

DeKalb County
Kensington Livable Centers Initiative (LCI)
TRANSIT ORIENTED DEVELOPMENT PLAN
Map Book of Recommendations



Aerial view of Concept Plan A model from I-285

VISIONING RECOMMENDATIONS MODEL



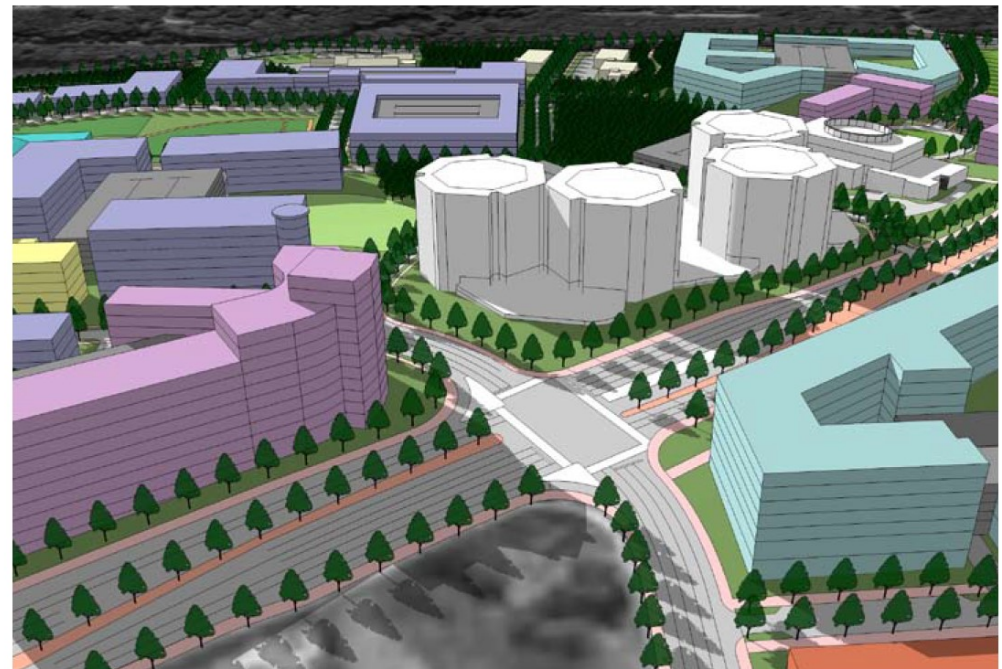
Aerial View of central green from I-285



Aerial View of Memorial Drive from west



Aerial View of Kensington MARTA station from west



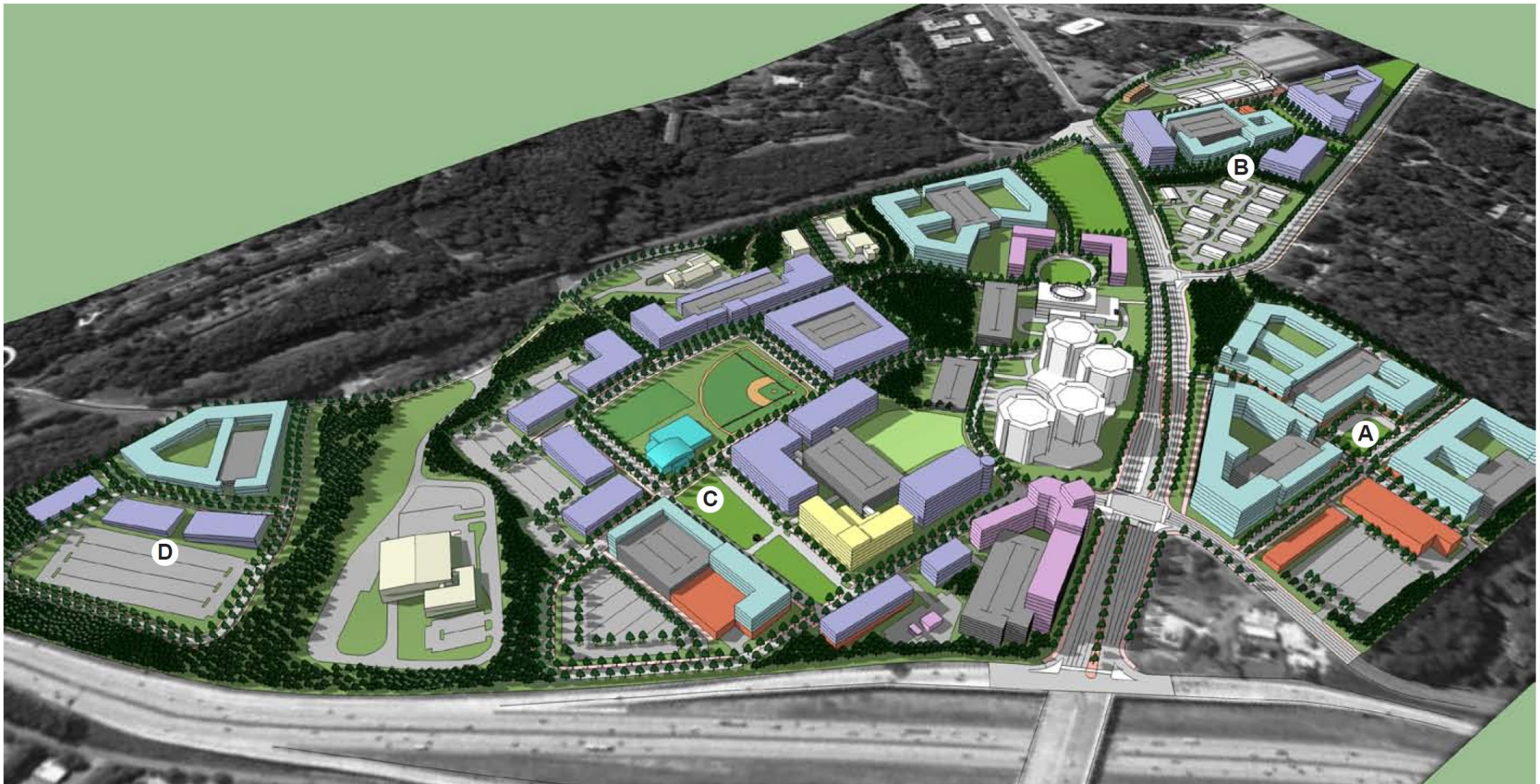
Aerial View of Memorial Drive at I-285 south bound exit

VISIONING PLAN MODEL

Kensington TOD Visioning Plan

The final plan was created from a culmination of three public meetings and dialogue with stakeholders such as DeKalb County, MARTA, and Avondale Estates. The overall plan has incorporated the recommendations of the MARTA TOD guidelines and the Master Plan goals. There are four primary areas within the study area. Each area is distinct, based on land use, transportation, environment, and location.

Area A consists mainly of mixed-use buildings, which have multifamily residential units above retail. The mixed-use buildings range from four to six stories with courtyards and parking decks. The street system forms a grid that creates four blocks which allow for future connections via stubbed roads to adjacent properties. The public realm is created by having wide sidewalks for outdoor dining and an event lawn or green. One block is planned for only retail; this could have a grocery store as an anchor with liner buildings to conceal the surface parking.



Aerial View of Memorial Drive from east

VISIONING PLAN MOEL

