main St.					X		The Northlake area has been identified by the Federal Railroad Administration and GDOT as the location for a potential Commuter Rail Station

## Land Use/Economic Development Initiatives

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
<b>Land Use</b>								
	Adopt changes to the Future Land Use Map and revise the County's Comprehensive Plan to include the study area land use and transportation recommendations			X				
	Rezone parcels in the study area to Pedestrian Community District as described in the report						X	

# ATTACHMENT 6: 2005 TUCKER LCI LIST OF ACCOMPLISHMENTS

## Land Use/Economic Development Initiatives (Cont.)

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
	Prepare and Adopt the Downtown Tucker Overlay District for the study area based on the recommendations and guidelines provided in the report. Prepare a form-based code detailing architectural/design guidelines for new developments in the Overlay District based on the preliminary guidelines provided in the report		2007	X				Adopted by DeKalb County in 2007. City of Tucker later incorporated the Overlay recommendations into their zoning districts.
	Complete a detailed parking management study of the downtown study area that identifies shared parking and structure parking needs and recommendations		2017	X				Parking Study completed in 2017 by ULI mTAP program
	Partner with MARTA to assemble land for future bus station along Lawrenceville Highway and to coordinate the proposed parking and redevelopment of adjacent parcels as illustrated on the concept plan					X		Northlake Parkway has been identified by MARTA as the location of a future bus station. MARTA is partnering with Tucker-Northlake CID and the City of Tucker on the planning process
<b>Civic and Open Space</b>								
	Initiate negotiations with landowners along 1st Avenue to secure rights of way for 1st Avenue realignment. Create 1st Avenue park space (in conjunction with the realignment of 1st Avenue) indicated on concept plan				X			New Park is currently in the planning stages and will be located 210 feet south of First Avenue, at 2nd Street and Railroad Avenue
	Rename Idlewood to South Main Street from Lawrenceville Highway to Fellowship Road						X	
	Negotiate with Owners for Lynburn and Corn Esplanade pedestrian corridors indicated on concept plan					X		Lynburn Drive is being narrowed for the construction of a multi-use trail. Property owners along Corn Esplanade are involved in planning efforts for the area.
	Prepare a downtown 'map' of the study area for use in wayfinding and advertising of downtown merchants				X			Being developed for DowntownTucker.com website
	Revise zoning to limit the scale of new civic institutions in the study area- i.e. Overlay		2007	X				Tucker Overlay adopted by DeKalb County in 2007. City of Tucker later incorporated the Overlay recommendations into their zoning districts.
	Maintain relations with existing civic institutions regarding future expansion / redevelopment opportunities to maintain community scale			X				ongoing
	Develop study of creation of arts district from other successful ventures. Partner with arts council and library to foster continued cultural activities in the study area					X		

# ATTACHMENT 6: 2005 TUCKER LCI LIST OF ACCOMPLISHMENTS

Land Use/Economic Development Initiatives (Cont.)				STATUS				NOTES
PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
	Create a private/ non-profit partnership to finance the design, construction and maintenance of the proposed amphitheater. Consult with entertainment production company as to revenue potential. Secure Concept Plan for development of Amphitheater. Receive agreement/ support from property owner.				X			Amphitheater will be located in a new greenspace along Railroad avenue. Concept plan has been developed and the City of Tucker has signed a long-term lease with the property owner.
	Secure Rights of Way for reestablishment of street grid					X		
<b>Retail/Shopping</b>								
Create Opportunities for:								
	New unique, destination retail in the study area, north of the RR line			X				
	Mix of commercial uses on the ground floor of mixed use developments			X				
	Create retail building guidelines to promote higher quality tenants- i.e. Overlay		2007	X				Tucker Overlay adopted by DeKalb County in 2007. City of Tucker later incorporated the Overlay recommendations into their zoning districts.
	Create incentives for existing property owners to upgrade their buildings, landscape, etc. such as low interest loans, reduced cost of building materials					X		
	Revise zoning to reduce the number of auto-oriented businesses- i.e Overlay		2007	X				Tucker Overlay adopted by DeKalb County in 2007. City of Tucker later incorporated the Overlay recommendations into their zoning districts.
	Revise County liquor ordinance in two phases: 1) Allow beer and wine in commercial properties along Main Street 2) Allow liquor in commercial properties along Main Street			X				
	Recruit anchor tenant for Corn Esplanade					X		
	Redevelopment along 1st Avenue (described above)						X	
	Design and Construct additional parking- i.e. on street, shared or structures- per parking study recommendations (described above)				X			Planning is underway for additional parking to be constructed along Railroad Avenue
<b>Economic Development</b>	Partner with the current non-profit entities to formulate one organization to represent the downtown study area		2013	X				The Tucker CID was formed in 2013 (now the Tucker-Northlake CID)
	Design and maintenance of one, central website for the study area			X				<a href="http://www.downtowntucker.com">www.downtowntucker.com</a>
	Develop a redevelopment package for the study area for existing and potential businesses and developers		2020	X				Downtown Tucker Master Plan (2020)

