

Application Disclaimer

PRIOR TO STARTING YOUR APPLICATION, DID YOU REVIEW THE LCI GUIDEBOOK, AND DO YOU HAVE A CLEAR UNDERSTANDING OF THE LIVABLE CENTERS INITIATIVE?

We strongly recommend you review the [application guidebook](#) while filling out this application.

✓ Yes, I acknowledge that I reviewed the guidebook and fully understand the program as explained.

Section 1: Applicant Information

NAME OF ORGANIZATION

ATL Airport Community Improvement Districts

NAME OF PRIMARY CONTACT PERSON

Krystal Harris

JOB TITLE

Program Director

DEPARTMENT

Airport South Community Improvement District

ADDRESS

3800 Camp Creek Parkway
Building 1400, Suite 132
Atlanta, Georgia 30331
United States

PHONE

(404) 349-2211

EMAIL

kharris@aacids.com

Section 2: Type of Assistance

TYPE OF ASSISTANCE

- Catalytic: Promotes the creation of transit-oriented development around an existing or planned Autonomous Rail Rapid Transit, Bus Rapid Transit, Light Rail Transit, or Heavy Rail Transit station.

Section 3: Project Information

NAME OF PROJECT

Northwest Clayton LCI update

NAME OF LCI AREA AND LAST PLAN ADOPTION DATE

Northwest Clayton LCI, 5-year update adopted May 3, 2011

TOTAL COST OF PROJECT

\$200,000.00

PROPOSED LOCAL MATCH (MINIMUM 20% OF PROJECT COST)

\$40,000.00

PROJECT LOCATION/EXTENTS

The original Northwest Clayton LCI Study Area includes approximately 1,569 acres of land in northwest Clayton County. This geographic area extends immediately south from I-285 and is also immediately to the south Hartsfield-Jackson Atlanta International Airport's Fifth Runway. The north edge of the original Study Area is I-285, with other boundaries including Flat Shoals Road to the south, the Fulton County/ Clayton County line to the west, and to the east a land lot line running north from the intersection of Flat Shoals and Riverdale Road to I-285. This study area contains a portion of the City of College Park that is located in the northernmost section of the LCI Study Area. A number of residential neighborhoods exist in the southern and eastern portions of the Study Area. With this update, we propose to expand the original boundary to incorporate key areas ready for transit-supportive growth and development adjacent to the original study area. These areas include the Cherry Hills Overlay District, which was a recommendation from the original LCI Study, and the Transit-Supportive Land Use Districts for the West Fayetteville, Norman Drive, and Garden Walk Boulevard BRT Stations. Support for the Transit-Supportive Land Use Districts or "TOD Overlay" were codified in the Clayton County Comprehensive Plan in 2022. A context map of the Study Area is included in this application.

UPLOAD STUDY AREA MAP

- [nw-clayton-lci-study-area-update.pdf](#)

HAS THIS PROJECT BEEN IDENTIFIED IN A PREVIOUS LCI STUDY, COMPREHENSIVE PLAN OR ANOTHER RECENTLY COMPLETED STUDY?

Yes

PLEASE NAME THE STUDY, AND REFERENCE THE SECTION OR PAGE THAT RELATES TO THIS PROJECT

Northwest Clayton LCI, 2004 Northwest Clayton LCI 5-year update, 2011 Clayton County Comprehensive Plan, updated 2022 (TOD Overlay Areas)

IS THE PROJECT WITHIN AN EXISTING LCI AREA?

Yes

REPORT OF ACCOMPLISHMENT

- [report-of-accomplishments-2023lciapp.pdf](#)

PROVIDE A BRIEF STUDY GOAL AND DESCRIPTION. IN YOUR PROJECT DESCRIPTION, PLEASE BRIEFLY DESCRIBE THE SPECIFIC PRODUCTS AND DELIVERABLES THAT THIS STUDY WILL CREATE.

