



**Chief Executive Officer**  
Lorraine Cochran-Johnson

**Board of Commissioners**

District 1  
Robert Patrick

District 2  
Michelle Long Spears

District 3  
Nicole Messiah

District 4  
Chakira Johnson

District 5  
Mereda Davis Johnson

District 6  
Edward "Ted" Terry

District 7  
Ladena Bolton

February 27, 2025

Program Manager, LCI  
Atlanta Regional Commission  
229 Peachtree Street NE, Suite 100  
Atlanta, GA 30030

**Re:** Letter of Support for Kensington LCI

Dear Ms. Blaszyk,

I am pleased to submit this letter of support for DeKalb County's application for the Kensington Supplemental Livable Centers Initiative (LCI) project. This project is located in unincorporated DeKalb County, bordered by I-285 to the east, Kensington and Porter Roads to the southeast, Covington Highway to Kensington Road to the southwest, Clarendon Avenue to the east, and Old Rockbridge Road to the north.

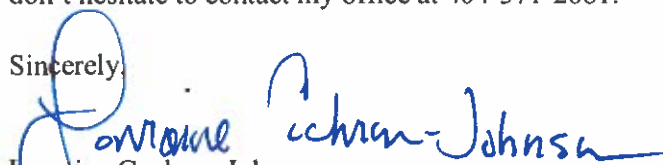
The goal of the proposed project is to advance the 2003 Kensington LCI. Following the adoption of MARTA's Kensington Station Master Plan and a partial update to the 2012 Kensington Supplemental LCI Plan, DeKalb County is applying for ARC LCI funding to support a full update of the 2003 Kensington LCI and the implementation of its recommendations.

The project will focus on selecting an architectural firm to create a conceptual Master Plan Design, as recommended in the current LCI. This study will cover approximately 870 acres in unincorporated DeKalb County. The selected firm will design an efficient plan that maximizes land use and generates the highest return on investment for DeKalb County, MARTA, private partners, and other stakeholders.

The application allows for a maximum funding allocation of 80% of the LCI study budget, with a required 20% match from the County. DeKalb County is committed to providing the necessary matching funds.

We are excited to continue building momentum in the Kensington area and further implement the goals of the Kensington LCI. If you have any questions or need additional information, please don't hesitate to contact my office at 404-371-2881.

Sincerely,

  
Lorraine Cochran-Johnson  
Chief Executive Officer  
DeKalb County Government



# DeKalb County Board of Commissioners



February 19, 2025

Lauren Blaszyk, AICP  
Atlanta Regional Commission  
229 Peachtree ST NE, Suite 100  
Atlanta, GA 30303

RE: Letter of Support for Kensington LCI Grant  
Mountain Drive  
Kensington LCI

Dear Ms. Blaszyk,

We are pleased to submit a letter of support for the DeKalb County Kensington Livable Centers Initiative application for the LCI program funded by the Atlanta Regional Commission. This LCI application aims to obtain funding for an update of the 2003 Kensington LCI study with a focus on plan implementation. DeKalb County aims to create a livable, walkable, and connected community surrounding the Kensington Station through implementation of plan recommendations. This study will cover approximately 870 acres in unincorporated DeKalb County.

The goal of the proposed project is to update and advance the 2003 Kensington LCI. This LCI is surrounded by four major auto-oriented corridors—Kensington Road, Mountain Drive, Memorial Drive, and Covington Highway—and is home to the Kensington MARTA Station. The high connectivity makes this area prime for high-density, mixed-use development to act as a regional center for the area. This update and plan implementation will better connect residents to jobs, education, and essential community resources, while developing a stronger sense of place and identity for residents.

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We are excited to continue building momentum in the Kensington area and further implement the goals of the Kensington LCI.

Sincerely,

**Nicole Massiah**  
DeKalb County  
Commissioner, District 3



# DeKalb County Board of Commissioners



February 19, 2025

Lauren Blaszyk, AICP  
Atlanta Regional Commission  
229 Peachtree ST NE, Suite 100  
Atlanta, GA 30303

RE: Letter of Support for Kensington LCI Grant  
Mountain Drive  
Kensington LCI

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We are excited to continue building momentum in the Kensington area and further implement the goals of the Kensington LCI.

