



**DeKalb County**  
**Kensington Station**  
Livable Centers Initiative (LCI)  
**Map Book of**  
**Recommendations**

### North Residential

- Facing development pressures, especially along Rockbridge Road
- Predominantly new single family to the north, aging multi-family along Mountain Drive
- Problems with crime in and around area
- Topographic challenges with existing pedestrian MARTA access; minimal access from single-family neighborhoods

### Kensington MARTA Station

- Potential Transit-Oriented Development (TOD) area
- Potential for MARTA disposition or leasing of undeveloped property for mixed-use development
- Current peak parking on surface lots estimated at 40-50%
- Kensington is possible future Flex-Trolley stop
- Station currently serving Gwinnett, Rockdale and GRTA bus services
- Connections needed to adjacent pedestrian destinations

### Avondale Estates

- The new Juvenile Justice office facility under construction on Covington Highway
- DDA considering development opportunities around Kensington
- Facing development pressures
- Perception that development will adversely affect quality of life

### Memorial Drive Corridor

- Traffic calming issues
- Streetscape improvements to begin at Mountain Drive and proceed east to I-285 interchange
- DOT redesign of interchange completed, property acquisition underway
- Infrastructure improvements for vehicular and pedestrian access needed with new development
- Improve "visual appeal" of travel along corridor

### Park Plaza

- Existing office condominium development
- Problems with crime
- Property is at capacity, no plans for expansion
- Limited pedestrian access to MARTA
- Experiencing "cut-through" pedestrian traffic

### Tax Commissioner's Office

- Potential long-term private sector opportunity for employment/office development
- Access to both MARTA and I-285
- Existing County functions could be consolidated across Memorial Drive with other DeKalb County offices

### DeKalb Government Center

- DeKalb County is major property owner
- A large portion of the property is a former landfill
- Potential for new surface parking lots and/or decks
- Potential redevelopment area servicing Tax Commissioner's Office, new Juvenile Court, Administrative Offices, new Police Headquarters, County Facility Department, and Detention Center
- Infrastructure improvements for vehicular and pedestrian access needed with new development

### MARTA Greenway

- Large undeveloped 18-acre site
- Difficult topography
- Elevated rail line runs through the site
- Potential greenspace/park

# DEVELOPMENT FRAMEWORK MAP

One of the goals of this study is to identify specific locations within the study area that are most likely to redevelop. The Development Framework map identifies districts that represent some of the best opportunities for investment and redevelopment in the Kensington Station LCI study area. These districts were based on the following subjective criteria:

- Information gathered during the stakeholder interview process;
- The presence of a relatively high percentage of surface parking (much of it underutilized) in relation to the built-out area of the parcel;
- Significant areas of undeveloped land;
- Willingness of landowners to explore opportunities for redevelopment;
- Adjacency of, or access to, transit;
- The presence of low-intensity retail or service uses along major transportation corridors.

Taking these factors into account, the following matrix and corresponding map define and graphically identify the eight districts and their distinct level of development potential. The districts with the highest potential are the Kensington MARTA station, the DeKalb Government Center and the Tax Commissioner's Office. These three are described in more detail in sections 2.3 – 2.5 of this report emphasizing higher density development and mixed-use development, linkages and inter-parcel connectivity, integrating and balancing multiple transportation options, and creating a "sense of place".