# ATTACHMENT 6: 2005 TUCKER LCI LIST OF ACCOMPLISHMENTS

## Land Use/Economic Development Initiatives (Cont.)

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
	Create and implement a recruitment plan for promoting redevelopment of underutilized and vacant buildings in the study area- i.e. marketing materials, contact list and building inventory data				X			
	Create a committee to implement and oversee the recruitment strategy		2017	X				City of Tucker formed a Downtown Development Authority (DDA) to guide redevelopment
	Partner with the private sector to provide development incentives-i.e. sharing infrastructure costs				X			ongoing through the Tucker DDA
	Create a Tax Allocation District - identify boundary, determine assessed values for each parcel, estimate TAD bonds, and determine completion date.					X		
	Promote mix of day and evening 'destinations' in the study area		Annually	X				ongoing
	Promote monthly programming to increase visitation to the study area		Annually	X				ongoing

## Other Initiatives

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
<b>Residences</b>								
Create Opportunities for:								
	Mixed-use developments with commercial uses on ground-floor and residential uses above						X	
	Rental or leased housing						X	
	Mix of housing product, i.e. townhomes, condos and lofts						X	
	Promote senior, active living product types		2015-2016	X				Hearthside Club Tucker (2015) active senior living and the Phoenix at Tucker (2016) assisted living
<b>Industrial</b>								
Create Opportunities for:								

# ATTACHMENT 6: 2005 TUCKER LCI LIST OF ACCOMPLISHMENTS

## Other Initiatives (Cont.)

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTIO N YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
	Conversion of underutilized, existing industrial uses to mixed-use developments				X			
	New industrial-associated office uses in future mixed use developments					X		
	Existing industrial uses to remain viable south of RR line			X				
<b>Office</b>								
Create Opportunities for:								
	Small-scale, local-serving office space in the study area, north of the RR line, esp. on Lavista Road			X				
	Marketing to Biotech business for facility needs in the study area					X		