Sincerely,

Chakira Johnson, PE  
Commissioner  
DeKalb County Board of Commissioners | **District 4**  
1300 Commerce Drive | 5th Floor | Decatur, GA 30030  
| Cell: 404-371-4906 |

**CHAKIRA**  
DEKALB COMMISSIONER - DISTRICT 4  
**JOHNSON**



# DeKalb County Board of Commissioners



February 19, 2025

Lauren Blaszyk, AICP  
Atlanta Regional Commission  
229 Peachtree ST NE, Suite 100  
Atlanta, GA 30303

RE: Letter of Support for Kensington LCI Grant  
Mountain Drive  
Kensington LCI

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We are excited to continue building momentum in the Kensington area and further implement the goals of the Kensington LCI.

Sincerely,

**Mereda Davis Johnson**  
DeKalb County  
Commissioner, District 5



February 19, 2025

Lauren Blaszyk, AICP  
Program Manager, Livable Centers Initiative  
Community Development  
Atlanta Regional Commission  
229 Peachtree ST NE, Suite 100  
Atlanta, GA 30303

RE: Letter of Support-Kensington LCI Grant, Mountain Drive, Kensington LCI

Dear Ms. Blaszyk:

As the Super District 6 Commissioner, which includes sections of Kensington Road, I am writing to express my full support for the DeKalb County Kensington Livable Centers Initiative application for the LCI program funded by the Atlanta Regional Commission. This LCI application aims to obtain funding for an update of the 2003 Kensington LCI study with a focus on plan implementation. DeKalb County aims to create a livable, walkable, and connected community surrounding the Kensington Station through implementation of plan recommendations. This study will cover approximately 870 acres in unincorporated DeKalb County.

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I am excited to continue building momentum in the Kensington area and further implement the goals of the Kensington LCI.

Respectfully,



Edward C. "Ted" Terry, Commissioner  
DeKalb County, Super District 6

**Ted Terry** Commissioner DeKalb County Super District 6  
Manuel J. Maloof Center | 1300 Commerce Drive | Decatur, GA 30030  
Phone: (404) 371-4909  
Ecterry@dekalbcountyga.gov  
www.CommissionerTedTerry.com



# DeKalb County Board of Commissioners



February 19, 2025

Lauren Blaszyk, AICP  
Atlanta Regional Commission  
229 Peachtree ST NE, Suite 100  
Atlanta, GA 30303

RE: Letter of Support for Kensington LCI Grant  
Mountain Drive  
Kensington LCI

Dear Ms. Blaszyk,

We are pleased to submit a letter of support for the DeKalb County Kensington Livable Centers Initiative application for the LCI program funded by the Atlanta Regional Commission. This LCI application aims to obtain funding for an update of the 2003 Kensington LCI study with a focus on plan implementation. DeKalb County aims to create a livable, walkable, and connected community surrounding the Kensington Station through implementation of plan recommendations. This study will cover approximately 870 acres in unincorporated DeKalb County.

The goal of the proposed project is to update and advance the 2003 Kensington LCI. This LCI is surrounded by four major auto-oriented corridors—Kensington Road, Mountain Drive, Memorial Drive, and Covington Highway—and is home to the Kensington MARTA Station. The high connectivity makes this area prime for high-density, mixed-use development to act as a regional center for the area. This update and plan implementation will better connect residents to jobs, education, and essential community resources, while developing a stronger sense of place and identity for residents.

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We are excited to continue building momentum in the Kensington area and further implement the goals of the Kensington LCI.

Sincerely,

**LaDena Bolton**  
DeKalb County  
Commissioner, District 7



February 11, 2025

Lauren Blaszyk  
Program Manager, LCI  
Atlanta Regional Commission  
229 Peachtree Street, Suite 100  
Atlanta, Georgia 30303

RE: Letter of Support for Kensington LCI  
Mountain Drive  
Kensington LCI

Dear Ms. Blaszyk –

I am pleased to submit this letter of support for DeKalb County's application for the Kensington Supplemental Livable Centers Initiative (LCI) project, located in unincorporated DeKalb County. This initiative aims to update and implement the recommendations of the 2003 Kensington LCI, building upon MARTA's Kensington Station Master Plan and a partial update to the 2012 LCI Plan.

At Decide DeKalb Development Authority, we are dedicated to fostering economic growth, job creation, and business development within DeKalb County. The Kensington LCI project directly aligns with our mission by creating vibrant, mixed-use, walkable spaces that will attract investment, support local businesses, and enhance transportation access. This initiative promises to be a catalyst for revitalizing the area, stimulating commercial activity, and improving overall economic sustainability in the region.

We strongly support DeKalb County Government's grant request for the Kensington LCI and look forward to the positive economic impact it will have on our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. DeBarr'.

