

What is the Plan?

One Northlake Plan

With support from the Atlanta Regional Commission's (ARC) Livable Centers Initiative (LCI), the One Northlake Plan will explore how the Tucker-Northlake area can become easier to get around, more welcoming, and better connected to nearby destinations. It will look at opportunities to improve walking, biking, transit, and street connections while identifying ways to bring new life to aging commercial areas. Community input will help shape ideas for future development, public spaces, and improvements that reflect what people value about the area.



Revitalized Spaces



Places People Enjoy



A Plan Shaped by You

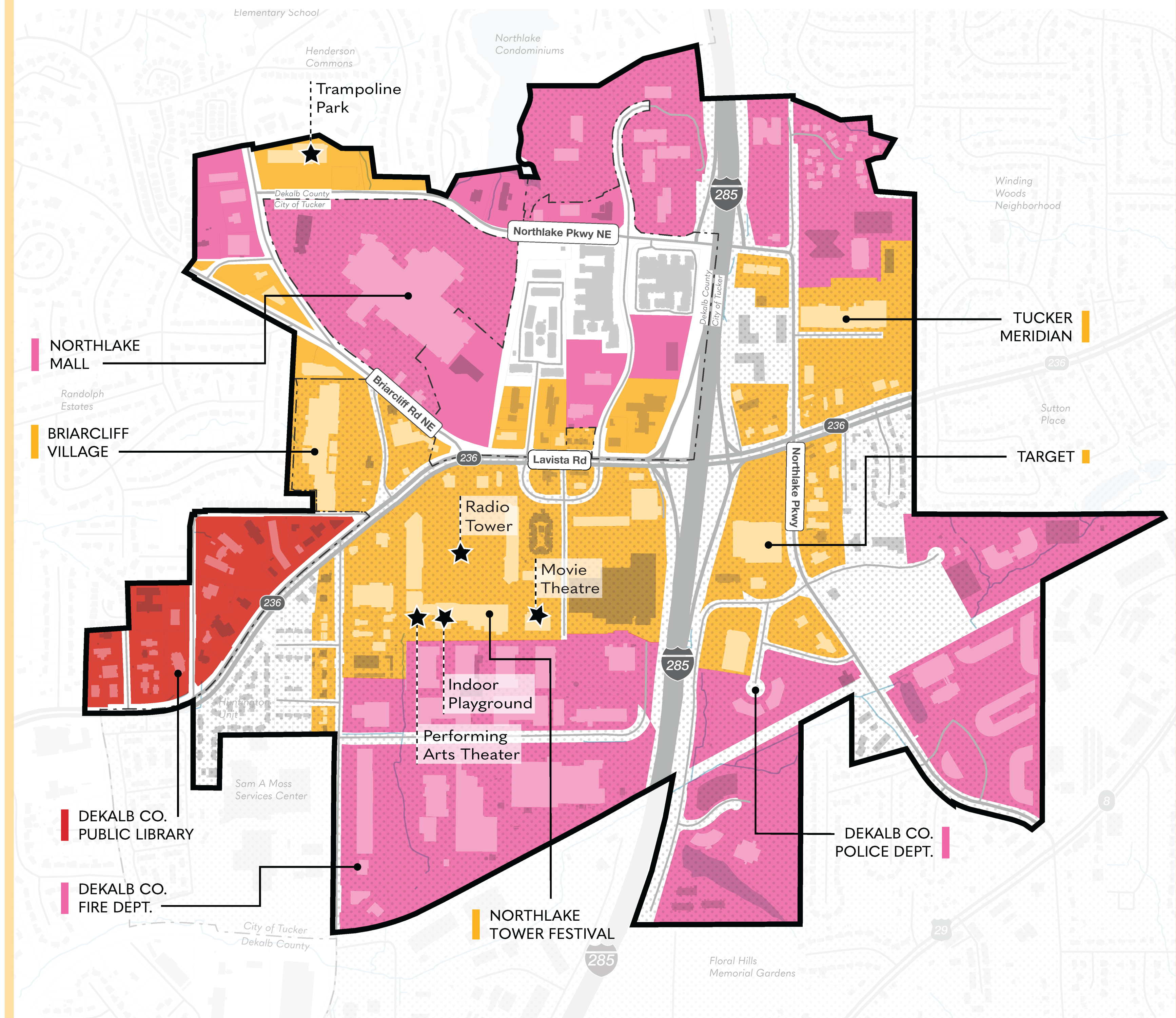


More Ways to Get Around

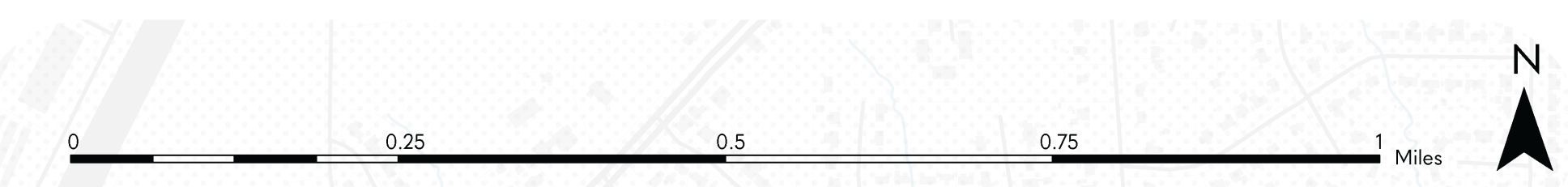
When is it Happening?



Where is it?



- LEGEND**
- Tucker Boundary
 - Study Area Boundary
 - Points of Interest
 - Activity Centers**
 - Retail and Entertainment
 - Employment
 - Community Serving
 - Residential



What We've Learned | Economic Development

Demographics

Study Area Demographic Comparison

Study Area	2,419	3.1%	34.7	20.8%	15.8%	1.62	57.2%	68.8
Tucker	38,783	0.8%	41.6	64.5%	24.8%	2.44	49.3%	76
DeKalb County	791,943	0.8%	37.2	52.8%	25.5%	2.48	50.3%	71.6

Source: ESRI Business Analyst Online; Kimley-Horn.

Study Area Prosperity Comparison

Study Area	637	7,539	16.9% * Retail Trade	8.7%	28.3%	\$395,139	\$70,148	0.9%
Tucker	2,616	26,607	20.1% * Health Care and Social Assistance	5.8%	28.2%	\$387,750	\$97,487	4.3%
DeKalb County	25,299	410,616	8.4%	13.9%	28%	\$390,194	\$87,537	4.4%

Source: ESRI Business Analyst Online; Kimley-Horn.

- The study area has a small, younger, more educated, and more renter-oriented population.
- The larger trade area offers a broader customer base with higher incomes and more homeowners.
- Only 34 of nearly 8,500 local jobs are held by study area residents, suggesting an opportunity to create jobs closer to home.
- Retail and services should serve both study area residents and the broader trade area.

Market Conditions

Opportunities

- Regional access via I-285
- High daytime population
- Diversified mix of retail, manufacturing, professional services, healthcare, hospitality, government, utility, nonprofit, and institutional employers
- Investment in former mall site (Emory Healthcare) and multi-family project
- Active retail destinations with a regional draw
- Young, educated, renter-oriented residential population with strong trade area demographics
- Active Community Improvement District and political cooperation