Area B is comprised of the area surrounding the Kensington MARTA Station that currently is primarily parking lots controlled by MARTA. The plan proposes mostly office buildings to take advantage of the close proximity to the station. The office building fronting Memorial Drive has a bridge that creates a safe route for pedestrians and bicyclist to access the station. The station is a great asset for recruiting potential office developers. A large multifamily building and a few townhouses are proposed to create activity when the offices are closed at night. A small, service-oriented retail space such as a restaurant and dry cleaner is proposed to cater to the office and residential users in the area. A large green space is planned to accommodate outdoor events to improve the livability of the area.

Area C is the largest of the four areas and is primarily owned by DeKalb County, which makes this site favorable for redevelopment. The main proposed use in this area is office. The signature government center is the catalytic project that is essential for the area to redevelop. This twelve story building would serve as a gateway into the area. Another important elements is the area's central green, surrounded by a mix of office, retail, multifamily, hotel, and a recre-



Aerial View of the entire study area from northwest

VISIONING PLAN MODEL

ation center, which could be a YMCA. The YMCA and adjacent athletic fields is another catalytic project that will transform the area. An extensive multi-use trail system connects the blocks and provides access to the Kensington and Indian Creek MARTA stations. A large park is proposed at the intersection of Memorial Drive and Kensington Road. An access point for the proposed pedestrian bridge over Memorial Drive is located in the park and connects to the office buildings proposed on the MARTA site. Creative bridge design could establish a gateway to the area from the south.