Dorian R. DeBarr  
President  
Decide DeKalb Development Authority



2424 Piedmont Rd. N.E.  
Atlanta, GA 30324-3330  
404-848-5000

February 25, 2025

Lauren Blaszyk, AICP  
Atlanta Regional Commission  
229 Peachtree St, Suite 100  
Atlanta, Georgia 30303

**RE: Kensington Livable Centers Initiative (LCI) 2025 Application - Letter of Support**

Dear Ms. Lauren Blaszyk:

I am pleased to submit this letter of support for DeKalb County's application for the Kensington Supplemental Livable Centers Initiative (LCI) project.

MARTA is committed to partnering with federal, state, and local governments to improve connectivity at our stations. We have actively participated in the LCI planning process with DeKalb County and are eager to continue building on this foundation. This proposed project offers a unique opportunity for Kensington to transform into a vibrant community hub guided by a shared vision developed through extensive collaboration.

As the second-to-last station on MARTA's eastbound route, Kensington serves as a key regional connector, offering opportunities to integrate transit with the region's parks and trails network. The proposed project will enhance access and mobility within the Kensington LCI Study Area, which includes MARTA-owned property at the Kensington Station and DeKalb County-owned land to the east.

MARTA fully supports DeKalb County's application for funding to update the Kensington LCI planning study. As a key stakeholder, we look forward to collaborating on the master planning process to successfully implement the LCI Plan's vision.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Collie Greenwood", is written over a light blue horizontal line.

Collie Greenwood  
General Manager & CEO



565 Northside Dr. SW  
Suite #D203  
Atlanta, GA, 30312  
Office: (888) 436-5833  
EIN: 58-1874451  
[www.soccerstreets.org](http://www.soccerstreets.org)

February 15, 2025

Lauren Blaszyk  
Program Manager, LCI  
Atlanta Regional Commission  
229 Peachtree St #100,  
Atlanta, GA 30303

RE: Letter of Support for Kensington LCI Grant  
Mountain Dr., Decatur, GA 30032  
Kensington LCI

Dear Mrs. Blaszyk,

We are pleased to submit a letter of support for the DeKalb County Kensington LCI Grant application for the Livable Centers Initiative (LCI) Program, funded by the Atlanta Regional Commission. The grant will support the full update and implementation of the 2003 Kensington LCI study. DeKalb County is committed to improving and enhancing its key corridors for more efficient transportation.

The Kensington LCI will encompass a rezoned planning area, new residential and commercial development, and the expansion of affordable housing through the Housing Authority of DeKalb County. The site is surrounded by four auto-oriented corridors—Kensington Road, Mountain Drive, Memorial Drive, and Covington Highway—and is poised to support high-density, mixed-use development. This will help transform Kensington Station into a vibrant destination and regional hub for DeKalb County.

StationSoccer at Kensington Station is a key stakeholder in the area and would significantly benefit from improved pedestrian connectivity, enabling children to safely access outdoor recreational services. The overall goal of this plan is to enhance livability, economic vitality, and connectivity, focusing on improving transportation options, promoting mixed-use development, and enhancing community spaces. The Commission and Long Range Planning Division believe this grant presents an excellent opportunity to advance Kensington Station as a Regional Activity Center, as outlined in the County's 2050 Unified Plan, and to improve access for residents throughout the County.

The purpose of this request is to secure funding for the selection and engagement of a consultant to conduct the necessary studies. These studies will address key needs, such as improved pedestrian connectivity and ecological zones, and guide redevelopment efforts. In line with DeKalb's 2050 Unified Plan, we believe these studies will enhance traffic and pedestrian circulation, safety, and connectivity across the County.

Sincerely,

A handwritten signature in black ink, appearing to read "Kaseem Ladipo", written over a horizontal line.

Kaseem Ladipo  
Executive Director - Soccer in the Streets  
StationSoccer – Kensington Station  
3350 Kensington Rd  
Decatur, GA 30032





STEPHANIE BROWN

+1.561.376.5536  
stephanie@stephaniebphotos.com  
www.stephaniebphotos.com  
Atlanta, GA

February 25, 2025

Lauren Blaszyk  
Program Manager, LCI  
Atlanta Regional Commission  
229 Peachtree St #100,  
Atlanta, GA 30303

RE: Letter of Support for Kensington LCI Grant  
Mountain Dr., Decatur, GA 30032  
Kensington LCI

Dear Mrs. Blaszyk,

I am pleased to submit a letter of support for the DeKalb County Kensington LCI Grant application, part of the Livable Centers Initiative (LCI) Program funded by the Atlanta Regional Commission. This grant will help update the 2003 Kensington LCI study and provide recreation and a potential creative space for local artists like myself and many others.

