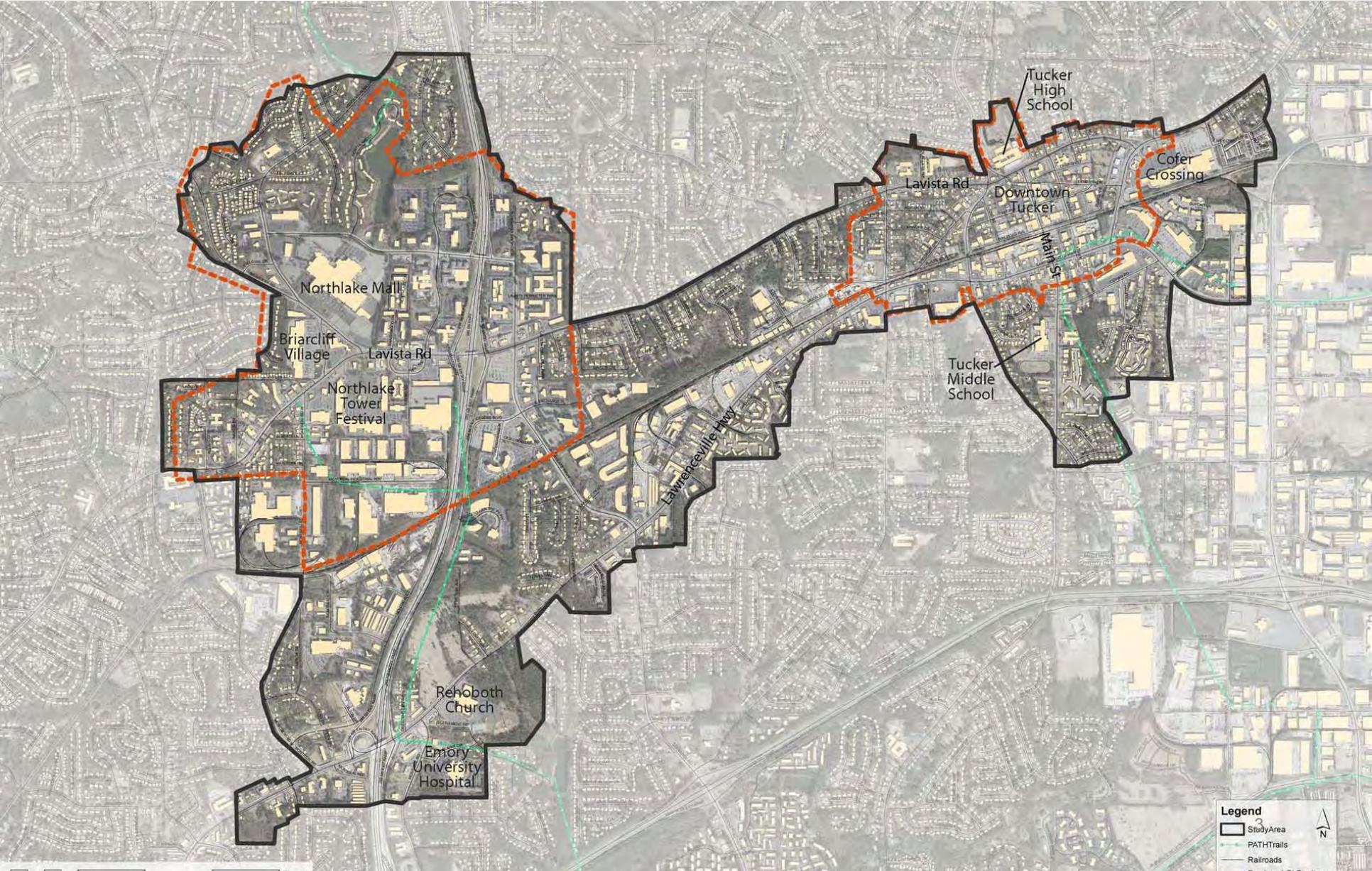


Master Plan Study

Executive Summary: CID Board Meeting
May 6, 2015

- 1. Study Vision**
- 2. Key Recommendations**
- 3. Next Steps**

Study Area – 2,600 Acres



Study Vision

This study seeks 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 destinations;

Lavista Road and Lawrenceville Highway are inviting multi-modal connectors for these activity centers.



ARC : Livable Centers Initiative

- Study to be Grandfathered into LCI program as update to previous LCI studies.
- Planning grants for local governments and nonprofits to
 - Encourage a mixed income live, work play & shop activity centers.
 - Accessible by transit, roadways, walking, and biking to all uses.
 - Public outreach involving all the stakeholders.
- **Eligible for Transportation Funding through the ARC**



- **3 Community Meetings**
- **3 Steering Committee Meetings +
Design Workshop**
- **Community Survey**
- **Project Website**
- **Stakeholder Interviews**



What would you like to **create**?

Gateway “You are in Northlake/Tucker”

