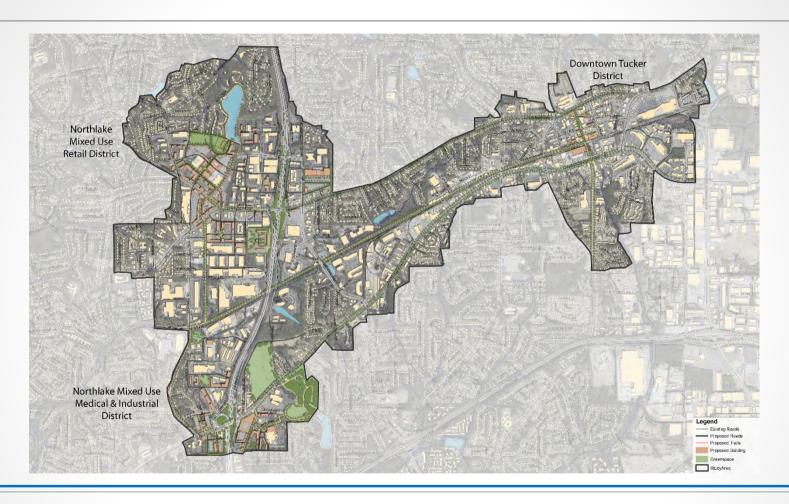


TUCKER NORTHLAKE CID



Master Plan Study

Executive Summary





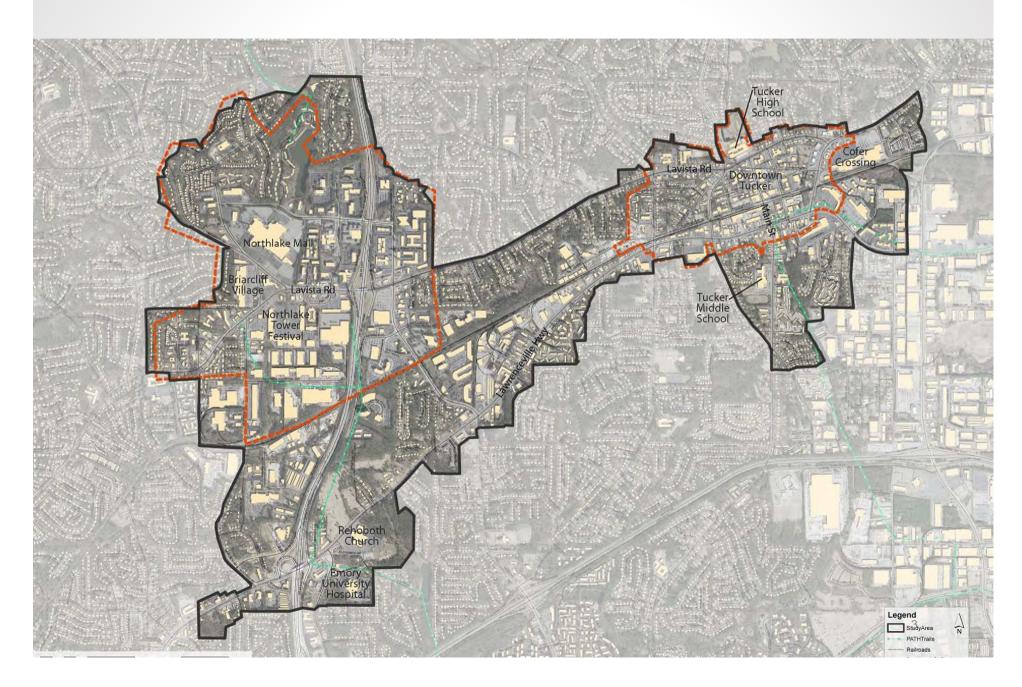
Executive Summary

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





Study Area - 2,600 Acres





Study Vision





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.