My name is Stephanie Brown, and I am both an interdisciplinary artist and an advocate for the arts, particularly in DeKalb County. I frequently visit the greater Kensington LCI area, as I am a long time tenant of a community artist studio work and co-working space just over a mile away in Avondale Estates. I firmly believe that vibrant communities are built through accessible transit, innovation, sustainability, and the support of artists who are sustained by the city and its patrons. DeKalb County's focus on Placemaking, Housing, and Green Infrastructure in the Kensington LCI application offers hope and opportunity to many artists like myself who long to be seen and supported by the county. The Kensington LCI project promises new residential and commercial developments, along with expanded affordable housing. Affordable housing is crucial, as many artists in the Kensington and metro Atlanta region struggle to sustain their craft without significant sacrifice. This can change with supportive policy, visionary leadership, and intentional efforts to drive equitable change. While Kensington may appear lacking through one lens, an artist sees endless possibilities. I trust the leadership team of this project to do right by us artist and include us in their work to ensure a bright future for artists living in this region.

I am excited that DeKalb County is addressing social determinants of health through this project, not just for artists, but for all communities, while also highlighting the arts. A greater sense of belonging emerges when art and cultural hubs reflect the community's demographics. This is a step in the right direction, and I fully support the Kensington LCI. I look forward to contributing to the shared vision for the area and supporting the growth of both the arts and broader communities.

Sincerely,

Stephanie Brown  
**Stephanie Brown LLC**  
2838 Franklin St Studio #122,  
Avondale Estates, GA 30002

*Stephanie Brown* 2/28/2025





# DEKALB COUNTY PUBLIC LIBRARY

a place to grow

Darro C. Willey -  
Administrative Center  
3560 Kensington Road  
Decatur, GA 30032

404.508.7190  
Fax: 404.508.7185

[dekalblibrary.org](http://dekalblibrary.org)

Lauren Blaszyk  
Program Manager, LCI  
Atlanta Regional Commission  
229 Peachtree St #100,  
Atlanta, GA 30303

February 18, 2025

RE: Letter of Support for Kensington Station LCI Grant  
Mountain Dr, Decatur, GA 30032  
Kensington Station LCI

Dear Mrs. Blaszyk,

We are pleased to submit a letter of support for the DeKalb County Kensington Livable Centers Initiative (LCI) Grant application to the Livable Centers Initiative Program, funded by the Atlanta Regional Commission. This grant will be used to select an architectural firm to create a conceptual Master Plan Design, as recommended in the current LCI. The study will cover approximately 870 acres in unincorporated DeKalb County.

The selected site is surrounded by four auto-oriented corridors—Kensington Road, Mountain Drive, Memorial Drive, and Covington Highway—and will support high-density, mixed-use development aimed at transforming Kensington Station into a vibrant regional destination. This area will serve as a vital connection for DeKalb County residents to jobs, education, and community resources. The Covington Library, an important stakeholder in the Kensington area, would benefit significantly from improved pedestrian connectivity, enabling residents to safely access its services.

The goal of the plan is to enhance the area's livability, economic vitality, and connectivity, with a focus on improving transportation options, promoting mixed-use development, and enhancing community spaces. DeKalb County views this grant as a valuable opportunity to advance the area as a Regional Activity Center, as outlined in the County's 2050 Unified Plan, and to improve access for residents across the County.

In line with DeKalb's 2050 Unified Plan, we believe this work will improve traffic and pedestrian circulation, safety, and overall connectivity throughout DeKalb County. We are excited to continue building momentum in the Kensington area and further advancing the goals of the Kensington LCI.

If you have any questions or need additional information, please don't hesitate to contact my office at 404-508-7190.

Sincerely,

*Alison Weissinger*  
Alison Weissinger  
Director



# 2010

- Supplemental Plan Area
- Kensington TOD
- Kensington TAD

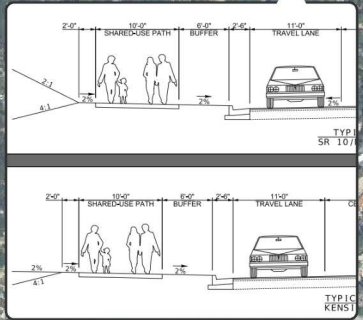
# 2024

This map shows the significant development that has taken place through public private partnerships over a 14-year time span even in spite of The Great Recession in 2008-2009, recession in 2020, and Covid pandemic in 2020-2023. From the creation of the Kensington TAD, the highly anticipated Kensington trail (which will aid in travel demand reduction), to affordable and diverse housing units underway, Kensington propels forward.



