

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): City of Tucker

RC: ARC

Submittal Type: Comp Plan Update

Preparer: Collaborative RC Local Government Consultant: The

Cover Letter Date: 7/20/18

Date Submittal Initially Received by RC: 7/19/18

Explain Unusual Time-lags or Other Anomalies, when present:

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.
- COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.
- REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.
- EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.
- ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.

AN ORDINANCE OF THE CITY OF TUCKER, GEORGIA RELATING TO THE COMPREHENSIVE PLAN; PROVIDING FOR FINDINGS; PROVIDING FOR AN AMENDMENT OF THE CITY OF TUCKER, GEORGIA COMPREHENSIVE PLAN; RELATING TO ESTABLISHMENT OF A COMPREHENSIVE PLAN UPDATE IN COMPLIANCE WITH RULES OF GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS, CHAPTER 110-12-1, MINIMUM STANDARDS AND PROCEDURES FOR LOCAL COMPREHENSIVE PLANNING; PROVIDING FOR EFFECT ON OTHER ORDINANCES AND REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND OTHER RELATED PURPOSES.

BE IT ORDAINED BY THE COUNCIL OF TUCKER, GEORGIA:

Section 1. Findings. The Council of Tucker, Georgia, hereby makes the following findings:

(a) Pursuant to Chapter 110-12-1 of the Georgia Department of Community Affairs, the City of Tucker, Georgia is authorized and required to adopt a comprehensive plan.

(b) Pursuant to Chapter 110-12-1-.03 of the Georgia Department of Community Affairs, the City of Tucker, Georgia comprehensive plan has the required comprehensive plan elements.

(c) Pursuant to Chapter 110-12-1-.04 of the Georgia Department of Community Affairs, the City of Tucker, Georgia comprehensive plan has followed the required procedures for a comprehensive plan amendment.

(d) The City of Tucker comprehensive plan was prepared pursuant to the Minimum Standards and Procedures for preparation of comprehensive plans and for implementation of comprehensive plans, established by the Department in accordance with O.C.G.A. 50-8-7.1(b) and 50-8-7.2.

(e) The Mayor & City Council of the City of Tucker, Georgia held a duly advertised public hearing on December 11, 2017, to receive public comment on the proposed Amendment to the City of Tucker Comprehensive Plan.

(f) Following the public hearing, the City of Tucker, Mayor & City Council approved the transmittal of the proposed Amendment to state agencies for review and comment.

(g) Said proposed Amendment as approved for transmittal by the City of Tucker, Mayor & City Council, together with supporting documentation, shall be transmitted to the Regional Commission, and the various agencies as appropriate for review and comment in accordance with the provisions of the Rules of Georgia Department of Community Affairs.

(h) City of Tucker transmitted a Draft Tucker Tomorrow Comprehensive Plan to the Atlanta Regional Commission and the Department of Community Affairs for review and;

(i) The Atlanta Regional Commission and the Department of Community Affairs had no objections to the Draft Tucker Comprehensive Plan.

Section 2. Interpretation.

(a) The language and provisions of this ordinance and the City of Tucker Comprehensive Plan shall be construed in pari materia with Chapter 110-12-1, Georgia Department of Community Affairs.

(b) Except where specifically indicated to the contrary, where any provision of this Ordinance refers to or incorporates another provision, ordinance, statute, code, regulation, or other authority, it refers to the most current version of the other provision, ordinance, statute, code, regulation, or other authority, including any subsequent amendments thereto or renumbering thereof.

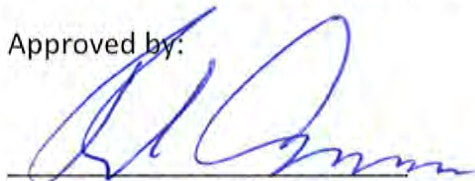
Section 3. Effect on Other Ordinances and Regulations. Where this ordinance conflicts with another City ordinance, the provisions of this ordinance shall prevail to the extent of such conflict except as otherwise provided herein.

Section 4. Severability. It is declared to be the intent of the Council that if any provision of this ordinance is for any reason finally held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions.

Section 5. Orders and Permit. The effective date of this Amendment shall be after the Georgia Department of Community Affairs notifies the City that the Amendment package is complete, or, if the Amendment is timely challenged, the Regional Authority enters a final order determining the adopted Amendment is in compliance, as provided in 110-12-1, Georgia Department of Community Affairs. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before it has become effective.

NOW THEREFORE, The TUCKER TOMORROW COMPREHENSIVE PLAN and associated FUTURE LAND USE MAP is hereby and duly adopted by the Mayor & City Council of the City of Tucker, this 23rd day of April 2018, with an effective date of April 24, 2018. This TUCKER TOMORROW COMPREHENSIVE PLAN and associated FUTURE LAND USE MAP supersedes and replaces all previously adopted comprehensive plans by the City of Tucker.

Approved by:



Frank Auman, Mayor

Attest:



Bonnie Warne, City Clerk



SEAL



Comprehensive Plan

Approved April 23, 2018

Today. Tomorrow. Together.™



Overview

The Tucker Tomorrow Comprehensive Plan recommends a set of actions to help create a better Tucker.

The Plan's chief value is as a decision-making tool to be used by citizens, business owners, community leaders and City officials over the next ten years to help guide future land development and public investment. The Plan also recommends ways for the City to work collaboratively with other government organizations and the private sector to bring about positive change.

A major guiding theme of the Tucker Tomorrow Plan is promoting connectivity. It is a theme rooted in the rich history of Tucker. For decades Tucker's neighbors, business owners and civic groups have worked to make Tucker a better place to live. In the course of doing so, strong bonds of community have been built that citizens of Tucker want to strengthen and use to bring about even more positive change.

In accordance with requirements set by the Georgia Department of Community Affairs, the new City of Tucker began the process of developing a comprehensive plan in the Fall of 2016. Over the following six months, the City and its consultant team, the Collaborative and RKG Associates, carried out an energetic public involvement process that included six public meetings, monthly steering committee meetings, and public walks and drives around the City to learn about areas of opportunity and concern. Advertisements placed in a number of media outlets, along with fliers distributed around the City, publicized meetings and encouraged residents to participate in two online surveys on the City's website. Videos of meetings, along with other materials, were regularly posted on Facebook. Representatives of the planning team attended dozens of meetings with organizations around the City. Future city leaders also got involved when students at Tucker High School participated in an activity in which they expressed their visions for the future of Tucker.

This extensive public process gave the city's residents, business owners and community leaders an opportunity to express their hopes and concerns; learn more about one another and their community; engage in conversations about how they want the city to grow in the future; and consider different strategies to achieve that vision. The comprehensive plan is designed to address such questions as "Who are we? What is the future that we desire? And how will we get there?"



Making the Plan Happen

The Tucker Tomorrow Plan is both ambitious and practical. It is for two reasons. First, Tucker is a community with energy and big dreams. Second, a comprehensive plan is, by its very nature, aspirational. Its role is to serve as a “travel guide” for the community’s journey toward the future of its choice.

It is important to keep in mind that this plan’s recommendations can only be achieved over time. No community has the resources to make all of what’s contained in a comprehensive plan happen today, or even tomorrow. However, with the sustained commitment by all segments of the Tucker community, key recommendations in the plan can indeed be accomplished. And each accomplishment will be a concrete step toward the realization of Tucker Tomorrow.

It is equally important to remember that no community—no matter how deeply committed—can bring to life a comprehensive plan alone. Making a comprehensive plan happen requires collaboration—among citizens, elected officials, City staff, developers and numerous government agencies, regional, state and federal. Funding prospects involving other levels of government need to be adequately explored. Collaborative and mutually-beneficial relationships with adjacent communities must be formed. Non-profit civic organizations must be mobilized to participate in the pursuit of shared goals. And, perhaps most importantly, previously-unimagined partnerships will need to be forged with developers and businesses—some of which will be drawn to Tucker because it is a community that has achieved much and holds great promise as a successful, attractive and desirable City in the future.

Developers and businesses play instrumental roles in a plan’s implementation. With its geographic appeal and intrinsic civic qualities, Tucker is well-situated to realize a major benefit of properly-managed growth: expansion of the tax base as businesses are increasingly attracted to the City. As businesses consider locating in Tucker, both on their own and as a result of the City’s economic

development efforts, the plan’s recommendations can set the stage for the discussions and negotiations that shape the scale, location and character of new development. In such negotiations, the City can propose to the developer that the project be expanded to include specific amenities, enhancements and infrastructure improvements desired by the City and specified in the comprehensive plan.

Finally, there is much to be said for boldness in the pursuit of the City’s future. Bold decisions—involving, for example, the commitment of funding to Lawrenceville Highway improvements, taking the first steps in establishing pedestrian multi-use trail connections, or enunciating a policy to create a culturally rich arts community — very often generate their own momentum. In this sense, the plan can be seen as a way to achieve success that breeds further success. Accordingly, we encourage the City to use the plan recommendations as a means of encouraging investment in the City—in terms of effort, dollars and a community wide spirit of aspiration and ambition for Tucker Tomorrow.



Plan Organization

To help simplify use of the Plan, it has been organized as follows:

Executive Summary 8

This section includes a summary of major Plan recommendations, organized by the plan’s five major goals. It is presented at the front of the plan to allow for ready access.

Consolidated Vision 10

This map of the City presents the plan’s five major goals and uses colors and numbers to show where on the map the goals apply.

Vision, Major Theme, and Goals 13

This section presents the vision, goals and major theme that emerged out of an energetic six-month public participation process. The goals form the framework by which the body of the plan is organized.

- Goal 1 - Enhance Downtown Tucker 15
- Goal 2 - Improve Transportation Connections. 24
- Goal 3 - Preserve and Improve Neighborhoods 32
- Goal 4 - Strengthen Recreational and Community Resources . . 37
- Goal 5 - Bolster Economic Base 41

Recommended Policies and Actions

Five sections present more in-depth discussions of the recommended policies and actions by goal.

Plan Implementation 47

This section presents more specific actions to make the plan a reality.

- Character Area Plan 47
- Land Use Recommendations 58
- Community Work Program 60

The Character Area Plan and Land Use Recommendations are tools to help direct future zoning and land use decisions. The Community Work Program presents recommendations by goal in a table that identifies such information as potential funding sources and organizations that will need to be involved in implementing the various recommendations into results.

Community Planning Process 69

This section summarizes the open and lively public participation process from which the plan emerged

Acknowledgments 78

Executive Summary

The following summarizes the comprehensive plan’s major recommended policies and actions. These are considered major because of their potential to significantly contribute to the achievement of one or more of the following five major community goals:

1. Enhance Downtown Tucker
2. Improve Transportation Connections
3. Preserve and Improve Neighborhoods
4. Strengthen Recreational and Community Resources
5. Bolster Economic Base

More information regarding these goals and additional recommendations can be found under sections titled “Recommended Policies and Actions by Goal,” and “Plan Implementation.”

Goal 1: Enhance Downtown Tucker

Develop a new City Hall in downtown Tucker to include civic spaces, a park and a large multipurpose space for community gatherings and for art and cultural events.



Allocate funds to create a culturally-rich arts community through collaborative relationships, financial support, and strengthening local arts organizations, artists and cultural activity.

Create more attractive and safer “Downtown Gateways” at the intersections of Main Street and Lawrenceville Highway, and Lavista Road and Main Street.

Construct a circular downtown multiuse trail as a key first step toward creating a larger citywide trail system.

Encourage growth downtown that preserves the center’s special small-town qualities, keeps Main Street wide and open and complements the size and style of Tucker’s older buildings.

Expand downtown’s borders to include areas within walking distance of Main Street.

Pursue a “shared-parking” approach to meet short-term parking demand, and consider a long-term strategy of developing first a surface lot, and, if demand is sufficient, a structured parking building downtown.

Goal 2: Improve Transportation Connections

Develop a citywide trail system to connect downtown with Tucker High School, the Tucker Nature Preserve and the Tucker Recreation Center on Lavista Road. Additional spokes would extend outward to neighborhoods, schools, parks, and toward the south to join the Stone Mountain multiuse trail and Atlanta’s regional trail network.



Improve sidewalk and intersection safety for pedestrians and cyclists where residential streets and sidewalks cross arterial roads.

Transform the Lawrenceville Highway-Hugh Howell Road Corridor into an attractive gateway to the many neighborhoods, downtown, and commercial centers that are adjacent to it.

Preserve and extend the character of the tree-lined western end of Lawrenceville Highway in an easterly direction toward downtown by improving edges with trees and other plantings.

Offer financial incentives to encourage the redevelopment of large parcels along the south side of Lawrenceville Highway where it approaches the downtown area; encourage zero-lot line setbacks that allow developers to situate parking behind buildings, leaving space for installing sidewalks, planting trees and making other streetscape improvements.

Promote mixed-use and boulevard-style design along the segment of the Lawrenceville Highway corridor that passes through downtown Tucker.

Implement a similar streetscape design approach along Hugh Howell Road east of downtown to improve roadway edges with trees, other plantings, and with the inclusion of a multiuse trail.

Conduct a detailed examination regarding potential zoning regulation changes within the Mountain Industrial area that encourage desired land uses and improve the visual character along Hugh Howell Road.

Goal 3: Preserve and Improve Neighborhoods

Consider zoning ordinance amendments that require single-family new construction or renovations to be compatible with the existing housing stock,



and that prevent the combining of larger lots and development of higher density subdivisions within and immediately adjacent to existing neighborhoods.

Focus new housing development in targeted redevelopment areas such as downtown Tucker and

the Northlake overlay district.

In the development of new residential uses within Tucker, focus on creating more urban, walkable neighborhoods that provide enhanced connectivity to jobs and amenities.

In appropriate locations, encourage vertically-integrated mixed use development, with non-residential uses on the ground floor and residential uses on the upper floors.

Support life cycle housing by increasing housing choices for “empty nesters.” Encourage the inclusion of senior-appropriate housing, including continuing care retirement communities, in the Northlake area and downtown Tucker.

Ensure that Tucker continues to provide a range of quality housing choices at a variety of price points.

Integrate high quality affordable housing into new developments, rather than isolate them in separate affordable housing sites.

Encourage redevelopment of older apartment units to promote affordable housing and equity creation opportunities.

Goal 4: Strengthen Recreational and Community Resources

Ensure that parks are managed as an interrelated system. Unite them into a citywide asset through the construction of the Multiuse Trail System.



Address outstanding park maintenance issues in accordance with a systematic triage strategy for setting priorities and making decisions about maintenance measures.

Explore restoring the historic Johns Homestead property as the “Tucker Heritage Center,” providing the public with a window into Tucker’s history, as well as Georgia’s rural past.

Promote the use of native plantings.

Conduct a canopy study as a first step toward assessing the need for amendments to the City’s tree ordinance.

Consider renovation and expansion of the Recreation Center to become a multiuse facility.

Negotiate with developers for increased open space within private projects.

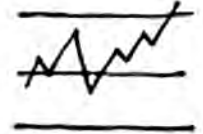
If Smoke Rise Elementary ceases to operate on the existing school site, explore the feasibility of adaptively reusing this property.

Conduct an evaluation of the City’s sign ordinance, with a focus on improving it.

Goal 5: Bolster Economic Base

Establish a Downtown Development Authority.

Repurpose underutilized commercial development into mixed-use development.



Establish an economic development function with a focus on business recruitment and retention.

Promote adaptive reuse and infill development within the underutilized office park located in close proximity to Northlake Mall.

Leveraging the region’s growing healthcare activity, promote medical-related uses and mixed use within the Lawrenceville Highway Medical Area.

Preserve and expand Tucker’s industrial employment base, with a focus on low impact, light industrial uses.

Actively market and recruit new biomedical businesses to the Mountain Industrial Area.

Implement gateway corridor improvements to enhance the appeal of the Mountain Industrial Area.

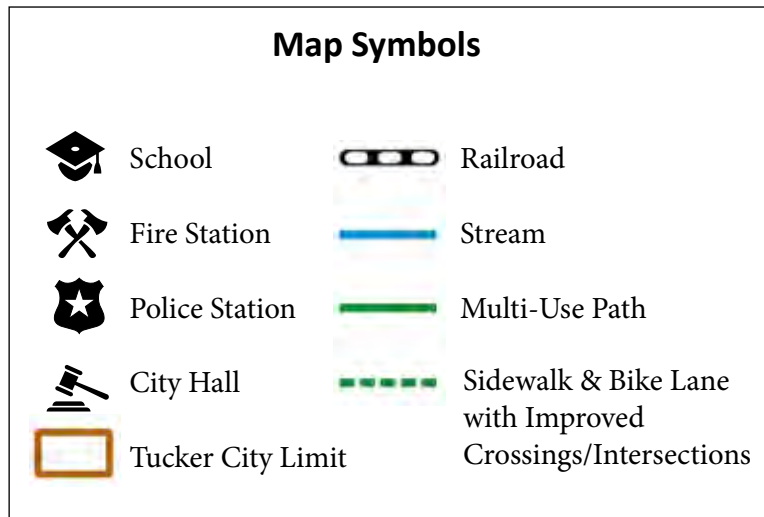
Promote downtown as the City’s primary civic, cultural and mixed-use center.

Consider the implementation of economic development incentives to fund infrastructure for infill development within downtown Tucker for projects that meet the City’s redevelopment goals and that could not occur without incentives.

Consolidated Vision

A comprehensive plan helps paint a vision of the future. This vision is expressed through a combination of words and images. The map of the City identified as “Consolidated Vision” is located at the beginning of the Plan because it is one of the most useful ways to visualize Tucker’s future represented in this plan. This map presents the plan’s five major goals and uses colors and numbers to show where the goals apply.

The colors indicate proposed “character areas.” These are areas that possess a visual quality or level of activity such that most people would describe them in a fairly consistent fashion. These goal areas are described below in terms of map colors.

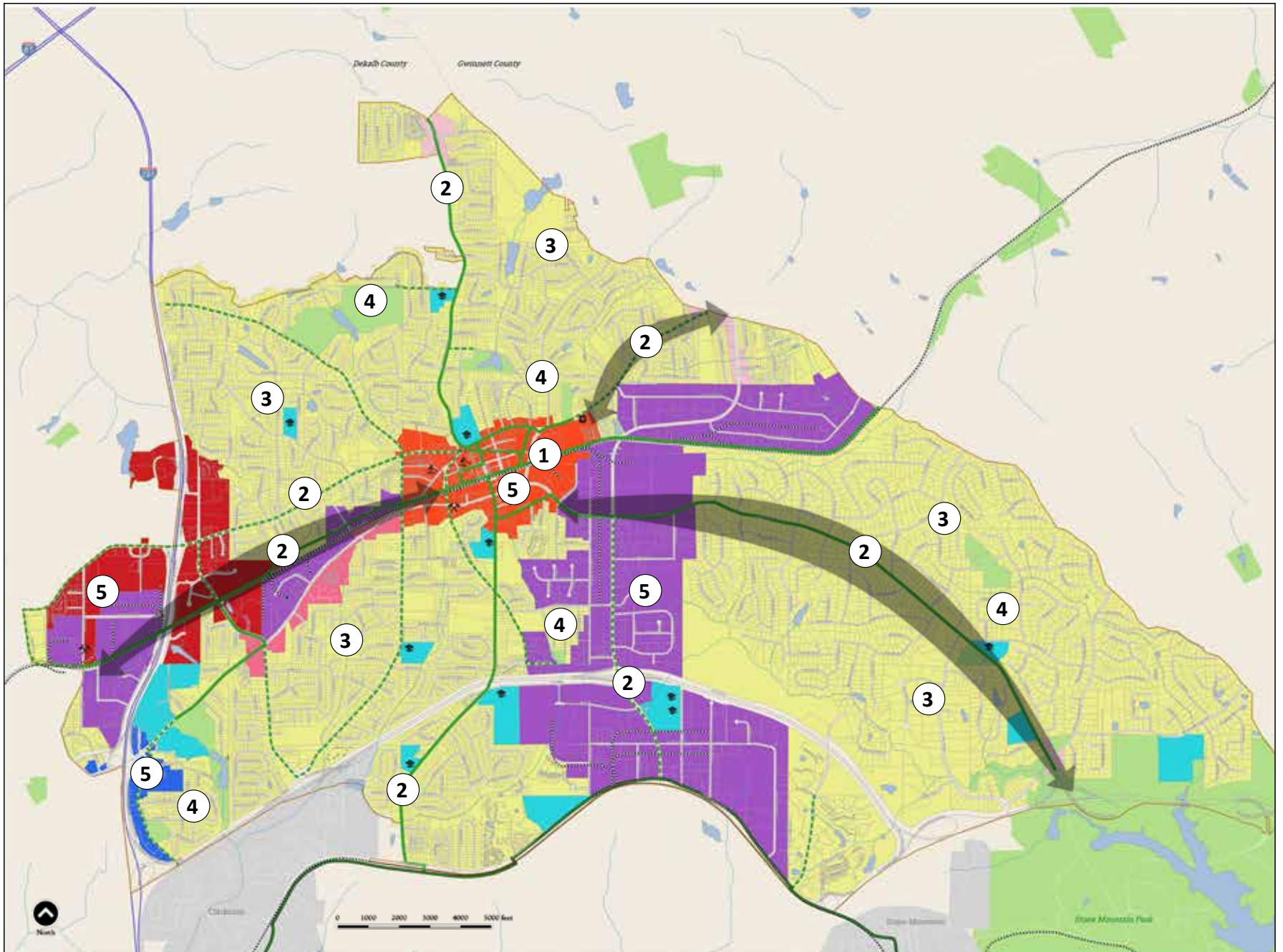



Data Disclaimer: The data in this map are for informational purposes only. They may contain errors. The City of Tucker and its agents, employees, and contractors are not responsible for any loss or damages that may result from the use of the data or map. Sources for data are DeKalb County, City of Tucker, and US Census.