Area D is controlled by different state agencies, which makes the site less favorable for redevelopment. It is located within one half mile of the Indian Creek MARTA Station and $\frac{3}{4}$ of a mile from the Kensington MARTA Station. The visioning plan recommends a multifamily residential building facing Kensington Road and office closer to Interstate 285. The buildings in this area should be a maximum of four stories. Open space should be preserved next to the existing stream to protect it from environmental pollution. Another option is not to redevelop this site and keep the existing uses.



Aerial View of Memorial Drive from east

VISIONING MASTER PLAN

LEGEND

-  government center
-  townhome
-  multifamily
-  mixed-use
-  retail
-  office
-  YMCA
-  hotel
-  park/open space
-  existing buildings



SUMMARY

Area A:
Retail: 155,000 sf
Multifamily: 1,000 units

Area B:
Retail: 4,750 sf
Office: 888,000 sf
Multifamily: 260 units
Townhome: 7 units

Area C:
Retail: 87,700 sf
Office: 1,685,000 sf
Multifamily: 560 units
Recreation Center: 40,000 sf
Government Center: 640,000 sf
Hotel: 280 rooms

Area D:
Office: 144,100 sf
Multifamily: 280 units

TOTAL:
*Retail: 267,050 sf
*Office: 2,717,100 sf
*Government Center: 640,000 sf
*Multifamily: 2,100 units
*Townhome: 7 units
Hotel: 280 rooms
Recreation Center: 40,000 sf

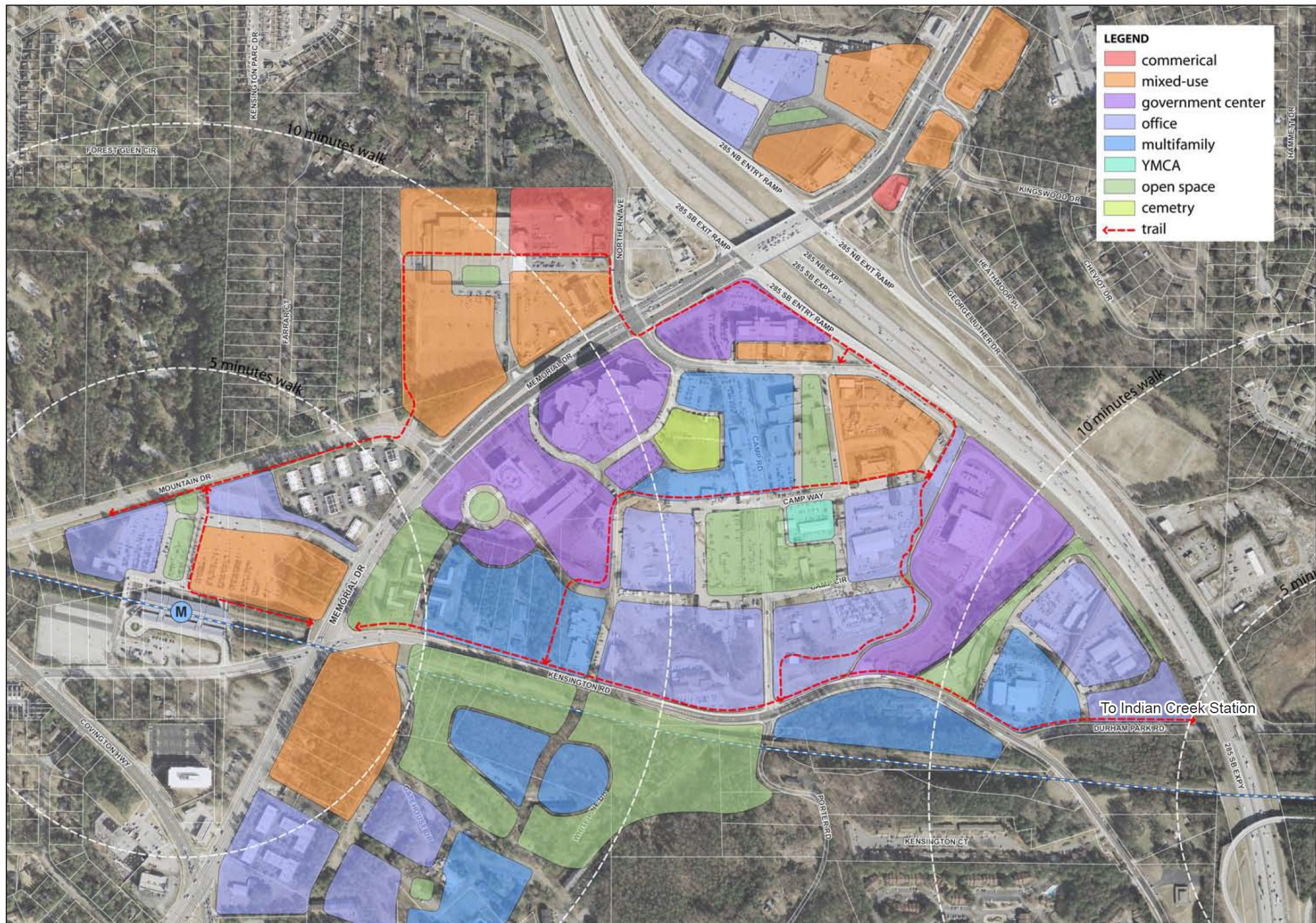
Developed Area: 120.6 acres
Open Space: 25.1 acres