# ATTACHMENT 7: 2015 TUCKER-NORTHLAKE LCI LIST OF ACCOMPLISHMENTS

## Transportation Initiatives

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
Henderson Mill Connector - Operational Enhancements	Restripe Henderson Mill Road to feature a three-lane typical section (with continuous two-way left turn lane) between Briarcliff and Lavista Roads, with intersection approaches to both of these roads remaining consistent.						X	
Briarcliff/Fielding Pedestrian Enhancement	Realign crossing of Fielding Drive and place curb ramps appropriately.						X	
Restriping Lavista Road for bicycle lanes	Restripe wide outer lanes of Lavista Road between Northlake Parkway and Fellowship Road to include on-street bicycle lanes, using narrower through lanes (10.5 - 11 feet) and narrower two-way left turn lane (11 feet).						X	Not consistent with City of Tucker Transportation Plan
Idlewood Road Sidewalk Improvements	Add sidewalks to Idlewood Road between Tucker Middle School driveway entrance and Lawrenceville Highway. First priority should be west side, though project should ultimately comprise both sides.		2020		X			Sidewalks have been completed on the east side of Idlewood Road between Lawrenceville Highway and Tucker Middle School.
Idlewood Road Bicycle Corridor	Continue existing bicycle lanes north from Tucker Middle School to Lawrenceville Highway. Parts of this may include using sharrow markings to carry bike lanes through short sections of ROW constraint, or strategic acquisition of ROW to help facilitate route continuity.					X		
Transit Stop Amenity Enhancements	Install bus shelters and improved signage at key locations in both the Tucker and Northlake business districts. Negotiate easements with property owners when possible as to reduce costs associated with ROW acquisition.		2020	X				TNCID installed seating at 14 bus stops, including partnering with MARTA on construction of two bus stop shelters
Tucker Triangle Intersection Conversion	Reconfigure intersection of Lavista Road, Chamblee-Tucker Road and Fellowship Road to allow one-way, counterclockwise operations (emulating a roundabout design and flow pattern). Project will involve signal upgrades, restriping and signage, and a small construction of roadway surface on the north point of the triangle formed by the three roads.						X	City of Tucker and GDOT plan to reconfigure this intersection as a conventional 4-leg intersection
Fellowship Road Complete Street Conversion	Convert Fellowship Road from its current four-lane section to three lanes between Lawrenceville Highway and Lavista Road. At a minimum this should add bicycle lanes to connect the Lavista bicycle lanes (project 3 above) to the proposed Tucker-Northlake Rail Trail and the Railroad Avenue section connecting to Main Street in Tucker.		2020		X			Sidewalks have been completed on both sides of Fellowship between Lavista Road and Lawrenceville Highway



# ATTACHMENT 7: 2015 TUCKER-NORTHLAKE LCI LIST OF ACCOMPLISHMENTS

## Transportation Initiatives (Cont.)

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
Henderson Mill/Fielding Drive Intersection Improvements	Realign entry to mall to reduce curb radius and shorten pedestrian crossings, reducing overall footprint of intersection.						X	
New Complete Street Connections	As properties redevelop, work with developers to develop new street connections. Most new streets should be small local urban streets that include wide sidewalks, lighting, on-street parking, and building frontages which define the public space. The design characteristics of these new streets should be defined in an overlay zoning ordinance for this area. DeKalb County and/or any municipal governments that assume jurisdiction over the LCI study area in the future should adopt this street framework plan through ordinance and use it as a guiding tool in future development review discussions.		Ongoing	X				
Tucker to Northlake Rail-Trail Feasibility Study	Perform a feasibility and concept study for the proposed trail connection between downtown Tucker and Lavista Road in the Northlake Commercial District. This should explore grades, easement and right-of-way acquisition, and possible agreements with CSX Transportation to align trail through underpasses near railroads.					X		
Lawrenceville Hwy/Lynburn Pedestrian Enhancement Roadway	Enhance Pedestrian Crossing at Lawrenceville Highway and Lynburn Drive to accommodate a senior population, including signal timing, pedestrian refuge island, etc.				X			The City of Tucker is working with GDOT to develop a plan for safety enhancements at this pedestrian crossing