- 1 Enhance Downtown Tucker**
Grow Main Street area into an even more vibrant civic center offering increased opportunities to live, work, shop, recreate, learn, enjoy the arts and gather as a community.
- 2 Increase Transportation Connections**
Create path system linking neighborhoods, downtown, schools, library, and recreation facilities.

Remake Lawrenceville Highway-Hugh Howell Corridor into inviting transportation spine that recalls a country road linking commercial areas.
- 3 Preserve and Improve Neighborhoods**
Enhance zoning to preserve existing neighborhoods, while guiding future development to most appropriate places.

Implement other measures to enhance neighborhoods, e.g. improving external and internal connections.
- 4 Strengthen Recreational and Community Resources**
Develop open space and recreational resources into unified network that includes opportunities for people of all ages and interests to access and enjoy Tucker’s recreational, historic, art, cultural resources and natural environment.
- 5 Bolster Economic Base**
Grow primary job centers of Mountain Industrial Area, Northlake Commercial Center, Lawrenceville Highway Medical Area and downtown Tucker.



 **Suburban**

The yellow areas show the current and future location of Tucker’s suburban neighborhoods consisting of largely single-family homes and lower density residential development. And as you can see—it is by far the largest character area in the City.

 **Downtown**

The light red color in the center of the map shows downtown with its mix of shops and stores, small office buildings, single family homes and denser housing, churches, and civic buildings. There is strong public interest in making downtown a place where more development is encouraged in the future.

 **Regional Activity Center**

Most of the area located within the Northlake area of Tucker is shown in dark red. Regional activity centers typically include a higher-density mix of retail, office, housing, and services, and employment to serve a regional market area. Because it is readily accessible from the highway and is already more developed, future development here is considered both desirable and appropriate.

 **Neighborhood Center**

Neighborhood Centers shown in salmon color include a mix of retail, services, and offices to serve neighborhood residents’ day-to-day needs. Residential development should reinforce the center through locating higher density housing options adjacent to their center, including multi-family town homes and multi-unit housing no more than three stories high.

 **Light Industrial**

The purple represents areas of light industrial development. One area, relatively small, is located on the south side of the Northlake commercial district and benefits from being close to I-285. A second industrial area is between Northlake and Downtown on Lawrenceville Highway along the CSX rail line. The largest such area borders both sides of Mountain Industrial Boulevard running to the north along North Royal Atlanta Drive and to the south along Ponce de Leon Avenue.

 **Medical Area**

An area of dark blue is located at the intersection of Lawrenceville Highway and I-285. It denotes the Northlake “Medical Area” and includes a regional orthopedic hospital and medically-related clinics and offices. Because of its current medical land uses and proximity to I-285, future medical related development in this area is encouraged.

 **Institutional**

The teal areas denote areas primarily dedicated to institutional activities, such as public schools, police and fire facilities and cemeteries.

 **Commercial Redevelopment Corridor**

The lighter-salmon color denotes the area within the Lawrenceville Highway Corridor east of downtown. There is strong public support for redevelopment of this corridor in a manner that enhances the mix of uses and overall visual quality of the corridor.

 **Corridor Redevelopment**

The smoky colored arrows call attention to the Lawrenceville Highway and Hugh Howell Corridor where concerted efforts are needed to improve both the character and operation of this major east-west transportation corridor. The Corridor is made up of distinct subareas; redevelopment recommendations reflect the disparate nature of each of these subareas.

 **Conservation and Open Space**

The light green areas represent parks and open spaces.

 **Trails**

Solid green lines indicate a proposed network of multiuse trails that link Tucker’s major parks and open spaces with downtown, as well as with neighborhoods, schools, Tucker’s recreation center, and library. The dashed green lines represent locations for improvements, such as sidewalks and other ways to improve safety at intersections and crossings.

The numbers **1** through **5** on the map correspond to the plan’s five major goals.

Vision, Major Theme, and Goals

Vision

Those of us who live and work in the City of Tucker care deeply about our new city and envision a future in which our community's quality of life continues to improve. We want Tucker to remain a welcoming and safe place in which to live, work and do business. Most importantly, we are a city with a powerful sense of community and we want to grow even stronger as we work together toward a better tomorrow. Our vision is best expressed by the phrase:

Tucker

Today. Tomorrow. Together.™

Major Theme: Promoting Connectivity

As noted above, promoting greater connectivity is the central theme of this comprehensive plan. It was ranked first in importance, both by participants attending public meetings and in responses to surveys.

It is easy to understand why.

For decades Tucker's neighbors and civic groups have worked together to undertake activities such as advocating for sensible growth, volunteering to improve local parks, sponsoring festivals, and canvassing door-to-door for cityhood. Through the course of these civic activities, residents who didn't already know each other became acquainted. Small meetings led to larger ones. Early and late-night phone calls were made. Meetings and events were followed by people socializing over coffee or a bite to eat.

Over time—working toward the common purpose of a better Tucker—that special sense of familiarity and feeling of connectedness, known as “community” grew and flourished.

The purpose of this plan is to carry forward this legacy of creating community. Making and sustaining connections is the theme that unites the Plan's five major goals. For example, the goal of community building is behind the recommendation for promoting more-face-to-face interactions and civic engagement downtown. It is a major reason for recommending creation of a multiuse trail system that allows residents to travel freely and gather in parks and community settings across the City. Increasing connectivity means remaking the transportation corridor consisting of Lawrenceville Highway and Hugh Howell Road into a visually attractive and inviting transportation spine that better joins neighborhoods with downtown. And the theme of promoting connectivity is also evident in the community's expressed desire to retain a strong relationship with Tucker's past, including seeking to ensure Tucker remains a city of tree-lined neighborhoods whose range of housing options enable young and older residents alike to live in Tucker.

Five Major Community Goals

1: Enhance Downtown



Because our downtown plays such a vital role as the heart of Tucker’s civic and community life, our goal is for the Main Street area to grow and mature into an even more vibrant civic center—one that offers increased opportunities to live, work, shop, recreate, learn, enjoy the arts and gather as a community.

2: Improve Transportation Connections



We seek to overcome the challenge of physical separation and other consequences of auto-oriented land development by investing in the creation of a multiuse path system that connects Tucker neighborhoods to downtown, schools, library, recreation center, parks, and Atlanta’s regional trail network. A related priority is the remaking of the Lawrenceville Highway and Hugh Howell Corridor into an inviting transportation spine that recalls the feeling of traveling along a tree-lined road linking the City’s main commercial hubs: Northlake, downtown and Mountain Industrial.

3. Preserve and Improve Neighborhoods



The preservation of tree-lined neighborhoods is a high priority, along with the expansion of opportunities for households of all ages and income levels to remain in Tucker or move into our community.

4. Strengthen Recreational and Community Resources



It is important that the City’s open space and recreational infrastructure become a unified network. This includes enhancing and creating opportunities for people of all ages and interests to experience Tucker’s recreational, historic, art and cultural resources, while preserving and enhancing the quality of the natural environment.

5. Bolster Economic Base



A key goal is to attract and support healthy and successful families who can afford to live in Tucker their entire lives. This means capitalizing on Tucker’s location within the economically-dynamic Atlanta region to attract future commercial growth to our primary job centers of Mountain Industrial Area, Northlake Commercial Center, Lawrenceville Medical Area and downtown Tucker.

Goal 1: Enhance Downtown Tucker



Background: Needs and Opportunities

Most residents describe Tucker as a special place to live. Reasons frequently given include the friendliness of neighbors, a sense of safety, a range of affordable housing choices, good public schools, and

proximity to Atlanta. Among the many reasons given, however, the one most agree makes Tucker unique is its downtown. With its collection of shops and restaurants, farmers market, and the variety of annual festivals and events, downtown is widely embraced as the civic “heart” of Tucker.

A second way in which downtown defines Tucker’s uniqueness is its physical qualities. It evokes the feeling of the main street of a small town—an authentic one with a long history and a strong sense of place.

Notably, storefronts and other commercial buildings line both sides of Main Street, but none is more than two stories high. This contributes to a feeling of openness and a sense of being in a small town and not on a big city street. Main Street’s authentic feel comes from an assortment of buildings dating back to the 1930s, 40s, and 50s. For a community that cares about its history, downtown offers a visible connection to Tucker’s past.

This section of the plan presents recommendations for strengthening downtown’s role as both a civic center and as a special place that gives Tucker its unique identity.

Value of Investing in Downtown

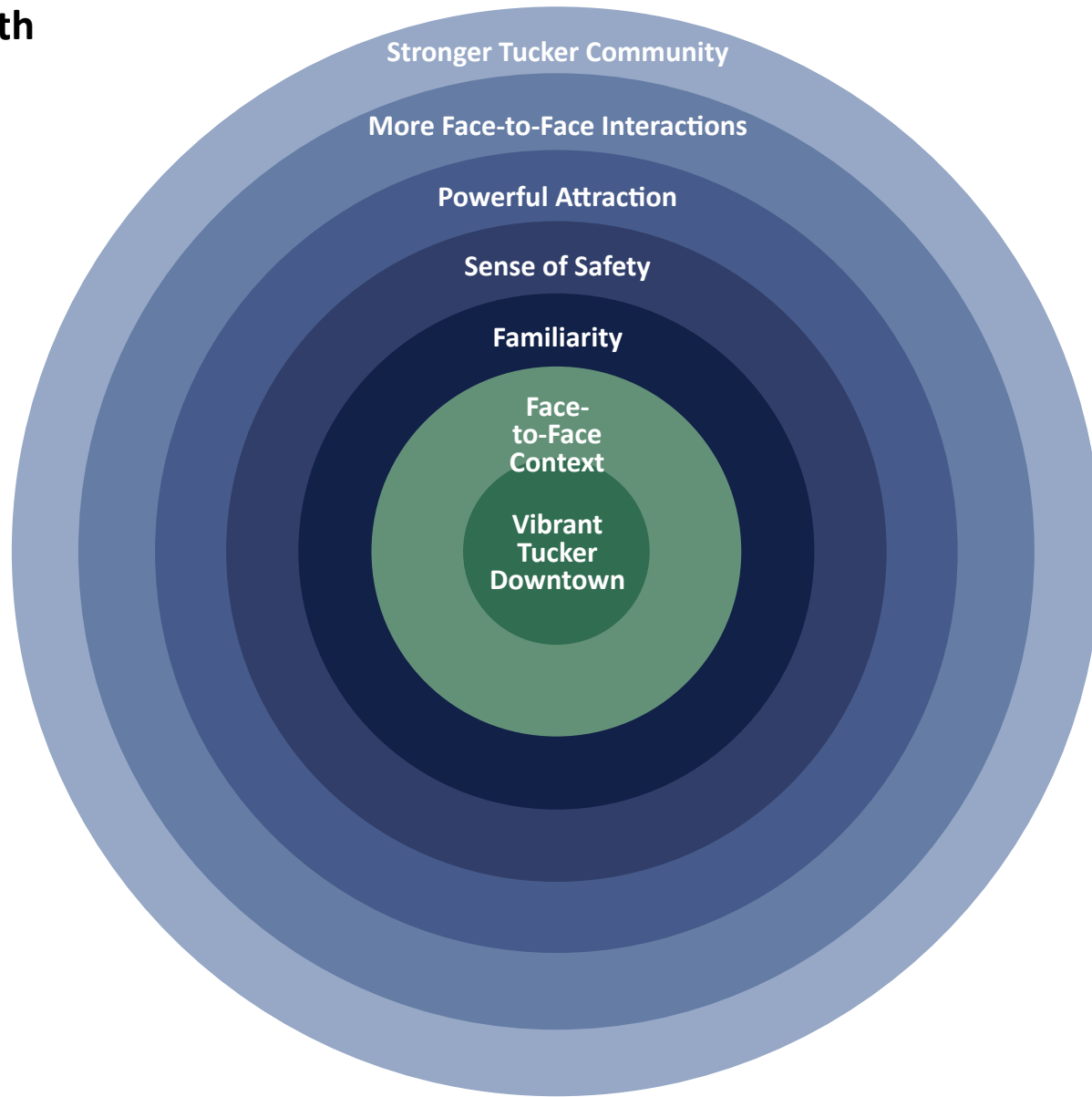
Strong communities grow from layers of overlapping connections. Strengthening downtown as a civic center adds to the layers of positive connections that make Tucker a uniquely strong and healthy community.

The Rings of Growth diagram illustrates the critical relationship between strengthening downtown and future of Tucker as a community. Today downtown is a place where residents come together to participate in such activities as running errands, shopping, enjoying festivals, worshipping and dining. From a sociological perspective, these face-to-face meetings foster a sense of familiarity. In turn, this feeling of familiarity leads to a sense of safety. And because people are drawn to safe places, more people are likely to come to downtown. This increased “density of contact” results in even more face-to-face interactions that then lead to an even greater sense of familiarity. This is a powerful cycle that can greatly benefit the City of Tucker.

This community building role is why this plan places such emphasis on the goal of enhancing downtown Tucker. Investing in downtown, and helping it become an even more vibrant civic center, holds the promise of creating ever stronger feelings of community that grow outward from the center to encompass the whole of Tucker, and continuing to do so for decades to come.



Rings of Growth



A Healthy Tucker Starts with a Vibrant Center



Recommended Policies and Actions

A Civic Center for a Civic-Minded Community

The recommended actions that follow hold the promise of contributing to the goal of helping downtown Tucker becoming an even more successful civic center—one in which citizens may walk, meet, recreate, learn, worship, shop, celebrate, and come together as a community. The actions to accomplish this are listed below in order of projected impact.

Invest in a Tucker City Hall Complex

The plan recommends that a new City Hall be located in downtown Tucker and that it should include civic spaces, such as a performing arts venue, and outdoor park. This will help to bring residents together downtown on a more regular basis. At the same time, the investment serves to help attract the attention of the private development community that the City wants as partners—to invest in new homes, shops, restaurants and other downtown businesses.

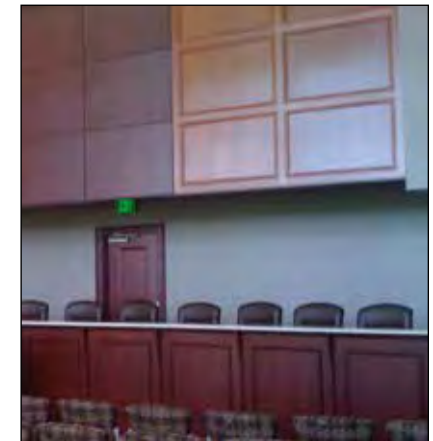
Locating City Hall downtown brings Tucker’s local government within walking distance of Main Street and Tucker’s main civic hub. It would result in more face-to-face interaction between the public and Tucker’s elected officials and municipal staff. Such frequent interactions are valuable for City officials who benefit from being able to more regularly hear from members of the community.

Since municipal government generates activity throughout the day and frequently into the evening, locating City Hall within walking distance of Main Street helps support coffee shops, restaurants, and other local businesses.

It is recommended that at least one large multipurpose space be incorporated into the new City Hall complex. The space should include a stage, lighting, and sound system to host large community

gatherings and also provide a venue for art and cultural events. More and more municipalities are adding these types of multipurpose spaces into their city hall complexes, sometimes within the municipal building itself. For example, some Metro Atlanta area cities have incorporated a performing arts center within city hall or have created a “civic campus” that includes an outdoor park with a city hall and performing arts center situated around the open space.

However, to support the arts in the downtown area, the City should not wait until a new City Hall complex is created. It should invest in the arts by setting aside funds to support arts programs that both enrich the lives of Tucker citizens and bring more people downtown.





A Cultural Arts Committee that includes residents and business leaders appointed by the Mayor could be created to advocate for the arts and make recommendations to the Mayor and Council. The City should focus on the creation of a culturally rich arts community through collaborative relationships, financial support, and helping to strengthen local arts organizations, artists and cultural activity.

Tucker residents have expressed support for incorporating an outdoor park into the City Hall Complex. It is imagined the open space would include a large lawn edged by trees and benches. Many have requested that the park include a stage or small amphitheater to serve as a venue for art and cultural activities, and to serve as another venue to be used during major community events such as the Tucker Chili Cook Off or Tucker Day. Also, in the spirit of helping to make downtown an even more robust civic center, and given the location of Tucker High School at the north end of Main Street and Tucker Middle School just to the south of downtown, it may be appropriate to incorporate outdoor kiosks into the design of the new open space for the purpose of displaying student artwork.



Eliminate Lawrenceville Highway left turn to Idlewood Road.

■ Create Downtown Gateways

There are also valuable community benefits to creating safer and more attractive “Gateway Intersections” where Main Street intersects with Lavista Road to the north and Lawrenceville Highway to the south. Both Lavista Road and Lawrenceville Highway are major gateways to downtown and carry high volumes of traffic past downtown each day.

The plan recommends that the City work with DeKalb County to invest more resources in the redesign of these intersections because of their role as major gateways to downtown. One beneficial design improvement would be to remove relatively low volume dedicated turn lanes and replace them with planted pedestrian safety intersections. Crosswalks at each intersection should be made more visible by installing colored concrete pavers. Granite monument signs could announce these Main Street entrances or gateways to downtown.

The intersection of Main Street and Lawrenceville Highway should be given special attention. Because of the public’s strong desire to improve the visual quality of the Lawrenceville Highway corridor, it is recommended that improved sidewalks, trees and other plantings



Replace with planted pedestrian safety median.



be installed at this intersection. And improving the visual quality of the Lawrenceville Highway intersections helps establish a visual model for future improvements along the entire corridor. Additionally, the City should encourage the redevelopment of the vacant parcel on the northeast quadrant of this intersection in a style that is visually compatible with the two historic buildings on the south side of the highway.

Together these actions will result in the creation of safer connections for pedestrians and bicyclists to and from downtown, both from the north and south. Further, the visually attractive gateways present a positive image of Tucker, while raising awareness of the downtown as a desirable destination. Redevelopment of the property on the northeast side of the Lawrenceville Highway intersection presents an opportunity to recall Tucker’s history and incorporate design elements indicative of the era.

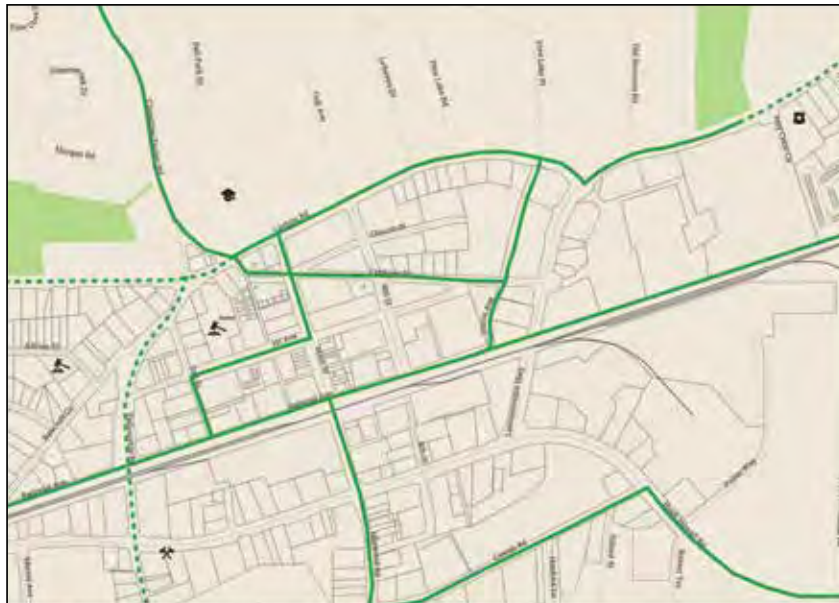


Diagram of one possible Downtown Trail Route

■ Create Downtown Multiuse Trail Loop

Constructing a circular downtown multiuse trail offers a range of public and private benefits. For example, since more and more people are seeking walkable places to live, such a downtown path would satisfy this desire while creating a valuable recreational and civic resource. As charming as Main Street is for strolling, window shopping, and visiting with neighbors, it offers a limited pedestrian experience. A downtown multiuse trail loop following one of the two routes shown in the accompanying diagram would add interest and variety to the downtown pedestrian experience while at the same time serving as a unique recreational asset. It would provide a place for Tucker residents to walk after a meal downtown and provide families with small children safe places to walk and ride bicycles. In an era when communities all around the country are seeking to promote healthy lifestyles, a downtown multiuse trail loop makes a strong statement about Tucker’s commitment to community fitness. Ideally 10-12 feet wide, the loop would serve pedestrians interested in an alternative to “walking the mall.”