* These are uses recommended in the 2002 LCI Study

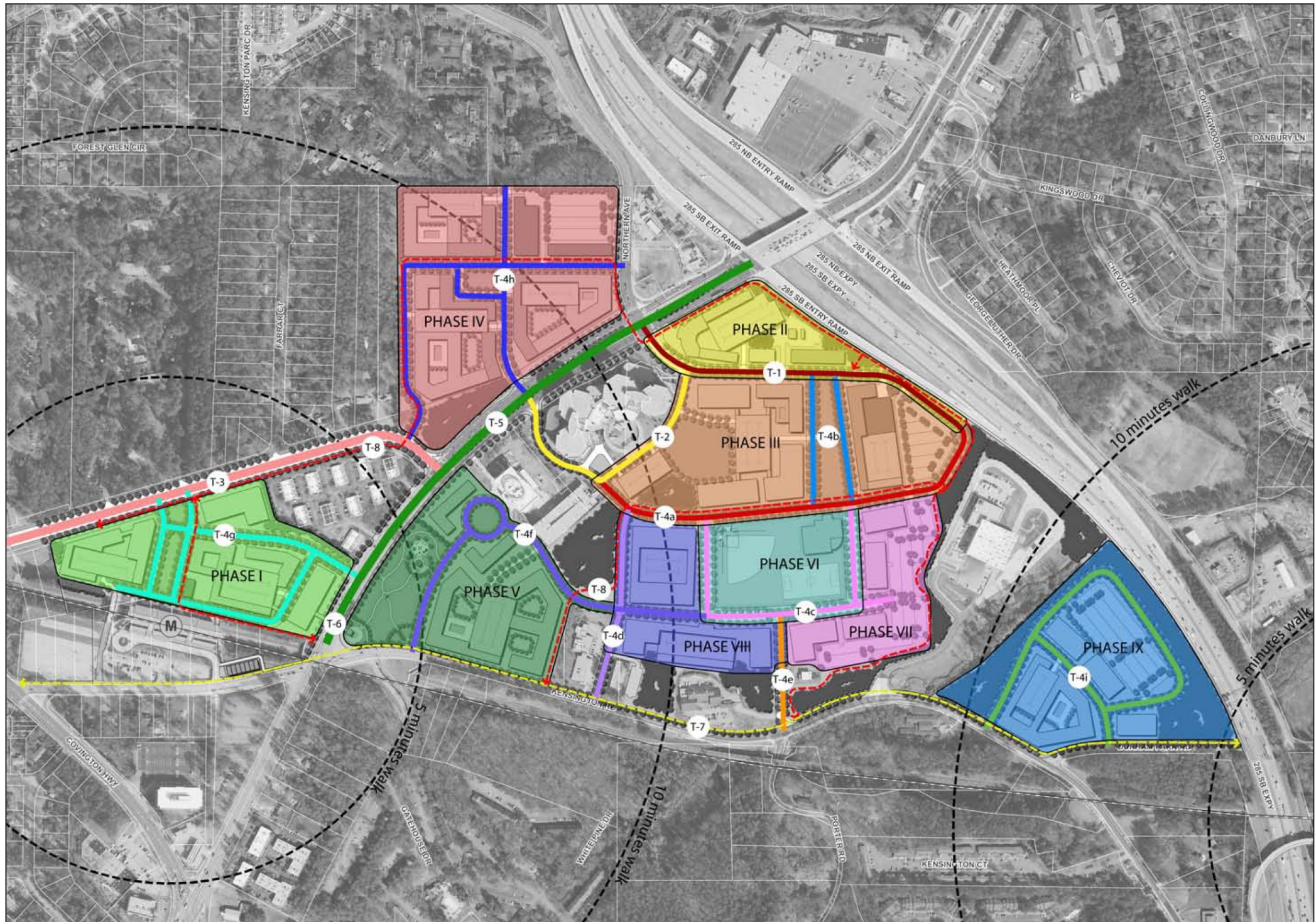


0 100 200 400 600 800 Feet

TOD FRAMEWORK PLAN



PHASING PLAN



IMPLEMENTATION

Implementation

September 2012

5.1 Action Plan

The action plan summarizes recommendations related to the future build-out of the study area and the public improvements necessary to support quality development.