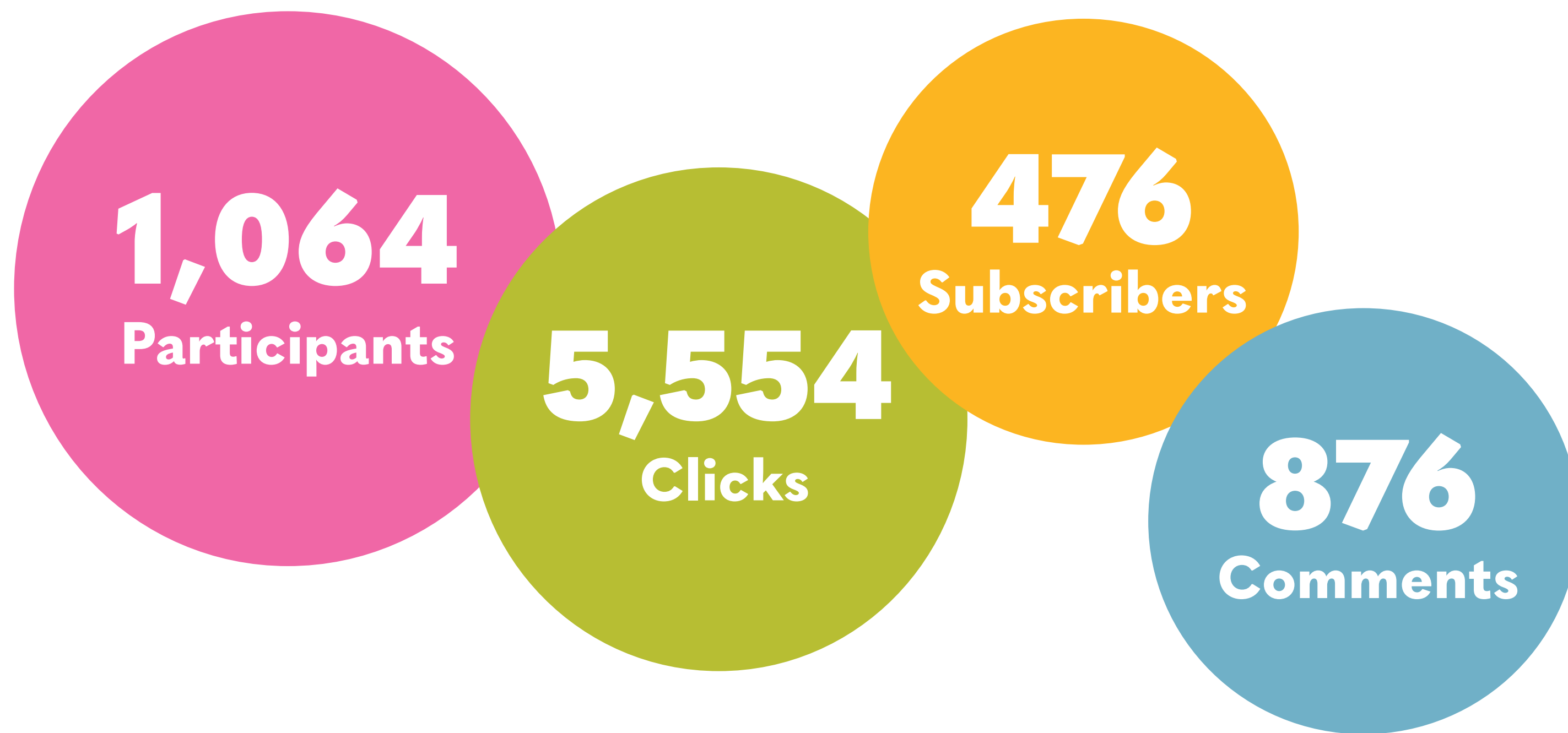
Challenges

- Aging office buildings
- Legacy retail formats
- Large surface parking fields
- Fragmented parcels
- Auto-oriented circulation
- High vacancy and high rents in office, retail, and flex space
- Lack of destination identity
- More nearby homes needed to attract higher-end retail
- Imbalance between local jobs and housing



What We've Heard | Survey Highlights

Survey At A Glance



Top Comments

Redevelop Northlake Festival



The Northlake area does NOT need any more chain fast food, hotels or gas stations. Quality restaurants, shopping and entertainment for all ages. Walkable, places to gather that are free, places for our community schools to showcase their creativity and activities. The best thing about the Northlake area is, it's a hidden gem. Like a small town just outside a fantastic big city. 20-25 minutes from everywhere. Northlake needs its town center.



Restaurants clustered together, with shaded outdoor seating options for breakfast, brunch, lunch, and dinner.



Work on traffic congestion and making a nice, walkable area.



Improve crosswalks and fix broken curbs. Most of the crosswalks are faded.



Shaded trails that are set back from the street and connect to destinations on commercial property.



Trending Themes

Better restaurants, retail, and destinations

↑ 1,328

Parks, green space, trees, and community gathering places

↑ 895

Walkability, biking, trails, and safer pedestrian connections

↑ 821

Redevelop and reuse aging commercial properties

↑ 580

Beautification, maintenance, and a more cohesive identity

↑ 520

Traffic congestion, confusing intersections, and roadway safety

↑ 472



What We Need to Know From You

Tonight is an opportunity to help shape the future of the One Northlake area.