Incorporate complementary outdoor space for day-to-day enjoyment and community gatherings



An additional benefit of a downtown Tucker trail loop is that it would be a key first step toward creating the kind of larger citywide trail system for which Tucker residents have expressed broad support. The downtown trail would initially connect Main Street to the post office and library; from there, links would be added to connect downtown with Tucker High School, Tucker Nature Preserve and Tucker Recreation Center on Lavista Road. Additional spokes would extend

outward to neighborhoods, schools, parks, and toward the south to join the Stone Mountain multiuse trail that links to Atlanta’s regional trail network. This network is described further in the Improving Transportation Connections section of the plan.

Encourage Greater Mixed Use Development

Downtown is already a successful place that Tucker residents want to see grow and become even more successful. The success of downtown is due, in large part, to decades of hard work on the part of Tucker residents, business owners and civic organizations. For example, it was local support that led to the Atlanta Regional Commission funding two “Livable Center Initiative Plans” that outline steps for improving Main Street area—the first in 2005 and the update in 2010. Consistent with those planning efforts, the downtown zoning overlay district encourages mixed use development designed to be in keeping with the small-town character of the Main Street area. In addition, the Tucker-Northlake Community Improvement District serves the downtown area and has been instrumental in implementing such improvements as the installation of new sidewalks, seating areas and planters. Building on these prior plans and other important work done to date, the Tucker Tomorrow plan endorses the call for encouraging growth downtown that:

- Preserves downtown’s special small-town qualities
- Keeps Main Street wide and open
- Is designed to complement the size and style of Tucker’s older buildings.

The LCI planning efforts, which we have reviewed extensively for this project, include a number of sound recommendations that are worth noting. For a more complete set of recommendations for enhancing downtown, please refer to both the Tucker-Northlake Community Improvement District Master Plan Study and Tucker Livable Centers Initiative Study and Action Plan, Five Year Update (2011-2016).



This older section of downtown Tucker today provides an excellent example of zero lot line development.



PNC Bank was built set back from Main Street.



Example of bank built with zero lot line zoning. Bank rents to shops that make for engaging pedestrian experience



Encourage more residential (e.g., townhouses up to 3-stories) off Main Street to offer desirable option to those seeking walkable living while supporting local businesses.



Allow for artist live/work housing.



Allow ground floor commercial and residential above.

To help preserve the wide and open quality of Main Street, it is recommended that building heights along the street be limited to two stories. A greater density (up to three stories) should be encouraged across the rest of downtown, including allowances for zero building setback line development for both commercial and residential uses. Of significant benefit to the pedestrian experience, zero-lot line development allows businesses to construct buildings with storefront windows along the sidewalk. Zero building setback line development also allows developers to build a greater number of residential units downtown within walking distance of Main Street. As noted earlier, such steps to help downtown become a more attractive place to live and walk promotes increases in the interactions that are the lifeblood of healthy communities.

Expand Downtown Overlay District

The downtown overlay district should be expanded south across Lawrenceville Highway to include, at minimum, both sides of Idlewood south to Cowan Road and both sides of Cowan Road east up to Hugh Howell Road. This area is well within walking distance of the existing Main Street commercial area and is an appropriate location for housing and other mixed use development.

Make Downtown a Center for “Lifelong Living”

To be truly healthy, downtowns should offer a range of housing choices. Members of society’s largest cohort, the “Baby Boomers,” are increasingly seeking to live in environments where they can walk more and drive less. The new Hearthside apartment development, geared to serve residents 55 and over, is designed to respond to this demand. Nor are the Boomers alone; young individuals, couples, and families are seeking residential settings where they can avoid long car commutes.

Promoting downtown as a hub for “Lifelong Living” with a range of housing choices for all ages should be a high priority for the City, Tucker residents have also expressed the view that affordable housing options should be included.





As a step toward encouraging affordable housing downtown, the City may want to consider a pilot program aimed at encouraging artists to live and work in downtown. For example, there are many examples of cities that subsidize the rents of artists living downtown if they agreed to periodically offer open studios. This can be the catalyst for galleries, restaurants and shops, adding rejuvenating interest, vitality and variety to the downtown. As discussed in public meetings, if Tucker were to pursue a similar model, it might want to stipulate that artists receiving a subsidy will, in return, agree to offer free classes in nearby Tucker Middle and High Schools, and low-cost classes to all other Tucker residents.

Helping downtown become a City center that welcomes and works for people of all ages will require the City and future developers to take additional steps. These include, for example, ensuring that curb cuts in sidewalks include clearly marked crosswalks, appropriate street lighting, benches to rest, and a transit option, such as shuttle service, providing access to area medical centers and MARTA.

■ Support a Future Downtown Shuttle

While transit demand today is low, as downtown grows, the City should work with future developers to create a subsidy for a shuttle to area medical facilities, the Tucker Recreation Center, library, post office, Northlake and MARTA.

■ Expand Parking Options

Recently the Tucker-Northlake Community Improvement District engaged the Urban Land Institute Atlanta Center for Leadership Mini Technical Assistance Panel (mTAP) to perform a downtown parking study. In brief, the study recommends that the demand for increased parking associated with future downtown development could be met by working with downtown businesses and churches with large parking lots to share their parking with the public.

In the long term, the mTAP study recommends first developing a surface lot, and, if demand is sufficient, a structured parking deck on the Railroad Avenue property between Main and Second Street.



Create Unique Downtown Banner-Website System

Many successful downtowns use banners as way to create a visually more festive environment. Often these banners are designed to communicate something about the identity of the community. Or they frequently celebrate special events, such as festivals, fairs, school events, art exhibits, performances and civic programs such as adult education activities.

Given Tucker’s strong identity as a community, the City may want to develop a banner system that celebrates the people who make Tucker so extraordinary. The “Windows into Tucker” banner system included in the plan is one example of how Tucker might want to recognize and honor its citizens, community organizations and businesses. While execution of an intergovernmental agreement between the City, DeKalb County and Georgia Power will be required to allow the installation of banners on the existing pedestrian light poles, the benefits of such a banner system outweigh the time and effort required to develop an agreement for their installation.

For the Windows into Tucker system honoring Tucker’s citizens, a banner on one side of a light pole displays the name and image of a Tucker resident that is being featured. A second banner on the opposite side of the pole includes a few facts about that person. For part of the year, banners might feature local downtown retailers and then be changed to portray community volunteers, or local police officers, fire fighters, teachers or members of the military.

Because the size of the banners would limit how much information could be included, a companion website would provide more information about the individual being profiled.

For a community that celebrates the power of community, a communication tool such as this might be a good fit.

Community Work Program

Please refer to the Community Work Program in the Plan Implementation section for a more detailed implementation plan for this goal.



Goal 2: Improve Transportation Connections



Background: Needs and Opportunities

The emphasis placed by citizens of Tucker on the enhancement of community connections makes transportation a critical factor in achieving the City's goals. From the standpoint of quality of life for residents and business owners, transportation and mobility at the municipal level is a combination of both the quality of access to the regional transportation network and the quality of internal circulation within the community. Tucker enjoys outstanding access to major regional transportation facilities, such as I-285 and the Stone Mountain Freeway via major arterials such as Lawrenceville Highway, Lavista Road, Hugh Howell Road and others. Regarding internal circulation within Tucker, however, there is a widespread feeling that there is much room for improvement, especially with respect to pedestrian safety and bicycle and pedestrian travel options.

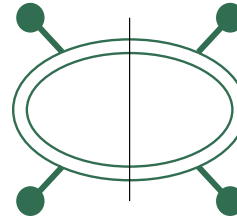
Specifically, broad support exists among Tucker residents for creating a citywide multiuse trail system, reconstructing roadways to include sidewalks and safer crossings/intersections, and remaking the Lawrenceville Highway and Hugh Howell Corridor into an attractive and inviting transportation spine linking the city's major commercial areas of downtown, Mountain Industrial and Northlake.

Recommended Policies and Actions

Create Citywide Multiuse Trail System

This plan presents a preliminary concept for a citywide trail system that has grown out of discussions with the public over the course of the comprehensive planning process. While it is understood that a more comprehensive sidewalk, bike and trail study may occur in the future, we offer the following trail system recommendation as an integral element of the comprehensive plan because of the

prominence of connections in the visioning process. From an implementation standpoint, it should be noted that the City of Tucker does not control the roadways and will need to work with DeKalb County and other organizations and government agencies, such as the PATH Foundation and Atlanta Regional Commission to build the system. The plan proposes a multiuse trail network that begins with the downtown loop described earlier, and then spreads outward to connect downtown with Tucker's schools, parks, recreation center, library, the Northlake commercial area, the Stone Mountain Path Trail and metro Atlanta's regional trail network.



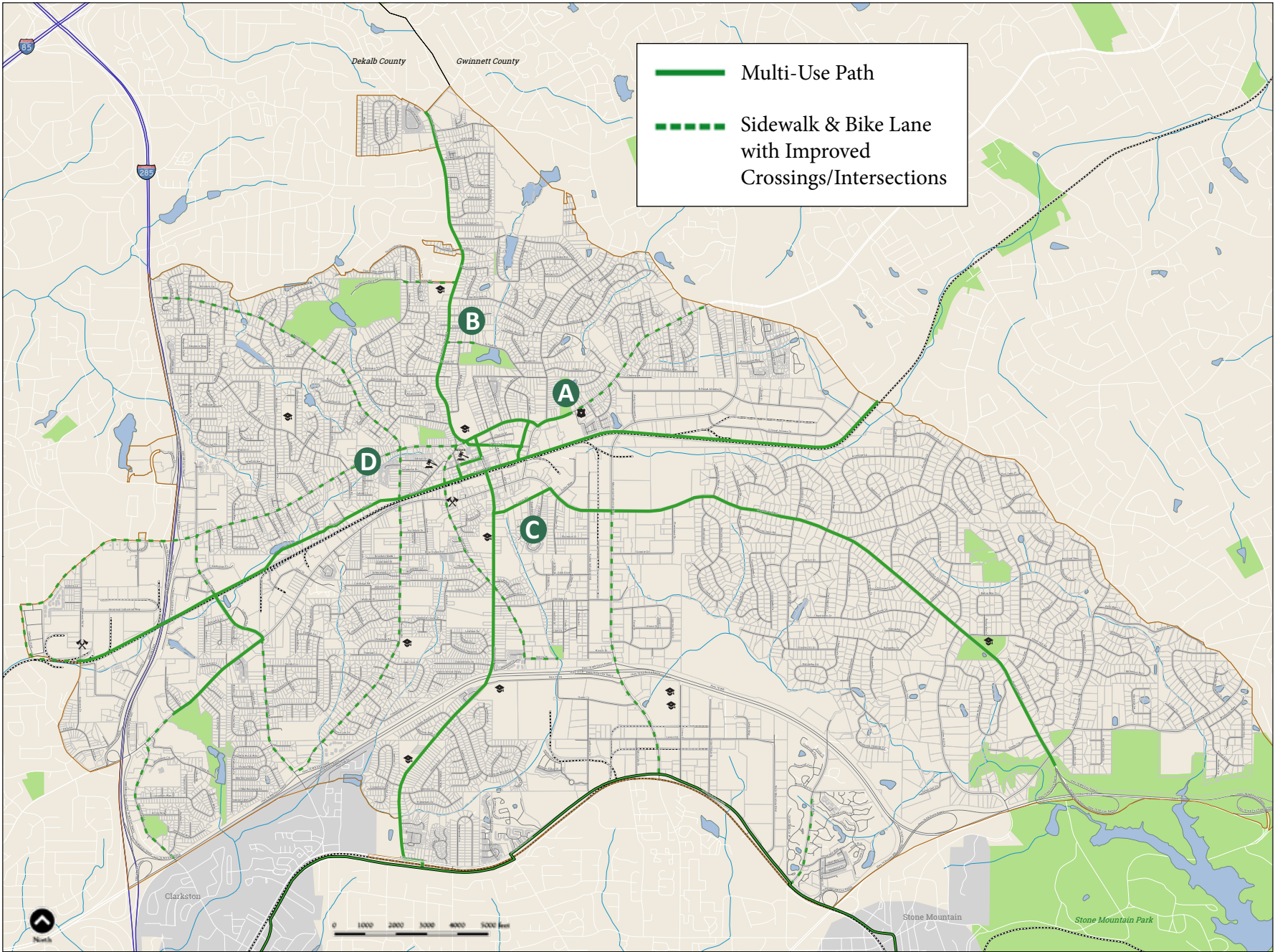
Wherever possible, trails should be separated from roadways and be ideally 10-12 feet wide, to serve mixed traffic of both pedestrians and cyclists. Because of cost and other issues, it may in some instances be feasible to construct only sidewalks and direct bicycle use to a bike lane on the roadway. This is the least desirable approach, as Tucker residents have clearly articulated a vision of a path system that would safely accommodate people of all ages, including families with children.

The system components are identified below and illustrated in the path system diagram.

Step 1: Create Downtown Tucker Loop Path

Step 2: Extend spokes in following order:

- A** Tucker-Reid H. Cofer Library and Tucker Nature Preserve
- B** Tucker Recreation Center, Kelley Cofer Park and Henderson Park
- C** Southeast and Stone Mountain Trail connections: Idlewood and Hugh Howell Roads
- D** Downtown to along the railroad right of way to Northlake with spokes to Johns Homestead and Stone Mountain Trail





Enhance All Major Corridors by Adding Sidewalks and Safer Roadway Crossings

Expanding citywide transportation connections includes improving Tucker’s sidewalks and making intersection crossing safer for pedestrians and cyclists. The dashed green lines on the Multiuse Trail System diagram shows those roadway corridors the plan identifies as needing improvement. These are primarily main thoroughfares that residents currently feel are unsafe to walk, either because they do not have sidewalks, or because the sidewalks are incomplete.

With respect to making crossings safer, recommended improvements include installing more clearly defined crosswalks, along with taking steps to ensure traffic signals give adequate phase time for pedestrians/cyclists to cross. Priority intersections are identified as those where residential streets and sidewalks cross arterial roads.

Improve Lawrenceville Highway-Hugh Howell Road Corridor

Improving the Lawrenceville Highway-Hugh Howell Road Corridor ranks as a high priority action among Tucker residents.

Several sections of the corridor are bordered by visually unattractive strip development that residents dislike using and feel creates an unattractive image of Tucker. There is a sense that traveling along the corridor is relatively unsafe due the many curb cuts and vehicles frequently entering and exiting driveways. While some people walk or bike along the corridor, the narrow sidewalks and lack of bicycle lanes deter most from doing so.

Remake into “Gateway Corridor”

Currently the Lawrenceville Highway-Hugh Howell Road Corridor consists of a range of character areas. As shown in the Existing Conditions diagram, the ends of the corridor can feel like a country road, including the area near I-285 and where Hugh Howell enters the Smoke Rise neighborhood. In between, it is mostly a low-functioning

and uninviting commercial strip. If it were plotted as a wave, its ends would appear relatively smooth separated by a jagged and erratic middle.

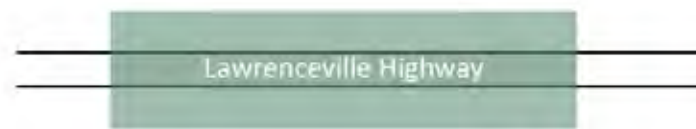
The overall vision is to treat the corridor as an attractive gateway to the many neighborhoods, downtown, and commercial centers that are adjacent to it. As described in the Gateway Corridor Strategy diagram, the aim should be to remake the corridor into an inviting transportation spine that recalls the feel of a country road that may be experienced at either end. In instances where the corridor passes commercial areas, such as it does downtown Tucker, it would be appropriate to redesign the corridor to create a feeling of a tree-lined boulevard.

The following pages describe a recommended treatment for improving the corridor by area. It should be noted that improving the Lawrenceville Highway-Hugh Howell Road corridor to address these issues would be a major undertaking requiring the collaboration of the City of Tucker, Georgia Department of Transportation (Lawrenceville Highway is a State Road), DeKalb County and private sector.

Extend “Country Road” Look

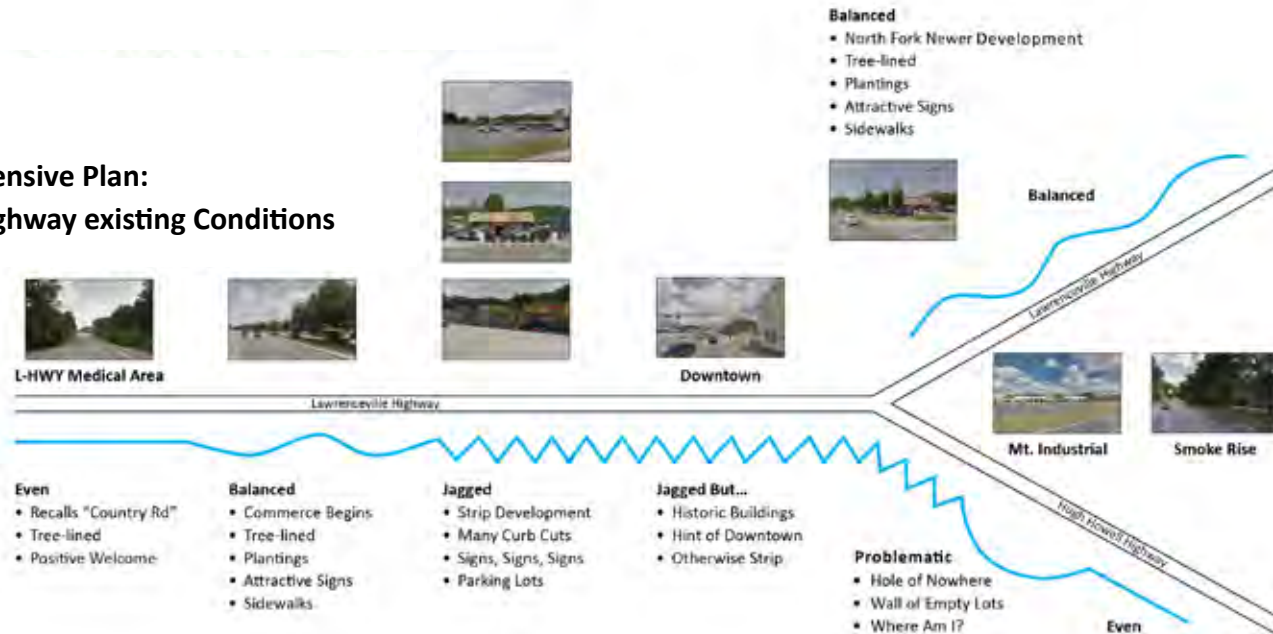
This tree-lined western end of the corridor gives the impression of traveling along a country road, creating a welcoming, positive impression of Tucker. Where possible, steps should be taken to preserve and extend the character of this area in an easterly direction toward downtown. This includes improving edges with trees and other plantings, sidewalks, and attractive signs. Where possible, developers should install deep landscape buffers along the corridor’s edge.

Where Lawrenceville Highway approaches the downtown area, the City should offer financial incentives to encourage the redevelopment

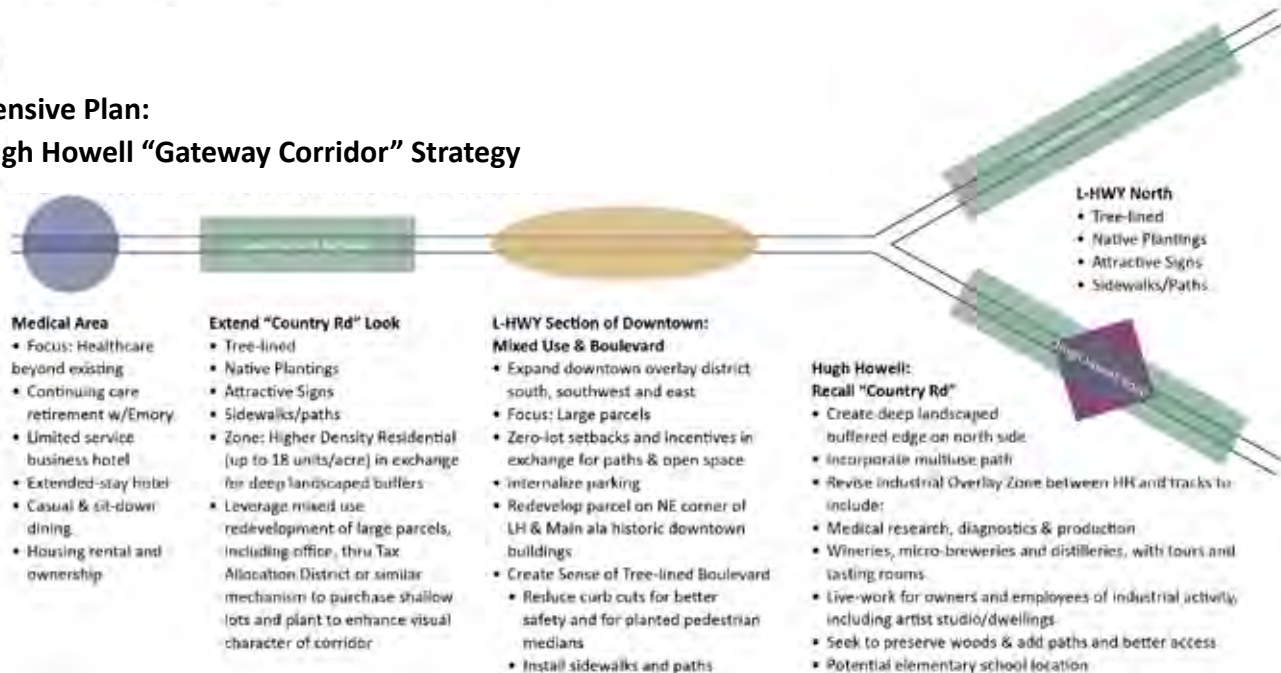




Tucker Comprehensive Plan: Lawrenceville Highway existing Conditions



Tucker Comprehensive Plan: Lawrenceville Hugh Howell "Gateway Corridor" Strategy





of large parcels along the south side of the highway. Zero-lot line setbacks should be strongly encouraged. This enables developers to move parking to the rear of their projects, leaving space for installing sidewalks, planting trees and making other streetscape improvements. The redevelopment of large parcels also offers an opportunity for the City to purchase low-performing businesses located on shallow parcels on the north side of the corridor and turn them into greenspace through mechanisms such as Tax Allocation Districts.