Phasing Plan

Table 5.1 identifies an overall sequence of redevelopment in the Kensington LCI TOD area. As shown in Figure 5.1 Phasing Plan, DeKalb County should work with MARTA to redevelop the Kensington Station area to kick off the TOD development. It is also important for DeKalb County to consolidate most of its government office uses scattered around the site into a signature government building and create a new image for the area. Next phase will be redeveloping the area south of the new government center into mixed office, residential, commercial uses with a central green as an amenity. The next steps should be improving the areas along Memorial Drive, which would transform the area north of Memorial Drive and the area at the intersection of Memorial Drive and Kensington Road. The rest of the phases will include developing the recreation center, adding more offices to create more jobs and provide more residential units to facilitate job-housing balance.

The order of the phasing plan can be adjusted based on changes of market conditions in the future, so as to achieve the best result.

In terms of gross number, the potential build-out scenario for the entire area would result in approximately 640,000 square feet of government center space not including the existing jail and juvenile court, 2.7 million square feet of office, 267,050 square feet of retail, 2,100 units of residential development, along with a hotel, a recreation center, and 25 acres of major green space.

Implementation Projects

To facilitate and incentivize redevelopment of the Kensington MARTA TOD area, DeKalb County should spearhead a public improvement project in the area. Table 5.2 and 5.3 identify the key public improvement projects for this area. Recommended transportation projects include reconfiguration of Mountain Drive, streetscape improvements along Memorial Drive, a multi-use trail along Kensington and Durham Park road and throughout the TOD area, along with new streets that will define blocks for redevelopment. For new streets, the implementation should follow the phasing plan shown in Figure 5.1. Other projects recommended for the area include zoning changes, unified sign program and gateway improvements.

Table 5.1 Potential Build-Out Scenario by Phase

| Phase/Area | Site Area (acre) | Office SF | Gov. SF | Retail SF | Other SF | Res. Units | Green Space (ac) | Total Parking Provided*** |
|---|------------------|-----------|---------|-----------|------------------------|------------|------------------|---------------------------|
| I: Kensington MARTA Station Mixed Uses | 12.6 | 888,000 | - | 4,750 | - | 267 | 1.0 | 2,076 |
| II: Signature Government Building and Mixed-Use | 6.7 | 96,600 | 480,000 | 19,600 | - | - | - | 1,758 |
| III: Central Park and Surrounding Mixed Uses | 19.8 | 627,400 | - | 87,700 | 200,300 (280 rm hotel) | 140 | 5.0 | 2,723 |
| IV: Memorial Drive North Mixed Uses | 21.3 | - | - | 155,000 | - | 1,000 | 0.4 | 2,400 |
| V: Memorial Drive/Kensington Road Park and Mixed Uses | 15.9 | - | 160,000 | - | - | 420 | 4.7 | 1,176** |
| VI: Recreation Center | 7.1 | | - | - | 40,000 | - | 5.8 | 120 |
| VII: Office Park East | 9.3 | 223,000 | - | - | - | - | - | 600 |
| VIII: Office Park West | 8.4 | 738,000 | - | - | | - | - | 2,232 |
| IX: Residential/Office Mixed-Use | 19.5 | 144,100 | - | - | | 280 | 8.2 | 948 |
| TOTAL | 120.6 | 2,717,100 | 640,000 | 267,050 | 240,300 | 2,107 | 25.1 | 14,033 |

* Residential Units in Phase III area includes 7 townhome units.

** Parking for Phase V is partially provided by the parking deck next to the jail and cemetery in phase II

***The following table shows parking ratio standards used:

| | Office/ Government | Retail | Residential | Other |
|----------------------------|--------------------|------------|--------------|------------------------------|
| Phase I MARTA station area | 2/1,000 sf | 4/1,000 sf | 1 per unit | - |
| All other areas | 3/1,000 sf | 4/1,000 sf | 1.5 per unit | 3/1,000 sf or 1 per hotel rm |