Study Vision







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

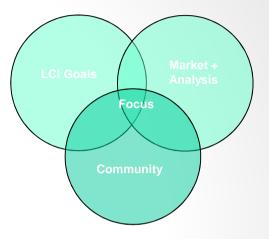






Community Goals

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







Community Goals

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



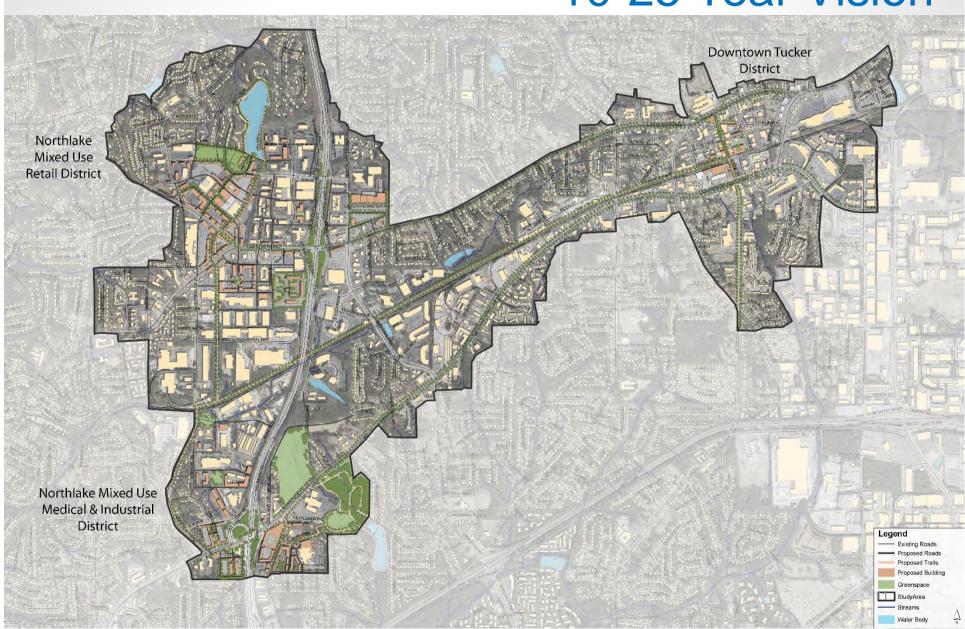


Key Recommendations

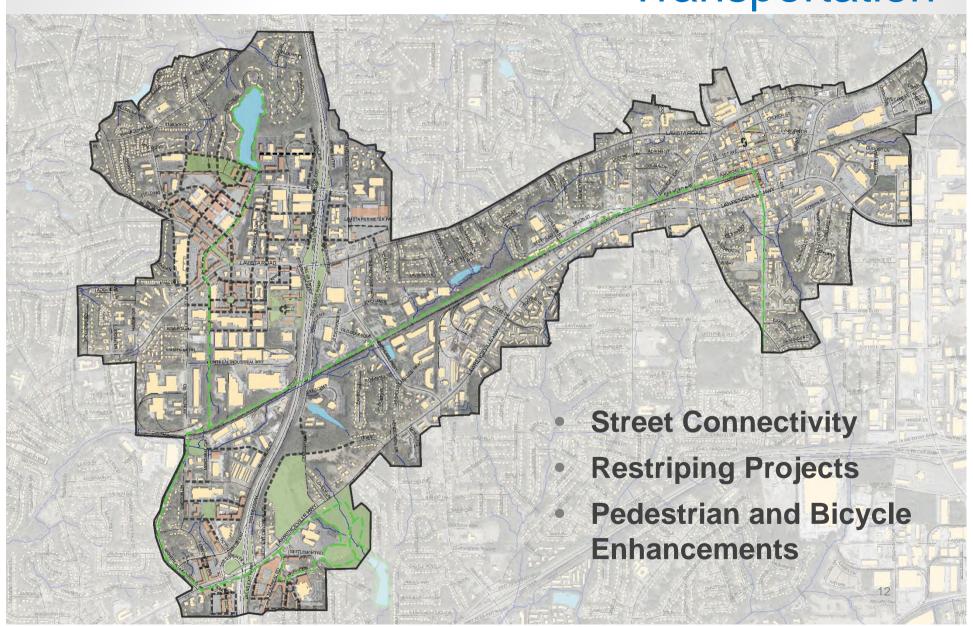




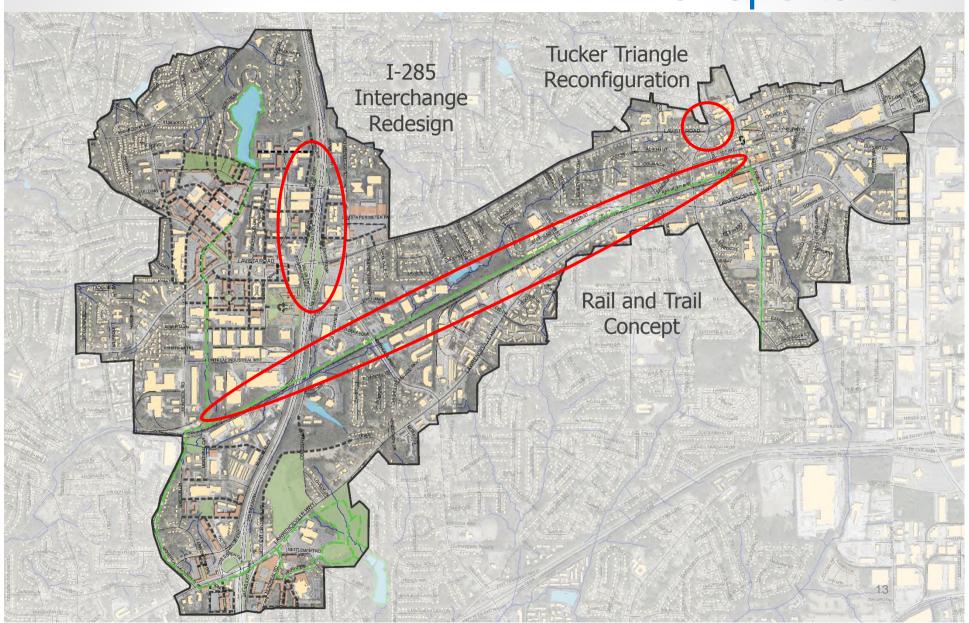
Master Plan Concepts 10-25 Year Vision



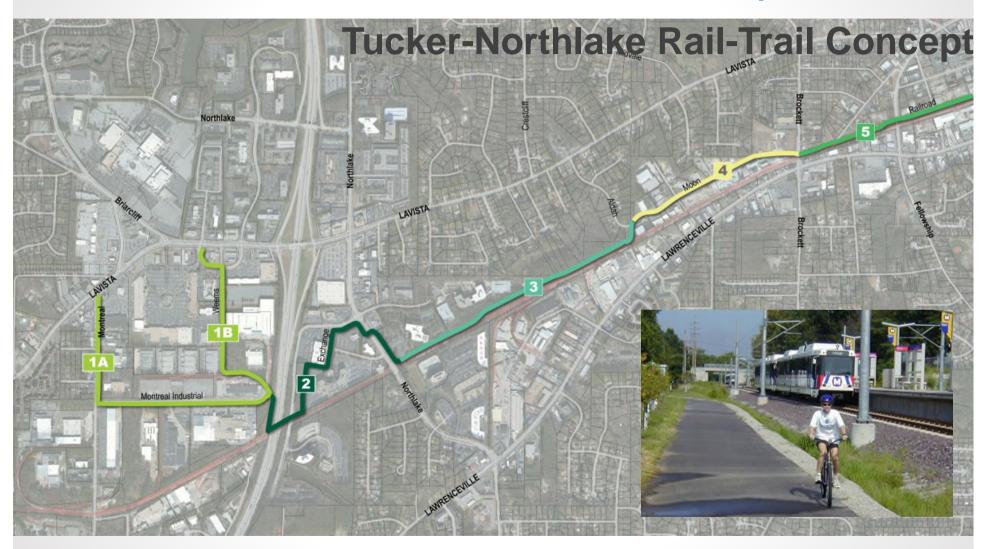