Promote Mixed Use and Boulevard Design along Downtown

Special attention needs to be given to the segment of the Corridor through downtown Tucker. The Mixed-Use and Boulevard diagram shows a sample cross section of Lawrenceville Highway in the downtown area with planted edges and planted median. As noted above, these types of improvements typically are built in accordance with zero-lot line zoning and by placing parking at the rear of projects.

Two diagrams show examples of how large parcels along Lawrenceville Highway on the south side of downtown Tucker could be redeveloped in a mixed-use fashion. In addition to creating opportunities for helping improve the visual character of the corridor, redevelopment of these parcels is likely to include a higher proportion of housing—given their proximity to Main Street. To encourage this result, consideration should be given to expanding the Downtown Zoning Overlay district south across Lawrenceville Highway to include, at minimum, both sides of Idlewood north to Cowan Road and both sides of Cowan Road east up to Hugh Howell Road.

Enhance the Corridor East of Downtown

East of Main Street, the Lawrenceville Highway-Hugh Howell Road



Lawrenceville Highway looking east



Lawrenceville Highway looking east



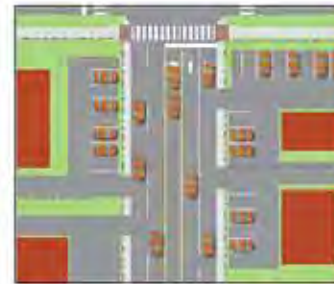
New residential development between Cooledge and Hebron Hills with planted edge



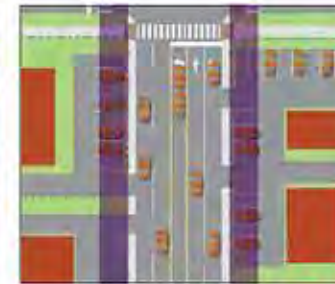
Corridor divides into two segments. Lawrenceville Highway turns in a northeasterly direction toward the Town of Lilburn. Hugh Howell Road turns slightly south toward Stone Mountain Park.

Where Lawrenceville Highway passes through the commercial area east of downtown, continued emphasis should be placed on improving edges with trees and other plantings, sidewalks, and attractive signage. Northeast of the commercial area, the focus should be on preserving the corridor's residential character.

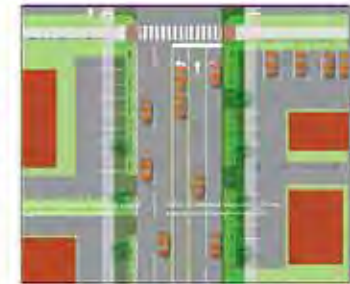
Along Hugh Howell Road east of downtown, a similar streetscape design approach should be applied to improve roadway edges with trees and other plantings, sidewalks, and attractive signage. Because of the relatively deep setbacks along much of this section of the corridor, there appear to be numerous opportunities for installing even deeper landscaped edges than currently exist.



Current Parking: Parcel Used up to L-HWY Right of Way (ROW)



Additional ROW needed for Boulevard side plantings



Relocated Parking Frees Space for ROW Acquisition



Example Cross Section of Lawrenceville with Planted Edges and Median



New Main Street Gateway and Pedestrian Safety Median: Lawrenceville & Idlewood

Downtown





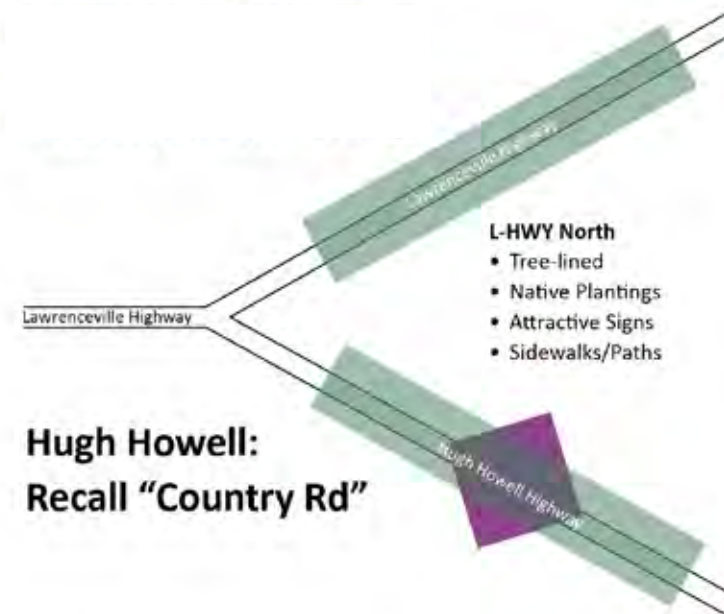
The photograph on the next page shows the character of the existing thickly-planted south side edge of Hugh Howell just east of Mountain Industrial Boulevard. The second composite photograph and sketch illustrates how the roadway character on the north side of Hugh Howell Road, east of Mountain Industrial Boulevard can be improved with landscaping.

Because of the wide setbacks along this section of Hugh Howell Road, it may be desirable in the future to revisit a past proposal for developing a multiuse trail along Hugh Howell Road. The trail could link the Smoke Rise neighborhood to Stone Mountain Park, and extend to the west to connect to downtown and the proposed citywide path system via Cowan and Idlewood Roads.

Preserving the industrial land uses along Hugh Howell is a priority recommendation discussed under Goal 5: Bolster Economic Base. The industrial park is both a local and regional generator of jobs and key contributor to Tucker's long-term ability to generate business license revenue. For this reason, as discussed under Goal 5, steps should be taken to help grow and attract new industries to this area.

While retaining the area's industrial nature, the City should conduct a more detailed examination of how to improve the zoning within the Mountain Industrial area. (Such a detailed study falls outside the scope of this comprehensive planning process.) For example, the existing industrial zoning permits a variety of retail land uses and setback requirements that could produce strip development that the public has identified as being undesirable in this section of the corridor. At the same time, the zoning could be revised to permit and encourage compatible land uses not currently allowed. For example, as has been shown in industrial zones around the country, the zoning may be revised to allow a certain amount of compatible land uses such as live/work space and artist housing. Wineries, micro-breweries and distilleries that offer tours and include tasting rooms could be encouraged.

While currently allowed by existing zoning, the City should examine ways to encourage development along this section of Hugh Howell Road akin to the existing development in the northwest corner of Tucker Industrial and Hugh Howell Roads. This property consists of several buildings constructed along the street frontage of Hugh Howell Road that offer office, service and dining opportunities. Further north, on Tucker Industrial Boulevard, is an industrial development that is screened from Hugh Howell Road by the multi-building development.





Existing: Thickly planted south side edge of Hugh Howell across from Sears



Sketch of deep landscaped buffered edge with multiuse path on north side in front of Sears



Zoning: allow wineries, micro-breweries, distilleries and tours and tasting rooms



Zoning: consider live/work spaces and artist housing



Northside of Hugh Howell potential site for new Smoke Rise Elementary



Seek to preserve large wooded area south of tracks and add trails and better access

Goal 3: Preserve and Improve Neighborhoods



Background: Needs and Opportunities

Tucker is a city of neighborhoods—neighborhoods largely considered to be safe, affordable, diverse and welcoming.

Viewed by the community to be one of Tucker’s most cherished assets, its neighborhoods are made up of a healthy housing stock consisting of a range of types and price points. Over 60% of Tucker’s housing is owner occupied and approximately 40% is rented. Housing types include both single family homes and multi-unit dwellings. The most common form of housing is the single-family home (nearly 70% of housing units), and these range from small cottages to estate homes. The most common type of single family home, the ranch style home,

was observed over the course of this study to be a major contributor to Tucker’s success as a community. Over 70% of Tucker’s single-family homes were built between the 1950 and 1990, with a large number being ranch homes. With many ranches in Tucker currently priced under \$200K, well below the median Tucker home price of \$235K; they are relatively affordable. This affordability enables young families, new residents and limited income residents to live in Tucker. Additionally, the one-level living is desirable to those with mobility limitations.



Housing at a Glance

- Tucker’s many neighborhoods offer a wide range of housing choices, including: single-family homes, apartments, and assisted living.
- Single-family homes are the most common: 68%.
- Styles range from ranch to townhouses to estate homes.
- Approx. 61% of residents own.
- There are a relatively small number of condominiums, multifamily geared to millennials, and luxury homes (\$500K+).

Tucker citizens are proud of the City’s wide range of housing price points. However, as more and more people find Tucker to be desirable due to City’s proximity to Atlanta and excellent transportation access, housing prices will likely face upward pressures. The community expressed a strong desire to ensure the City’s housing stock continues to include a range of prices, including affordable homes that would be attractive to first-time home buyers.



Concerns expressed during the visioning phase of the plan include inadequate maintenance of older multi-unit housing stock and extended stay hotels that function as low income apartments, along with crime in these areas. Citizens felt that there is a need for high quality low income housing. Specifically, the point was made that housing at a variety of price points, within new developments is more desirable than concentrating lower cost housing in a particular area. Citizens also expressed the desire to address Tucker's growing homeless population.

Tucker's residential neighborhoods have remained largely unscathed by the redevelopment pressures or destabilization that many communities in metro Atlanta have experienced. These pressures usually occur along the edges of neighborhoods adjacent to non-residential uses; the edges of Tucker's neighborhoods remain relatively stable and, in general, not subject to redevelopment pressures.

Regarding redevelopment, the community comments indicate a desired to prevent "mansionization" or buying and razing a home and then constructing a much larger home that towers over the surrounding homes. These concerns were coupled with the desire to allow a first-time home buyer to enlarge their home over time to accommodate an expanding family. Additionally, the combining of larger lots and development of new smaller lot subdivisions within established existing subdivisions was viewed as undesirable.

The widening of roadways within Tucker has resulted in the destabilization of some of the existing single-family housing along major roadway corridors. For example, there are numerous residential structures along Lavista Road and Lawrenceville Highway that have been converted to non-residential uses. Multiple curb cuts and signage from these converted properties can contribute to traffic congestion and degradation of the visual character of major corridors. Over time many of these properties, particularly those closest to downtown Tucker, will face pressure for redevelopment.

Much discussion occurred regarding where new housing should be built and the desired type and density of new housing. The Northlake area, downtown Tucker and along Lawrenceville Highway in close proximity to downtown are focus areas where more housing is desired. These areas also rank at the top of the list as being desirable for overall redevelopment with emphasis on the creation of more walkable, mixed used communities. Given overall market demand and the absorption rate of new housing, housing development outside of these target areas has the potential to slow the rate of desired redevelopment within Northlake, downtown Tucker and the Lawrenceville Highway corridor.

Rental multi-unit housing is seen as less attractive, particularly due to the desire to maintain the City's current owner/rental mix. Townhome construction is viewed as being a desirable multi-unit product type and a good choice for infill housing along the city's major transportation corridors. That said, concerns were expressed regarding the amount of clearing and tree removal required for higher density new townhome construction.

The changing nature of retail and the resultant reduction in the demand for commercial space has resulted in a significant amount of vacant or underutilized commercial square footage in Tucker. Throughout Tucker, these properties offer the opportunity for redevelopment with residential uses as a part of a mixed-use development. Market research shows that critical mass (the amount of "stuff" with proximity) and convenience (how far away it is) are important to a project's long-term marketability. Without additional redevelopment in the immediate area, an isolated mixed use development will be limited in both and will likely struggle to retain value over time. That said, property owners will still seek to maximize value through increased density that includes multi-family residential uses.



In addition to preserving and encouraging an appropriate mix of housing in Tucker, there is a public desire to improve connections between Tucker's residential neighborhoods and schools, parks, Downtown Tucker and other activity centers. Opportunities exist to significantly enhance Tucker's neighborhoods by the introduction of a sidewalk and multi-use path system throughout the City.



Recommended Policies and Actions

Preserve Suburban Neighborhood Character

There is significant community support for preserving the suburban character of Tucker's residential neighborhoods. This includes ensuring that the expansion or improvement of single family homes within Tucker's existing neighborhoods are compatible with the existing housing stock in terms of building height, footprint and massing, particularly as viewed from the street.

The character of single family home neighborhoods should be preserved by preventing the encroachment of higher density residential and non-residential uses within existing neighborhoods.

To preserve the stability of Tucker's existing neighborhoods into the future, it will be important to ensure development of properties in close proximity to neighborhoods provide adequate transition through setbacks, buffering and other measures. Additionally, any redevelopment that incorporates a portion of an existing residential neighborhood should be evaluated carefully with a high priority placed on maintaining the stability of the existing residential uses.



In areas where preservation of ranch style homes is desired, consider adopting ordinance amendments that ensure the expansion or improvement of single family homes is compatible with the existing housing stock in terms of building height, footprint and massing, particularly as viewed from the street. For example, consider zoning amendments that, while allowing redevelopment, prevent conversion through razing or renovation of existing homes into very large homes whose size is significantly out of character with the surrounding homes. In addition, consider limiting the ability of developers to combine several lots to develop a new subdivision within an existing subdivision.

Focus on Maintaining Stability of Residential Uses in Face of Transportation Projects

It is important to ensure that any future road improvement projects do not destabilize the character of housing along the respective roadway corridor. Likewise, in considering redevelopment proposals, projects that will result in isolated residentially developed single family “out parcels” should be carefully evaluated with thought towards the future viability of the respective out parcel as an isolated single family residential use. Some of these locations, particularly those close to downtown Tucker, could be suitable for townhome development with limits on the number of curb cuts and the incorporation of vegetative buffering abutting any existing single family residential uses.

Direct New Housing Development to Major Activity Areas

Because Tucker has little remaining vacant land and the public largely wants existing residential subdivisions to remain stable, new housing development should be directed to the major activity areas of downtown, Northlake, and identified as Neighborhood Centers on the Character Areas Plan found under the Making the Plan Happen section.

This policy aligns with past Livable Centers Initiative Plans that call for significant new housing development, including multi-unit housing, to be developed primarily in downtown Tucker and within the Northlake area. And in keeping with Goal 1 and the enhancement of downtown Tucker as a civic center, significant focus should be given to encouraging housing in this area.

To provide for Tucker’s diverse population, downtown Tucker and the Northlake area should be developed with a mix of housing types. Product types should include townhomes, detached homes on smaller lots, and multi-unit dwellings. Senior, 55 and older multi-unit housing, as well as a variety of affordable housing unit types incorporated into larger projects, should also be located within downtown and the Northlake area as opposed to in an isolated location that is not walkable.





In downtown, housing should be no more than three stories high. Within the Northlake area, a regional activity node, higher densities with taller buildings are appropriate.

Provide Decent, Safe and Affordable Housing

Continued focus should be on ensuring Tucker provides a range of quality housing choices at a variety of price points. Life cycle housing should be supported through the creation of more housing choices for “empty nesters.” Affordable housing and equity creation opportunities, including the redevelopment of older apartment units, should be promoted. Ideally, high quality affordable housing units should be incorporated into new developments, rather than restricted to separate affordable housing projects. Integrating affordable housing within new developments may require an incentive program.

The City’s strong code enforcement efforts should be continued to ensure that the existing housing stock, both single family and multi-family housing, is well maintained. Existing zoning code regulations should be evaluated to determine whether improvements to enhance property maintenance are warranted.

Institution of regular inspection programs for apartments and extended stay hotels that includes the submittal of annual inspection reports for the interiors will help ensure these units meet minimum code standards. This, coupled with continued efforts to prevent the use of extended stay hotels as housing for families with children, will help ensure the provision of decent, safe and affordable housing for low income families. As a step toward addressing homelessness, the City should proactively use the existing homeless service referral networks that exist in the metro area.

Provide Better Connections

The system of transportation connections linking neighborhoods to Tucker’s amenities described in the Goal 2 section will significantly enhance Tucker’s residential neighborhoods. Requiring developers to incorporate park amenities, even small pocket parks, within new developments and providing linkage to the parks system will not only ensure new development does not place a burden on Tucker’s park resources and but will also further enhance Tucker’s connected system of park resources.

Community Work Program

Please refer to the Community Work Program in the Plan Implementation section for a more detailed implementation plan for this goal.

Goal 4: Strengthen Recreational and Community Resources



Background: Needs and Opportunities

Among Tucker’s many strengths are its recreational, historic, cultural and natural resources. Community members place a high value on these and want to see them preserved and improved.

There is a long history of Tucker residents and organizations working to improve parks. Each year, countless volunteers clean, clear trails, plant, produce plans, organize events, run programs and write grant applications on behalf of the parks.



Volunteers also provide the energy to organize and carry out a wide range of community activities, including the annual Tucker Day celebration, weekend bike rides, tree and fruit plantings, tours of historical sites, theater productions, and much more.

Recommended Policies and Actions

Use Citywide Park Plan as Guide

The recommendations contained in this plan are preliminary and high-level in nature. The Citywide Parks Master Plan will be a more focused study with more detailed recommendations.

Manage Parks as a Unified System

Regardless which government agency is responsible for parks in Tucker in the future, it is strongly recommended that they be managed as an interrelated system. This means ensuring that the parks offer recreational opportunities that reflect the broad range of public interests and that they individually complement one another in terms of how they function to address the City’s needs. For example, it is important to have certain parks that serve more active needs with playing fields and courts, while others offer more passive recreational opportunities, such as providing lookouts over water bodies and picnic areas.

A key element of managing the parks as a system also includes working to unite them into a citywide asset through the construction of Tucker Multiuse Trail System described under Goal 2.





The Tucker Park System diagram identifies the location of the major parks and public open spaces in the city and shows the envisioned network of multiuse trails connecting them. The trail system also promises to serve as a community resource by connecting to many of the local public schools, historic sites, downtown and Northlake.

Address Deferred Maintenance

Regardless of the management responsibility for individual parks, action is needed to address a range of outstanding park maintenance issues. It is recommended that a “triage strategy” and color-coding system be used to help set priorities and make decisions about maintenance measures. As shown in the photos on this page, red represent measures requiring immediate action, yellow indicates those at the next level of priority, and green reflects parks elements that do not require action.

Apply “triage strategy” to deferred maintenance. Use red, yellow and green categories, in a manner similar to this example.

Green • Peters Park: Basketball courts

Yellow • Picnic shelter and play equipment at Henderson Park

- Red**
- Twin Brother Pond erosion/hydrology
 - Historic Buildings and Artifacts
 - Lake Erin, stream bank erosion and hydrology issues
 - Enhance safety: clear sight lines and other steps

Approach Johns Homestead as Regional Recreational Resource

All of Tucker parks are important natural and community resources that deserve to be strengthened and improved. However, because of its potential value as a regional recreational resource, the 50-acre



Good court surface with nets



Functional but uninviting & relatively inexpensive to fix



Pending failure of Twin Brothers Lake shoreline

Johns Homestead property, recently acquired by DeKalb County Parks, deserves special attention. This historic 1800s former farm and farmstead offers a unique opportunity to create a “Tucker Heritage Center” that can provide the public with a window into Tucker’s history, as well as that of rural Georgia. It is envisioned that the Heritage Center would include the restoration of the existing farmhouse, outbuildings, and acreage of the former farm itself. The fruit trees and community garden, restored to productive use through hands-on and interpretive programs, would provide opportunities to learn about Georgia’s agricultural roots, rich folkways and natural history. A second benefit of this project is its potential to attract outside funding to improve this property, freeing up limited public funds to be used for the improvement of other Tucker parks.



Expand and Enhance Tucker's Recreational and Natural Environment

The comprehensive planning process has produced several recommendations for enhancing Tucker's recreational resources and protecting the natural environment. These include promoting better connections to Tucker's natural history and agricultural past by promoting the use of native plantings as much as possible. It is felt that a canopy study should be conducted as a first step toward assessing the need for amendments to the City's tree ordinance.