Former site of Avondale Pattillo UMC, currently planned for future family services provided by Wellroot.

Red Stars are used to denote new development, specifically housing has been a large part of recent development in the area.



Bike and Pedestrian trail system that is planned to surround the Kensington MARTA Station



City of Avondale Estates is working to improve bike and pedestrian access and safety by adding infrastructure and greenery. Images are example projects.



Kensington Station crosswalk mural is 400-foot-long and connects the MARTA station to the Station Soccer fields, unveiled in 2024.



Station Soccer - Youth and adult soccer programs utilizing part of the Kensington MARTA Station parking lot.

Phoenix Station : 244 units  
Kensington Pointe : 130 units  
Multi-family : 476 units, 20% affordable

Avondale Hill

Avondale Park

Station Soccer

Kensington MARTA Station

AVONDALE DUNAIRE PARK

AVONDALE DUNAIRE PARK

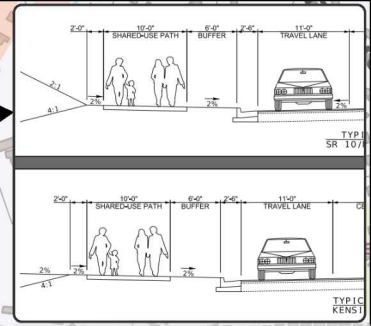
Covington Hwy

Covington Hwy



# Kensington TOD Assets and Projects

-  Kensington TOD
-  Supplemental Update Area
-  Commercial and Retail Areas
-  MARTA Trail
-  Avondale Neighborhood Traffic Calming



**Bike and Pedestrian trail system that is planned to surround the Kensington MARTA Station**



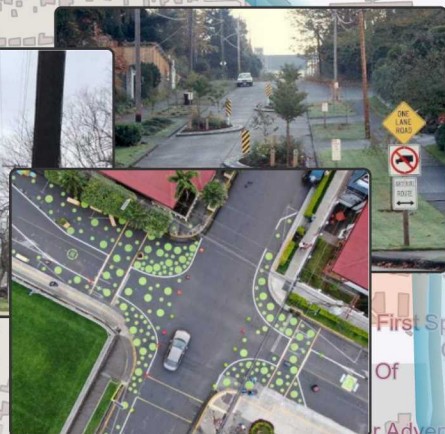
**Former site of Avondale Pattillo UMC, currently planned for future family services provided by Wellroot.**



**Station Soccer - Youth and adult soccer programs utilizing part of the Kensington MARTA Station parking lot.**



**Kensington Station crosswalk mural is 400-foot-long and connects the MARTA station to the Station Soccer fields, unveiled in 2024.**



**City of Avondale Estates is working to improve bike and pedestrian access and safety by adding infrastructure and greenery. Images are example projects.**