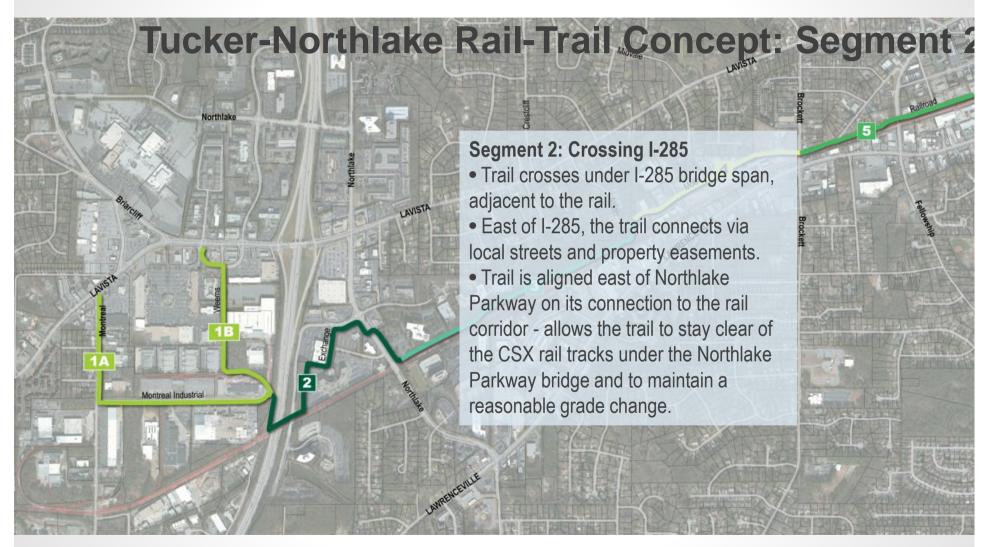






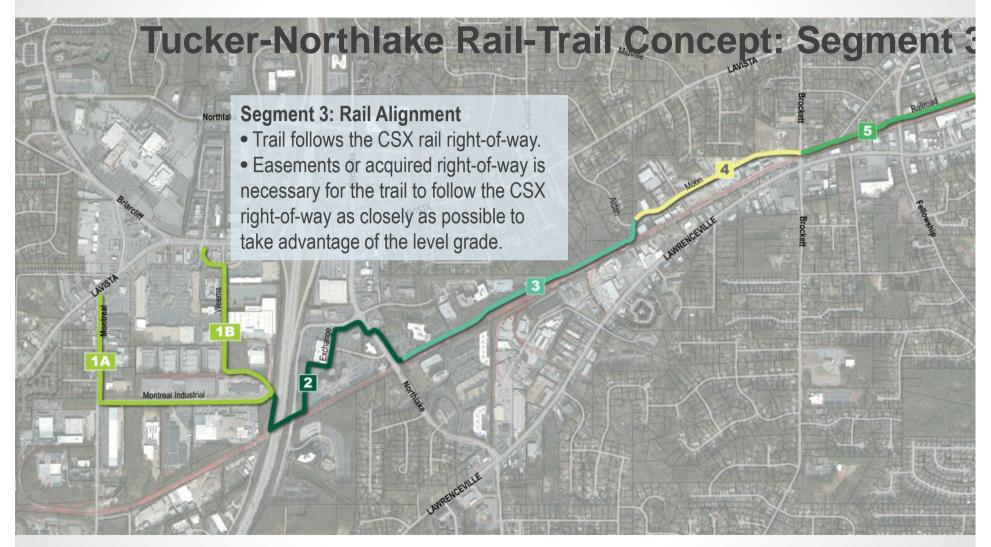












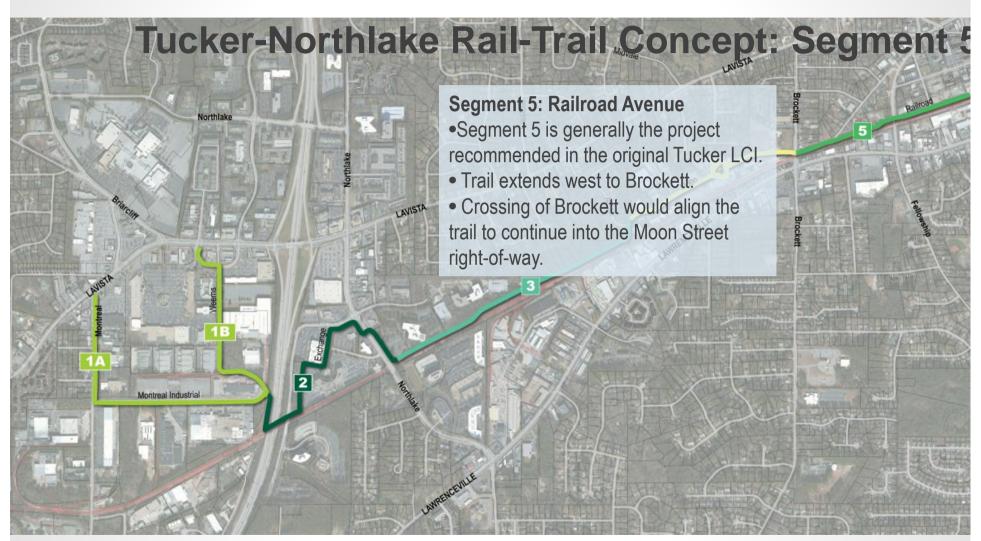






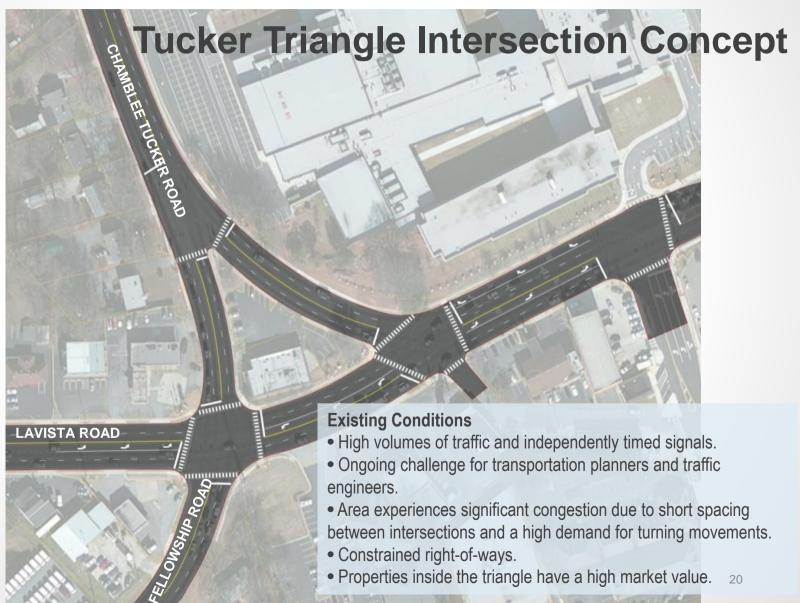






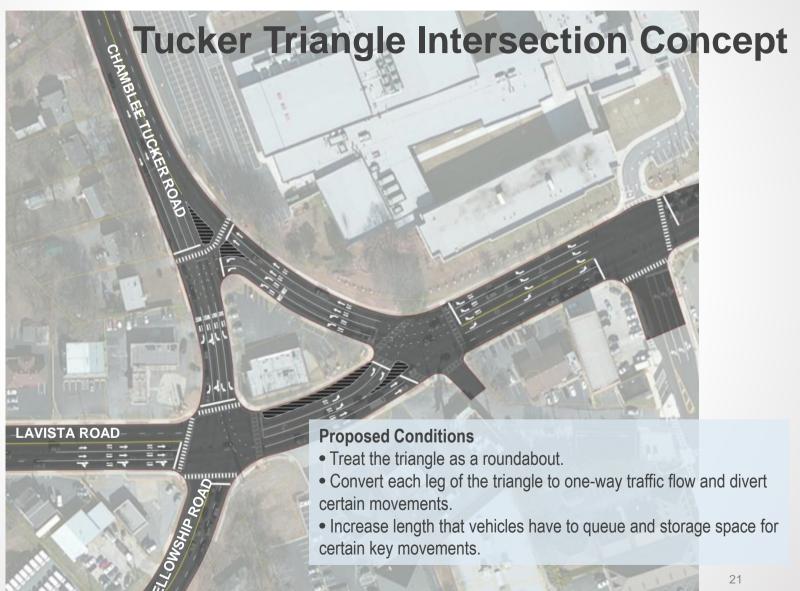






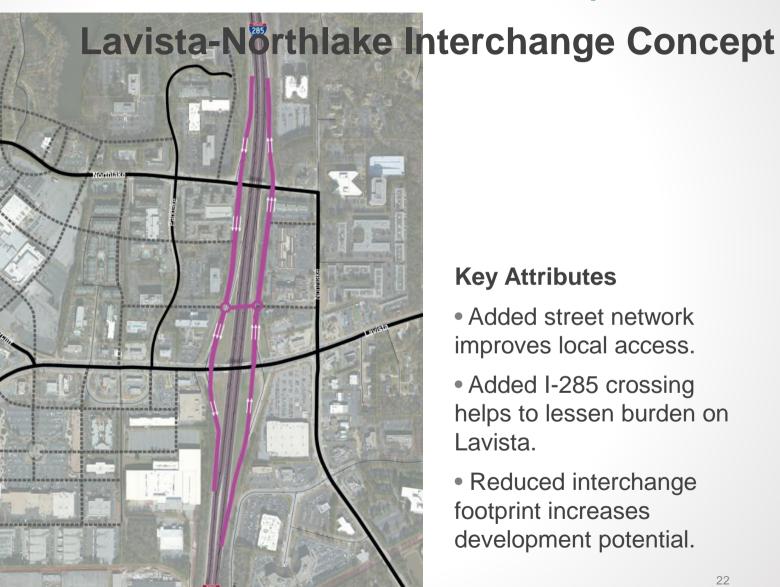