Higher-end Restaurants and Retail

Complete Streets

Brain Train

Bike Lanes

Safety

Health Food Store

Park/Greenspace

Walkable Town Center

Events and Festivals

Music festival/venues

Community theater

Arts and Culture

Concerts at lunch

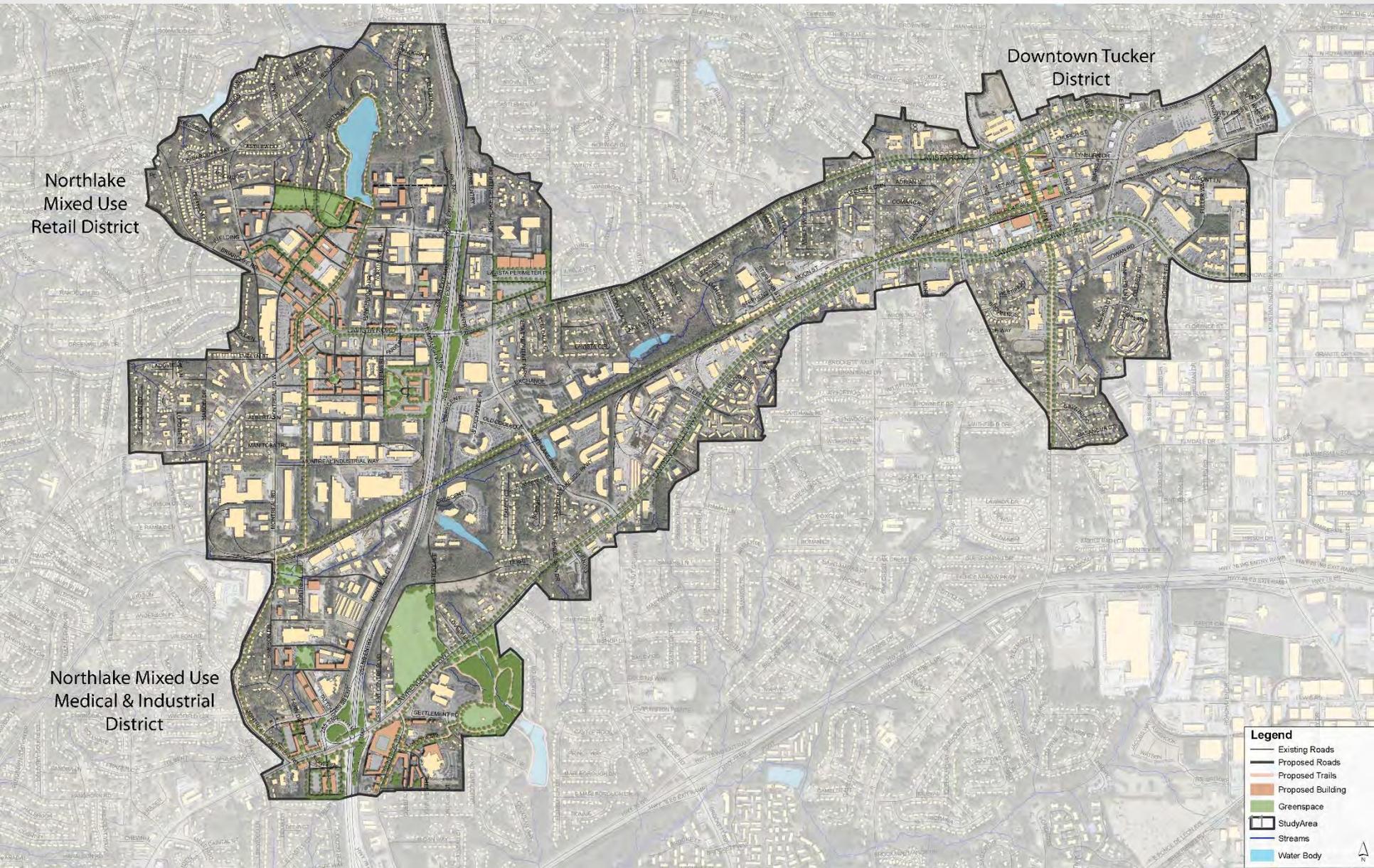
Farmers Market

Street Life

Key Recommendations

Master Plan Concepts

10-25 Year Vision



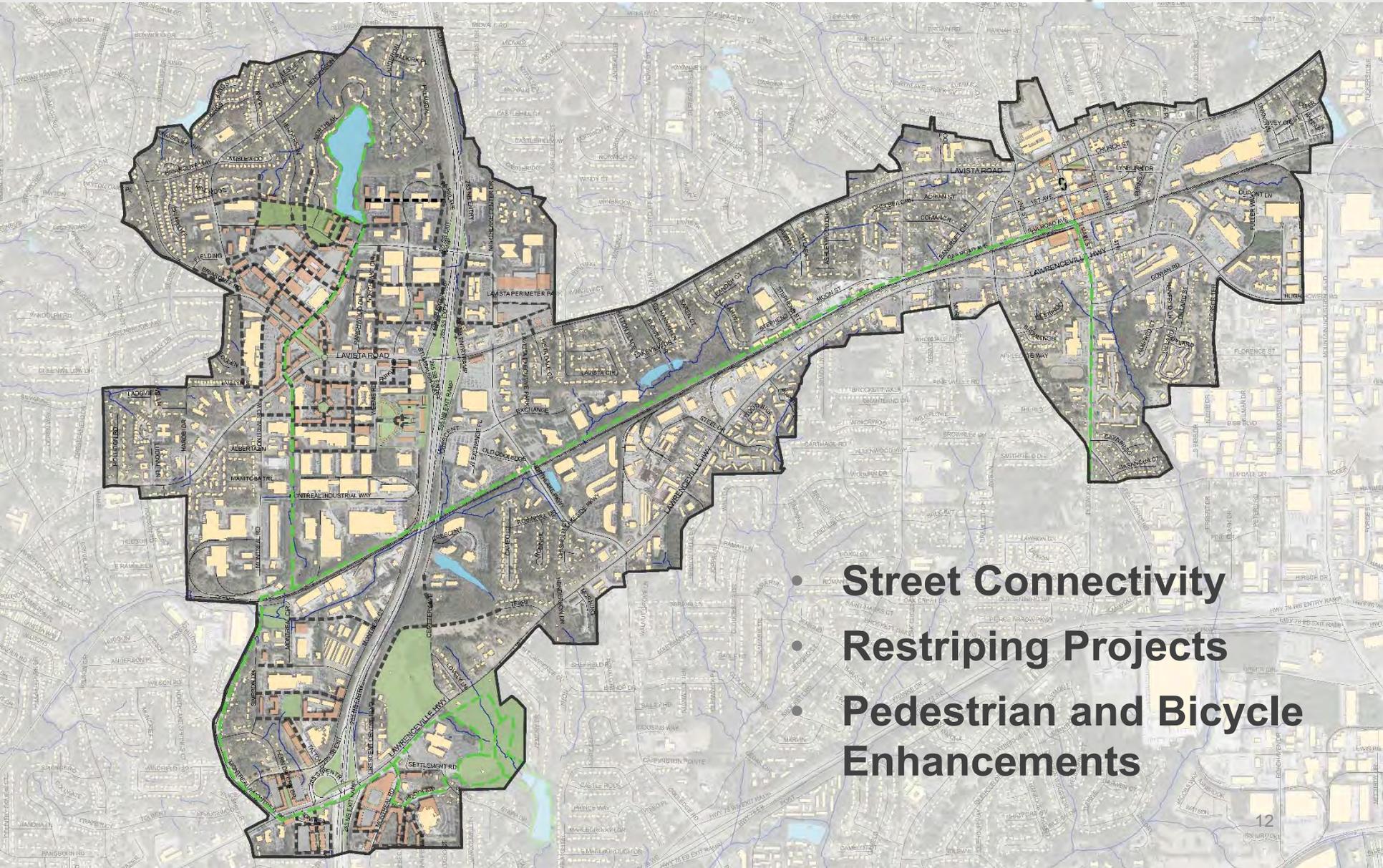
Northlake
Mixed Use
Retail District

Downtown Tucker
District

Northlake Mixed Use
Medical & Industrial
District

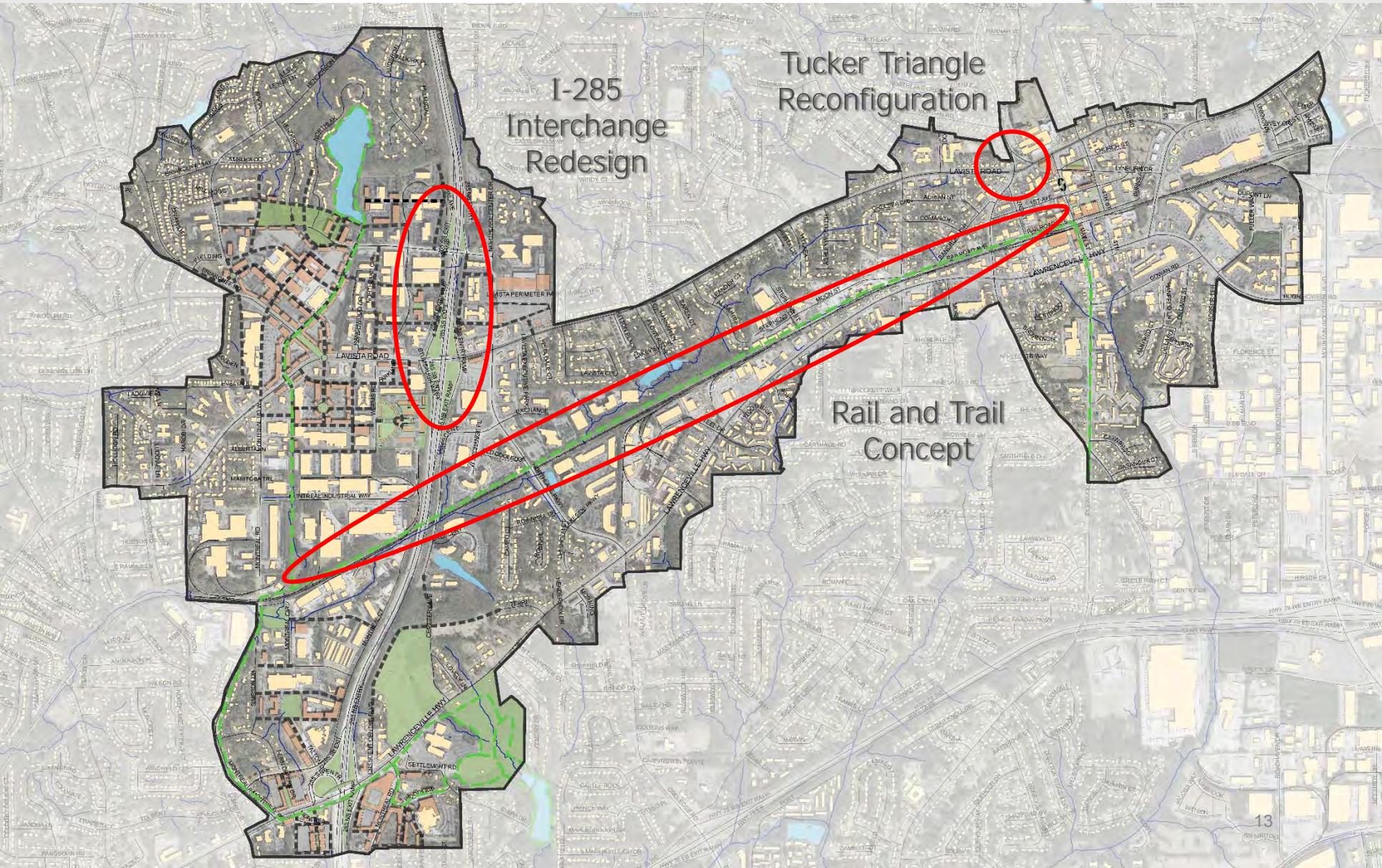
- Legend**
- Existing Roads
 - Proposed Roads
 - Proposed Trails
 - Proposed Building
 - Greenspace
 - Study Area
 - Streams
 - Water Body

Master Plan Concepts Transportation



- **Street Connectivity**
- **Restriping Projects**
- **Pedestrian and Bicycle Enhancements**