North Residential	Kensington MARTA Station	Avondale Estates	Memorial Drive Corridor	Park Plaza	Tax Commissioner's Office	DeKalb Government Center	MARTA Greenway
<ul style="list-style-type: none"> <li>▪ Facing development pressures, especially along Rockbridge Road</li> <li>▪ Predominantly new single family to the north, aging multi-family along Mountain Drive</li> <li>▪ Problems with crime in and around area</li> <li>▪ Topographic challenges with existing pedestrian MARTA access; minimal access from single-family neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>▪ Potential Transit-Oriented Development (TOD) area</li> <li>▪ Potential MARTA disposition or leasing of undeveloped property for mixed-use development</li> <li>▪ Current peak parking on surface lots estimated at 40-50%</li> <li>▪ Kensington is possible future Flex-Trolley stop</li> <li>▪ Station currently serving Gwinnett, Rockdale and GRTA bus services</li> <li>▪ (Connections needed to adjacent pedestrian destinations</li> </ul>	<ul style="list-style-type: none"> <li>▪ The new Juvenile Justice office facility under construction on Covington Highway</li> <li>▪ DDA considering development opportunities around Kensington</li> <li>▪ Facing development pressures</li> <li>▪ Perception that development will adversely affect quality of life</li> </ul>	<ul style="list-style-type: none"> <li>▪ Traffic calming issues</li> <li>▪ Streetscape improvements to begin at Mountain Drive and proceed east to I-285 interchange</li> <li>▪ DOT redesign of interchange completed, property acquisition underway</li> <li>▪ Infrastructure improvements for vehicular and pedestrian access needed with new development</li> <li>▪ Improve "visual appeal" of travel along corridor</li> </ul>	<ul style="list-style-type: none"> <li>▪ Existing office condominium development</li> <li>▪ Problems with crime</li> <li>▪ Property is at capacity, no plans for expansion</li> <li>▪ Limited pedestrian access to MARTA</li> <li>▪ Experiencing "cut-through" pedestrian traffic</li> </ul>	<ul style="list-style-type: none"> <li>▪ Potential long-term private sector opportunity for employment/office development</li> <li>▪ Access to both MARTA and I-285</li> <li>▪ Existing County functions could be consolidated across Memorial Drive with other DeKalb County offices</li> </ul>	<ul style="list-style-type: none"> <li>▪ DeKalb County is major property owner</li> <li>▪ A large portion of the property is a former landfill</li> <li>▪ Potential for new surface parking lots and/or decks</li> <li>▪ Potential redevelopment area servicing Tax Commissioner's Office, new Juvenile Court, Administrative Offices, new Police Headquarters, County Facility Department, and Detention Center</li> <li>▪ Infrastructure improvements for vehicular and pedestrian access needed with new development</li> </ul>	<ul style="list-style-type: none"> <li>▪ Large undeveloped 18-acre site</li> <li>▪ Difficult topography</li> <li>▪ Elevated rail line runs through the site</li> <li>▪ Potential greenspace /park</li> </ul>

Kensington LCI Plan  
Map Book of Recommendations  
LCI AREA  
CONCEPT PLAN MAP

Future Land Use Plan

**A. Single Family Preservation**  
Strategy: Provide a density buffer between the higher-density uses proposed for the heart of the station area and the single-family neighborhoods that are adjacent. The immediate station area will be developed to a higher density than that of the surrounding community. By decreasing the density and size of the development as it moves away from the station towards the existing neighborhoods, the residential areas will not be overwhelmed by the new construction.

**B. DeKalb County Government Center Node**  
Strategy: Facilitate the establishment of a DeKalb “Government Center” on the existing county land around the Detention Center. This would occur through the consolidation and relocation of departments scattered throughout the County, and the construction of new administrative facilities and new juvenile court facility. In addition, a new open space quadrangle would be included, serving as a focal point for the development area. The Government Center would also be served by a BRT stop located at some point within the campus. (See section 2.3 for more detail.)