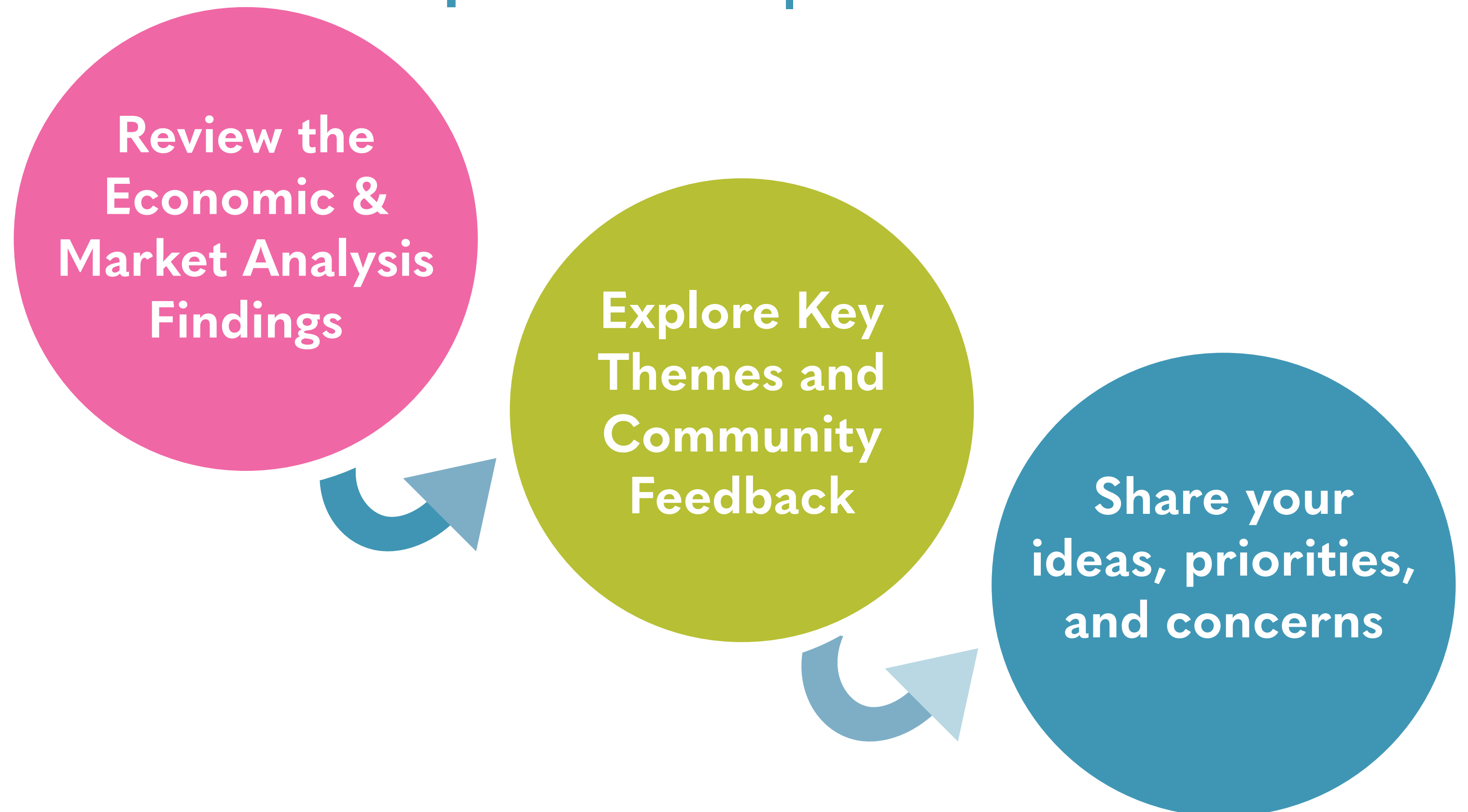
We need your feedback to help turn what we've learned into a community-driven vision and action plan.

As you visit each topic station, please tell us:

- What would you like to see more of in One Northlake?
- What would you like to see less of?
- Which ideas best reflect your vision for the area's future?
- Where should different types of improvements and investments occur?



Steps to Success | Be Sure to...



Your feedback will directly inform the recommendations, projects, and implementation strategies included in the plan.

What Comes Next?

What we'll be doing

October 2026 - January 2027

You Are Here



Looking Ahead

Community Meeting #3
January 28, 2027

At our final community meeting, we'll present the draft recommendations, concepts, and projects that were developed using your feedback.

This will be your opportunity to review and provide feedback on:

- Draft concepts for the future of One Northlake
- Recommended projects and initiatives
- Priority actions and implementation strategies
- A clear path forward for achieving the community's vision



Visual Preference: Streetscapes



Roswell Street | Marietta, GA



Northlake Parkway | Tucker, GA



Main Street | Alpharetta, GA



Abernathy Road | Sandy Springs, GA

WOULD YOU LIKE TO SEE MORE OR LESS OF THIS IN OUR COMMUNITY?

Please mark your choice on the left with the corresponding dot.

Like to see **more**

Like to see **less**

Use a sticky note to tell us what you like or would change about the examples.



Visual Preference: **Development & Housing**



Town at Brookhaven | Brookhaven, GA



The Baxter | Decatur, GA



SouthLawn | Lawrenceville, GA



Vickery Village | Cumming, GA

WOULD YOU LIKE TO SEE MORE OR LESS OF THIS IN OUR COMMUNITY?