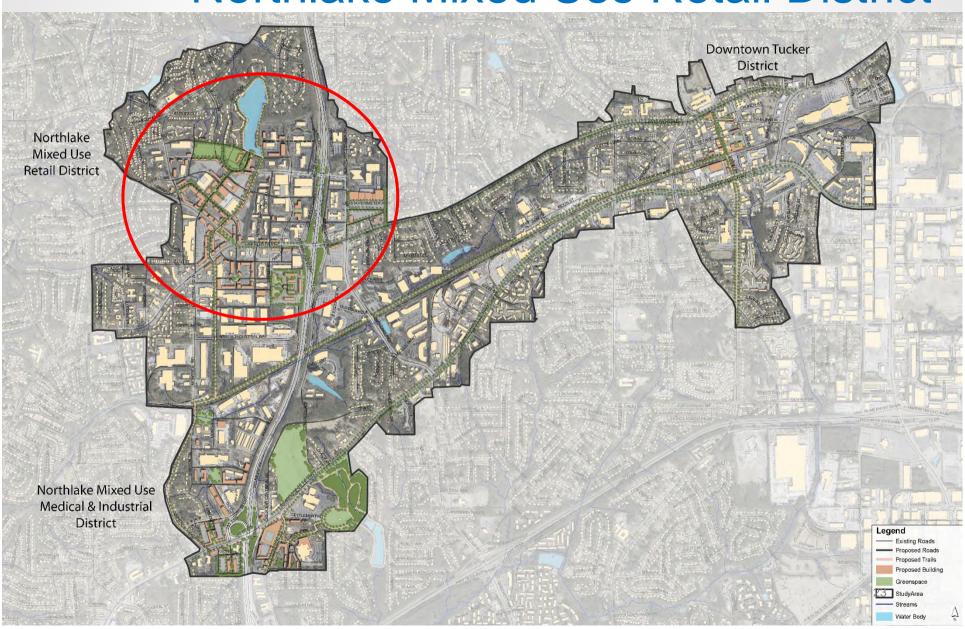
Key Attributes

- 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

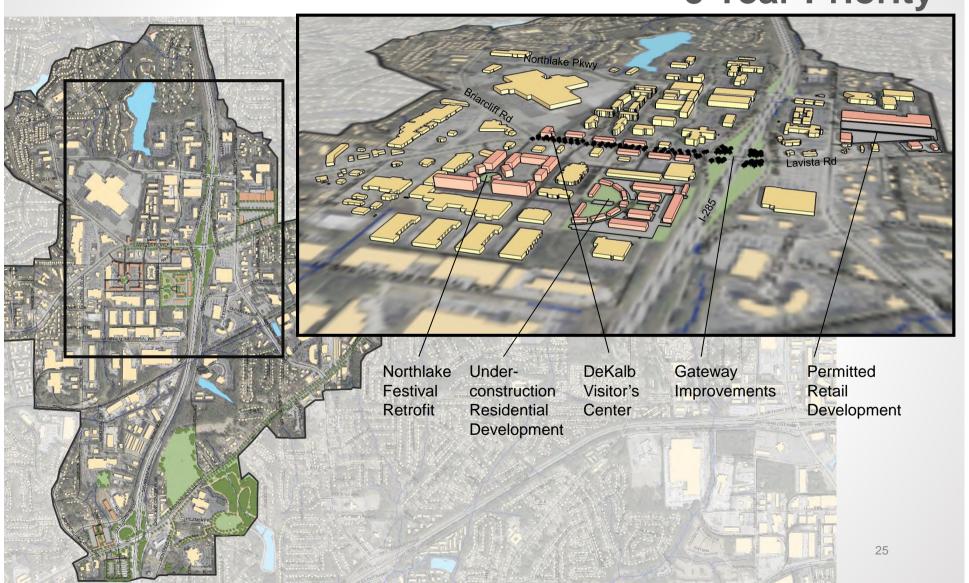
- 1. GATEWAY IMPROVE-MENTS
- 2. LAVISTA RD MULTI-MODAL IMPROVEMENTS
- 3. DEKALB VISITOR'S CENTER RELOCATION
- 4. NORTHLAKE FESTIVAL REDEVELOPMENT
- 5. UNDER-CONSTRUC-TION MULTI-FAMILY RE-DEVELOPMENT
- 6. PEDESTRIAN PLAZA PER BRIARCLIFF RE-ALIGNMENT
- 7. MALL RETROFIT AND NEW MAIN STREET
- 8. SOCCER FIELDS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