# ATTACHMENT 7: 2015 TUCKER-NORTHLAKE LCI LIST OF ACCOMPLISHMENTS

## Land Use/Economic Development Initiatives

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
Consider the following amendments to the Tucker Overlay District:	<p><b>a)</b> Remove parcels fronting Lawrenceville Highway from Overlay and incorporate into the proposed Lawrenceville Highway Overlay District; <b>b)</b> Incorporate ideal street sections for Lavista Road and Lawrenceville Highway, per the recommended sections in this report; <b>c)</b> Incentivize compliance of the Signage Requirements on existing properties. Incentives could include: funding assistance; <b>d)</b> Incorporate block size requirements in addition to existing street connection requirements. Consider including language to require large parcels to be subdivided with new local streets. Property with street frontage longer than 600 feet should be divided into blocks no long than 600 feet, but recommended to be between 300 and 400 feet. New connections per the new street connections map, within this report, should be included in the overlay as a connectivity suggestion guide; <b>e)</b> Parking: Include additional incentives for shared parking, such as, guaranteed lower parking space requirements and assistance with shared parking applications by the CID or Business Association. For new development, incentives could include an increased FAR and density bonuses; <b>f)</b> Increase the minimum tree caliber to 6"; <b>g)</b> Incorporate trail connection requirements per DeKalb County's CTP, PATH trail plans, and connection to the proposed Rail and Trail path; <b>h)</b> Include an economic incentive expert on the Overlay update team to assist with development of creative incentives to draw redevelopment to the area; <b>i)</b> Incorporate requirements or incentives for new development and redevelopment to place utilities underground.</p>							<p>a) not started b) not started c) not started d) not started e) not started f) not started g) not started h) completed i) completed</p>

# ATTACHMENT 7: 2015 TUCKER-NORTHLAKE LCI LIST OF ACCOMPLISHMENTS

## Land Use/Economic Development Initiatives (Cont.)

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
Consider the following amendments to the Northlake Overlay District:	<p><b>a)</b> Expand existing boundary to the south to match the CID southern boundary and encompass the Emory Hospital, Rehoboth Church and adjacent industrial land; <b>b)</b> Incorporate ideal street sections for Lavista Road and Lawrenceville Highway, per the recommended sections in this report; <b>c)</b> Incentivize compliance of the Signage Requirements on existing properties. Incentives could include: funding assistance; <b>d)</b> Incorporate block size requirements in addition to existing street connection requirements. Consider including language to require large parcels to be subdivided with new local streets. Property with street frontage longer than 600 feet should be divided into blocks no long than 600 feet, but recommended to be between 300 and 400 feet. New connections per the new street connections map, within this report, should be included in the overlay as a connectivity suggestion guide; <b>e)</b> Parking: Include additional incentives for shared parking, such as, guaranteed lower parking space requirements and assistance with shared parking applications by the CID or Business Association. For new development, incentives could include an increased FAR and density bonuses; <b>f)</b> Increase the minimum tree caliber to 6"; <b>g)</b> Consider decreasing maximum densities and heights per Tier 1 to allow for incentives to have traction in order for development to gain the current 60 units/acre. Consider a maximum density of 45 units/acre and a maximum height of 8. Tie incentives to the units/acres, in addition to FAR; <b>h)</b> Consider making inter-parcel connectivity a requirement for new development, instead of a strong recommendation; <b>i)</b> Incorporate trail connection requirements per DeKalb County's CTP, PATH trail plans, and connection to the proposed Rail and Trail path; <b>j)</b> Include an economic incentive expert on the Overlay update team to assist with development of creative incentives to draw redevelopment to the area; <b>k)</b> Incorporate requirements or incentives for new development and redevelopment to place utilities underground.</p>				X			a) completed b) not started c) not started d) not started e) not started f) not started g) not started h) completed i) not started j) completed k) completed
L3	Pursue LCI supplemental funds to complete a Lawrenceville Highway Corridor Feasibility Study to design and develop recommendations specific to this corridor. Once this study is complete, the CID should pursue additional funds to develop a Lawrenceville Highway Overlay District.			X				In 2016, DeKalb County completed a Corridor study for this area funded through ARC's Community Choice Program.