Explore Renovation and Expansion of Recreation Center

Operated by DeKalb County, the Tucker Recreation Center is a popular community resource used by people of all ages. It is home to more than 40 recreational programs, ranging from dance to karate classes. It is the site of an active afterschool program and a summer day camp serving hundreds of young people. Its gymnasium serves as a venue for civic events and local theater productions. Perhaps the best indicator of its popularity is the fact that many in the community have expressed an interest in seeing the Center renovated and expanded. This includes possibly adding a senior component and evaluating the property to the rear of the building.

Examine Future of Smoke Rise Elementary: Possible Nature Center

Plans are under consideration to close the Smoke Rise Elementary School because its septic capacity has been determined to be inadequate to serve the number of students and school staff who use it on a daily basis. During the comprehensive planning process, it was asked whether it would be feasible to reuse the former elementary school as a nature center or for some other recreational purpose.



Enhance Tucker's Visual Character

A range of tools is available to municipalities for enhancing the visual character of the built environment, including zoning regulations governing heights, materials used and other aspects of buildings. One tool, better application of the City's sign ordinance, was identified by many as needing further evaluation and improvement. There was also interest in making Tucker's roadways more attractive by painting murals along under- and overpasses.

Community Work Program

Please refer to the Community Work Program in the Plan Implementation section for a more detailed implementation plan for this goal.

Goal 5: Bolster Economic Base



Background: Needs and Opportunities

The key to maintaining and enhancing the quality of life for any community is to continually enhance its economic, fiscal, and financial health. Actions to build economic sustainability focus not only on the retention, expansion, and recruitment of businesses, but also must ensure that service and recreational amenities are competitive within the regional market.

The policies and actions discussed below focus on practical measures to preserve and improve the City’s competitive position to retain and attract businesses. They include citywide strategies—where the investment and policy has broad-reaching applicability—as well as those that are more location-specific. The diversity of Tucker’s commercial and industrial base requires that the City implement specific policies and investments in different areas of the City to ensure maximum effectiveness and efficiency. The four primary areas are: Mountain Industrial Area, Northlake Commercial Center, Lawrenceville Highway Medical Area and downtown Tucker.

Bolstering the economic base focuses on two primary goals. First, the City maintaining, and strategically locating, sufficient retail and support services to make the City attractive to current and future residents. Second, the City working to support opportunities for existing residents to participate in new commercial and industrial opportunities that arise in Tucker. Such opportunities range from job readiness to entrepreneurial support.

With the above points in mind, the following focuses on policies and actions that address the needs and opportunities identified through the community engagement and data analysis efforts.

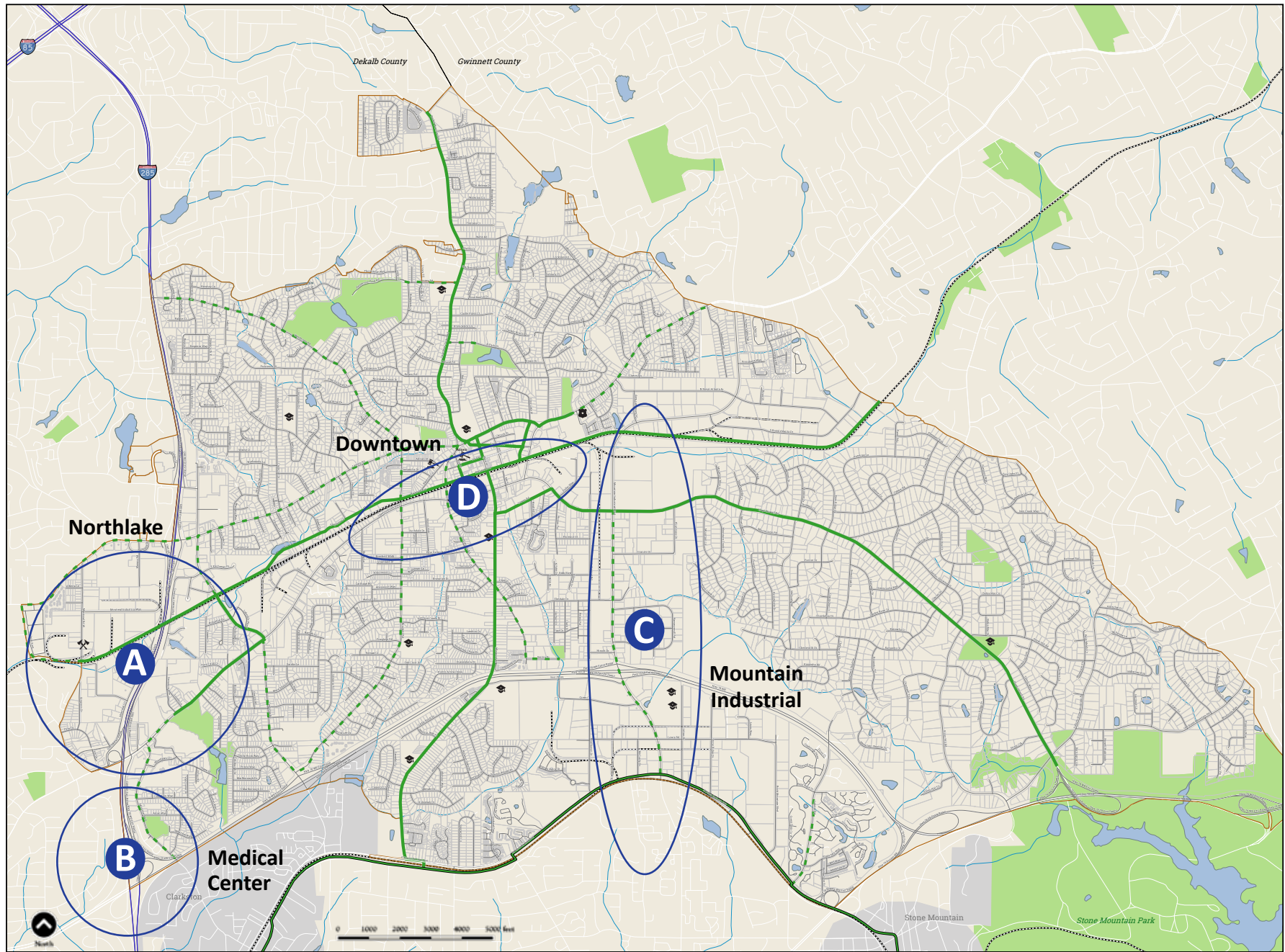
Recommended Policies and Actions

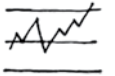
Establish a Tucker Development Authority

The City of Tucker is examining the establishment of a Development Authority to assist in implementing its economic development efforts. The Development Authority structure is intended to be a vehicle for counties and municipalities to execute economic development initiatives and real estate transactions. Such Authorities are authorized by the state (CAFR 36-62-6) to acquire and dispose of land for economic development purposes, provide specific economic development-related services to the City consistent with their capacity and expertise, make loans, borrow money, and issue revenue bonds for the purposes of developing trade, commerce, industry, and employment opportunities. The ability to create revenue bonds is of particular value to Tucker, as situations may arise where the formation of a public-private partnership could be a determinative factor in making a real estate investment financially viable.

Repurpose Underutilized Commercial Development for Mixed-use Development

The City has many single-level commercial developments that no longer fit the urban market conditions faced by Tucker’s current job centers. However, with some changes, these properties have the potential to meet the community’s commercial needs while also serving residential and office employment uses. The real estate market in Tucker—and in most Atlanta perimeter communities—has matured to the point where multiple story, mixed use development is now market viable. Crafting regulations that promote vertical mixed use development, including uses integrated within a single building, will open opportunities to encourage new employment growth while helping to maintain the housing price diversity for which much support was expressed by Tucker residents.





Establish Economic Development Function to Retain and Recruit Businesses

Market cycles typically create an ‘ebb and flow’ of activity in the retail, office, flex, and industrial markets. An impulse toward redevelopment is not always the correct response to market downturns. To address these natural fluctuations, Tucker should consider establishing an economic development function to proactively address the following: business retention, expansion and attraction. While DeKalb County—through Decide DeKalb—focuses on larger-scale opportunities, smaller scale efforts are left to the localities.



Collaborate with Northlake Area Owners

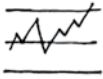
Even though the Northlake Mall property is outside of the city limits, it has the potential to be a major redevelopment catalyst for western Tucker. Given the marginal performance of the mall since the economic downturn, it is recommended that the City continue to pursue dialog with the mall and other Northlake property owners to explore ways to support future growth. Engaging as a partner may enable the City to influence the final strategy.

Promote Adaptive Reuse and Infill Development in the Office Park at Northlake

Market analyses show that traditional suburban office parks are becoming less competitive nationwide, as office tenants seek greater access to conveniences, amenities, and housing for their workforces. Much of this shift focuses on the continued influence that the Millennial generation is having on the fundamental character of the workplace environment. To address this, it is important for the City to investigate the potential of enabling infill development within the office park. Development that this strategy should consider includes: new housing, expanded services and conveniences for tenants, and better connectivity within the Northlake area. There may be opportunities for dovetailing with the Northlake Mall’s redevelopment.

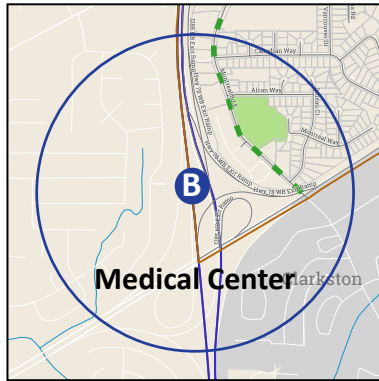
Fulfill the 2015 Community Improvement District Master Plan

While the mall and the office park constitute a substantial portion of the Northlake Commercial Center, there are other large parcels that have the potential to be integrated into the live-work-recreate concept. Promoting the integration of pedestrian and bicycle enhancements into all investments in this area is an important step, while, at the same time, reducing the total square footage devoted to commercial uses and thus “right sizing” commercial offerings to ensure the existing and new residents are appropriately served.



Leverage Region’s Growing Healthcare Activity at Lawrenceville Medical Area

The Emory University Orthopaedics and Spine Hospital has created a critical mass of healthcare-related activity within Tucker. Given the steady growth of the Atlanta region’s population and the growing



healthcare needs of Baby Boomers, it is important for Tucker to work with Emory Healthcare to focus on expanding its existing healthcare cluster to include additional medical offices and ancillary activities. At minimum, the Emory campus has the potential to accommodate additional development to support its orthopedics and spine operations. On a more strategic level, Emory may wish to locate additional operations into the area.

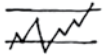
Promote Medical-Related and Mixed use at Lawrenceville Medical Area

Along with new healthcare-related investment at the Lawrenceville Medical Area, it would be beneficial to locate ancillary and support services in this area that will make the entire area more attractive to potential healthcare businesses and their employees. Furthermore, a strong healthcare cluster in this area has the potential to attract users that have relationships with the Center for Disease Control as well. Specific opportunities identified through this effort include:

- Limited service business-class hotel
- Casual and sit-down dining
- Incorporation of appropriate housing
- Both rental and ownership housing targeted to healthcare professionals

Examine Possible Continuing Care Retirement Community Concept in or near Medical Center

As noted, the Baby Boomer population cohort is well into retirement age. While there is substantial research into the growing desire among this generation to age in place, many do not have this choice. To meet this demand, there are opportunities to diversify the medical cluster in this area by incorporating senior housing, including the Continuing Care Retirement Community concept. This is another way that the City can enable residents to remain in Tucker on a lifelong basis.



Preserve and Expand Tucker's Industrial Employment Base



The Mountain Industrial area is a particularly valuable tax revenue generator both for the City and County and provides an employment base for City residents at a range of educational and skill levels. Nevertheless, there are several industrial properties in the area that have become functionally obsolete and cannot compete for current industrial space demand. This includes, for example, structures that lack sufficient ceiling clearance. At the same time, land zoned for industrial and heavy commercial development has been systematically reduced through rezoning and redevelopment throughout the greater Metro Atlanta area. The result of these trends is that the demand for higher density residential and mixed use development remains largely unmet in the region. In response to this demand, communities receive substantial market pressure to redevelop industrial and aging, underutilized commercial areas.

Of significance to Tucker, the market indicates there remains a high demand for industrial uses in this area. Investing in modernizing and redeveloping the less competitive assets in the Mountain Industrial area to compete better in this market strengthens the financial health of the Mountain Industrial businesses while providing positive fiscal health and an expanded employment base for Tucker and DeKalb County.

Actively Market and Recruit New Biomedical Businesses to Mountain Industrial Area

The Mountain Industrial area has experienced a few successes in attracting biomedical companies to Tucker. Specifically, it is now home to three biomedical companies—EGL, Care Fusion, and Corbion. These businesses benefit from the area's proximity to a highly trained workforce and proximity to the Center for Disease Control. Tucker can strategically leverage these successes, along with the existing competitive advantages discussed above, to continue to build this cluster. The property reinvestment strategy mentioned above will help accelerate the potential success of this strategy.

Implement Gateway Corridor Improvements to Enhance Appeal of Mountain Industrial Area

Improving the connectivity and the aesthetics of Hugh Howell Road enhances the marketability of the Mountain Industrial area. Specific recommendations to consider include:

- Creating deep landscaped buffered edge on north side of Gateway Corridor
- Incorporating the multi-use path discussed earlier
- Modifying base zoning or institute amended overlay district regulations in the area to include:
 - Medical research, diagnostics and production
 - Wineries, micro-breweries and distilleries, with tours and tasting rooms
 - Live-work for owners and employees of industrial activity
 - Entertainment/recreation (i.e. climbing gym)
- Seeking to preserve wooded areas and improve access

Plan Implementation

Character Areas

Character areas are important components of the comprehensive planning process because they provide the most readily-understandable framework for land use, zoning and related community development policies and actions.

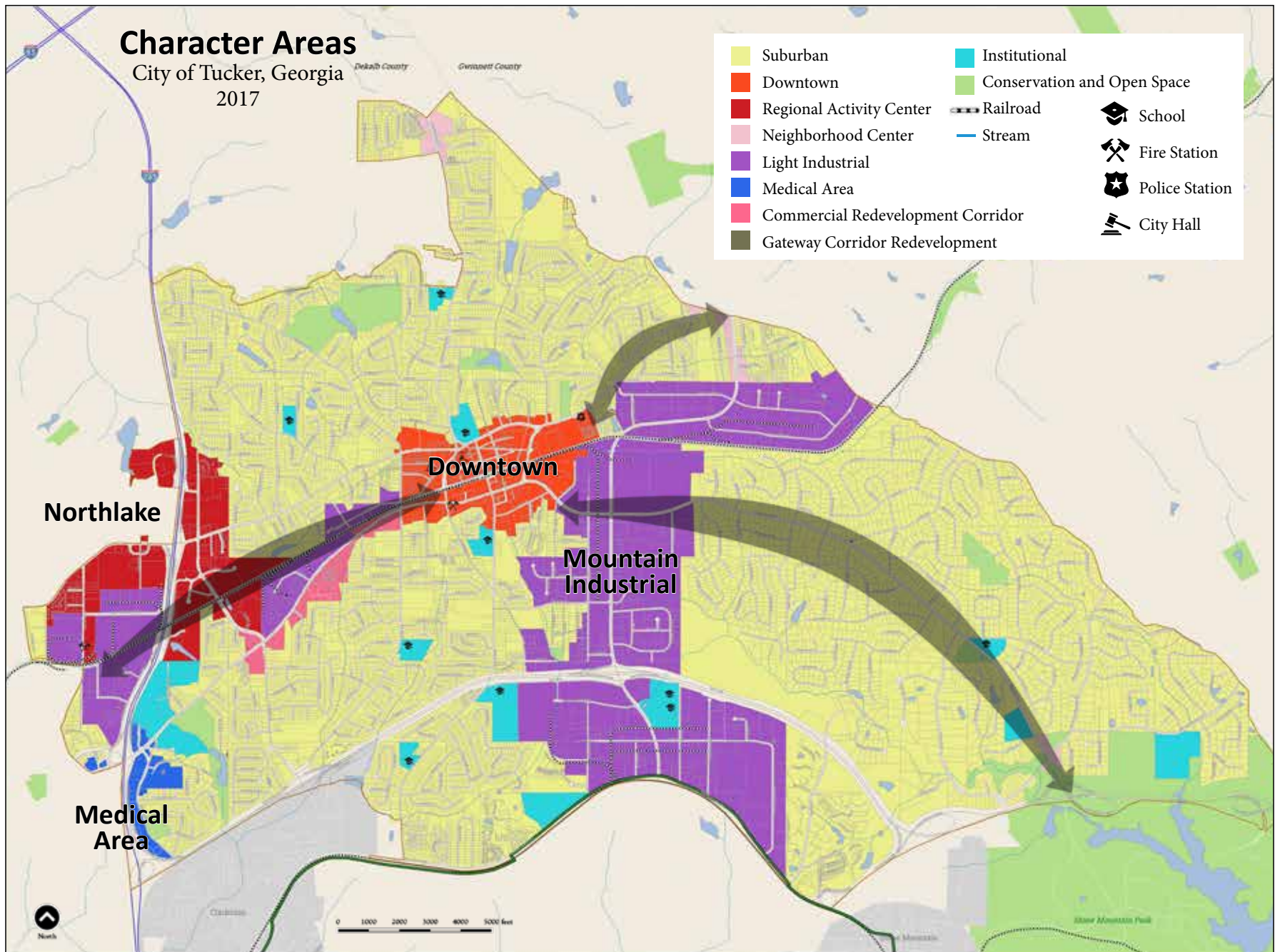
The Georgia Department of Community Affairs (DCA) defines a character area as “a specific geographic area that has unique or special characteristics to be preserved or enhanced, or has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation, or requires special attention due to unique development issues.” The emphasis on character areas is valuable because it allows plan recommendations to be expressed in terms of how individuals experience changes in their community. According to the DCA, “the advantage of a character area plan is its ability to engage issues and people on a close-up, personal scale.”

The Character Area Map for this plan geographically identifies the location of the major character areas within Tucker. Each area is described with respect to its major defining qualities. Guidance is provided regarding the land use and other decisions that are likely to affect a character area.

Character Area Descriptions

While the character area descriptions that follow reflect the unique qualities of Tucker, they also align with model character area descriptions and related guidance provided by the Georgia Department of Community Affairs. Each description includes an explanation of the area’s predominant characteristics and development strategy.





Suburban

Tucker is a city of suburban neighborhoods. Viewed by the community to be one of Tucker's most cherished assets, its neighborhoods are made up of a healthy housing stock consisting of a range of types and price points.

As the City is largely built out, there are relatively few undeveloped residential parcels. Housing types include both single family homes and multi-unit dwellings. The most common form of housing is the single-family home (nearly 70% of housing units). These range from small cottages to estate homes.

The urban geography of Tucker falls well within the suburban category, with little or no transit, a high-to-moderate degree of building separation, scattered civic buildings and open spaces, and varied street patterns that often include curvilinear roadways.

Primary Land Uses

- Single family residential
- Townhomes
- Lower density multi-family uses
- Institutional uses such as places of worship and schools

Development Strategy

There is significant community support for preserving the suburban character of Tucker's residential neighborhoods. Strategy elements include:

- Ensuring that the expansion or improvement of single family homes within Tucker's existing neighborhoods are compatible with the existing housing stock in terms of building height, footprint and massing, particularly as viewed from the street.
- Preserving the character of single family neighborhoods by preventing the encroachment of higher density residential development and non-residential uses within existing neighborhoods.

- Giving special care to managing land use transitions along the periphery of residential neighborhoods to ensure that new development does not diminish the character of existing neighborhoods.
- Given the small number of remaining vacant land available for development, directing new housing to high activity areas, such as the Northlake area, downtown, and neighborhood centers.
- Enhancing the quality of residential neighborhoods by adding traffic calming improvements, sidewalks, and increased street interconnections to improve walk-ability within existing neighborhoods.

Design Considerations

- In the majority of the suburban character areas, which feature more traditional development patterns, up to 4 units per acre may be allowed.
- However, along some major corridors, in areas of commercial development or with the redevelopment of existing multi-family developments up to 6 units per acre may be allowed.
- Higher density developments should incorporate suburban-aesthetic of increased greenspace, such as cottage and courtyard developments with large greens and an expanse of open and natural spaces.
- Incorporate transitions from more intense densities and uses to existing residential uses
- Incorporate design features, such as greater setbacks, buffers, landscape treatment and height-plane considerations, to mitigate any impacts on adjacent residential properties
- Manage massing and bulk of infill development to ensure new development retains an architecturally pleasing relationship to existing residential development, taking into consideration the smaller footprints and total square footage of existing housing stock
- Incorporate traffic calming improvements, sidewalks, and increased inter-parcel connections to improve vehicular access and walkability
- Discourage clear-cutting for infill development to maintain mature canopy as building envelopes and overall square footage increase

Downtown

The salmon color in the center of the map shows downtown with its mix of shops and stores, small office buildings, single family homes and denser housing, churches, and civic buildings.

As this character area is not currently referenced in the City's Zoning Ordinance, the Downtown Character Area shall follow the development standards of the Town Center Character area.