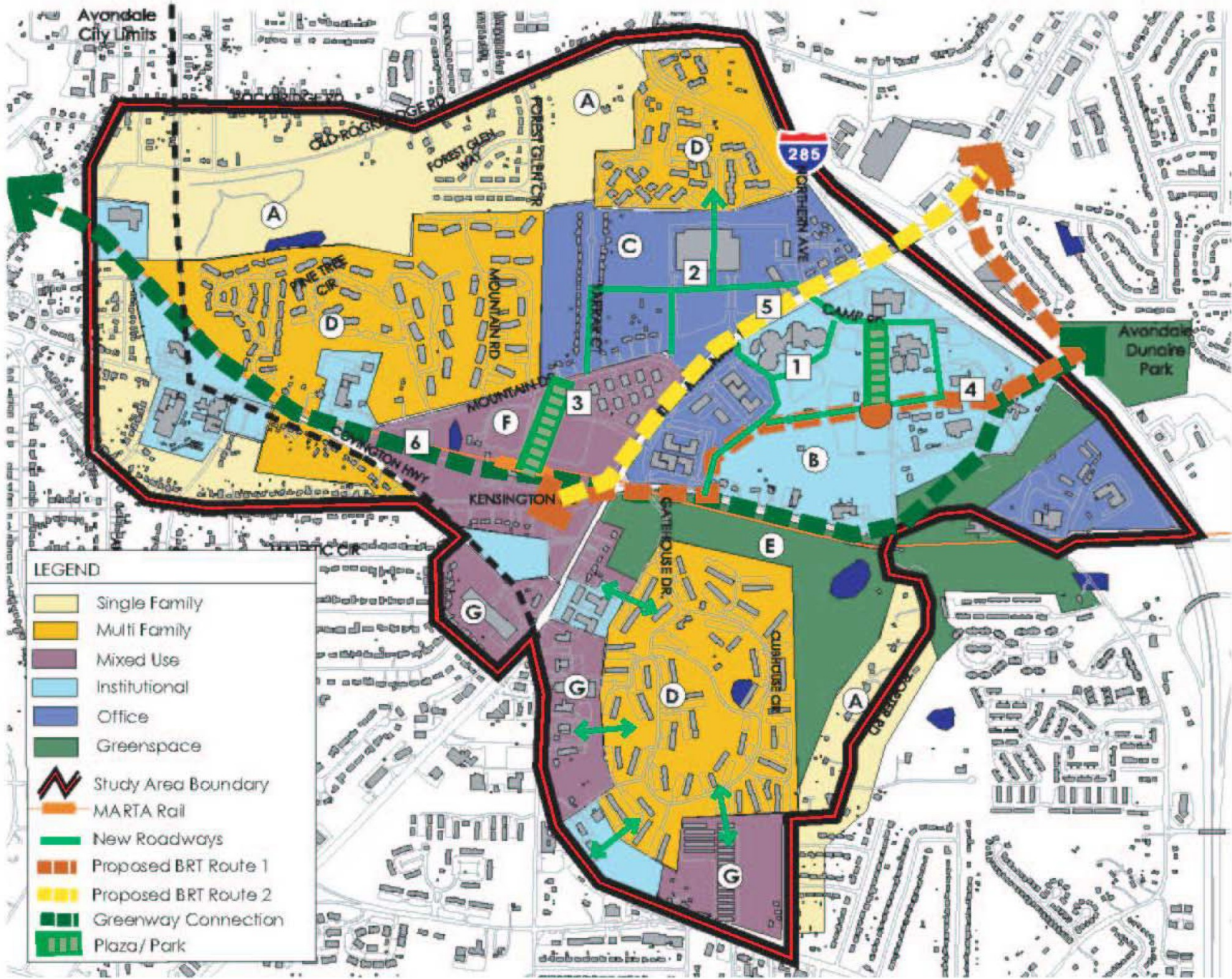
**C. Regional Employment Center**  
Strategy: Support the development of an “Employment Center” on the Robert’s site and adjacent single family neighborhood on Farrar Court. The Robert’s building is currently being leased by the County for use as a Tax Commissioner’s service center. With the development of the Kensington Station site and the creation of a “Government Center”, this area would be primed for growth. The “Employment Center” could include a high-density office development and associated conference center. Density should be concentrated towards Mountain Drive and Memorial Drive, thinning as development moves north. New multi-family development at the north of the site would assist in the transition from high-density office to the adjacent Avondale Crossing Apartments. In addition, the pedestrian connection between the MARTA station and the Employment Center would be strengthened with the construction of new access roads and a transit plaza on the MARTA site, oriented towards Mountain Drive, and with pedestrian improvements to Mountain Drive itself. Refer to Section 2.4 for additional details.

**D. Multi-Family Redevelopment**  
Strategy: Anticipate long-term redevelopment of the aging multi-family housing stock. The housing that exists, both north and south of the station area, is older and not in good condition. As conditions in and around the study area improve, these developments will be upgraded.