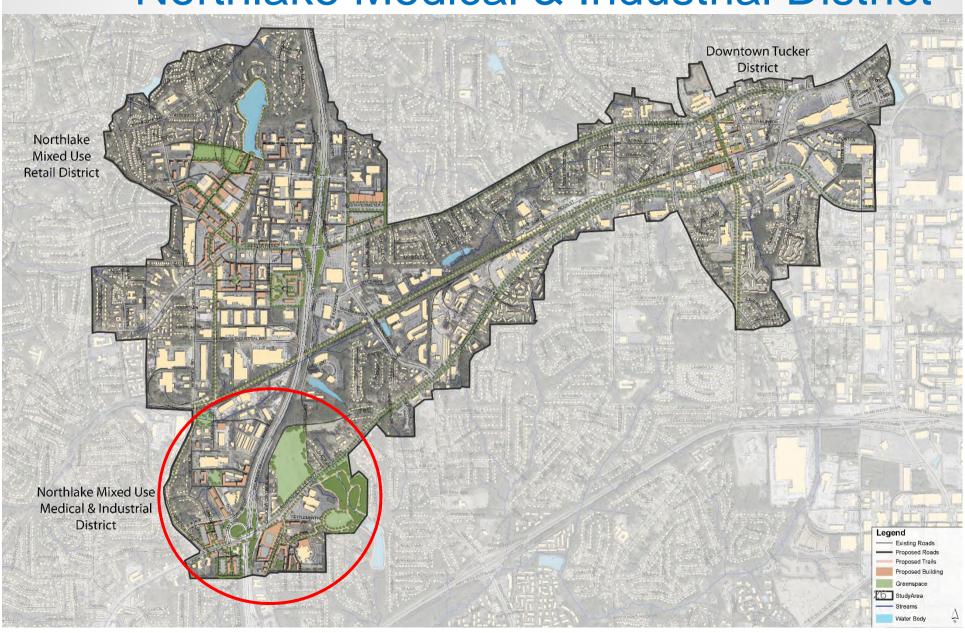


Master Plan Concepts Northlake Mixed Use Retail District 5 Year Priority



Tucker Northlake

Master Plan Concepts Northlake Medical & Industrial District





Master Plan Concepts Northlake Medical & Industrial District



LEGEND

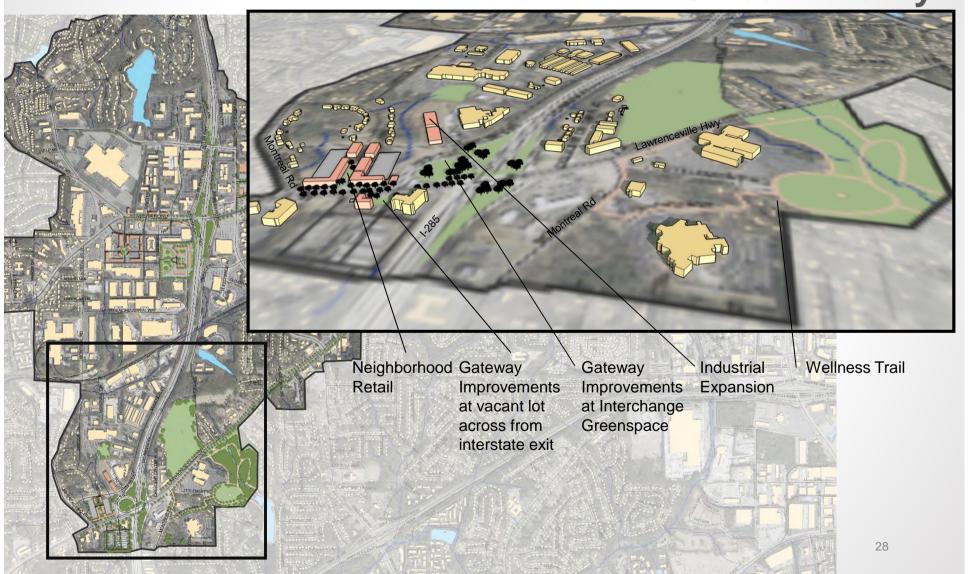
- 1. MIXED USE NEIGHBORHOOD RETAIL
- 2. GATEWAY IMPROVEMENTS
- 3. MEDICAL MIXED USE DISTRICT
- 4. CONFERENCE CENTER AND HOTEL
- 5. PEDESTRIAN IMPROVEMENTS TO BRIDGE
- 6. MIXED USE OFFICE WITH GATEWAY PARK
- 7. POCKET PARKS
- 8. LAWRENCEVILLE HWY MULTI-MODAL IMPROVEMENTS
- 9. WELLNESS TRAIL