Master Plan Concepts Transportation

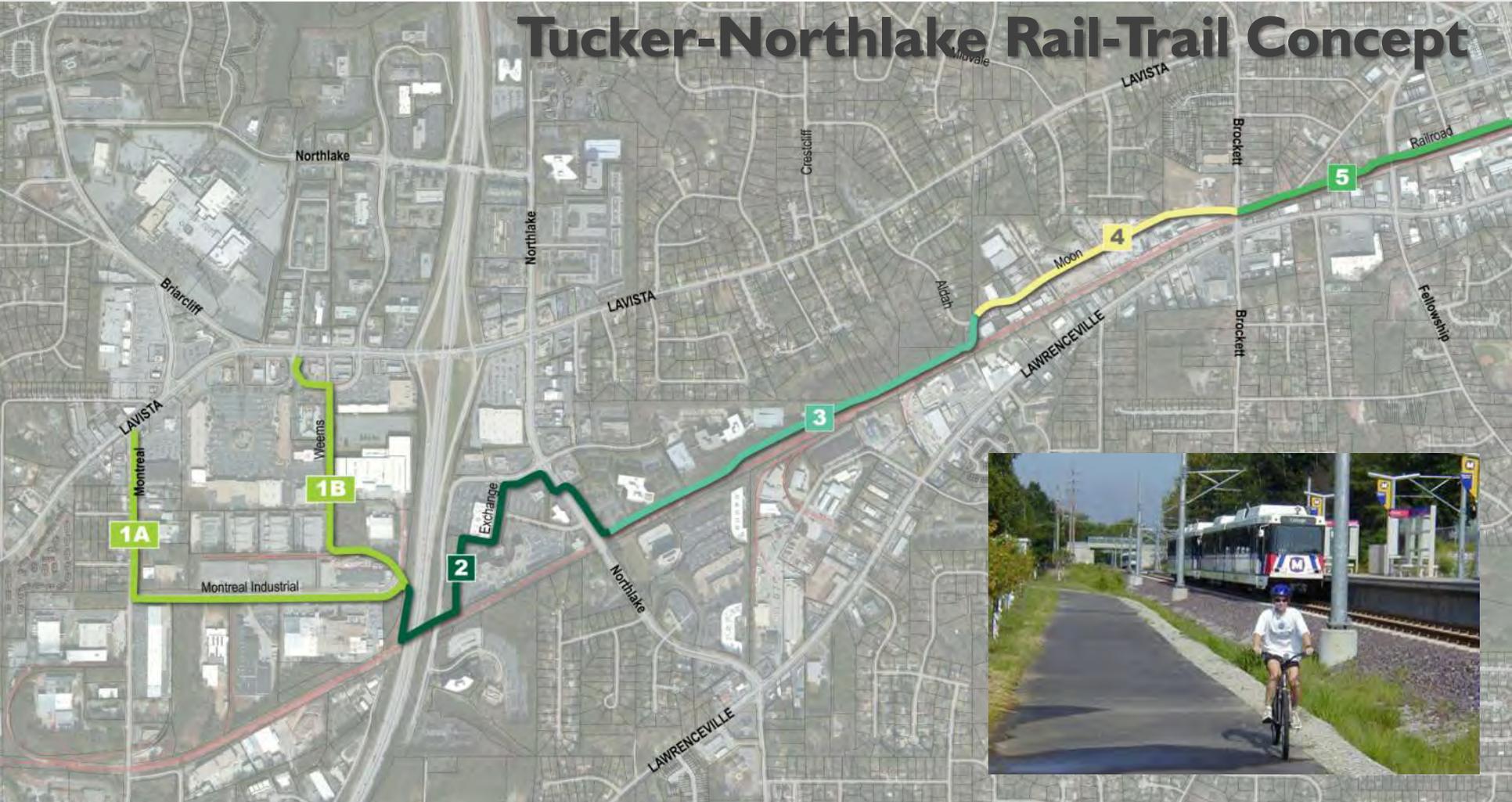


I-285
Interchange
Redesign

Tucker Triangle
Reconfiguration

Rail and Trail
Concept

Master Plan Concepts Transportation



Master Plan Concepts Transportation

Tucker-Northlake Rail-Trail Concept: Segment I

Segment 1: Northlake Connection

- Local streets in the Montreal Industrial area to connect back to Lavista Road.
- Option 1A: Trail is entirely within the Montreal Industrial and Montreal Road right-of-way, using the east side of Montreal to avoid conflicts with driveways.
- Option 1B: Trail uses the right-of-way of a spur railroad connecting to industrial properties and completes its connection using Weems Road.

Master Plan Concepts Transportation

Tucker-Northlake Rail-Trail Concept: Segment 2

Segment 2: Crossing I-285

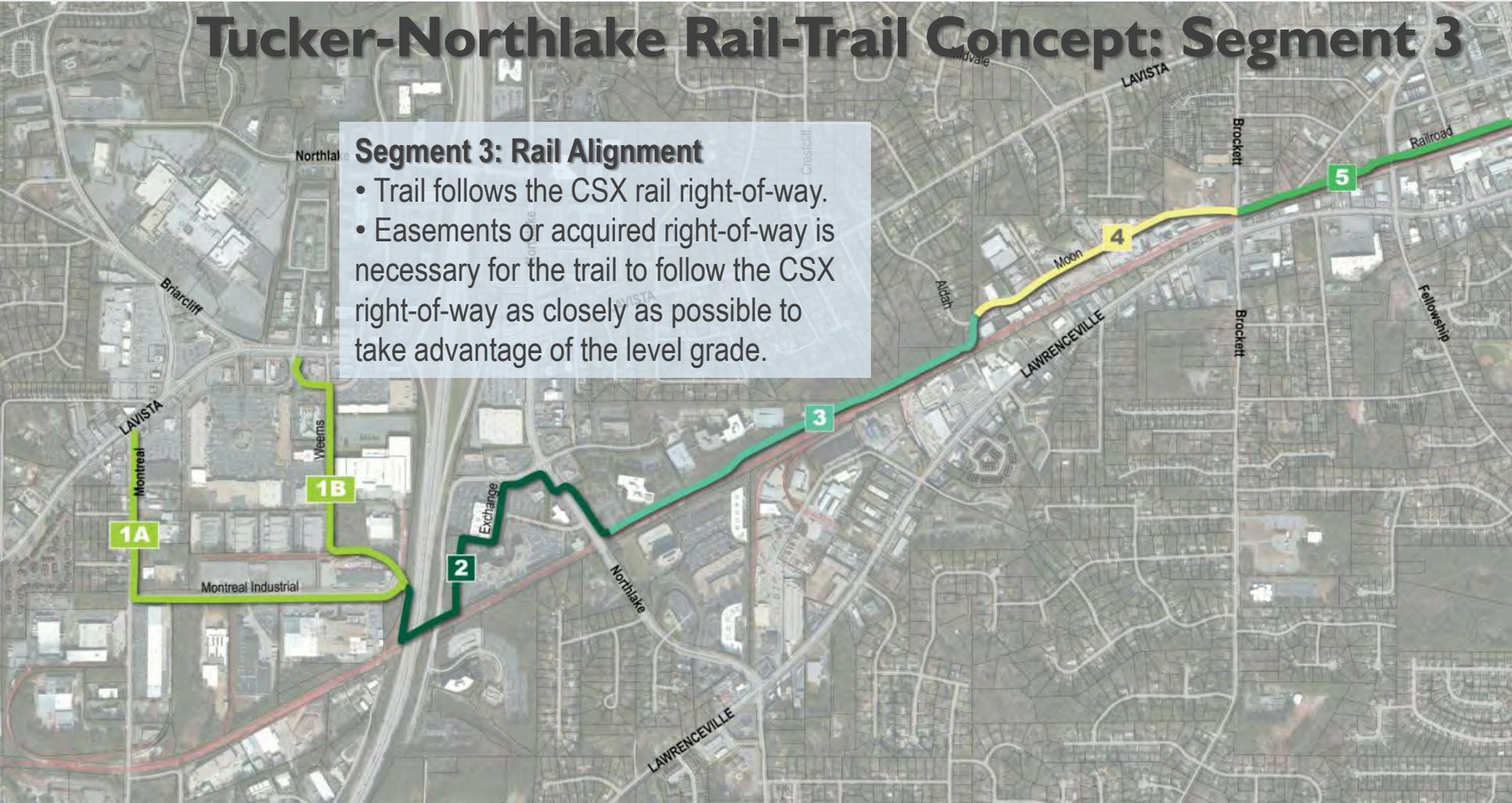
- Trail crosses under I-285 bridge span, adjacent to the rail.
- East of I-285, the trail connects via local streets and property easements.
- Trail is aligned east of Northlake Parkway on its connection to the rail corridor - allows the trail to stay clear of the CSX rail tracks under the Northlake Parkway bridge and to maintain a reasonable grade change.

Master Plan Concepts Transportation

Tucker-Northlake Rail-Trail Concept: Segment 3

Segment 3: Rail Alignment

- Trail follows the CSX rail right-of-way.
- Easements or acquired right-of-way is necessary for the trail to follow the CSX right-of-way as closely as possible to take advantage of the level grade.