# ATTACHMENT 7: 2015 TUCKER-NORTHLAKE LCI LIST OF ACCOMPLISHMENTS

## Land Use/Economic Development Initiatives (Cont.)

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
L4	Once the Lawrenceville Highway Corridor Feasibility Study is complete, utilize recommendations to develop a Lawrenceville Highway Overlay District or Form Based Code.					X		
L5	Pursue supplemental funds to design and develop the Wellness Trail.		2018		X			Segments of this trail been developed as a soft trail, and a boardwalk has been constructed
L6	Amend the Comprehensive Plan: Adopt this LCI study as an amendment to the Comprehensive Plan.		2015	X				
E1	Develop a marketing and branding campaign that highlights and identifies incentives that the CID should pursue to help attract and retain businesses and new development. Incentives may include: Access to Multi-Use Trails, Beautification of I-285 Interchanges, Improved Signage, incentives for large mixed use development (over 5 acres), Visitor's Bureau, Conference Center, Shared Parking Agreements, TAD, Signage Funding Program, etc.					X		
E2	Pursue supplemental funds to beautify interstate gateways at I-285 and Lawrenceville, Lavista Road, and Northlake Parkway. Beautification should include landscaping, signage, art, lighting, etc.		2021		X			Landscape plans have been developed for the Lawrenceville Highway/I--285 interchange and phase I is scheduled to be installed in early 2021
E3	Work with Discover DeKalb to develop the DeKalb Visitor's Center and Discover DeKalb offices within the Northlake area.			X				
E4	Work with Discover DeKalb to develop a DeKalb Conference Center in the Northlake area.				X			TNCID is working with Discover DeKalb on a Feasibility and Market Study for a conference center in the Northlake area
E5	Encourage Shared Parking throughout the study area. Consider leading a pilot example in Downtown Tucker. The CID or Tucker Business Association is encouraged to identify land owners who may benefit from shared parking and guide them through the shared parking process. Incentives to other land owners, may include: guaranteed lower parking space requirements and assistance with shared parking applications by the CID or Business Association. For new development, incentives could include an increased FAR and density bonuses.				X			TNCID worked with Urban Land Institute to conduct a parking study in 2017 which included plans for a shared parking pilot

# ATTACHMENT 7: 2015 TUCKER-NORTHLAKE LCI LIST OF ACCOMPLISHMENTS

## Land Use/Economic Development Initiatives (Cont.)

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
E6	Work with the development community to spur the Downtown Tucker Multi-Family development. Consider incentives to development in this location: reduced fees and expedited building permits, density bonuses, etc.						X	
E7	Work with the development community to spur the Downtown Tucker Main Street building expansion project. Consider incentives to development in Downtown: reduced fees and expedited building permits, density bonuses, etc.				X			Tucker Downtown Development Authority is currently working on developing an incentive plan
E8	Pursue supplemental funds to install trees with a minimum of 6" caliber on Main Street in Downtown Tucker.					X		
E9	Consider the development of a Signage Funding Program to assist property owners in upgrading signage meet the existing signage ordinances.					X		
E10	The CID, the business association, and DeKalb County should study the feasibility of a Tax Allocation District (TAD).					X		
E11	The CID is encouraged to pursue an economic impact analysis and retrofit strategy study as a supplement to this master plan. This analysis will provide an understanding of what types of mixed use, walkable development (unconventional development to what exists in the study area today) may be supportable in the study area, based on zoning, and in-line with recommendations as found within this master plan. Additionally, this study could provide recommendations on how best to invest public dollars to attract this type of redevelopment.		2020	X				TNCID and the City of Tucker completed a Master Plan for Downtown Tucker in 2020
E12	Incorporate incentives for diverse housing options, including workforce housing and intergenerational housing, per H1-H3						X	

# ATTACHMENT 7: 2015 TUCKER-NORTHLAKE LCI LIST OF ACCOMPLISHMENTS

## Other Initiatives

PROJECT	DESCRIPTION	PE YEAR	CONSTRUCTION YEAR	STATUS				NOTES
				COMPLETE	UNDERWAY	NOT STARTED	NOT RELEVANT	
H1	Include incentives for employer assisted housing in the Tucker and Northlake Overlay Districts. Incentives may include: tax credits and matching funds from County or State housing departments.						X	
H2	Include requirements and/or incentives for Inclusionary Zoning in the proposed Lawrenceville Highway Overlay District, similar to initiatives in the Tucker and Northlake Overlay Districts.					X		
H3	Establish a required mix of unit sizes in new multi-family developments within the Tucker, Northlake, and proposed Lawrenceville Highway Overlay Districts to provide for a mix of incomes and generations throughout the study area.						X	