The goal of the NW Clayton LCI update will be to reevaluate and update the LCI work program for the Study Area in light of the significant growth and development that has taken place over the last decade, and to promote the creation of transit-oriented development around planned BRT stations on West Fayetteville Road, Norman Drive, and Garden Walk Boulevard. The Northwest Clayton LCI was last updated after C-Tran ceased public transit service in Clayton County. With the expansion of MARTA into Clayton County starting in 2014 and the planned Southlake BRT line, which will pass through the study area, provides significant opportunities to leverage this investment into high-capacity transit to transform the Northwest Clayton area into a diverse, vibrant, mixed-use community center with a range of housing options, employment opportunities, and amenities that are accessible to residents of all ages, abilities, and income levels. The study will identify and prioritize investments in bicycle & pedestrian infrastructure, smart technology, creative placemaking, and green infrastructure while complementing the County's housing strategy.

HOW DOES THIS PROPOSED LCI STUDY ADDRESS A NEED IN YOUR COMMUNITY?

This updated LCI study will outline a comprehensive vision for equitable future growth and development in Northwest Clayton and will address a diverse array of needs and challenges in the area. With the development of the Southlake BRT line, the need for safe, connected pedestrian & bicycle infrastructure throughout the study area has become more urgent in order to ensure that first- and last-mile transit connectivity is available to community members to access employment, recreation, and other amenities. The transformative impact of a new high-capacity transit route in the

Northwest Clayton area cannot be understated, and an updated LCI study for the area will identify strategies to promote transit supportive development patterns and placemaking strategies to ensure that the future BRT station areas attract valuable community resources and are reflective of the local community. The study will also recommend strategies to preserve housing affordability, promote housing stability, and increase affordable housing supply, particularly in proximity to future high-capacity transit nodes. The Georgia Flood Map shows much of the northern portion of the study area, including the Phoenix Boulevard and Godby Rd corridors, as “high risk” for flooding, and this LCI update will identify strategies for green infrastructure investments to advance environmental justice in this area.

HOW DOES YOUR LCI STUDY ADVANCE OR ADDRESS ONE OR MORE OF THE FOLLOWING LCI PRIORITIES. IF THE APPLICATION IS SELECTED, THE ANSWERS PROVIDED WILL BE INCORPORATED INTO THE LCI STUDY SCOPE. PROJECTS DO NOT NEED TO ADVANCE ALL OF THE LCI PRIORITIES.

Smart Technology: A full analysis of existing infrastructure, an inventory of broadband connectivity, and evaluation of existing technologies to ensure interoperability with current connected vehicle equipment on board MARTA buses and emergency vehicles will support signal pre-emption and other technology accommodations. The LCI plan will include a priority list of smart technology needs to support BRT operations.

Creative Placemaking: This LCI update will identify placemaking opportunities both within and surrounding future BRT stations by connecting the local arts community with MARTA station designers, private developers, and Clayton County in advance of final station area designs.

Housing: This LCI update will seek to build upon the findings of the County’s housing study, currently underway. A market analysis will identify strategies to incentivize the preservation and stabilization of existing affordable housing as well as encourage development of additional workforce housing in the study area.

Climate Change: The study will identify strategies and opportunities to incorporate green infrastructure, such as parks and trails into future transportation and real estate projects. Community electric vehicle charging opportunities and challenges, including a needs analysis and an evaluation of local power supply infrastructure, will also be studied as part of this LCI update.

ARC STRONGLY RECOMMENDS THAT LCI APPLICANTS ACTIVELY ENGAGE COMMUNITY-BASED ORGANIZATIONS IN THE DEVELOPMENT OF THEIR LCI APPLICATION. LIST STAKEHOLDERS (E.G., COMMUNITY BASED ORGANIZATIONS (CBOS), BUSINESSES AND/OR INSTITUTIONS, AND LOCAL OFFICIALS) INVOLVED IN THE DEVELOPMENT OF THIS APPLICATION, AS WELL AS HOW THEY WILL BE INVOLVED IN THE PLANNING PROCESS, IF THE APPLICATION IS SELECTED.