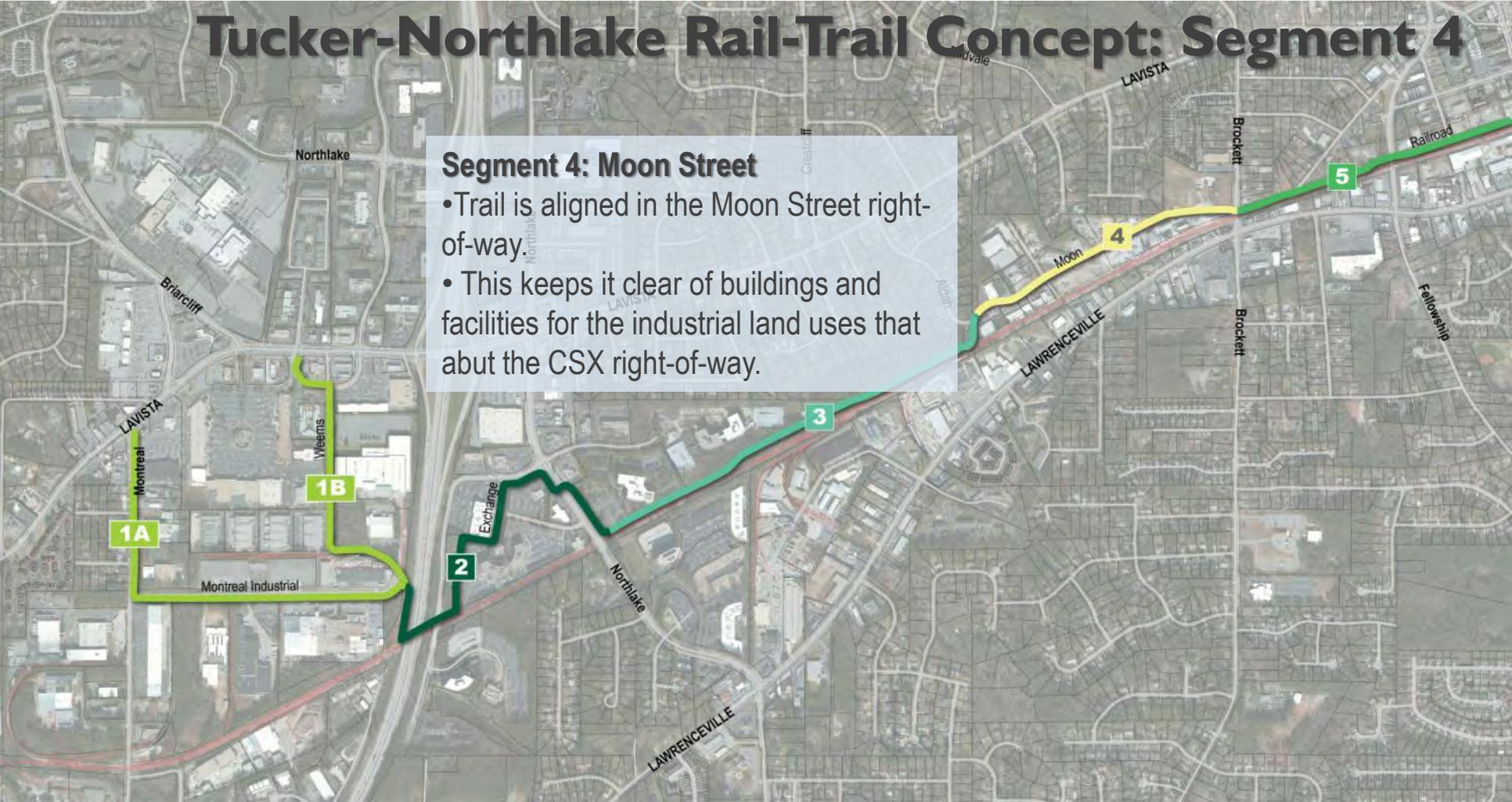


Master Plan Concepts Transportation

Tucker-Northlake Rail-Trail Concept: Segment 4

Segment 4: Moon Street

- Trail is aligned in the Moon Street right-of-way.
- This keeps it clear of buildings and facilities for the industrial land uses that abut the CSX right-of-way.

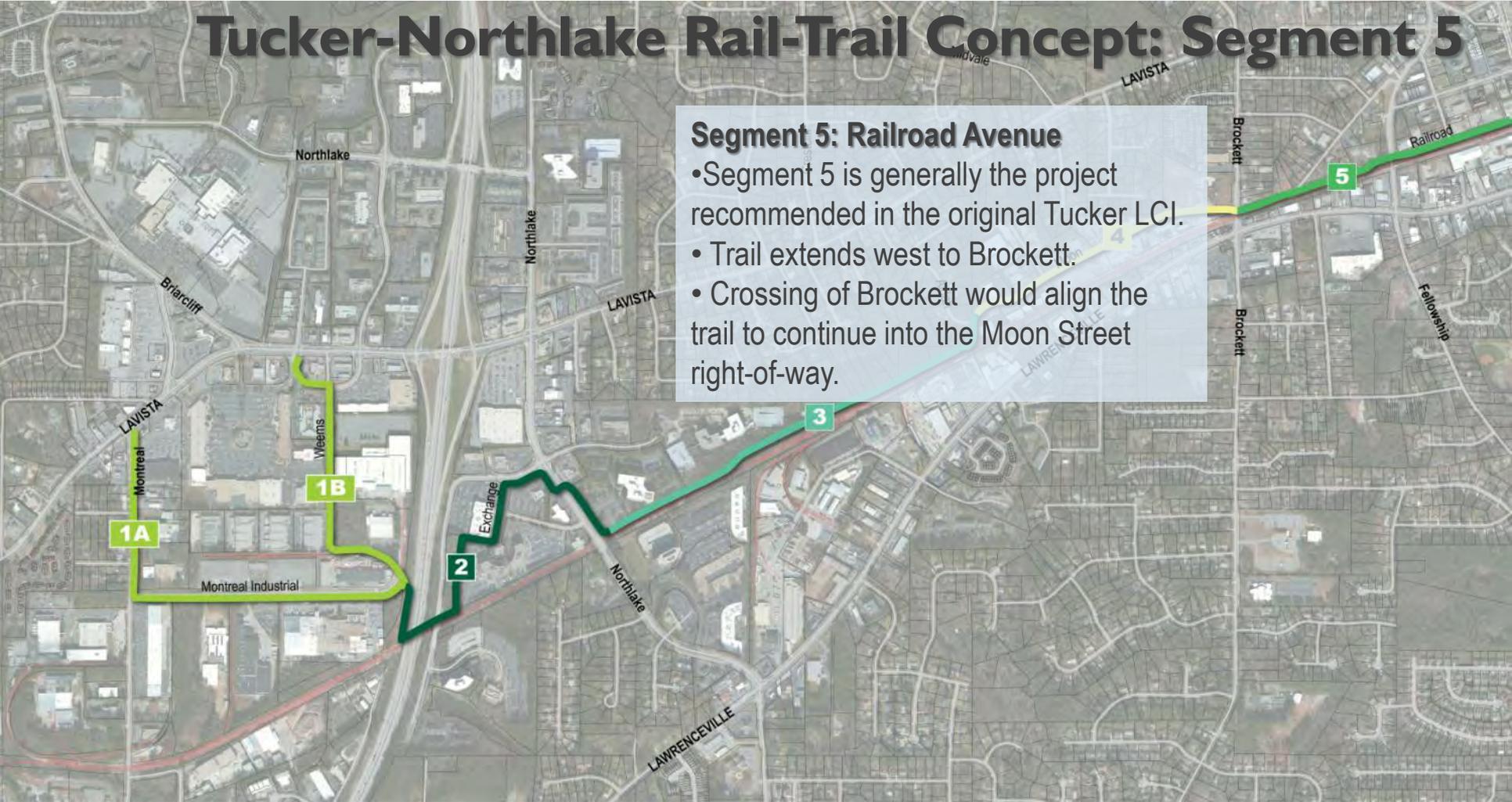


Master Plan Concepts Transportation

Tucker-Northlake Rail-Trail Concept: Segment 5

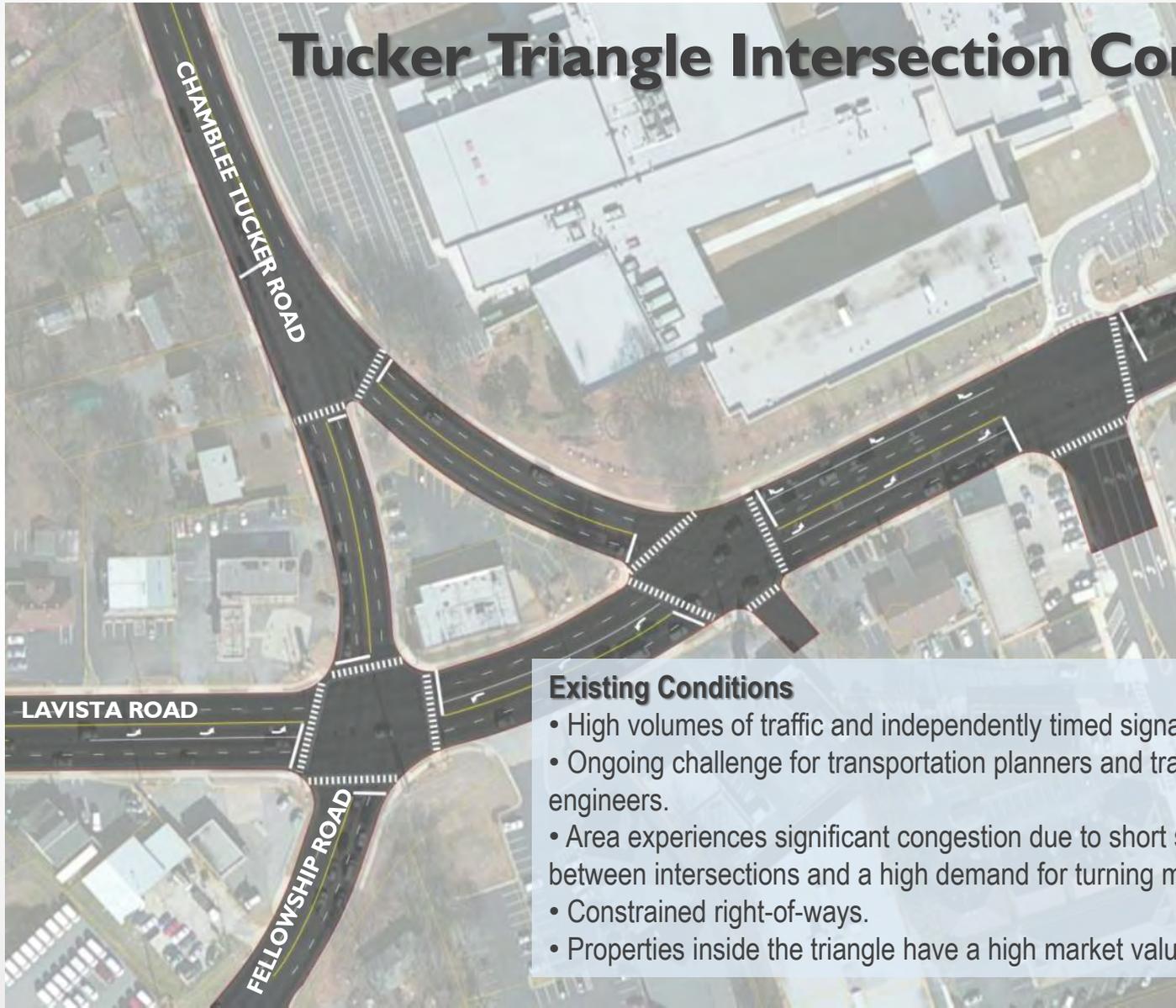
Segment 5: Railroad Avenue

- Segment 5 is generally the project recommended in the original Tucker LCI.
- Trail extends west to Brockett.
- Crossing of Brockett would align the trail to continue into the Moon Street right-of-way.