Primary Land Uses

- Single family residential
- Townhomes
- Lower density multi-family including apartments and condominiums
- Senior living, mixed-generation development
- Retail and service commercial uses
- Office
- Vertical mixed use incorporating live/work/shop uses
- Incubator start-ups and shared tenant spaces
- Civic Uses, including cultural facilities and institutional uses such as places of worship and schools

Development Strategy

There is strong public interest in making downtown a place where more development is encouraged, specifically a relatively high-density mix of retail, office, services, and employment. Strategy elements include:

- Locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family townhomes and housing no more than three stories high.
- Enhancing downtown as city's primary civic center by establishing a permanent City Hall that includes a complementary outdoor park to serve as a venue for civic, art and cultural activities.
- Encouraging new development and redevelopment that: (1) preserves downtown's special small-town qualities, (2) keeps Main Street wide and open, (3) is designed to complement the size and style of Tucker's older buildings.

- Preserving the wide and open quality of Main Street by limiting building heights along the street to no more than two stories.
- Encouraging a greater density (up to three stories) across the rest of downtown, including allowances for zero-lot line development for both commercial and residential uses. Of significant benefit to the pedestrian experience, zero-lot line development allows businesses to construct buildings with storefront windows along the sidewalk.
- Expanding the boundaries of the downtown overlay district south across Lawrenceville Highway to include, at minimum, both sides of Idlewood north to Cowan Road and both sides of Cowan Road east up to Hugh Howell Road. This area is well within walking distance of the existing Main Street commercial area and is an appropriate location for housing and other mixed use development.
- Implementing streetscape designs that are highly pedestrian-oriented, with strong, walkable connections between different uses.
- Clearly defining road edges by locating buildings at roadside with parking in the rear.
- Making connections to greenspace and trail networks that link to neighborhoods, parks, health facilities, commercial clusters, and civic destinations, such as schools and libraries.

Design Considerations

- Limit building heights to a maximum of three stories except for along Main Street, which is limited to a maximum height of two stories
- Transform parking – consolidate, share and improve parking; reduce or eliminate parking minimums
- Promote walkability with design elements that privilege pedestrian and bicyclist over the automobile and incentivize new walkway connectivity
- Encourage buildings be located closer to street frontage and require parking in the rear

Regional Activity Center

Shown in dark red, most of the area located within the Northlake area of Tucker is best characterized as a regional activity center. Regional activity centers typically include a higher-density mix of retail, office, housing, and services, and employment to serve a regional market area. Because it is readily accessible from the highway and is already more developed, future development in the Northlake area is considered both desirable and appropriate.

Primary Land Uses

- Townhomes
- Higher density multi-family including apartments and condominiums
- Retail and service commercial
- Office
- Entertainment and cultural facilities
- Public and private recreational uses

Development Strategy

As Northlake is mostly developed, these strategies focus on redeveloping and retrofitting the area to include more residential uses, to “right-size” the amount of commercial space to meet expected demand and to enhance walkability. Strategies include:

- Encouraging relatively high-density mix of retail, office, services, and employment to serve a regional market area
- Developing a diverse mix of higher-density housing types, including multi-family townhomes, apartments, lofts, and condominiums, including affordable and workforce housing.
- Designing the area’s streetscapes to be pedestrian-oriented, with strong, walkable connections, including improved MARTA transit connections including improving route operations, stops and shelters.

- Making connections to nearby networks of greenspace or trails, available to pedestrians, bicyclists for both recreation and transportation purposes.

Design Considerations

- Allow a mix of townhomes and higher density residential uses, with higher densities allowed for projects that provide bonus eligible elements and features
- Encourage better connectivity within the Northlake area, for automobiles, bicyclists and pedestrians
- Promote the integration of pedestrian and bicycle enhancements into all investments in this area, designing streetscapes to be pedestrian-oriented, with strong, walkable connections
- Encourage “interior” walkway paths through existing parking lots and commercial frontages to create safer, inviting environment away from congested, primary thoroughfares
- Require connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists for both recreation and transportation purposes



Neighborhood Center

Neighborhood Centers include a mix of retail, services, and offices to serve neighborhood residents' day-to-day needs.

Primary Land Uses

- Retail and service commercial
- Office
- Public and civic facilities
- Institutional uses

Development Strategy

Development should include:

- Designing pedestrian-oriented centers, with strong, walkable connections between different uses.
- Improving roadways within and leading to neighborhood centers to include sidewalks and other pedestrian-friendly trail and bike routes linking to neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, and schools.
- Clearly defining road edges by locating buildings at roadside with parking in the rear. Connections to the greenspace and trail networks should be included.



Light Industrial

Purple represents areas of light industrial development. These areas are largely dedicated to low-intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisances.

There are three major light industrial character areas in Tucker. A relatively small area is located on the south side of the Northlake commercial district and benefits from its proximity to I-285. A second such area lies between Northlake and Downtown adjacent to both Lawrenceville Highway and the CSX rail line. The largest of the three light industrial character areas borders both sides of Mountain Industrial Boulevard, extending to the north in the area of North Royal Atlanta Drive and to the south to Ponce de Leon Avenue.

Primary Land Uses

- Light industrial uses
- Manufacturing
- Warehouse/distribution
- Wholesale/trade
- Automotive uses
- Accessory commercial

Development Strategy

The development strategy for industrial areas includes:

- Supporting the redevelopment or establishment of new compatible commercial land uses within these character areas so that they grow as both local and regional generators of jobs.
- Installing landscaping and other design measures to soften or shield views of buildings and parking lots, and loading docks.

- Encouraging the location of biomedical businesses; wineries, micro-breweries and distilleries, with tours and tasting rooms; entertainment/recreation (for example, climbing gym); and live/work spaces in the Mountain Industrial area
- Actively recruit market and recruit biomedical businesses to the Mountain Industrial area

Design Considerations

- Continuing the implementation of corridor improvements to enhance the visual appeal of the industrial areas
- Create deep landscaped buffered edge on the north side of Gateway Corridor within the Mountain Industrial area
- Installing landscaping and other design measures to soften or shield views of buildings and parking lots, and loading docks
- Incorporate multi-use paths that connect to nearby networks of greenspace or trail



Medical Area

An area of dark blue is located at the intersection of Lawrenceville Highway and I-285. It denotes the Lawrenceville Highway “Medical Area” and includes a regional orthopedic hospital and a small number of medically-related clinics and offices.

Primary Land Uses

- Hospital, medical office and limited laboratory uses
- Limited service business-class hotel
- Retail and service commercial including casual and sit-down dining
- Townhomes
- Continuing Care Retirement Community housing
- Biomedical companies and technical training facilities

Development Strategy

As this character area is not currently referenced in the City’s Zoning Ordinance, the Medical Area shall follow the development standards of the Neighborhood Center character area. The Medical Area development strategy includes:

- Expanding the area as a healthcare cluster with medical offices and ancillary activities by encouraging future medically-related development that benefits from proximity to the existing medical uses and I-285.
- Identifying other medically-related activities, possibly including a retirement community and housing targeted to healthcare staffing.
- Encouraging general highway-related commercial and mixed use activities that serve the existing medical uses, including limited-service business-class hotel and casual and sit-down dining.

- Allowing higher densities and taller buildings within the Medical Area due to its potential role as a major activity node with access to I-285.
- Designing the area’s streetscape to be highly pedestrian oriented, with strong, walkable connections, including improving route operations, stops, and shelters.

Design Considerations

- Externally and street-oriented campuses focused on transit options and connectivity to nearby neighborhoods and residential developments
- Higher densities and taller buildings closer to I-285
- Highly pedestrian oriented streetscape with strong, walkable connections



Commercial Redevelopment Corridor

The lighter-salmon colored area is located along the southern side of the Lawrenceville Highway east of downtown. The area can be characterized as predominately strip-style development, including vacant or under-utilized commercial properties. There are numerous shallow lots, with few larger parcels. The relatively large number of businesses have produced a high density of curb cuts and frequency of vehicular traffic entering and exiting parcels. The area is in need of aesthetic and functional improvements.

Primary Land Uses

- Retail, service commercial
- Office
- Townhomes
- Mixed-use commercial with ancillary residential or office uses

Development Strategy

This area is a prime candidate for redevelopment pursuant to a strategy that includes:

- Enhancing the mix of uses and the overall visual quality of the corridor.
- Building new commercial structures at the street front, using a portion of oversized parking lots and creating a shopping “square” around a smaller internal parking lot.
- Upgrading the appearance of existing older commercial buildings with facade improvements, new architectural elements or awnings.
- Reconfiguring the parking lot and circulation routes for automobiles.
- Providing pedestrian and bicycling amenities, including sidewalks and crosswalks.
- Adding landscaping, implementing enhanced signage standards and other appearance enhancements, such as trees in parking lots to provide shade and help reduce storm water runoff.

- Redesign and repurpose larger lots by enacting mixed use zoning, establishing zero lot line setbacks and incentivizing the integration of open spaces
- Redevelop underperforming shopping centers as vertical, mixed-use, live-work-shop venues with new commercial structures at the street front, using a portion of oversized parking lots and creating a shopping “square” around a smaller internal parking lot
- New multi-family development should occur only as redevelopment on parcels that are currently developed with multi-family housing
- Capitalize on opportunities to purchase low-performing businesses located on the north side of the Lawrenceville Highway corridor and converting them into greenspace
- Incentivize the re-purposing and redesign of existing large expanse of parking to establish buildings at street front and reduced visible parking

Design Considerations

- Implement a tree-lined corridor along Lawrenceville Highway
- Encourage inter-parcel access and reduce the total number of curb cuts
- Encourage reduced parking



“Gateway Corridor” Redevelopment

Currently the Lawrenceville Highway-Hugh Howell Road Corridor consists of a range of character areas. The eastern and western ends of the corridor can feel like a country road, including the area near I-285 and where Hugh Howell enters the Smoke Rise neighborhood. In between, it is mostly a low-functioning and uninviting commercial strip.

Development Strategy

The development strategy includes:

- Transforming the corridor into an attractive gateway to the many neighborhoods, downtown, and commercial centers that are adjacent to it.
- Preserving the tree-lined western end of the corridor to retain the impression of traveling along a country road, thereby conveying a positive impression of Tucker.
- Extending the tree-lined character of this western area in an easterly direction toward downtown, including improving edges with trees and other plantings, sidewalks, and attractive signage.
- Offering financial incentives to encourage the redevelopment of large parcels along the south side of the highway where Lawrenceville Highway approaches downtown. Encouraging zero-lot line setbacks in this area enables developers to move parking to the rear of their projects, leaving space for installing sidewalks, planting trees and making other streetscape improvements.



- Promoting mixed-use and boulevard-style design along the segment of the Lawrenceville Highway corridor that passes through downtown Tucker.
- Improving corridor edges with the installation of trees and other plantings, sidewalks, and attractive signs where Lawrenceville Highway passes through the commercial area east of downtown.
- Applying a similar streetscape design approach to roadway edges along Hugh Howell Road east of downtown.
- Seeking opportunities for installing even deeper landscaped edges to take advantage of the relatively deep setbacks along much of this section of the corridor.
- Reviewing the development of a multiuse trail along Hugh Howell Road that could link the Smoke Rise neighborhood to Stone Mountain Park, and extend west to downtown and connect with the proposed citywide path system via Cowan and Idlewood Roads.
- Conducting a detailed examination of how to improve zoning regulations within the Mountain Industrial area to encourage compatible land use and to improve the visual character of Hugh Howell Road.



OTHER LAND USE INFORMATION

Institutional

The light blue areas denote areas primarily dedicated to institutional activities, such as public schools, police and fire facilities and cemeteries.

Conservation and Open Space

The light green areas represent parks and open spaces.

Trails

Solid green lines indicate a proposed network of multiuse trails that link Tucker's major parks and open spaces with downtown, as well as with neighborhoods, schools, Tucker Recreation Center, and the Tucker-Reid H. Cofer Library. The dashed green lines represent locations for roadway improvements, such as sidewalks and safety at intersections and crossings.



Land Use Map

Land Use is a central component of the Tucker Tomorrow plan. The Future Land Use Map, Character Area Map and associated policies establish and clarify the community's vision for future development. As such, the Future Land Use Map is the guiding document that staff uses in developing recommendations for rezoning applications. These documents serve as a framework to guide future development decisions made by the Mayor and City Council. The City's zoning and development regulations are implementation tools that help further implement the land use plan.

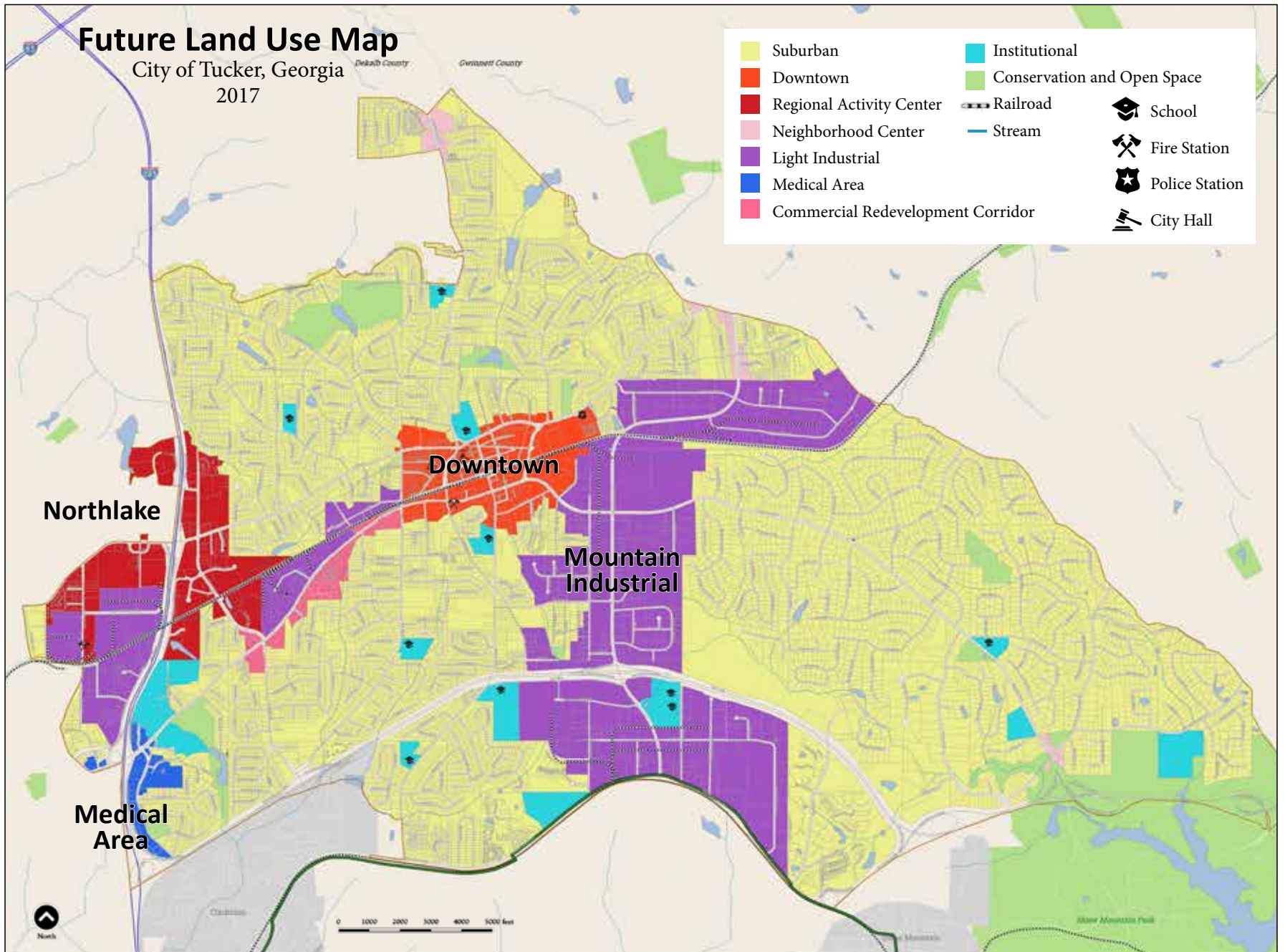
The Future Land Use Map identifies the desired future use of land and the development vision of the community. The Character Area Map defines specific geographic areas for which more detailed planning guidance is provided. Policies guide future actions and decisions in a manner that implements the plan. Article 1.2.4 of the City's Zoning Ordinance provides a table showing the character areas and permitted zoning districts. These character area designations correspond to the land use categories on the Future Land Use Map.

How and where the City wants to grow is core to the Future Land Use Map, the Character Area Map and associated policies. With very few undeveloped parcels remaining, almost all of Tucker's development in the future will be redevelopment. Throughout the planning process we received a significant amount of feedback from the community regarding their thoughts on growth and development. This input, as briefly summarized below, shaped the plan's goals, defined the target areas for redevelopment and drives the future land use plan.

- Preserving neighborhoods and limiting expansion of neighborhood centers is coupled with recommendations that focus on protecting neighborhoods from encroachment, improving amenities and enhancing bike, pedestrian and vehicular connections.

- The desire to grow and enhance downtown Tucker to further cement the city core as the heart of Tucker's civic and community life, drives the recommendation that downtown Tucker become a primary focus area for redevelopment and be expanded to the west along Lawrenceville Highway where the existing properties are viewed as warranting redevelopment.
- Medical Center, a new land use map designation and target area for redevelopment seeks not only to capitalize on the synergy offered by the existing Emory Rehabilitation Hospital but also from the desire to replace medical offices lost when offices were razed for a new commercial development, to redevelop existing commercial development to support medical uses and to create more medical-related jobs.
- The Northlake area, given its close proximity to I-285, is seen as a target area for more intense urban style mixed use development that improves commercial offerings, incorporates a variety of housing types and is more walkable.
- The desire for significant improvements to the Hugh Howell corridor near Mt. Industrial as well as to the Mt. Industrial corridor south of Hugh Howell drive the recommendations for zoning changes to enhance the visual quality of the area and to allow uses that better meet the desires of the nearby residential community while maintaining the area as an important job center.

Market realities impact not only land use recommendations, but also the ability to implement the City's land use vision for the future. Tucker already has more commercial square footage constructed than it can support without a significant increase in population and housing. And given the pressures online shopping places on brick and mortar retail, the demand for retail space will likely continue to decline. As input gathered indicates the community does not support significant residential densification except in the Northlake regional center area, the amount of additional commercial development the City can support over time is limited.



There are also limits to the amount of new housing constructed within the city, particularly multi-family housing, that can be absorbed over time. Where new housing is constructed becomes a very important tool in implementing the plan. Building outside of target redevelopment areas has the potential to, in turn, slow redevelopment within the City's target areas.

Core to the future land use recommendations is creating value - encouraging development that will enhance not only the value of the immediate area and the broader community, but also on an individual property basis, will maintain value and stand the test of time. Creation of a sense of place with walkable mixed use development, preferably vertically integrated mixed use, that incorporates assets such as multi-use paths, parks and recreation amenities will be key to ensuring target redevelopment areas continue to bring value to the community in the future.

Community Work Program

While Tucker Tomorrow is aspirational and long range by nature, the Community Work Program and associated policies will assure that the plan is implemented. Going forward, actions and expenditures will be evaluated against the CWP and associated policies to ensure consistency with the community's vision for the future.


The Community Work Program identifies the activities, timeframe, responsibility and estimated cost for implementing a work program item. It is important to note that priorities can change as opportunities become available. Just as the plan is a living document, the Community Work Program can and should change over time. With limited available funding, the City will need to focus on grant funding, so the availability of funding will be a primary driver that reshapes the order of priorities in the work program.

Communities that are most successful at achieving their long-term vision are those that establish a tradition and reputation of collaboration and partnership. Tucker's long history of community involvement and public-private partnerships bode well for the success of the plan; these partnerships will continue to be vital as Tucker Tomorrow is implemented.


And lastly, a plan without follow-through is just a useless shelf document. Key to plan implementation is regular monitoring and evaluation of progress towards achieving goals. Some communities accomplish this with a comprehensive plan oversight committee that meets annually, others do so with a review as a part of the annual budgeting process. An established annual review process will ensure that Tucker achieves the community's vision for the future *Today, Tomorrow, Together*.

The comprehensive plan is an organic document that will evolve and be refined with changing trends, development, and regional initiatives. It is not just a summary of the communities' dreams and desires, but a starting point for making them a reality.


