

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

Tucker-Northlake Community Improvement District

NAME OF PRIMARY CONTACT PERSON

Matthew Lee

JOB TITLE

Executive Director

DEPARTMENT

Tucker

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United States

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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

One Northlake

NAME OF LCI AREA AND LAST PLAN ADOPTION DATE

Tucker Northlake

TOTAL COST OF PROJECT

\$200,000.00

PROPOSED LOCAL MATCH (MINIMUM 20% OF PROJECT COST)

\$40,000.00

PROJECT LOCATION/EXTENTS

The Dekalb County Northlake Overlay Districts and the adjoining City of Tucker Northlake Zoning Districts. Located along I-285.

UPLOAD STUDY AREA MAP

- [northlake-study-area-maps.pdf](#)

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

No

IS THE PROJECT WITHIN AN EXISTING LCI AREA?

Yes

REPORT OF ACCOMPLISHMENT

- [tucker-northlake-lci-accomplishments-since-2020.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 this project is to develop a plan that links the forthcoming express lane exits, trails, bikeshare stations, with the existing roads, sidewalks, MARTA routes, a proposed transit station, to advance land use goals for commercial and residential properties. The plan will be used to (1) help secure funding for these projects and (2) help developers see opportunities to align their work with these projects on both sides of the city and county lines. The deliverables will include visual documents to help envision transportation opportunities; a trail plan linking hotels and residents to commercial properties; a project implementation list for right of way improvements; and a review of zoning conditions with cross-jurisdictional recommendations. Alignment that will be attractive to quality residential and commercial development.

For "Has this project been identified in a previous LCI Study" I selected "no" because the question was singular. The project covers several items from the LCI project list. A Northlake BRT Station, trails, and a MARTA Bus Mobility Center are all within the current LCI Plan for the study area.

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

The study area has over 2,000 multi-family units within walking distance of property that is not fulfilling its potential. We know more multi-family developments are coming. We have too much under-utilized commercial, high vacancies in office space, and our hotels need support. Better transportation opportunities will attract stronger restaurant and retail offerings. Being able to walk to places rather than drive, and feeling safe doing so will increase quality of life. In addition to those living within the study area there are thousands living just to the west who seldom come to the Northlake area because of its decline. Getting them back in the area helps everyone. The plan will help cement the express lanes exit with more certainty as those working on the project are able to see what exists in the area and the potential opportunities that staying the course on transportation projects will bring. People invest in potential, but they have to see it first.

The study will also help educate elected officials who have good intentions but need to see things in clear everyday terms. How does funding this project in a real way help those they have been elected to serve? They need to see each of these projects so clearly that they are excited about them.

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.

This is about either strengthening what will be a transportation hub or allowing it to continue to decline into just

another congested expressway exit. In this case two exits. The project, fully implemented, will advance the original LCI goals of improving air quality and quality of life by getting people out of cars and more engaged locally. For smart technology we will push to implement the best options for intersections timing and lanes that are recommended by the experts. When you can get vehicles through an area smoothly, everyone wins. This is part of the reason for the application. We know plenty, but not everything. However, we don't want is so many medians that you kill businesses, devalue land, and people leave. It's not jsut about passing through the area. It's about thriving close to home. Trails will need the latest in lighting, WiFi, and visual markers for public safety. The arts will likely be an outgrowth of this project in a later study to help build identity and a sense of place. For housing, that includes the part about looking at zoning on both sides of the line to have a more united approach to development standards. Likewise, when the surroundings improve more people want to move it.

Arts for place making will be recommended as a future step. There is not space in this study to do everything we know needs to be done.

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.

The Tucker-Northlake CID regularly engages with all, yes all, community-based organizations in Tucker and the surrounding area. This includes partnerships with the Tucker Trails, Tucker MainStreet Alliance, Tucker Business Association, Tucker Civic Association, Northlake Condominium HOA, and others. If the grant is award we will be reaching out to all of them for engagement in the process. We will also be reaching out to the residents of the apartments in the study area who are typically not engaged in planning efforts.

Everyone's input is needed, but the outreach is also for public education. If the public understands what is going on early in the process, it prevents unneeded discord. More importantly when it's a good project, it helps people have more confidence in the place they call home. The Tucker-Northlake CID is involved in more public education than most CIDs in the region. We enjoy it. Involvement will be in public forms in person and online. Likely a survey that will be pushed heavily. Possibly entertaining zoom meetings.

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?

Nearly everyone under age 50 who is not civically minded is underrepresented. Those over 50 who engage with local civic matters are 75% of those who come to everything. I do not foresee that changing until the points of entry are widening by changing the how the message is delivered. So many of the public surveys are written by people who think in terms of a spreadsheet, rather than, "How do I get someone with a child in their lap to want to provide feedback?" The other method is rooms with board staffed by people who are non-committal on everything they say as if the goal is to ensure the board doesn't fall over. Who wants to come to those kinds of meetings? You are not competing for their spare time, but for their precious time. Make it easy for the low-income household, and the high-income household, to feel that using their voice in the process matters and can help shape the future. As mentioned above we will reach out to every apartment and townhome community in the study area and the surrounding community. Not only in online forums, but directly with management at these communities. We enjoy being hands-on and responding to questions.

Thank you so much for considering supporting our application at this time! We love what you do for the region and for your guidance and partnership. If you feel we are missing the mark on anything (including price), please let us know.

Section 4: Commitment

ADDITIONAL DOCUMENTS

- [tucker-northlake-lci-letters-of-support.pdf](#)