Master Plan Concepts Transportation

Tucker Triangle Intersection Concept

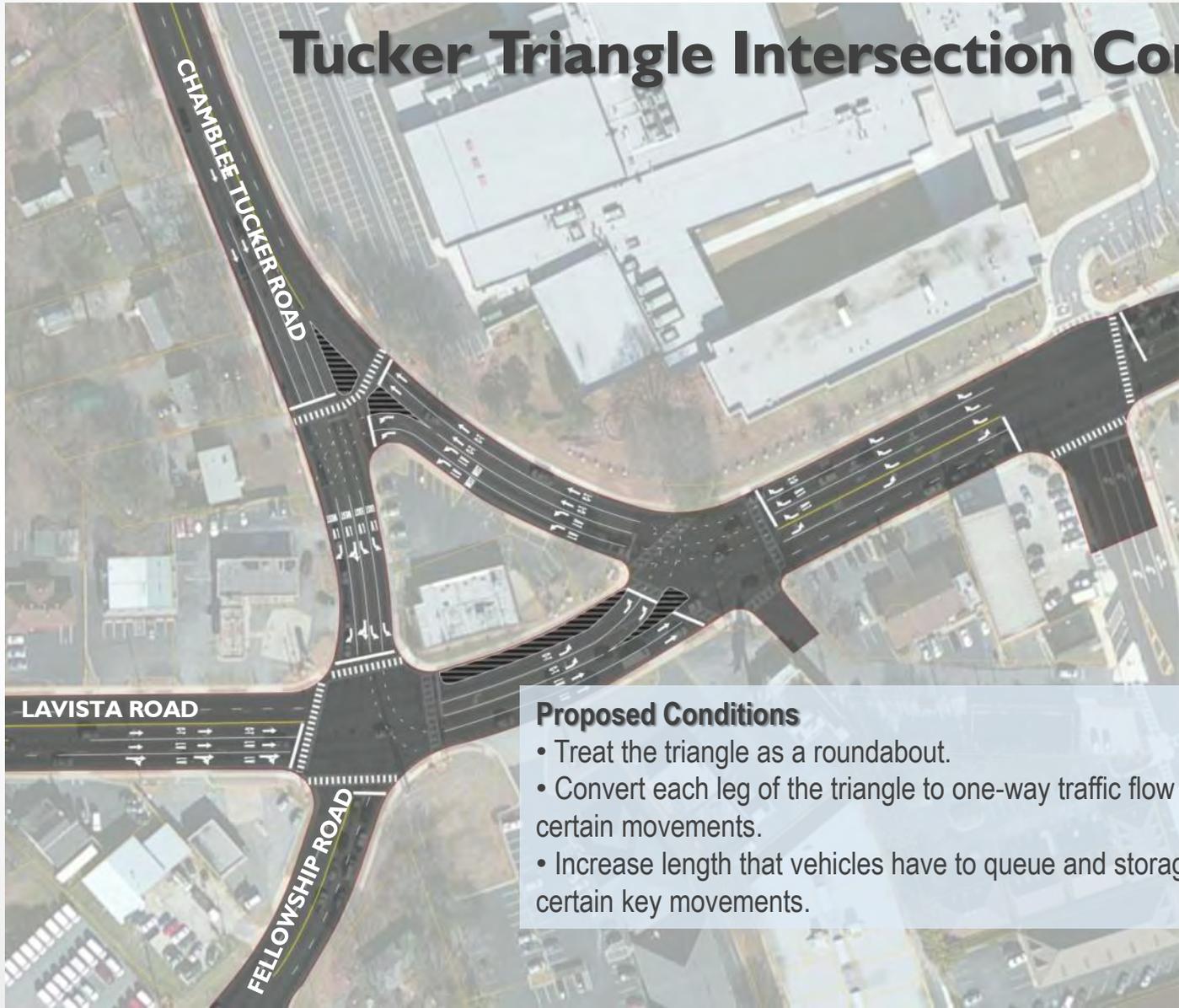


Existing Conditions

- High volumes of traffic and independently timed signals.
- Ongoing challenge for transportation planners and traffic engineers.
- Area experiences significant congestion due to short spacing between intersections and a high demand for turning movements.
- Constrained right-of-ways.
- Properties inside the triangle have a high market value.

Master Plan Concepts Transportation

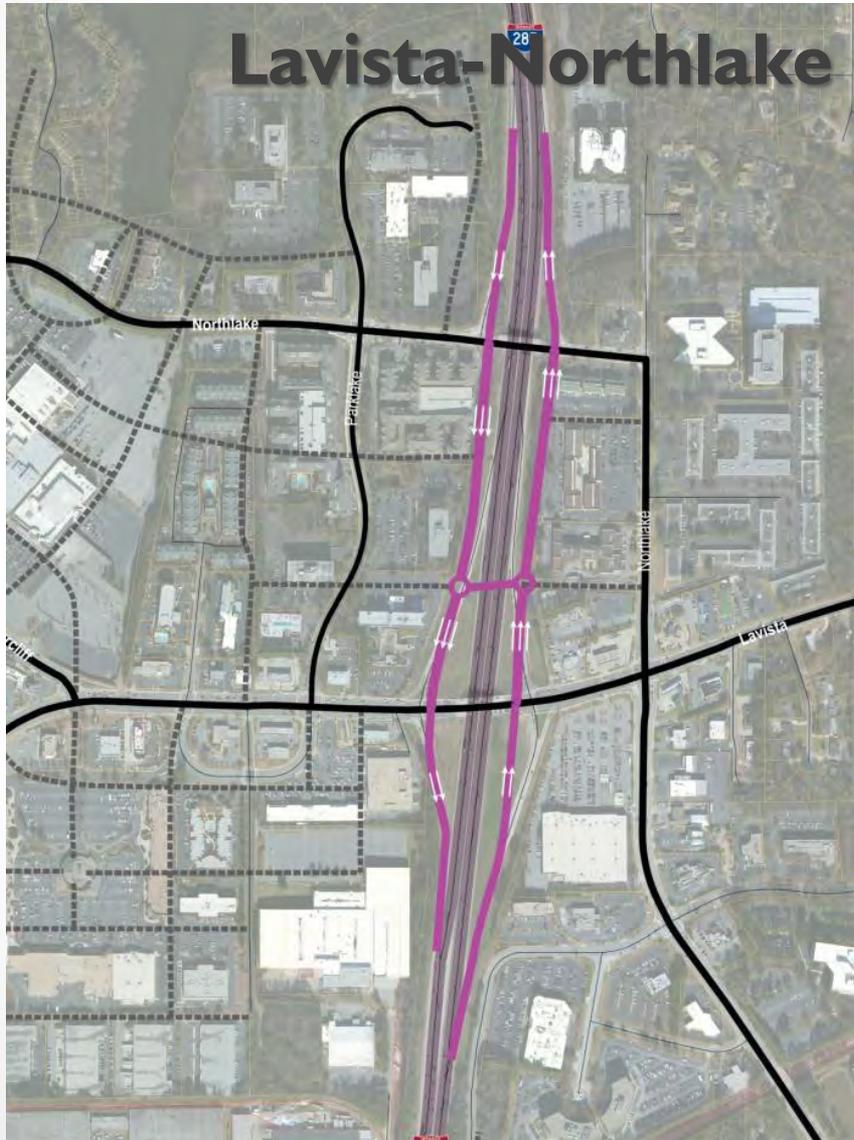
Tucker Triangle Intersection Concept



Proposed Conditions

- Treat the triangle as a roundabout.
- Convert each leg of the triangle to one-way traffic flow and divert certain movements.
- Increase length that vehicles have to queue and storage space for certain key movements.