**E. Open Space Enhancements**  
Preserve and expand greenspace. Use the station area to connect to the County greenway system, from the PATH connection at Avondale Middle School to Avondale Dunwoody Park across I-285. This would be accomplished by improving pedestrian conditions and adding bike lanes along Covington Highway and Kensington Road, and by developing the land alongside the MARTA tracks into a greenway. This greenway park would extend from Kensington Road, south of Memorial Drive, into the Government Center and across the highway to the park, via a new overpass shared with BRT.

**F. Kensington MARTA Station Mixed-Use Redevelopment**  
Strategy: Redevelop the Kensington Station area as a mixed-use community, with high-density housing, office, retail and open space. This is a multi-phase and long-term development, beginning on the parcel adjacent to the MARTA access drive and Memorial Drive and extending into the existing MARTA surface parking. This development would consist of street level retail, topped with multi-family housing. Development would continue on both sides of the station, including a retail “Main Street”, additional multifamily housing, and single family attached housing. Refer to Section 2.5 of this report for more detail.

**G. Mixed-Use Redevelopment**  
Strategy: Develop mixed-use along Memorial Drive and Covington Highway, replacing aging and scattered neighborhood-serving retail. The existing services would be consolidated, perhaps served in the future by a shared parking deck. New development should incorporate residential uses to enhance the area as a 24-hour community.



SUB-AREAS

Future Land Use

**A Single-Family Preservation**

- Maintain new and established single-family core along Old Rockbridge, Porter Road, and in Avondale Estates

**B DeKalb County Government Center Node**

- Consolidate and relocate existing uses scattered throughout the County
- Build new government administrative facilities
- Build new central open space quadrangle

**C Regional Employment Center**

- Potential long-term development site for high-density office development or conference center
- Redevelop of single-family residential to compatible office development
- Create pedestrian and vehicular connections and access

**D Multi-Family Redevelopment**

- Redevelop aging multi-family housing

**E Open Space Enhancements**

- Connect existing undeveloped land along MARTA rail alignment to the County's greenway system with trails and pedestrian improvements

**F Kensington MARTA Station Mixed-Use Redevelopment**

- Develop high-density housing/office/retail uses
- Construct Juvenile Justice Administrative Building

**G Mixed-Use Redevelopment (Scattered Sites)**

- Redevelop aging neighborhood-oriented retail along Memorial Drive and Covington Highway

Future Transportation and Circulation

**1 Government Center Improvements**

- Improve and construct street network to accommodate increased vehicular capacity
- Construct pedestrian improvements for increased access and safety

**2 Employment Center Improvements**

- Construct new roadways to provide access for future development sites

**3 Kensington Station Plaza**

- Develop central open space amenity to include greenscape and hardscape

**4 Bus Rapid Transit Long-term Alternative 1**

- Construct BRT lane on north side of Kensington Road within existing right-of-way to extend through the Government Center
- Construct bridge for BRT and pedestrian access across I-285
- Construct a BRT station at the Government Center
- Pedestrian/sidewalk improvements
- Pedestrian signalization at Kensington Road and Memorial Drive

**5 Bus Rapid Transit Short-term Alternative 2**

- BRT access in existing right-of-way with prioritized signalization on Memorial Dr.
- Pedestrian/sidewalk improvements
- Pedestrian signalization at Kensington Road and Memorial Drive

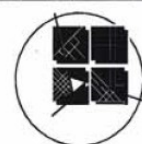
**6 Greenway Connection Improvements**

- Pedestrian/sidewalk improvements
- Connect County's greenway system at Avondale Middle School to Avondale Dunwoody Park



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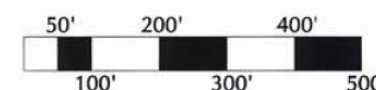
## LCI AREA ILLUSTRATIVE PLAN MAP



Prepared For: Kensington Station LCI  
DeKalb County  
Prepared By: URBAN COLLAGE, INC.

- Single Family For-Sale Townhomes
- Multi-Family Apartments/Lofts
- Retail / Mixed Use
- Office / Mixed Use
- Institutional

# Kensington Station Illustrative Plan



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