

REPORT OF ACCOMPLISHMENTS
Kensington LCI - February 28, 2025

Instructions: In the left columns, list all projects/actions identified in your LCI 5-Year Action Plan. Check the appropriate status box for each project. Provide details when necessary, including when a project has missed its deadline or has become irrelevant.

<i>Transportation Initiatives</i>				STATUS				Notes
Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
2003 LCI Plan								<i>Implementation Recommendations - entire boundary area</i>
Kensington Rd. "Main Street"	Construction of Kensington Rd. Realignment; Implementation of Kensington Rd. streetscape improvements	2022	2027		x			This is a GDOT/Dekalb County collaboration project (GDOT PI # 0017992). Contract is currently out for Bid. Construction year is scheduled for 2027.
Entry Road Improvements	Construction of Entry Rd; Implementation of Entry Rd. streetscape improvements	2004				x		Entry Road improvements were tabled due to the pause of the "Downtown DeKalb" Government Center project reference in Kensington's 2003 LCI plan.
Kensington Plaza	Site acquisition; Kensington Plaza site development; Construction of Kensington Plaza roadway; Implementation of Kensington Plaza streetscape improvements	2004	2027		x			The multi-phased development of this site is underway. The streetscape phase is part of a GDOT/Dekalb collaboration project included in GDOT PI # 0017992. Construction year is scheduled for 2027.
Government Center Improvements	Construction of Govt. Center new roadways; Implementation of Govt. Center streetscape improvements; Construction of pedestrian plaza	2004				x		Government Center improvements were tabled due to the pause of the "Downtown DeKalb" Government Center Project referenced in Kensington's 2003 LCI plan.
2012 "Supplemental" Plan								<i>Implementation Recommendations - immediate 35 acres surrounding TOD area</i>
Vehicular								
Reconstruction Improvement	Reconfigure Camp Road/ Camp Circle	2013				x		This road closed in 2008. Reconstruction was tabled due to pause of the "Downtown DeKalb" Government Center Project.

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Reconstruction Improvement	Convert County jail driveway into a public street	2013					x	The reconstruction improvement was tabled due to the pause of the "Downtown DeKalb" Government Center Project.
Reconstruction Improvement	Reconfigure Mountain Drive from Memorial Drive to Covington Hwy	2022	2027		x			Contract for this improvement is out for bid. Construction is due to start in 2027. Road diet is included in the GDOT/DeKalb PI # 0017992
Create Grid Street Network								
New Streets a-i	New Streets a-i	2014-2015					x	New loop road (grid network) was associated with the "Downtown DeKalb" Government Center Project.
Pedestrian & Bicycle							x	
Sidewalk and Landscape Improvement	Memorial Drive from Kensington Road to I-285		2008	x				Pedestrian improvements increased safety with expanded sidewalk widths, stamped concrete strips, also ped grade lighting installation.
Pedestrian & Bicycle Bridge	Memorial Drive/Kensington Road pedestrian and bicycle bridge	2013					x	The pedestrian & bike bridge is associated with the development of the "Downtown DeKalb" Government Center Project which did not take place. The project was tabled as a result.
Multi-use trail	Kensington Road/Durham Park Road multi-use trail, from Covington Hwy to I-285	2013				x		Funding for phase 2 design of the trail was requested in the 2024 TIP solicitation but the project was not selected. (See below entry)
Multi-use trail	Multi-use trail loop within the study area	2013			x			Phase 1 of the trail from Kensington MARTA to Indian Creek MARTA is in design. Phase 1 includes a multiuse trail around the Kensington station along Kensington Rd, Covington Hwy, Mountain Dr, and Memorial Dr. Phase 2 was not selected for TIP funding in the last Call for Projects.
Transit								
Bike	Bike Rack at Kensington MARTA Station	2013	2016	x				Bike racks and repair stations are now available at all MARTA rail stations (except Hartsfield). The installation project started in 2016 and concluded April 2017.
Pedestrian	Kensington MARTA station walkway improvement	2013					x	(MARTA, lead) This improvement will be made over the course of the development phases after developer initiation and final concept roll out.
Security	Kensington MARTA station Security camera system enhancement	2013					x	(MARTA, lead) This improvement will be made over the course of the development phases after developer initiation and final concept roll out.
Station Improvement	Kensington MARTA station site improvement	2013					x	(MARTA, lead) This improvement will be made over the course of the development phases after developer initiation and final concept roll out.
2023 MARTA Study								<i>Implementation Recommendations - immediate 35 acres surrounding TOD area</i>
Policy Projects								
Conduct DRI or traffic study for each new phase of development	Rezoning conditions require a DRI or traffic study with each phase of development (after master dev plans created).	n/a				x		A DRI will take place after master development plans have been created (with each phase of development), per Department of Community Affairs guidelines.
Transit & Mobility								