Master Plan Concepts Transportation



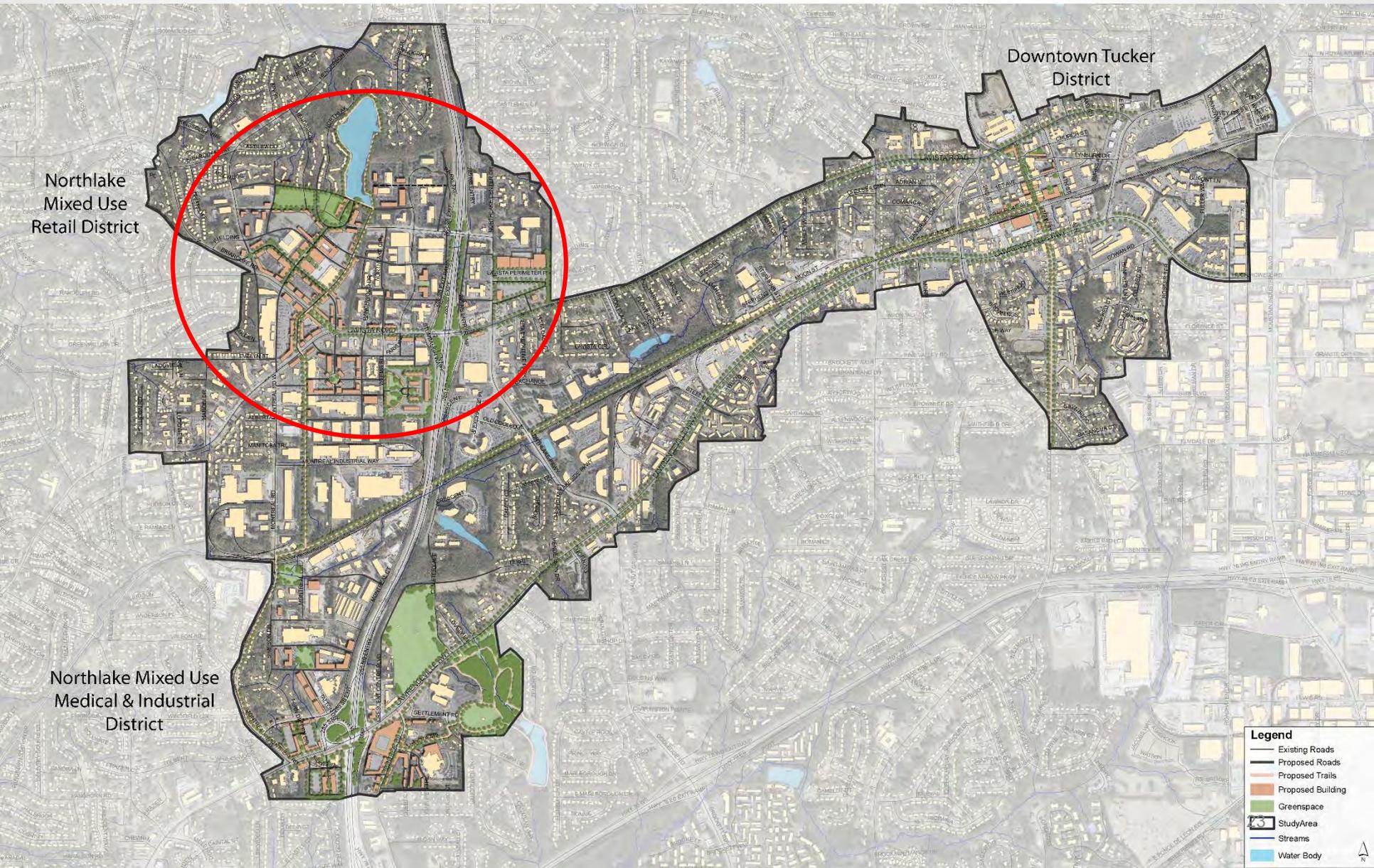
Lavista-Northlake Interchange Concept

Key Attributes

- Added street network improves local access.
- Added I-285 crossing helps to lessen burden on Lavista.
- Reduced interchange footprint increases development potential.

Master Plan Concepts

Northlake Mixed Use Retail District



Master Plan Concepts

Northlake Retail Mixed Use District



LEGEND

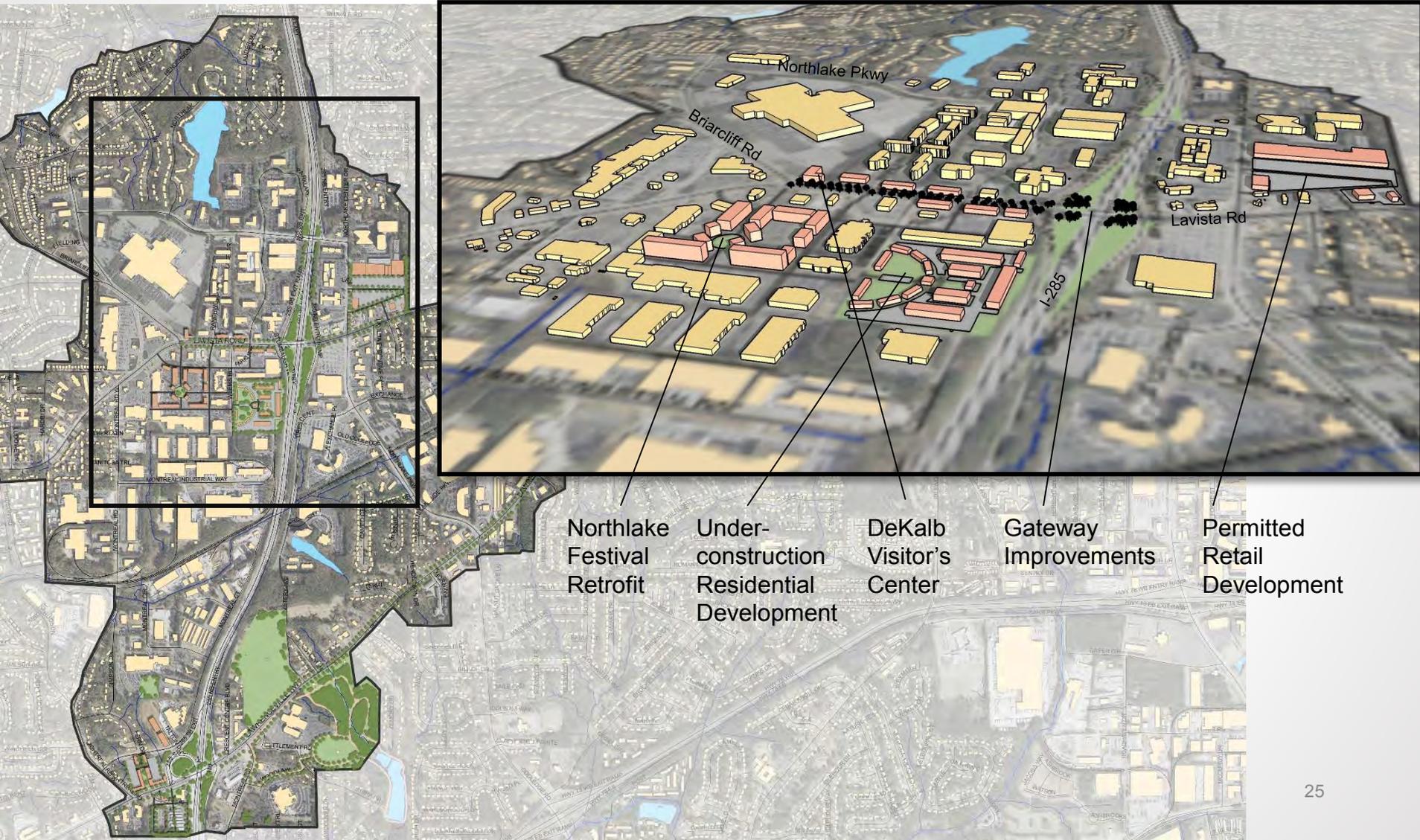
1. GATEWAY IMPROVEMENTS
2. LAVISTA RD MULTI-MODAL IMPROVEMENTS
3. DEKALB VISITOR'S CENTER RELOCATION
4. NORTHLAKE FESTIVAL REDEVELOPMENT
5. UNDER-CONSTRUCTION MULTI-FAMILY REDEVELOPMENT
6. PEDESTRIAN PLAZA PER BRIARCLIFF REALIGNMENT
7. MALL RETROFIT AND NEW MAIN STREET
8. SOCCER FIELDS
9. NORTHLAKE BEACH