A core stakeholder committee will be formed at the start of the study process including organizations that have previously been associated with the NW Clayton LCI, such as the Cherry Hills Neighborhood Association. If the proposed boundary extension is approved, additional stakeholders from the expanded area will be invited to participate including neighborhood organizations & HOAs, apartment community representatives, and faith-based organizations.

Additional major stakeholders on the core stakeholder committee will include ARC, MARTA, Clayton County office of Economic Development, Development Authority of Clayton County, Clayton County Community Development, Arts Clayton, Clayton County Chamber of Commerce, the City of College Park Planning & Growth Management Department, College Park Economic Development Department, and College Park Business & Industrial Development Authority (BIDA). The Aerotropolis Atlanta Alliance will be involved through their regional Community Development, Economic Development, and Workforce collectives.

The study will engage the broader public, including all stakeholder listed above using online engagement tools, surveys, interactive input maps, and in-person meetings with virtual/hybrid options (2-3). We will host four meetings for area concepts, with at least one taking place in the City of College Park and two in unincorporated Clayton County.

WHO IN YOUR COMMUNITY HAS BEEN HISTORICALLY UNDER-REPRESENTED IN LOCAL PLANNING PROCESSES? HOW WILL THESE INDIVIDUALS OR GROUPS BE INCLUDED IN THIS PLANNING PROCESS?

Much of the residential population of the Northwest Clayton LCI area are low-income, underemployed, and are generally underserved by community resources. The LCI update process will incorporate a robust public engagement strategy to ensure that all community voices are heard. A diversity of input will be central to the development of a comprehensive vision for equitable, community-centered growth and development catalyzed by the major investments currently underway in high-capacity transit service in Northwest Clayton County.

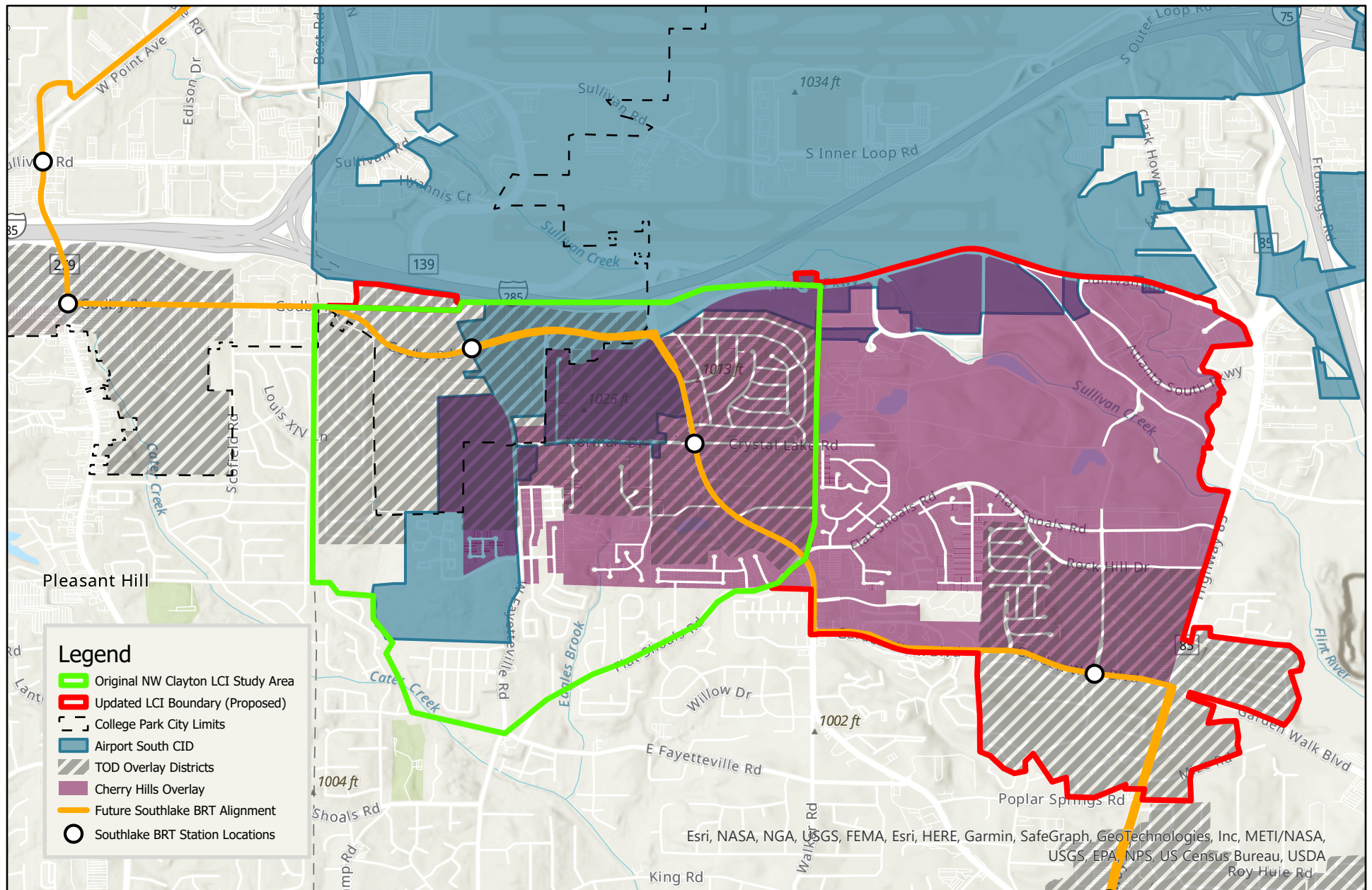
The Aerotropolis Atlanta Alliance will help market engagement opportunities throughout the region, including all Collectives and sub-committees which include the Economic Development Collective, Workforce Development Collective, Community Development Collective, Post-Secondary Partnership Sub-Committee, K-12 Partnership Sub-Committee, and the Arts and Culture Sub-Committee.