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Tactical urbanism installation of a pathway to Station Soccer	Remove some parking spots to paint a protected pathway from the station building to the soccer fields.	2024	2024	x				The safe path crosswalk was completed on Thursday, December 5, 2024. A ribbon cutting ceremony with DeKalb County, MARTA, Artbound, various stakeholders, and the community was held on Friday, December 6, 2025.
Painted crosswalks at gateways	Paint colorful, artistic crosswalks at key gateway intersections.	see notes	see notes			x		Immediate (0-2 yrs) plan timeline. DeKalb County/MARTA Artbound will partner for design and artist collaboration and, along with GDOT, for permits and standards. Key gateway intersections include: Memorial Dr. on both sides of I-285; Memorial Dr. at Kensington Rd., and Memorial Dr. at Camp Rd. MARTA Artbound Director has been updated on high level vision for arts and being updated on LCI application process.
Coordinate property entrances and intersections with DeKalb County trail project	The proposed trail will run on Kensington Road, Mountain Drive, Memorial Drive, and Covington Hwy	see notes	see notes		x			Mid-term (Phases 1 and 2) plan timeline. DeKalb County is currently in Phase 1 design for a trail that will run along all the station boundary streets. MARTA will coordinate with the County/design team as redevelopment is phased.
Build street extension to Covington Hwy	The new street extends from the reconfigured bus bay intersection, along the train tracks, and south to Covington Rd halfway between Kensington Rd and Mountain Dr. The street should be at least 60" right-of-way with sidewalks, street trees, lighting, and on-street parking.	see notes	see notes			x		Mid-term (Phase 1) plan timeline. DeKalb County, MARTA, and GDOT to coordinate on the intersection, which may need to be a "right-in", right-out" configuration for safety measures.
Build paths from Mountain Dr through Stormwater Park to the station	Paths should have overlooks, wayfinding, and connect to the DeKalb County trail planned on Mountain Dr	see notes	see notes			x		Long-term (Phase 2+) plan after a developer has been initiated. DeKalb County, MARTA, and PATH Foundation will work in tandem as needed and MARTA may consider applying for state grants such as the GA Dept of Natural Resources.
Build path connections from Covington Hwy into the redevelopment and MARTA station	Paths run along the train tracks, through development parcels, and connect with new streets.	see notes	see notes			x		Mid-term (Phase 1) plan after a developer has been initiated. DeKalb County, MARTA, and PATH Foundation will work in tandem as needed and MARTA may consider applying for state grants such as the GA Dept of Natural Resources.

Land Use/Housing Initiatives

Project	Description	Study / Implementation Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
2003 LCI Plan							Implementation Recommendations - entire boundary area

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Regulatory Enhancements	Create Mixed-Use Overlay	2004					x	Many of the parcels within the proposed overlay have been upzoned to MU-5 (Mixed-Use Very High Density), a newer zoning district that accomplishes many of the same goals (see 2023 MARTA Study below).
Kensington Plaza Mixed-Use	Develop mixed-use development incl. housing, retail and parking deck (phase 1)	2004				x		This project is within the 35-acre MARTA-owned parcels of the LCI and will be developed based on the final concept/developer chosen for Master Plan.
Kensington Commercial Center	Develop station area commercial use (phase 1A)	2004			x			This new development is near completion on the site. Development will include housing and office space but not retail as originally specified.
Kensington Commercial Center	Develop main street commercial center incl. residential (phase 2)	2007			x			The Phoenix Station apartments are under construction on the southern part of this site.
Kensington Plaza Townhomes	Develop for-sale townhomes	2007				x		This project is within the 35-acre MARTA-owned parcels of the LCI and will be developed through a phasing timeline contingent on final concept/developer for Master Plan
Kensington Plaza Mixed-Use - West	Develop rental flats and townhomes above retail	2007				x		This project is within the 35-acre MARTA-owned parcels of the LCI and will be developed through a phasing timeline contingent on final concept/developer for Master Plan
Townhomes	Develop for-sale townhomes	no year listed				x		This site has since been annexed by the City of Avondale Estates and is owned by their Downtown Development Authority.
DeKalb County Government Center	DeKalb Government facilities consolidation efforts	2007			x			One of the proposed elements, a new Juvenile Court facility, was completed in 2007. Under the new administration, DeKalb County is currently reviewing and strategizing the "Downtown DeKalb" government facilities consolidation efforts.
2012 "Supplemental" Plan								<i>Implementation Recommendations - immediate 35 acres surrounding TOD area</i>
Overlay or form-based zoning code	Overlay or form-based zoning code	n/a					x	The upzoning of the MARTA Station site to MU-5 renders the proposed overlay unnecessary.
2023 MARTA Study								
Rezone MARTA properties.	Rezone all MARTA parcels north of Kensington Road to MU-5 High Density Mixed Use.	2023		x				Rezoning passed in 2023 by Board of Commissioners after MARTA completed a robust community engagement (draft) master plan effort - requested by Board of Commissioners and Community Council 4.
Build townhouses on Covington Hwy.	Build townhouses that face Covington Hwy	see notes				x		Short term (Phase I) plan after MARTA determines land to sell for fee simple townhomes and sets new parcel lines. Plan includes 16 townhome units

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