Master Plan Concepts

Northlake Mixed Use Retail District

5 Year Priority



Northlake
Festival
Retrofit

Under-
construction
Residential
Development

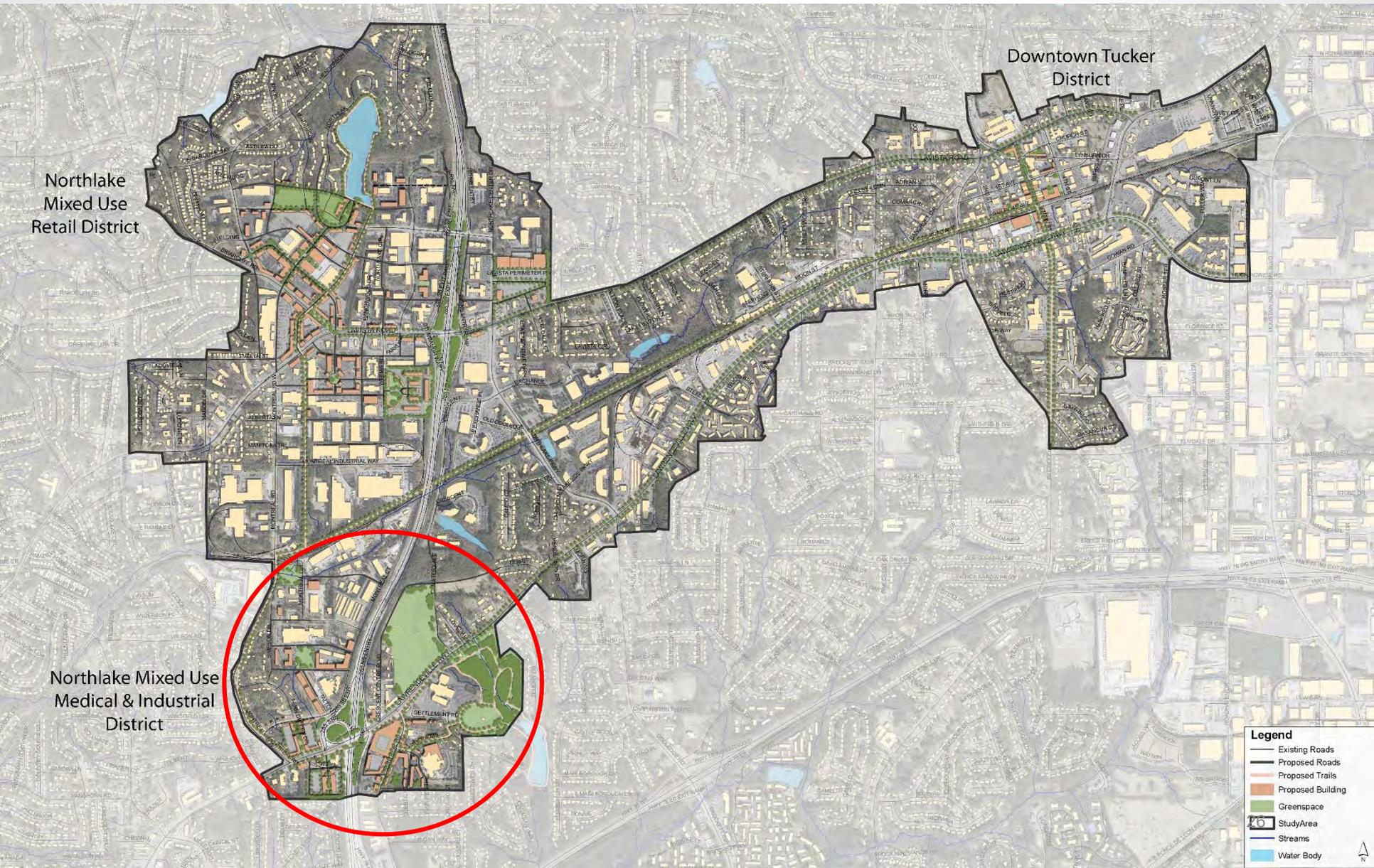
DeKalb
Visitor's
Center

Gateway
Improvements

Permitted
Retail
Development

Master Plan Concepts

Northlake Medical & Industrial District



Northlake Mixed Use Retail District

Downtown Tucker District

Northlake Mixed Use Medical & Industrial District

Legend

- Existing Roads
- Proposed Roads
- Proposed Trails
- Proposed Building
- Greenspace
- Study Area
- Streams
- Water Body

Master Plan Concepts

Northlake Medical & Industrial District



LEGEND

1. MIXED USE NEIGHBORHOOD RETAIL
2. GATEWAY IMPROVEMENTS
3. MEDICAL MIXED USE DISTRICT
4. CONFERENCE CENTER AND HOTEL
5. PEDESTRIAN IMPROVEMENTS TO BRIDGE
6. MIXED USE OFFICE WITH GATEWAY PARK
7. POCKET PARKS
8. LAWRENCEVILLE HWY MULTI-MODAL IMPROVEMENTS
9. WELLNESS TRAIL



Master Plan Concepts

Northlake Medical & Industrial District

5 Year Priority



Neighborhood
Gateway
Retail

Gateway
Improvements
at vacant lot
across from
interstate exit

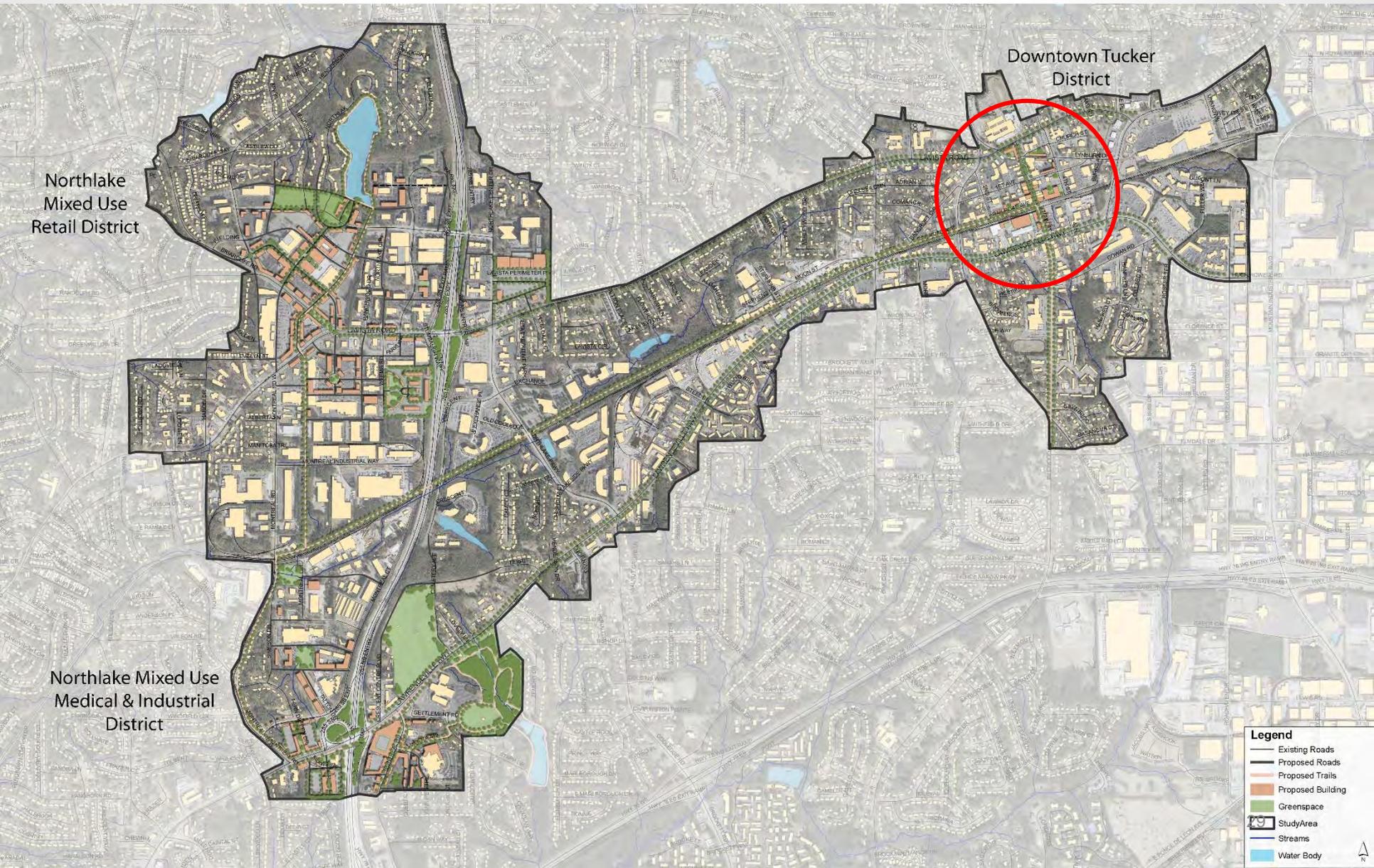
Gateway
Improvements
at Interchange
Greenspace