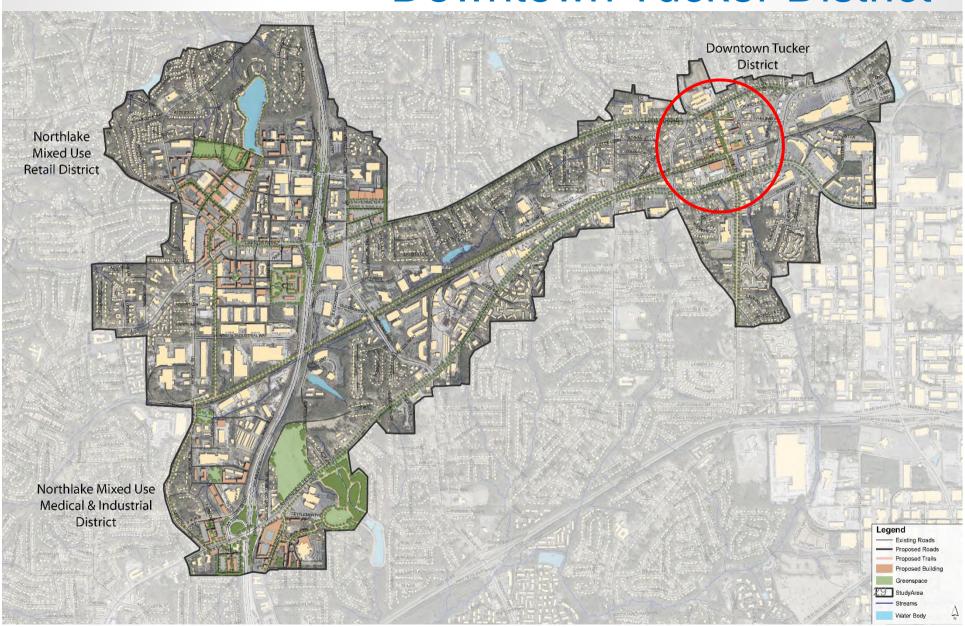


Master Plan Concepts Northlake Medical & Industrial District 5 Year Priority





Master Plan Concepts Downtown Tucker District



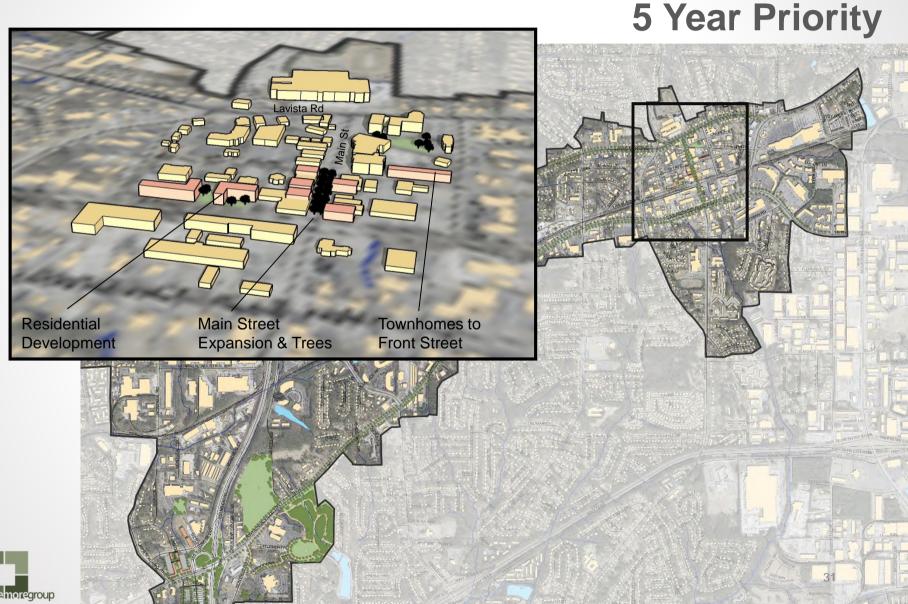


Master Plan Concepts Downtown Tucker District





Master Plan Concepts Downtown Tucker District









- 1. 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!