Section 5: Commitment

ADDITIONAL DOCUMENTS

- [nw-clayton-lci-support-letters.pdf](#)

Northwest Clayton LCI Study Area (proposed)





Clayton County Board of Commissioners
Gail B. Hambrick
District 2 Commissioner

February 28, 2023

Atlanta Regional Commission
ATTN: Lauren Blaszyk, Program Director
Livable Centers Initiative
229 Peachtree St NE, Suite 100
Atlanta, GA 30303

RE: Northwest Clayton LCI 2023-24 Update

To the ARC LCI Selection Committee:

I am pleased to offer this letter of support to the ATL Airport Community Improvement Districts (AACIDs) and their application for Livable Centers Initiative (LCI) funding to update the Northwest Clayton LCI study. The Northwest Clayton LCI study was last updated more than ten years ago in 2011. The study area has undergone significant changes in the last decade, including the expansion of MARTA into Clayton County. An update of the Northwest Clayton LCI study presents an exciting opportunity to leverage this and other historic investments in the area to ensure that the future includes diverse housing, employment, recreational, and cultural opportunities at current future transit centers in Northwest Clayton County.

This project will integrate planning and innovation into the study process and will generate a vision plan for future growth and development along MARTA's future Southlake Bus Rapid Transit (BRT) line and the surrounding areas. Clayton County appreciates the opportunity to lend our support to this exciting award opportunity for the ATL Airport community and look forward to its success. Thank you for your consideration of this project submitted for the Livable Centers Initiative.

Sincerely,

A handwritten signature in black ink, appearing to read "Gail B. Hambrick". The signature is stylized with a large, looped "G" and "H".