Industrial
Expansion

Wellness Trail

Master Plan Concepts

Downtown Tucker District



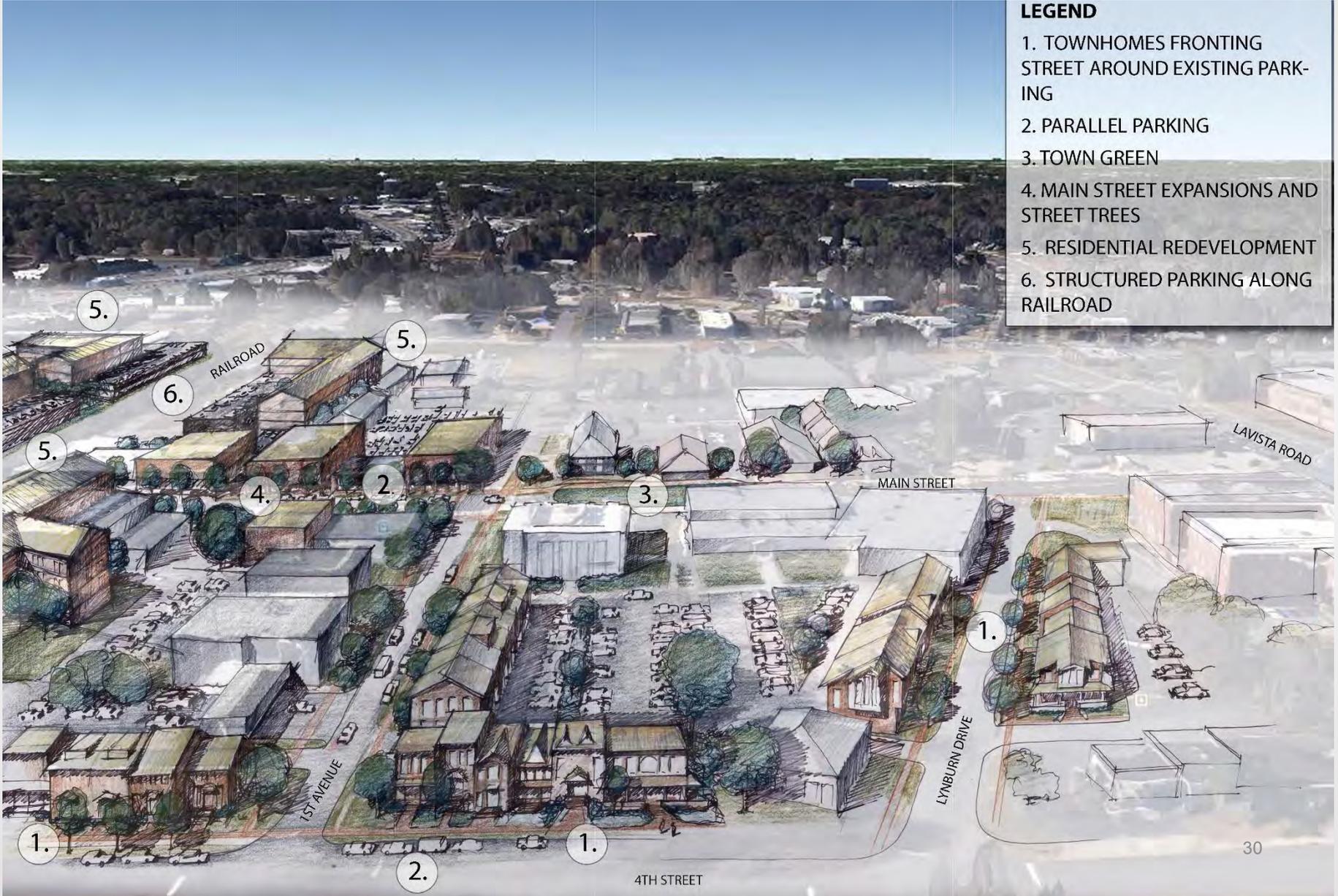
Northlake
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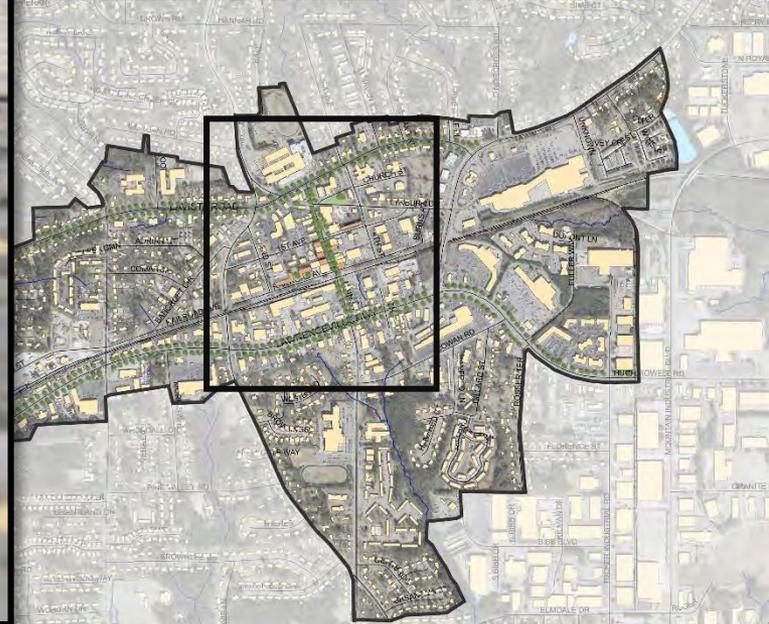
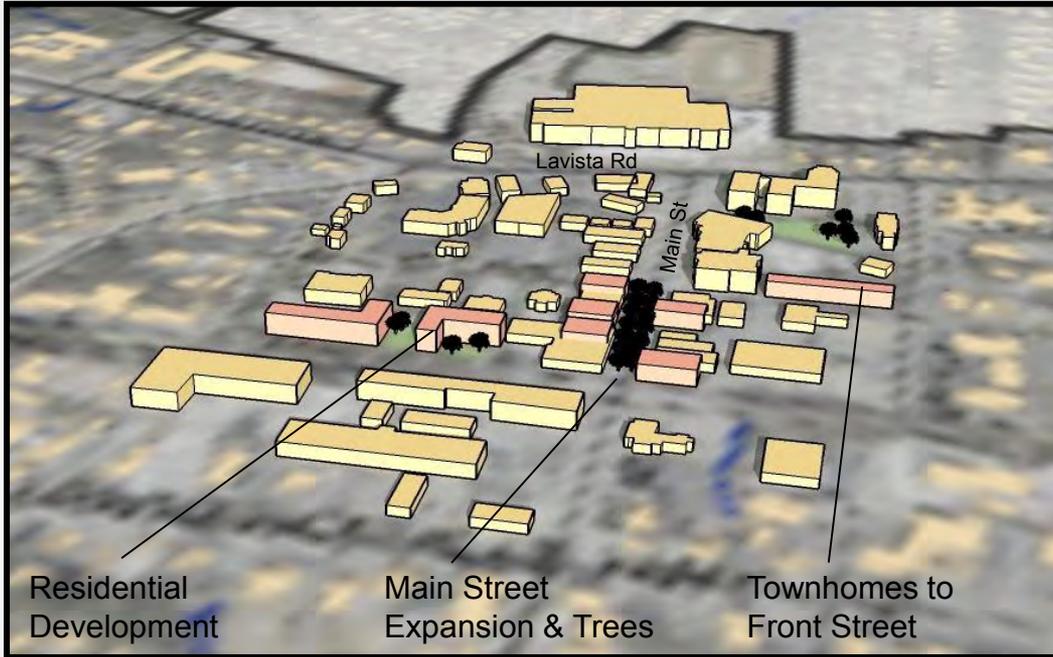
Master Plan Concepts Downtown Tucker District



Master Plan Concepts

Downtown Tucker District

5 Year Priority



Next Steps

- I. County Commissioners to adopt master plan as an amendment to the Comprehensive Plan**
- 2. Recommended Priority Projects**
- 3. Funding Strategies**

Recommended 5-year Projects:

- DeKalb County Commissioners to Adopt Plan
- Explore Funding Opportunities: TAD, SDT, OZ, GMA
- Marketing and Branding Campaign
- Overlay Updates (with partners)
- Lawrenceville Highway Feasibility Study
- Interchange Gateway Improvements
- Rail-Trail Supplemental Study
- Wellness Trail (with partners)
- Shared Parking Pilot
- Main Street Trees
- DeKalb Visitor Center and Offices (with partners)
- Pedestrian Improvements at Lynburn Drive/Lawrenceville Highway
- Idlewood Road Sidewalk and Bicycle Corridor (with partners)
- Signage Funding Program
- Henderson Mill Connector Restriping
- Briarcliff Road/Fielding Drive Pedestrian Enhancements
- Lavista Road Bicycle Lanes
- Bus Shelter Upgrades
- Henderson Mill Road/Fielding Drive Intersection

Recommended 1-year Projects:

- **DeKalb County Commissioners to Adopt Plan**
- **Attract Supplemental LCI Funds for:**
 - Lawrenceville Highway Feasibility Study
 - Interchange Gateway Beautification
 - Rail/Trail Supplemental Study
 - Wellness Trail (with partners)
 - Overlay Updates (with partners)
- **Tax Allocation District Feasibility Study**
- **Shared Parking Pilot**
- **Main Street Trees**
- **Restriping:** Henderson Mill Connector, Lavista Road and Idlewood Road bike lanes (with partners)
- **Pedestrian Enhancements:** Lynburn Drive/Lawrenceville Highway
- **Wayfinding Signage** (example: up lit CID signage)

Recommended Northlake Overlay Updates:

- **Expand existing boundary south to match CID southern boundary.**
- **Incorporate ideal street sections for Lavista Road and Lawrenceville Highway.**
- **Decrease maximum densities to allow incentives to have traction.**
- **Incentivize compliance of signage requirements for existing properties.**
- **Consider making inter-parcel connectivity a requirement.**
- **Incorporate block size requirements.**
- **Incentivize shared parking.**
- **Increase minimum street tree caliber to 6”.**
- **Incorporate trail connection requirements.**
- **Include economic incentives to draw redevelopment to the area.**

Recommended Tucker Overlay Updates:

- Incorporate ideal street sections for Lavista Road and Lawrenceville Highway.
- Incentivize compliance of signage requirements for existing properties.
- Incorporate block size requirements.
- Incentivize share parking.
- Increase minimum street tree caliber to 6”.
- Incorporate trail connection requirements.
- Include economic incentives to draw redevelopment to the area.

Funding Strategies

- **ARC**
 - **LCI Supplemental Funds**
 - **Community Choice Grant**
- **GDOT Funding**
 - **CMAQ – Traffic Signalization**
 - **TAP – Trail/Bike lanes/Sidewalks**
 - **STP – Road and Intersection Improvements**
 - **Traffic Safety – Pedestrian Safety/Intersection Improvements**
 - **Gateway Funds**
 - **Transportation Enhancement Program**
- **SPLOST**
- **CDBG**
- **SRTA**

Funding Strategies to Explore:

- **Tax Allocation District**
- **Special District Tax**
- **Opportunity Zone**
- **Georgia Municipal Association Grants**

Thank you!