Goal 1: Enhance Downtown Tucker

Goal Number	 Activity	Timeframe						Responsible Party	Potential Funding Source	Estimated Cost (2017 Dollars)
		2018	2019	2020	2021	2022	LR			
G1-1	Begin analyzing options for a Tucker City Hall Complex in downtown which includes civic spaces, a park and a large multi-purpose space for community gatherings, art and cultural events.	X						City Manager, Mayor/City Council	N/A	Staff Time
G1-1.1	Begin investing in Tucker City Hall Complex in downtown and develop options that includes civic spaces, a park and a large multi-purpose space for community gatherings, art and cultural events.			X				City Manager, Mayor/City Council	Bond Funding	\$12 Million
G1-2	Evaluate the establishment of a Cultural Arts Committee comprised of residents and business leaders that advocate for the arts and make recommendations to the Mayor and Council.			X				City Manager, Mayor/City Council	N/A	Staff Time
G1-3	Consider allocating funds to create a culturally rich arts community through collaborative relationships, financial support, and strengthening local arts organizations, artists, and cultural activities.				X			City Manager, Mayor/City Council	General Fund	\$50,000
G1-4	As part of the Transportation Master Plan, study the development of attractive “Downtown Gateways” at the intersections of Main Street/Lawrenceville Highway, and Lavista Road/Main Street. Options considered should include replacing low volume dedicated turn lanes with pedestrian safety intersections that incorporate improved crosswalk visibility, signage and landscaping.	X	X					Staff, DeKalb County, Tucker-Northlake CID	General Fund	FY2018
G1-5	As part of the Transportation Master Plan or the Lawrenceville Highway Corridor Study, consider establishing a standard/typical section for future intersection improvements along the Lawrenceville Highway corridor that focuses on enhanced visual quality and increased pedestrian safety.	X	X					Staff/DeKalb County	General Fund	FY2018


Goal 1: Enhance Downtown Tucker (Continued)

Goal Number	 Activity	Timeframe						Responsible Party	Potential Funding Source	Estimated Cost (2017 Dollars)
		2018	2019	2020	2021	2022	LR			
G1-7	Consider expansion of the Downtown Overlay District on both sides of Idlewood Road south to Cowan Road and on both sides of Cowan Road east to Hugh Howell Road.		X					Community Development Staff	General Fund	FY2018
G1-8	As part of the Transportation Master Plan, evaluate the need for an extension of 4th Street from Lawrenceville Highway south to Cowan Rd.	X	X				X	Staff, DeKalb County, Mayor/ City Council	General Fund	FY2018
G1-9	Consider the implementation of a ‘shared-parking’ system to meet short-term parking demand.		X					City Manager	N/A	Staff Time
G1-10	Consider a long-term strategy of developing first a surface lot, and, when demand is sufficient, a structured parking deck downtown.		X					City Manager, Tucker-Northlake CID	General Fund	\$100,000
G1-11	Pursue the execution of an agreement with Georgia Power and obtain the necessary permits to allow the installation of banners along Main Street.	X						City Manager, City Attorney	N/A	Staff Time
G1-12	Consider the implementation of a “Windows into Tucker” banner/website system to recognize and honor the City’s citizens, employees, community organizations and businesses.					X		Communication Staff	General Fund	\$7,500
G1-13	Conduct historic resource study and report		X					Community Development Staff	General Fund	\$50,000


Goal 2: Improve Transportation Connections

Goal Number	 Activity	Timeframe						Responsible Party	Potential Funding Source	Estimated Cost (2017 Dollars)
		2018	2019	2020	2021	2022	LR			
G2-1	Complete a Transportation Master Plan.	X	X					Staff	General Fund	FY2018
G2-1.1	As part of the Transportation Master Plan, study the creation of a downtown Tucker multiuse trail loop.	X	X					Staff	General Fund	FY2018
G2-1.2	As part of the Transportation Master Plan, consider the extension of the downtown trail loop to the Tucker-Reid H. Cofer Library and Tucker Nature Preserve.	X	X					Staff	General Fund	FY2018
G2-1.3	As part of the Transportation Master Plan, consider the extension of the downtown trail loop to the Tucker Recreation Center, Kelley Cofer Park and Henderson Park.	X	X					Staff	General Fund	FY2018
G2-1.4	As part of the Transportation Master Plan, consider the extension of the downtown multiuse trail to the southeast and Stone Mountain Trail via Hugh Howell Road.	X	X					Staff	General Fund	FY2018
G2-1.5	As part of the Transportation Master Plan, consider the extension of the downtown multiuse trail to the south via Idlewood Road; connect to the existing trail along the creek south of Cowan Road.	X	X					Staff	General Fund	FY2018
G2-1.6	As part of the Transportation Master Plan, consider the connection of Downtown to the Northlake rail trail, as well as to Johns Homestead and the Stone Mountain Trail.	X	X					Staff	General Fund	FY2018
G2-1.7	As part of the Transportation Master Plan, consider development of a corridor improvement plan that enhances the attractiveness of the Mountain Industrial area south of Hugh Howell Road.	X	X					Staff	General Fund	FY2018
G2-1.8	As part of the Transportation Master Plan, consider the development of corridor improvement plans with streetscape standards for each of the City's major transportation corridors that are similar in nature to the Lawrenceville Highway/Hugh Howell corridor plan. The plans should capitalize on each of the corridor's assets and include design standards that improve signage, lighting,	X	X					Staff	General Fund	FY2018


Goal 2: Improve Transportation Connections (Continued)

Goal Number	 Activity	Timeframe						Responsible Party	Potential Funding Source	Estimated Cost (2017 Dollars)
		2018	2019	2020	2021	2022	LR			
G2-1.8 Continued	pedestrian access and landscaping. Consider introducing a corridor specific identity by using, for example, tree planting program that is unique for each corridor.	X	X					Staff	General Fund	FY2018
G2-2	Consider the development of an incentive program, focusing on the redevelopment of large parcels along the south side of Lawrenceville Highway in the vicinity of the downtown area, that requires buildings be located closer to the street, parking behind the buildings, landscaping and other streetscape improvements.			X				Economic Development Staff, DDA	DDA Funding	\$20,000
G2-3	Consider the development of an incentive program that creates opportunities for the City to purchase low-performing businesses, located on shallow parcels on the north side of Lawrenceville Highway south of the railroad, and convert them to greenspace.					X		Economic Development Staff, DDA	DDA Funding	\$20,000
G2-4	Consider the adoption of Zoning Ordinance Amendments that promote mixed use and boulevard style design along the downtown segment of the Lawrenceville Highway corridor.	X						Community Development Staff	General Fund	FY2018
G2-5	Consider the adoption of Overlay District Amendments that enhance design standards within the Mountain Industrial area and allow land uses such as live/work.	X						Community Development Staff	General Fund	FY2018
G2-6	Consider the adoption of Overlay District Amendments that enhance design standards, increase landscaping requirements and allow retail, service commercial, restaurant uses along the segment of the Hugh Howell Corridor within the Mountain Industrial area.	X						Community Development Staff	General Fund	FY2018
G2-13	Consider a sidewalk master plan/policy that defines where sidewalks are required for development projects as part of the City transportation		X					Community Development Staff	N/A	Staff Time

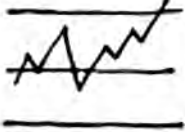
Goal 3: Preserve and Improve Neighborhoods

Goal Number	 Activity	Timeframe						Responsible Party	Potential Funding Source	Estimated Cost (2017 Dollars)
		2018	2019	2020	2021	2022	LR			
G3-1	Consider the adoption of regulations that ensure the expansion or improvement of homes within existing subdivisions are compatible with the existing housing stock in terms of building height, footprint and massing, particularly as viewed from the street.		X					Community Development Staff, Mayor/ City Council	N/A	Staff Time
G3-2	Consider the adoption of a policy that minimizes increased density both within, and immediately adjacent to, an existing suburban residential neighborhood.		X					Community Development Staff, Mayor/ City Council	N/A	Staff Time
G3-3	Consider the preparation of a redevelopment plan for existing single family structures along the major corridors in the vicinity of downtown Tucker.	X						Community Development Staff	N/A	Staff Time
G3-4	Consider conducting a maximum residential build out study to determine the number of allowable residential units per current code and identify development policies to address demand and affordability.	X						Community Development Staff, Consultant	N/A	Staff Time
G3-5	Evaluate existing code regulations to determine whether improvements to enhance property maintenance are warranted.		X					Community Development Staff	N/A	Staff Time
G3-6	Consider instituting a convenience store/service station inspection program.	X						Community Development Staff	N/A	Staff Time
G3-7	Consider instituting regular inspection programs for apartments and extended stay hotels that include the submittal of annual inspection reports for unit interiors. Consider adoption of an extended stay ordinance.	X						Community Development Staff	N/A	Staff Time

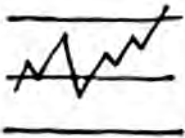
Goal 4: Strengthen Recreational and Community Resources

Goal Number	 Activity	Timeframe						Responsible Party	Potential Funding Source	Estimated Cost (2017 Dollars)
		2018	2019	2020	2021	2022	LR			
G4-1	Promote better connections to Tucker’s natural history and agricultural past by promoting native plantings.		X					Community Development Staff	N/A	Staff Time
G4-2	Conduct a canopy study as a first step toward assessing any need for amendments to the City’s tree ordinance.	X						GIS Staff	N/A	Staff Time
G4-3	Complete a Parks and Recreation Master Plan	X	X					Parks Department Staff	General Fund	FY2018
G4-3.1	As part of the Recreation Master Plan, evaluate improvements to the Recreation Center and evaluate the use of the total property.		X					Parks Department Staff	General Fund	FY2018
G4-3.2	Initiate a review of the feasibility of adaptively reusing the Smoke Rise elementary school, if property is available.		X					Parks Department Staff	N/A	Staff Time
G4-4	Consider amendments to the City’s sign ordinance with a focus on enhancing aesthetics and reducing visual clutter, consolidating regulations and reducing ordinance discrepancies.	X						Community Development Staff	General Fund	FY 2018

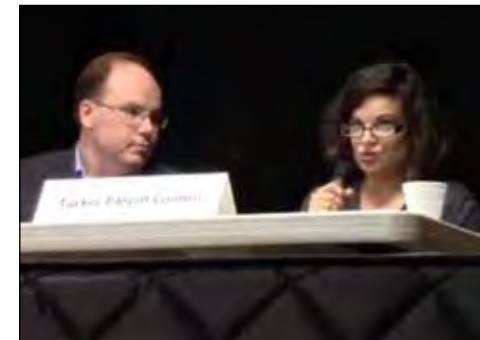
Goal 5: Bolster Economic Base

Goal Number	 Activity	Timeframe						Responsible Party	Potential Funding Source	Estimated Cost (2017 Dollars)
		2018	2019	2020	2021	2022	LR			
G5-1	Consider the establishment of a city staffed economic development function (part time) tasked with business retention, business recruitment and promoting development within the targeted redevelopment areas of Northlake, the Medical Center area, downtown Tucker and the Mountain Industrial area.		X					City Manager, DDA	General Fund	\$75,000
G5-2	Consider developing an Economic Development section for the City's website. Include easily printable materials that highlight Tucker's assets and more specific target market information. Provide information regarding available property and buildings within the city, particularly within target redevelopment areas.	X	X					Economic Development Staff	N/A	Staff Time
G5-3	Consider developing GIS databases of both property value and business license revenues for each of the economic development priority areas. Conduct annual assessment and use results to evaluate overall effectiveness of economic development program.	X	X					GIS and Economic Development Staff	N/A	Staff Time
G5-4	In conjunction with the CIDs, host regular meetings with economic development partners including DeKalb County, Georgia Department of Industry, Trade and Tourism, Georgia Power and the Chamber of Commerce. Focus on building relationships and furthering the City's Economic Development Marketing Plan.	X	X	X	X	X	X	Economic Development Staff, Tucker-Northlake CID, Stone Mountain CID	N/A	Staff Time
G5-5	Consider the development and adoption of a Business Incentive Plan which focuses on the attraction of the desired types of businesses and the creation of high paying jobs within Tucker.		X					Economic Development Staff, DDA	DDA Funding	\$20,000

Goal 5: Bolster Economic Base (Continued)

Goal Number	 Activity	Timeframe						Responsible Party	Potential Funding Source	Estimated Cost (2017 Dollars)
		2018	2019	2020	2021	2022	LR			
G5-6	Develop and maintain “one pager” marketing materials that summarize Tucker’s assets. These materials should provide both high level information about the City, but also more detailed information regarding specific market areas such as the Mountain Industrial corridor, downtown, the Medical area and Northlake.		X	X	X	X	X	Economic Development Staff	DDA Funding	\$20,000
G5-7	Consider the development of a consolidated economic development plan for challenged sites and areas within the downtown Tucker area.	X						Economic Development Staff	General Fund	\$20,000
G5-8	Consider the establishment of an entrepreneurial program that focuses on encouraging start-up businesses in downtown.		X					Economic Development Staff	N/A	Staff Time
G5-9	Establish of a Downtown Development Authority (DDA).	X						City Attorney, Mayor/City Council	General Fund	\$10,000
G5-10	Consider the creation of a range of Economic Development Incentives to fund infrastructure for infill development within downtown Tucker for projects that meet City redevelopment goals and that, based upon evaluation of financials, could not occur without incentives.			X				Economic Development Staff, City Attorney, Mayor/City Council	General Fund	\$5,000
G5-11	Consider the creation of a Tucker Film Commission.	X						City Attorney, Mayor/City Council	N/A	Staff Time

Community Planning Process



Effective comprehensive plans emerge from open and energetic community planning processes. The aim of the Tucker Tomorrow process was to invite residents, business leaders and representatives of community organizations to share their hopes and concerns for Tucker's future. A second objective was to foster an open and respectful public dialogue in which community members could consider different strategies for helping Tucker to continue to grow and improve.

Briefly, the community planning process included a series of public meetings, monthly steering committee meetings, and public walks and drives around the city to learn about areas of opportunity and concern. Meeting advertisements were placed in media outlets. Fliers were distributed around the city that publicized meetings and encouraged residents to participate. These advertisements and social media were used to encourage community members to participate in two different online surveys that could be found on the City's website. Videos of meetings, along with other materials, were regularly posted on Facebook and Twitter. Representatives of the planning team attended dozens of meetings with organizations around the City. Additionally, students at Tucker High School participated in a visioning activity in which they expressed their visions for the future of Tucker.

Elements of the Public Engagement Process

The public engagement process consisted of the following elements:

- Steering Committee Meetings
- Community Forums (public meetings)
- Walking Tours
- Small Group Meetings
- Student Visions
- Project Website on City's website, including an interactive map and online survey
- Social Media; many of plan meetings and events were put on Facebook
- Newspaper Advertisements (promoting community forums)
- Press
- Meeting Flyers; 50+ locations around the city
- Backpack Flyers
- City Events

Steering Committee Meetings

Six meetings with the plan's Steering Committee were held between November 2016 and May 2017. The function of the Steering Committee was to oversee and participate in the development of the plan, provide feedback regarding priority issues and direction regarding the overall planning process. The dates and locations of the meetings are noted below.

The Steering Committee was appointed by the Mayor and included residents, business representatives, representatives of civic organizations, City staff and elected officials. Members included: Beth White-Ganga, Councilor Anne Lerner, Bill Kaduck, Councilor Noelle Monferdini, Rick Porter, Councilor Bill Rosenfeld, Joe Scarpaci, Ernest Slaughter, Brad Spratt, Moira Waldron and Jennifer Winterscheidt. The meeting schedule was as follows:

Meeting 1: Tuesday, November 15, 2016: 6:30 – 8:00 PM
First Baptist Church Fellowship Hall Conference Room

Meeting 2: Tuesday, January 10, 2017: 6:30 – 8:00 PM
First Baptist Church Fellowship Hall Conference Room

Meeting 3: Wednesday, February 15th: 6:30 – 8:00 PM
First Baptist Church Fellowship Hall Conference Room

Meeting 4: Tuesday, March 14, 2017: 6:30 – 8:00 PM
First Baptist Church Fellowship Hall Conference Room

Meeting 5: Tuesday, April 11, 2017: 6:30 – 8:00 PM
First Baptist Church Fellowship Hall Conference Room

Meeting 6: Tuesday, May 9, 2017: 6:30 – 8:00 PM
Tucker-Reid H. Cofer Library

Community Forums

A series of public meetings called “Community Forums” formed the backbone of the planning process. The Forums provided venues for members of the Tucker community to express their thoughts and ideas regarding Tucker’s future. Between 75-150 community members participated in each meeting. The schedule is below:

Community Forum 1: Kick Off Meeting and Visioning Workshop

Thursday, November 17, 2016 from 6:30pm – 8:30pm
First Baptist Church Fellowship Hall

Community Forum 2: Civic Discussion

Thursday, December 15, 2016 from 6:30pm – 8:30pm
First Baptist Church Fellowship Hall

Community Forum 3: Issues and Opportunities

Thursday, February 16, 2017 from 6:30pm – 8:30pm
First Baptist Church Fellowship Hall

Community Forum 4: Preliminary Ideas

Thursday March 16, 2017 from 6:30pm – 8:30pm
First Baptist Church Fellowship Hall

Community Forum 5:

Student Visions and Preliminary Recommendations

Thursday May 18, 2017 from 6:30pm – 8:30pm
First Baptist Church Fellowship Hall

Community Forum 6: Tucker Tomorrow Plan and Community Work Program

Thursday June 15, 2017 from 6:30pm – 8:30pm
First Baptist Church Fellowship Hall

Community Forums are described below in more detail:

Community Forum 1. Kick Off Meeting and Visioning Workshop

At the first Community Forum staff presented an overview of comprehensive planning and the proposed public participation process and provided an opportunity for the public to share hopes, concerns and ideas. This forum was aimed at stimulating discussion and gleaning public opinion on community visions, values, perceived opportunities and challenges.

Members of the Collaborative planning team and City staff facilitated six breakout groups organized by topic areas. Participants rotated among the groups, allowing all participants the opportunity to share ideas on all six topics. The small group topics included:

- Quality of Life
- Parks and Recreation
- Housing and Residential Development
- Preservation of Historic and Natural Resources
- Economic Development and Jobs
- Transportation



Community Forum 2. Civic Discussion

The second Community Forum provided an opportunity for Tucker business leaders and community organization representatives to share their hopes for Tucker's future. Eleven organizations were represented among the evening's presenters. The organizations represented and those who presented are as follows:



Friends of Tucker Parks, Joe Scarpaci
Main Street Tucker Alliance, Marsha Ashby
EIRO, Holly Duncan
Tucker-Northlake Community Improvement District,
Ann Rosenthal
Old Town Tucker Merchants Association, Chip Cofer
Stone Mountain CID, Emory Morsberger
Tucker Business Association, Randy Jones
Tucker Civic Association, Sonja Szubski
Tucker Historical Society, Matthew Lee
Tucker Parent Council, Jennifer Winterscheidt
Community Art Tucker, Jane Tanner

Community Forum 3: Issues and Opportunities

The focus of this public meeting was to discuss major issues and opportunities identified in the first forums, initial survey responses and walking tours. The planning team reported that public support appeared to align with five major goals. These would be refined over subsequent meetings to become the plan's major goals:



1. Enhance Downtown
2. Improve Transportation Connections
3. Preserve and Improve Neighborhoods
4. Strengthen Recreational and Community Resources
5. Bolster Economic Base

Community Forum 4: Preliminary Ideas

The comprehensive planning team shared initial findings, including existing and projected economic and housing data. The team also shared preliminary recommendations regarding community vision, goals and strategies for achieving the goals.



Community Forum 5: Student Visions and Preliminary Recommendations

This forum includes Student Vision presentations given by Tucker public school students and a continuation of the discussion of preliminary recommendations.

Community Forum 6: Tucker Tomorrow Plan and Community Work Program

This last public meeting presents an opportunity for the public to comment on the Tucker Tomorrow Plan and Community Work Program.

Walking Tours

The planning team organized six walking and driving tours of various Tucker locations. Open to all, the tours presented opportunities for members of the public to share their perspectives at places identified as being priority areas for consideration in the plan. The tours are listed below.

Downtown Tucker Walking Tour

Friday, November 18, 2016 from 5:00pm – 6:30pm

Lawrenceville Highway Walking Tour

Saturday, November 19, 2016 from 9:30am – 11:30am

Northlake Area Walking Tour

Saturday, November 19, 2016 from 1:00pm – 3:00pm



Downtown Tucker Walking Tour

Saturday, February 4, 2017 from 9:30am – 11:30am

Northlake Area Walking Tour

Saturday, February 4, 2017 from 1:00pm – 3:00pm

Mountain Industrial Area Walking Tour

Saturday, April 15, 2017 from 9:30am – 11:30am

Began at 4650 Hugh Howell Road

Small Group Meetings

Members of the Collaborative planning team participated in numerous small group meetings over the course of the planning process. These meetings provided the opportunity to share information regarding the plan, encourage participation and to discuss particular focus areas such as parks, ranch home preservation, downtown Tucker and economic development. A sample of those with whom team members met include Friends of Tucker Parks, Tucker Business Association, Tucker Lifelong Communities and the Old Town Tucker Merchants Association.



Student Visions

Tucker High School students, guided by Social Studies Department Chair Amanda Xiques, participated in the Tucker Tomorrow planning process by working on teams to develop visions for the future of Tucker. Student ideas included improved sidewalks, bike lanes throughout the city, better shopping opportunities so their money can be spent in Tucker, improved restaurant choices, a park in downtown and more high quality affordable housing. Students presented their visions at the May 18, 2017 Community Forum. The student's visions were also posted on the project website.

Tucker Tomorrow Website

Housed on the City's website, the Tucker Tomorrow website designed by the Collaborative served as both a source of information about the planning process and a supplementary means by which members of the public could participate in the process. As a source of information, the website included upcoming events information, summaries of previous meetings, and digital copies of pertinent previous studies and plans. As a public participation tool, the website included two public surveys (see Appendix). Over 800 community members responded to a broad range of questions covering quality of life conditions in Tucker today and their hopes for the future. The second survey consisted of an interactive map filled out by approximately 650 community members. The map enabled a person to identify locations in Tucker where an individual presented an area concern or an opportunity. For each location, the survey participant had the opportunity to leave a detailed comment.