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Like to see **less**

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Visual Preference: Parks



Ashford Lane | Dunwoody, GA



Town Green | Peachtree Corners, GA



Pepper Place | Birmingham, AL



Toco Hill | Atlanta, GA

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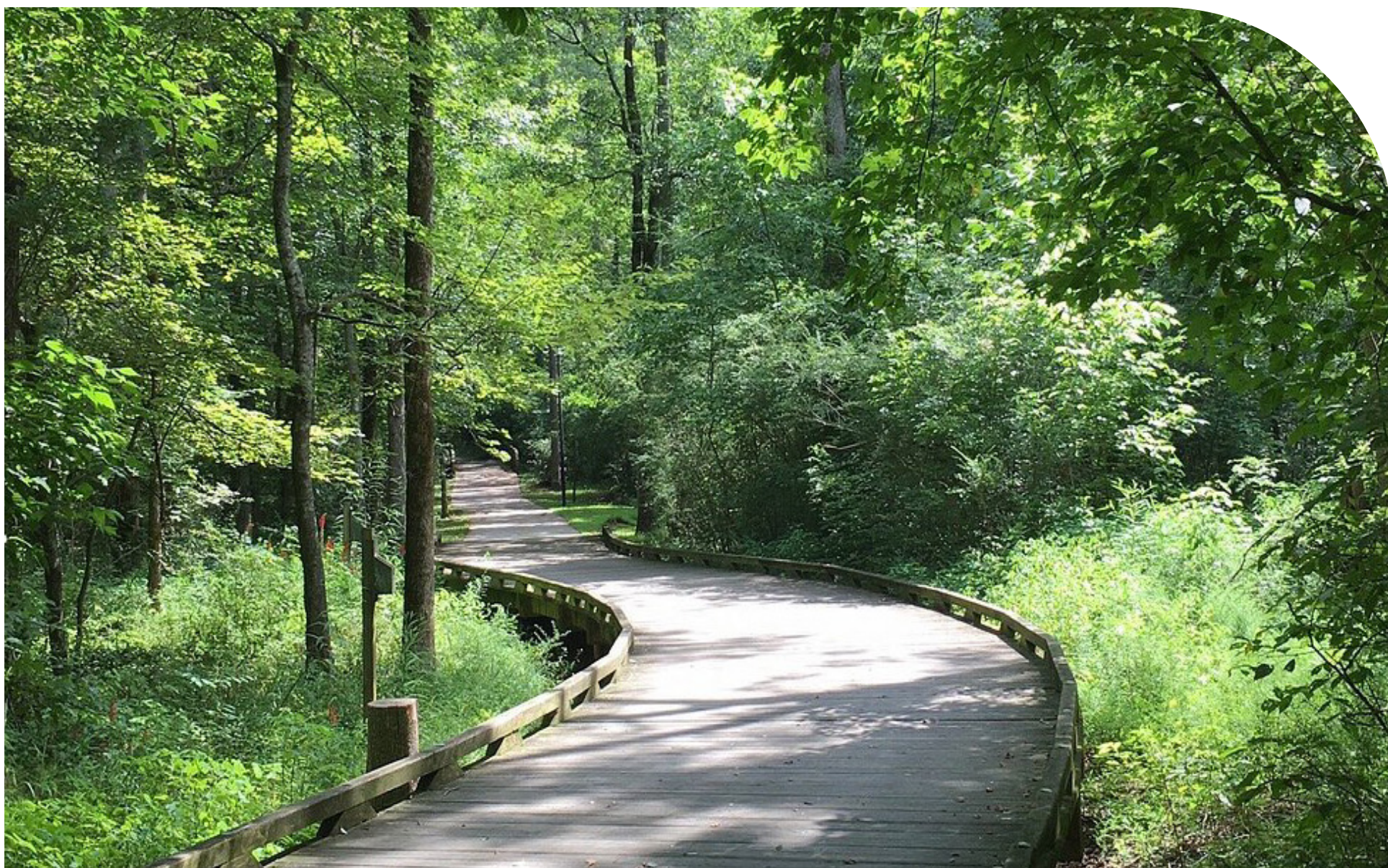
Visual Preference: Trails



AlphaLoop | Alpharetta, GA



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Camp Creek Greenway | Lilburn, GA



Rail Trail | Chamblee, GA

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Visual Preference: **Placemaking**



Arts Alley | Madison, ID



Halcyon | Alpharetta, GA



Uptown | Marion, IA



Toco Hill | Atlanta, GA

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