0 0.15 0.3 0.6 Miles



# Kensington TOD CBOs

## Committed Partners

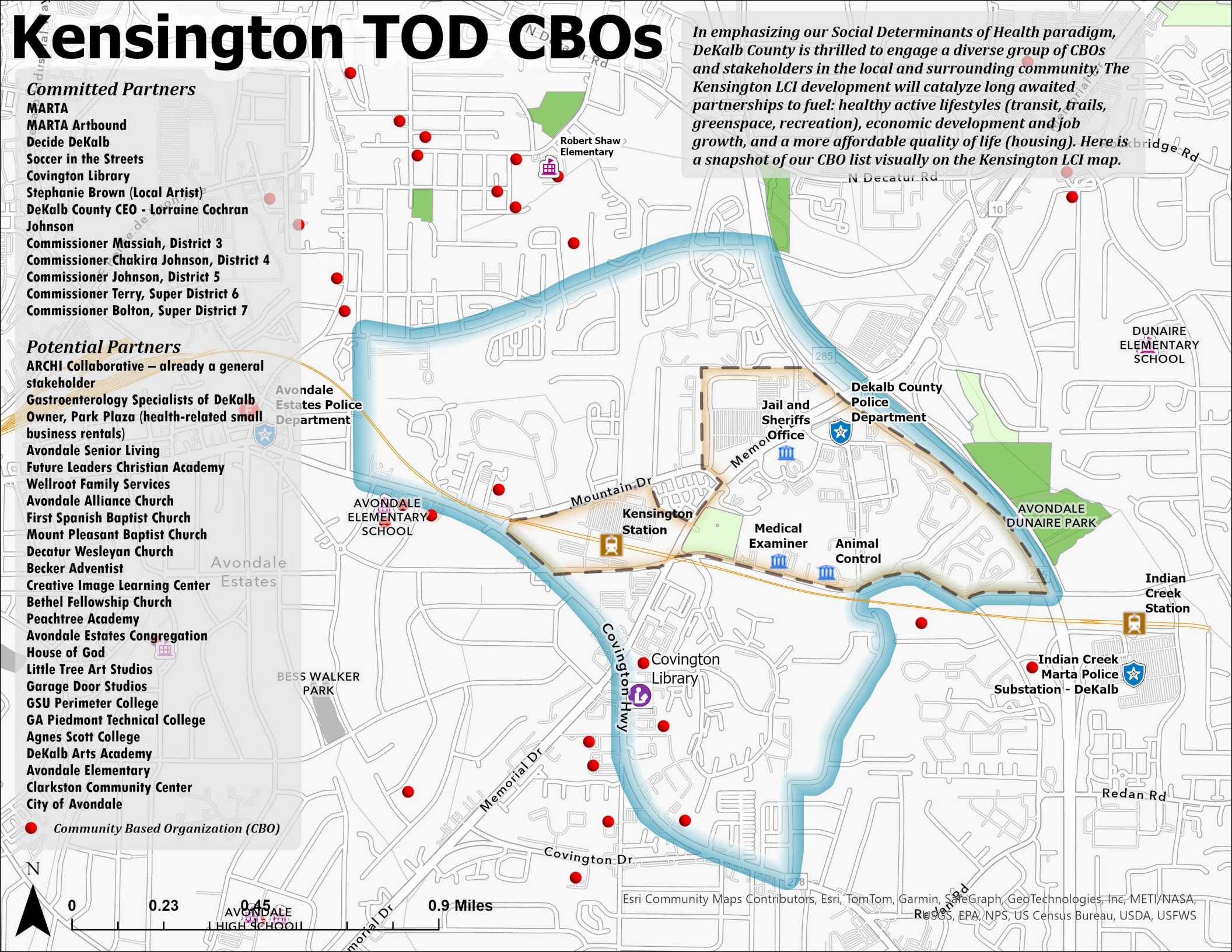
MARTA  
MARTA Artbound  
Decide DeKalb  
Soccer in the Streets  
Covington Library  
Stephanie Brown (Local Artist)  
DeKalb County CEO - Lorraine Cochran Johnson  
Commissioner Massiah, District 3  
Commissioner Chakira Johnson, District 4  
Commissioner Johnson, District 5  
Commissioner Terry, Super District 6  
Commissioner Bolton, Super District 7

## Potential Partners

ARCHI Collaborative – already a general stakeholder  
Gastroenterology Specialists of DeKalb  
Owner, Park Plaza (health-related small business rentals)  
Avondale Senior Living  
Future Leaders Christian Academy  
Wellroot Family Services  
Avondale Alliance Church  
First Spanish Baptist Church  
Mount Pleasant Baptist Church  
Decatur Wesleyan Church  
Becker Adventist  
Creative Image Learning Center  
Bethel Fellowship Church  
Peachtree Academy  
Avondale Estates Congregation  
House of God  
Little Tree Art Studios  
Garage Door Studios  
GSU Perimeter College  
GA Piedmont Technical College  
Agnes Scott College  
DeKalb Arts Academy  
Avondale Elementary  
Clarkston Community Center  
City of Avondale

● Community Based Organization (CBO)

In emphasizing our Social Determinants of Health paradigm, DeKalb County is thrilled to engage a diverse group of CBOs and stakeholders in the local and surrounding community. The Kensington LCI development will catalyze long awaited partnerships to fuel: healthy active lifestyles (transit, trails, greenspace, recreation), economic development and job growth, and a more affordable quality of life (housing). Here is a snapshot of our CBO list visually on the Kensington LCI map.



0 0.23 0.45 0.9 Miles

Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, ResGIS, EPA, NPS, US Census Bureau, USDA, USFWS