Gail B. Hambrick, District 2
Clayton County Board of Commissioners

February 13, 2023

Atlanta Regional Commission
ATTN: Lauren Blaszyk
Program Director, Livable Centers Initiative
229 Peachtree St NE
Suite 100
Atlanta, GA 30303

RE: Northwest Clayton LCI 2023-24 Update

To the ARC LCI Selection Committee:

On behalf of the Metropolitan Atlanta Rapid Transit Authority (MARTA), I am pleased to offer this letter of support to the ATL Airport Community Improvement Districts (AACIDs) and their application for Livable Centers Initiative (LCI) funding to update the Northwest Clayton LCI study. The Northwest Clayton LCI study was last updated more than ten years ago in 2011. The study area has undergone significant changes in the last decade, including the expansion of MARTA into Clayton County in 2014. An update of the Northwest Clayton LCI study presents an exciting opportunity to leverage this and other historic investments in the area to ensure that the future includes diverse housing, employment, recreational, and cultural opportunities at current future transit centers in Northwest Clayton County. MARTA supports the implementation of the Northwest Clayton LCI and will participate in the study process to the greatest extent possible, alongside the ATL Airport Community Improvement Districts, who will provide all matching funds for the LCI process.

This project will integrate planning and innovation into the study process and will generate a vision plan for future growth and development along MARTA's future Southlake and SR-54 Bus Rapid Transit (BRT) lines and the surrounding areas. The final report will contain an implementation strategy, including a 100-day action plan, 5-year work program, implementation partners, and funding sources.

MARTA appreciates the opportunity to lend our support to this exciting award opportunity for the ATL Airport community and look forward to its success.

Thank you for considering this project submitted for the Livable Centers Initiative.

Sincerely,



Collie J. Greenwood
General Manager & CEO

Description	Study/ Implementation Year	Status	Notes
Transportation Projects			
Primary Street Improvements to include sidewalk, curb, and ramp			
Riverdale Road: Construct sidewalk/streetscape on the east side from Kingswood to Crystal Lake	2013-2014	Not Started	
Construct sidewalk/streetscape on Phoenix Blvd from West Fayetteville to Riverdale	2014	Not Started	
Construct sidewalk along Flat Shoals from West Fayetteville to Riverdale	2012-2014	Not Started	
Intersection/Interchange Improvements			
I-285 Interchange Study for redeveloped area (Cherry Hills area)	2013-2015	Not Started	
Improve traffic capacity, safety and operations	2013-2015	Not Started	
Intersection Improvement(W. Fayetteville and Pleasant Hill)	2013-2015	Not Started	
New Roadways/ Extensions			
Extend East Pleasant Hill Road to Fulton County Line	2014-2015	Not Started	
Extend Denny Drive to Pleasant Hill Road	2014-2016	Not Started	
New roads to support mixed use development area along Godby Road & W. Fayetteville Road	2014-2016	Not Started	
New roads to support redevelopment area along Godby Road	2014-2016	Not Started	
Recreation/Trails			
Construct an off-road Greenway Trail System	2013-2016	Not Started	
Housing Projects/Initiatives			
Coordinate with Cherry Hills Task Force to develop new higher density residential housing in this area.	2011	Not Started	
Encourage conversion of rental multi-family property to condominium ownership where appropriate.	2011	Not Started	
Develop construction and design standards for new and redeveloped multi-family housing in the study area.	2012	Not Started	
Develop Design Guidelines to supplement the Cherry Hills Overlay District.	2012	Not Started	
Other Local Initiatives			
Establish and Coordinate Cherry Hills Task Force.	2012	Not Started	
Establish and Coordinate Transit Focus Group.	2014	Not Started	
Purchase property for parks and trails as identified in the master plan.	2011-2016	Not Started	
Amend the County's Future Land Use Map to reflect the recommended land use changes included in the LCI plan.	2012	Underway	
Develop landscape design standards for the Study Area.	2012	Not Started	
Conduct a transportation study to determine the preferred route from the recommended industrial redevelopment in Cherry Hills to the Airport's planned air cargo facilities.	2014	Not Started	
Develop a marketing plan for the LCI Study Area, including a database of available land and buildings.	2014	Not Started	
Rezone the Cherry Hills Subdivision to conform to the recommendations of the LCI Plan.	2012	Not Started	