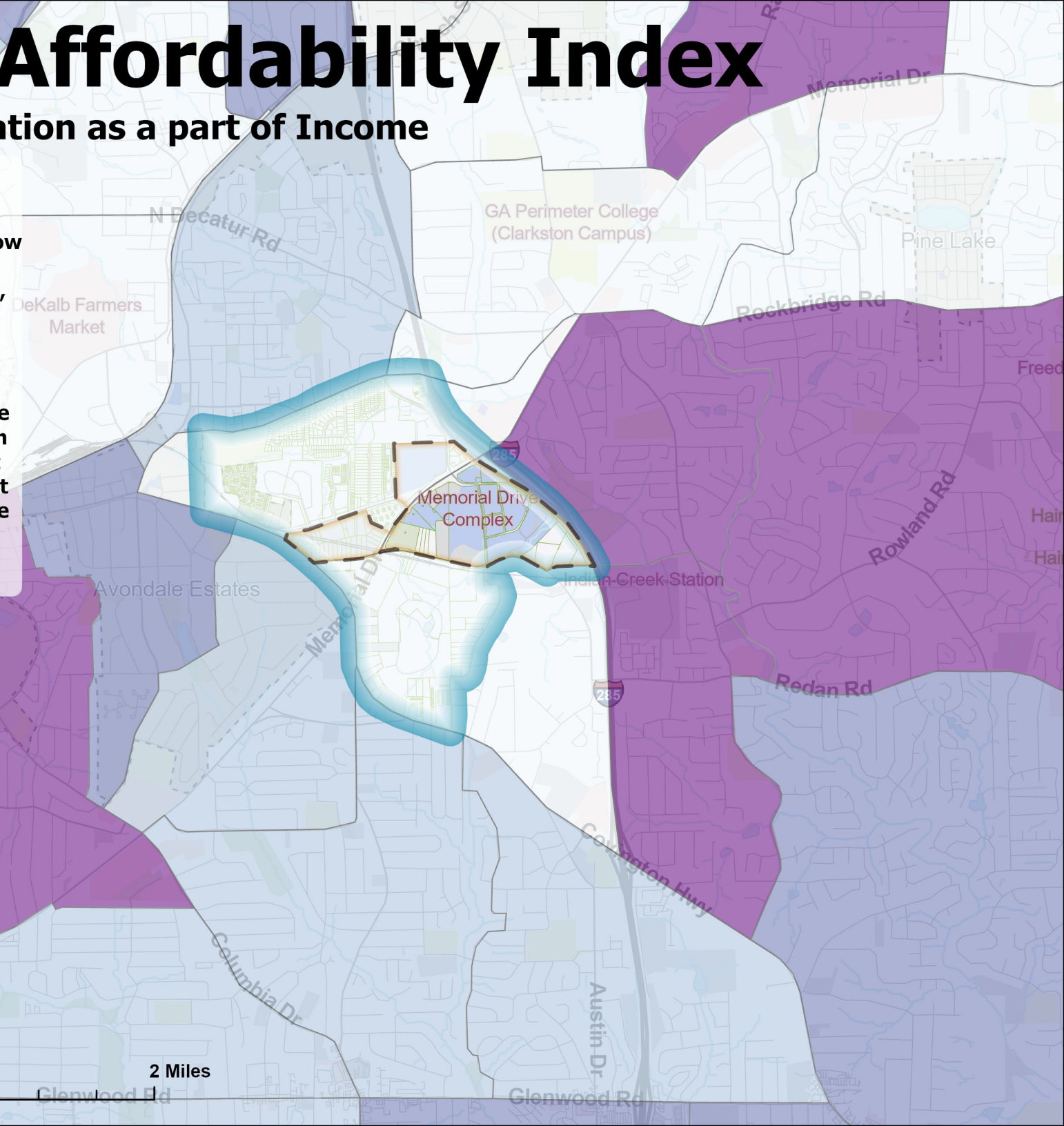
# Location Affordability Index

## Housing + Transportation as a part of Income

HUD's Location Affordability Index (LAI) measures housing and transportation costs to assess an area's true affordability. It reveals how income, commuting, and car dependence impact living expenses, helping identify affordability challenges. For development, LAI informs transit-oriented planning, affordable housing placement, and infrastructure investments to ensure equitable growth. In the Kensington TOD area, it can guide policies that reduce transportation costs, support mixed-income housing, and enhance walkability for a more inclusive community.

### Housing and Transportation Costs as a % of Income for Median-Income Family Households (3.0)

	44.2% - 48.8%
	48.9% - 51.4%
	51.5% - 53.1%
	53.2% - 55.2%
	55.3% - 59.8%



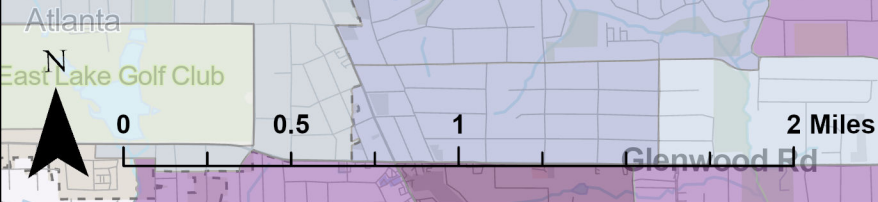
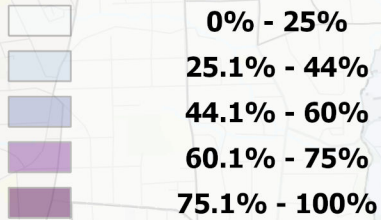


# Low & Moderate Income

Density of Low (up to 50% AMI) and Moderate (50-80% AMI) Income Persons

Targeting low and moderate-income groups in development ensures equitable growth, prevents displacement, and expands access to housing and opportunities. Inclusive planning empowers communities and fosters long-term economic and social sustainability.

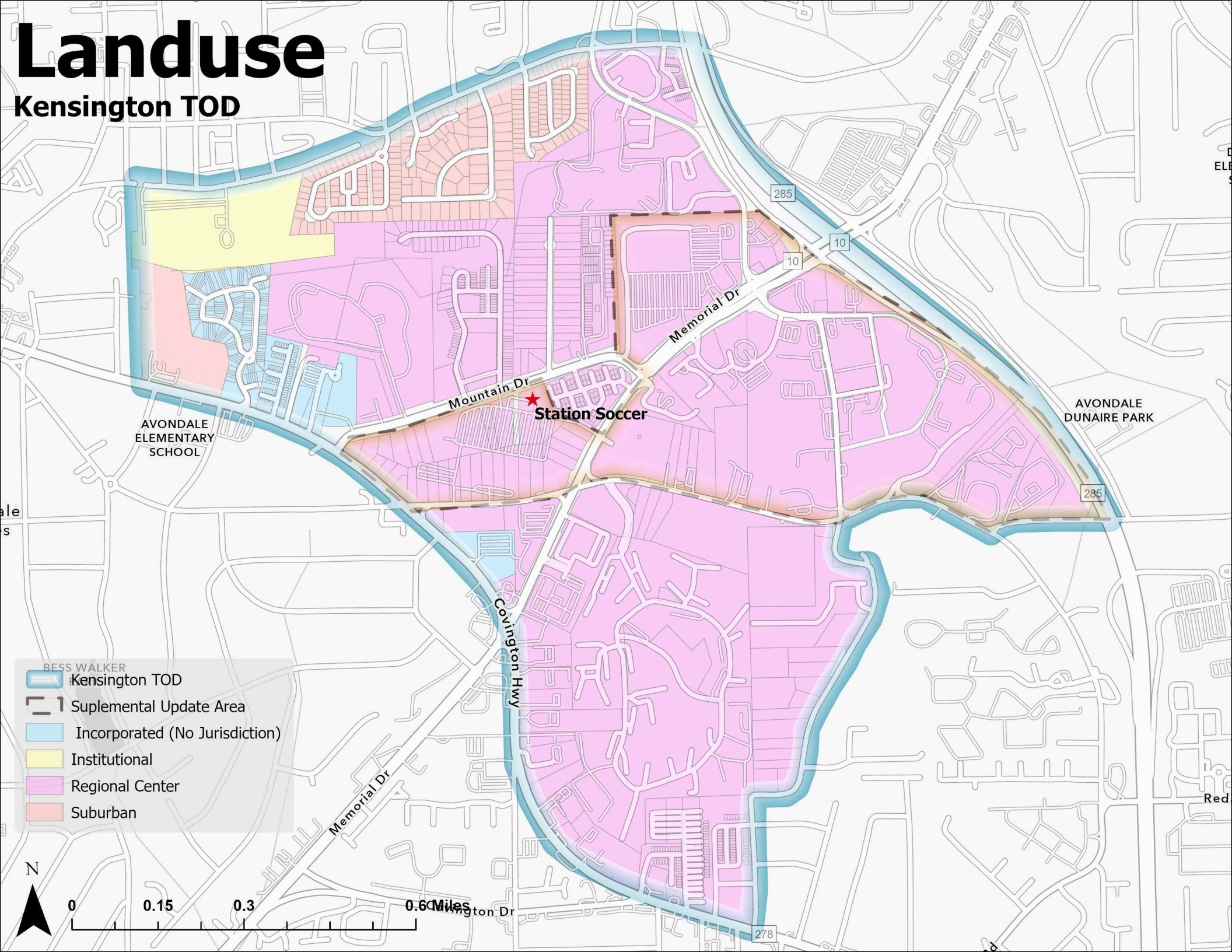
## Low and Moderate Income (percent)





# Landuse

## Kensington TOD





# Zoning

## Kensington TOD