Social Media

Social media applications, such as Facebook, served as a way to share information about the project, especially publicizing meeting schedules, and by posting videos of the public meetings. It also served as an information source for those in the community who were unable to attend in person.




Newspaper Advertisements

Efforts to encourage Community Forum participation included half-page advertisements in both the Tucker Times, with a monthly circulation of over 48,000 and in Up Close and Personal, delivered to over 30,000 addresses.

Help Shape Tucker's Future

Tucker is embarking on the development of the City's first Comprehensive Plan. The plan will define the vision for the future of Tucker, establish community goals and prioritize steps for achieving goals. Topics to be considered are broad ranging including natural and historic resources, land use, economic development, housing and parks and recreation.



**Community Forum 1:
Kick Off Meeting and Visioning Workshop**
Thursday, Nov 17, 2016 6:30 – 8:30 PM
Tucker Baptist Church Fellowship Hall
2367 Main Street, Tucker GA 30084


Public meeting to brief the community on the comprehensive plan and the public participation process and to provide opportunity for public to share hopes, concerns and ideas. The workshop will include small breakout groups by topic areas to stimulate discussion.

The Comprehensive Planning process will incorporate a collaborative, nine-month engagement of the community that will result in a blueprint for achieving the desired future for Tucker.

Join in one of a number of workshops and community outreach events and share your thoughts and ideas.

**Community Forum 2:
Civic Discussion**
Thursday, Dec 15, 2016 6:30 – 8:30 PM
Tucker Baptist Church Fellowship Hall
2367 Main Street, Tucker GA 30084

Opportunity to hear from Tucker Civic Groups and their thoughts on both the challenges and opportunities they see for Tucker's future.



Today. Tomorrow. Together.®

Artist's Note: Please make sure black border shows in final ad. (This note does not show, of course.) Roger Margulies, Creative Director, the Collaborative • 408-891-9043 • rmarginies@thecollaborative.biz

Press

On November 22, 2016, the DeKalb Neighbor published an article entitled Tucker Tomorrow, Tucker community comes together to help form the city's first comprehensive plan. The DeKalb Neighbor has a circulation of over 49,000.

Additionally, numerous press releases were issued by the City throughout the process, highlighting meeting and walking tour dates, website, survey and interactive map information and overall project milestones.

TUCKER TOMORROW

City of Tucker announces the kick off of the City's first Comprehensive Plan

CITY OF TUCKER (Oct 18, 2016) – Tucker is embarking on development of the City's first Comprehensive Plan. The Plan will define the vision for the future of Tucker, establish community goals and prioritize steps for achieving goals. Topics to be considered are broad including land use, natural and historic resources, economic development, housing and parks and recreation.

The Comprehensive Planning process will incorporate a collaborative, nine-month engagement of the community that will result in a blueprint for achieving the desired future for Tucker. To kick off the project, city leaders are inviting the public to join community forums on Thursday November 17, 2016 and on December 15, 2016.

"When we began as a city, we adopted many of DeKalb County's regulations. Now it's time to hear what residents, businesses and community organizations want the City to focus on in the years ahead. We want a robust involvement of the community that generates a unified vision for the future of Tucker," said Mayor Frank Auman.

The first phase of the planning process begins with a Visioning Workshop and a Civic Discussion public meetings that will provide Civic leaders, residents, business owners, and other interested groups the opportunity to share their thoughts regarding the future of Tucker.

Community Forum 1: Kick Off Meeting and Visioning Workshop

Thursday, November 17, 2016: 6:30 – 8:30 PM
Tucker Baptist Church Fellowship Hall
2367 Main Street, Tucker GA 30084

Public meeting to brief the community on the comprehensive plan and the public participation process and to provide opportunity for public to share hopes, concerns and ideas. The Collaborative will facilitate small breakout groups by topic areas to stimulate discussion.

Community Forum 2: Civic Discussion

Thursday, December 15, 2016: 6:30 – 8:30 PM
Tucker Baptist Church Fellowship Hall
2367 Main Street, Tucker GA 30084


Opportunity to hear from Tucker Civic Groups and their thoughts on both the challenges and opportunities they see for Tucker's future.

For more information, please visit us online at www.tuckerga.gov.

###

Meeting Flyers


Posters were placed in over 50 businesses around Tucker, publicizing the Community Forum meeting schedule and explaining how to obtain additional information regarding the project.



Tucker Tomorrow

Help Shape the Future of Your City

Tucker is embarking on the development of the City's first Comprehensive Plan. The plan will define the vision for the future of Tucker, establish community goals and prioritize steps for achieving goals. Topics to be considered are broad ranging - from land use, economic development, housing, transportation, and natural resources to parks and recreation. The Comprehensive Planning process will incorporate a collaborative, nine-month engagement of the community that will result in a blueprint for achieving the desired future for Tucker. Please participate. We would like to hear from you.



Community Forum 1: Kick Off Meeting and Visioning Workshop


Thursday, November 17, 2016
6:30pm - 8:30pm
Tucker Baptist Church Fellowship Hall
2367 Main Street, Tucker, GA 30084

From transportation to environmental concerns, development to preserving quality of life, this forum is an opportunity for you to share your hopes, concerns, and ideas regarding the future of Tucker.

Community Forum 2: Civic Discussion


Thursday, December 15, 2016
6:30pm - 8:30pm
Tucker Baptist Church Fellowship Hall
2367 Main Street, Tucker, GA 30084

This forum focuses on obtaining input from Civic Groups around the community regarding their thoughts on Tucker's strengths, needs, opportunities and threats.



Tucker has engaged the Collaborative, a consulting firm, to lead development of the Comprehensive Plan.

Collaborative Contact: Angela Parker
tuckertomorrow@thecollaborative.com
678-222-3419



www.tuckerga.gov

Backpack Flyers

Over 2,700 Community Forum meeting flyers in both English and Spanish were delivered to each of Tucker's elementary schools for dissemination to parents via student backpacks.

City Events

Planning staff attended Tucker's annual Christmas on Main event, The Tucker Chili Cook Off, Smoke Rise Walk and the Tucker Town Hall Meeting providing information regarding Tucker Tomorrow and distributing meeting flyers. Christmas on Main attendees completed "Letters to Santa" highlighting what they wanted for the future of Tucker.

Acknowledgments

We extend our thanks to everyone who participated in the Tucker Tomorrow comprehensive planning process.

The Community Development Department staff put the plan at the top of their very full work priorities. Director John McHenry and Courtney Lankford contributed countless hours attending meetings, reviewing documents, and, over and over, educating the rest of us by answering our questions. Chris Rice provided top notch assistance with the City's Geographic Information System, providing access to files that allowed us to create maps and assess data.

City Manager Tammy Hanlin, Assistant City Manager Cindy Jenkins and the rest of the City's staff helped us improve the plan each time they engaged with our process.

Our consultants at the Collaborative and RKG Associates worked creatively and tirelessly on building the plan and on nurturing the community-wide conversation that formed the basis of the plan. Special thanks to Collaborative Project Manager Angela Parker, Project Planner Joshua Berry, intern Erin Johnson, Roger Margulies,

Daniel Margulies, Colin Gowens, Collaborative staff who facilitated community meetings, Principals Joe Brevard and Ed Shoucair, and Kyle Talente of RKG Associates.

The volunteers of the plan's Steering Committee spent many nights improving the plan with their deep knowledge of particular areas, out of their commitment to Tucker. We especially thank Beth White-Ganga, Councilor Anne Lerner, Bill Kaduck, Councilor Noelle Monferdini, Rick Porter, Councilor Bill Rosenfeld, Joe Scarpaci, Ernest Slaughter, Brad Pratt, Moira Waldron and Jennifer Winterscheidt.

And a special thanks to Amanda Xiques, Tucker High School Socials Studies Department Chair, for her work with the future leaders of Tucker on defining the student visions for the City.

Most importantly, there was an unprecedented engagement by the citizens, business owners and civic organization leaders of Tucker at each stage of the planning process. Your commitment and involvement in the future of this City is the key ingredient that gives us hope for Tucker's future.

“Thank you!”

FRANK AUMAN
Mayor of Tucker

HONEY VAN DE KREKE
Council Member
District 1 - Post 1

WILLIAM (BILL) ROSENFELD
Council Member
District 1 - Post 2

MATT ROBBINS
Council Member
District 2 - Post 1

NOELLE MONFERDINI
Council Member
District 2 - Post 2

MICHELLE PENKAVA
Council Member
District 3 - Post 1

ANNE LERNER
Council Member
District 3 - Post 2

Tucker Tomorrow Consultant Team



the Collaborative

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Erin Johnson, Intern
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Kyle Talente, Principal

Today. Tomorrow. Together.™ is a trademark of the Collaborative.



Comprehensive Plan Appendix

April 23, 2017

Today. Tomorrow. Together.™





Appendix

01 Community Forums

- Community Forum 1
- Community Forum 2
- Community Forum 3
- Community Forum 4
- Community Forum 5
- Community Forum 6

02 Online Survey

- Summary of Comments

03 Interactive Map

- Representative Interactive Comments

04 Data

- Population
- Demographic and Income
- Housing
- Economic Development

05 Regional Water Plan and Environmental Planning Criteria

- Overview and Certification



Tucker Tomorrow

Kick Off and Visioning Workshop

November 17, 2016

Workshop Agenda

Welcome

Tucker Mayor Frank Auman

Summary of Comprehensive Planning Process

Joe Brevard, the Collaborative
Angela Parker, the Collaborative

Overview of Visioning Workshop

Joe Brevard, the Collaborative

Community Workshop Topics:

Topic 1: Quality of Life – What makes Tucker Tucker?

Topic 2: Housing and Residential Development

Topic 3: Economic Development – Jobs, Business, and Services

Topic 4: Preservation of Historic and Natural Resources

Topic 5: Parks and Recreation

Topic 6: Transportation

Facilitators Report to Group

1



What is a Comprehensive Plan?

- Process for achieving community's goals
- Sets policies for housing, economic development, natural resources, redevelopment, land use, community facilities, parks, and transportation
- Guide for decision-making and managing growth
- Future Land Use Plan
 - Provides basis for zoning decisions
- Short-term Work Program to be updated annually
 - Affects city expenditures and administrative decisions
 - Helps identify internal and external funding sources
 - Identifies collaboration opportunities with public and private sector
- Atlanta Regional Commission and Department of Community Affairs mandates Comprehensive Plans for all municipalities and updated every 5 years



Community Involvement is Key

Successful plans grow from strong community involvement

- Benefits: Guidance to shape policies, community discussion, and support action

Community Involvement Process:

- Meetings with City Leadership and Plan Steering Committee
- Community Forums
 - Visioning
 - Civic Discussion
 - Issues and Opportunities
 - Draft Plan
- Survey and Interactive Map
 - Go to Tucker Tomorrow section of City's website www.tuckerga.gov
- Student Visions
- Smaller Group Meetings



Topic/Station Overview

Topic 1: Quality of Life – What makes Tucker Tucker?

Facilitator Intro:

A good comprehensive plan is one that enhances the future quality of life for the residents of the community it serves. Because every community is different, with its own identity, ideas and priorities, we want to hear from you to best understand the quality of life in Tucker today, and what you envision it can be tomorrow.

Questions:

- Where does Tucker get its identity? What distinguishes it from other cities? What do you think of first when asked to describe Tucker?
- What are you most proud of about Tucker?
- What are the main issues, places or attributes that factor into how you assess the quality of life in Tucker?

Secondary questions:

- How would you assess Tucker's sense of community? The involvement of its citizens?
- What are your favorite parts of Tucker and why? Your least favorite?
- How would you describe the aesthetic character of Tucker to a non-resident?
- What assets should Tucker preserve and build on?



Topic/Station Overview

Topic 2: Housing and Residential Development

Tucker's Housing Snapshot (*preliminary data*)

- Approximately 15,300 housing units
- Residential ownership rate: 56.2%
- Rented housing comprises about 35.4% of Tucker's housing stock
- Median value of owner occupied units is approximately \$235,154
- 45.7% of Tucker's population is 45 years old or older, 32.7% is 55 or older
- 8.0% or 1,127 Tucker families have income less than \$15,000 per year

(Source: ARC/ESRI)

Facilitator:

The Tucker Tomorrow comprehensive plan needs a solid understanding of the current conditions of housing in Tucker as well as a sense of the residential development to serve Tucker for the next ten years and beyond. The purpose of this topic station is to hear the community's thoughts, opinions and desires for Tucker's housing and residential development.

Questions:

- In your opinion, does Tucker offer enough housing options for all age groups and income levels?
- What sort of housing development is most welcome in Tucker and where?
- What sort of housing development is least welcome in Tucker and why?

Secondary Questions:

- Is there a particular character of housing in Tucker, (architectural styles, height ranges, etc.) that you would like to see emphasized to maintain Tucker's identity?



Topic/Station Overview

Topic 3: Economic Development – Jobs, business, and service

Economic Development Snapshot (*preliminary data*)

- Over 3,000 businesses
- Major economic sectors:
 - Services 40.4%
 - Retail Trade 19.3%
 - Finance, Insurance, Real Estate 9.3%
- 47.3% of Tucker's working age residents have bachelor's, professional or graduate degree
- Median household income: \$55,438
- 8% or 1,1377 Tucker families have income less than \$15,000 per year

(Sources: ARC/ESRI, 2012 Survey of Businesses and 2014 American Fact Finder)

Facilitator Intro:

A strong economy is the foundation of all healthy communities. We would like to hear about what sort of economic development you would like to see happen in the future, including your thoughts on why and where.

Questions:

- What ideas do you have for strengthening the economy in Tucker?
- Where do you think are the most appropriate places to encourage economic growth?
- What types? Retail? Office? Industrial? Mixed-use?
- What types of retail and service uses are lacking in Tucker?
- Are there areas you think should be redeveloped? And if so, how?
 - Northlake Mall Area?
 - Lawrenceville Highway Corridor?
 - Lavista Road Corridor?
 - Downtown Tucker?
 - Mountain Industrial Blvd Corridor?
 - Other areas?



Topic/Station Overview

Topic 4: Preservation of Historic and Natural Resources

Historic and Natural Resources (excluding parks):

- Chewing House
- Jefferares House
- Andrews House
- Langston House
- Browning Courthouse
- Johns Homestead
- Historic Downtown

Facilitator's Intro:

Tucker has many cherished historic and natural resources. It is important for a comprehensive plan to identify these and make recommendations for their future use, conservation, possible expansion or linkage to a wider system if appropriate. In this Topic Station, we hope to learn more about existing historic and natural resources, their value to the community and thoughts about the future.

Questions:

- What measures can Tucker explore to further preserve its historic character and/or natural resources?
- This topic area covers trees, streams and water bodies. Do you have thoughts regarding protection of these natural resource areas?
- How do you rate the overall accessibility of the historic and/or natural resources in Tucker?

Secondary Questions:

- Would you like to see Tucker's historic and natural assets attract more local tourism?
- Do you think more should be done to protect trees, forests, streams and water bodies?
- Are you willing to support actions by Tucker to become more environmentally friendly?
What actions?



Topic/Station Overview

Topic 5: Parks and Recreation

Greenspaces, Parks, and Recreational Amenities

- Henderson Park
- Johns' Homestead Park
- Kelley C. Cofer Park
- Montreal Park
- Peters Park
- Smoke Rise Park
- Tucker Nature Preserve
- Tucker Orchard Guild
- Tucker Recreational Center

Facilitator's Intro:

Parks, greenspace and recreational amenities add so much to the quality of life in Tucker. We would like to hear about those existing parks and recreational resources, your ideas about how these might be enhanced and your thoughts about possible future additions.

Questions:

- Do you think there is sufficient park and open space?
- Does the city have sufficient passive and active recreational facilities?
- Are they sufficiently accessible?
- Are there enough activity opportunities for young people in Tucker? What would you like to see more of?
- Are there ways to engage citizens to better utilize the parks and recreational facilities?

Secondary Questions:

- Are any greenspaces overcrowded or underutilized? Why do you think this is?



Topic/Station Overview

Topic 6: Transportation

Transportation Snapshot

- 2 Interstate Highways: 285 and 85
- Lawrenceville Highway
- Stone Mountain Freeway
- LaVista Road
- Hugh Howell Road
- Mountain Industrial Blvd.
- Chamblee-Tucker Road

- Avg. commute time of Tucker residents; 87.1% via private auto, 76.6% alone
 - 16.1% more than 45 minutes
 - 42.3 % less than 25 minutes
 - 7.2 % less than 10 minutes

- Six daily MARTA bus routes:
 - 75 Tucker
 - 120 E. Ponce de Leon Ave/Tucker
 - 124 Pleasantdale Road
 - 125 Clarkston/Northlake
 - 126 Northlake/Chamblee

Intro Statement:

While the City has no direct control over all the roadways in the City, the comprehensive plan will include recommendations for working with the County, Atlanta Regional Commission, the State and others to improve the transportation systems that affect your lives.

Questions:

- What types of transportation improvements would you like to see?
 - Roadways
 - Walking
 - Biking
 - Public transit
 - Parking

- Are there specific problem areas that should be addressed?



Tucker Tomorrow Community Forum

17 November 2016 - First Baptist Church Fellowship Hall

Summary of Comments

NOTE: This summary is a very high-level overview of the comments made by the citizens participating in the forum. Comments that were made, but that are not on this list, were captured and are a part of our overall master list. Additionally, there are comments that are listed under one topic area that are more directly related to another topic area, for example comments regarding walkability under economic development. The impact of improvements to provide benefits in multiple areas will be important when prioritizing projects and activities.

Topic 1: Quality of Life – What makes Tucker “Tucker”?

Small town feel; sense of local community; diversity; the many community organizations and the sense of empowerment to lead/volunteer; the many activities and events such as Taste of Tucker; Theatre, Farmer’s Market, 1st Saturday car shows; the people.

Opportunity Areas

Enhance walkability and pedestrian connectivity; incorporate multi-platform outreach, not just the web; enhance diversity of retail and restaurants; increase the number of public gathering places; preserve greenspace and trees; be inclusive of all ages; promote theatre and the arts.

Topic 2: Housing and Residential Development

More senior housing, particularly affordable housing, is needed. Allowing smaller footprints for single-family detached senior units is a good idea. Affordable housing options are needed, but not extended stay type hotels. Growing homeless population needs to be addressed. Integrating multiple price points within housing developments is a better idea than concentrating lower cost housing. More housing options to attract younger families are needed. Developments should include playgrounds and amenities. Older housing stock should be preserved and standards should be established for new construction to ensure the scale is in keeping with existing homes. Enforce code violations and prevent apartments from going downhill.

Topic 3: Economic Development – Jobs, Business and Services

Encourage high-end grocers, non-franchise retail and local boutique shopping; develop a clear and deliberate economic development strategy; establish a business retention plan; formulate a reuse plan for all of the auto oriented shops, redevelop Lawrenceville Highway; appreciate industrial assets, major employers and stakeholders; promote diversity of businesses; recruit medical/tech industries and facilities; keep consumer dollars in Tucker; provide better entertainment options; improve walkability and connectivity.



Tucker Tomorrow Community Forum

17 November 2016 - First Baptist Church Fellowship Hall

Summary of Comments *Page 2*

Topic 4: Parks and Recreation

We must act quickly to acquire more greenspace - more parks, greenspace, active, passive and multi-use facilities needed, especially downtown. More playgrounds for adults and children are needed. We need to publish more information on our existing open spaces and provide more programming, including more organized sports for youths. Improved Park maintenance is needed including renovation and/or improvement of the Recreation Center, the pool, tennis courts and Johns Homestead Park.

There is a special need for better walking opportunities, better sidewalks and improved pedestrian and bicycle greenway connections that connect neighborhoods, parks and green spaces.

Topic 5: Preservation of Historic and Natural Resources

A tree ordinance with more severe penalties is needed to protect Tucker's tree canopy and mature trees; it is also important to maintain stream buffers. Maintain the character of the downtown; avoid large-scale teardowns such as in Sandy Springs and Brookhaven.

There are great historic nuggets in Tucker; we need to educate the public on Tucker's history, especially leveraging the City's industrial history; the railroad depot is a signature element of Tucker's identity; better signage for historic buildings is needed; better education could include walking tours and house tours, with trails to link certain historic resources; the City should seek grants to fund the renovation of Johns Homestead and improve access and parking there.

Topic 6: Transportation

Pedestrian safety is a major concern; there are many unsafe pedestrian crossings, including along Lawrenceville Highway, La Vista Road, Main Street, Brockett Road, Henderson Road and Idlewood Road near the Middle School, there is a need for both traffic calming and improved sidewalks because of speeding vehicles at these locations. There is also a need to improve sidewalks for persons with disabilities. Better data on pedestrian safety is needed. New developments should address pedestrian safety issues with new sidewalks as appropriate, sidewalks should be placed where demand exists.

There is a need for mobility assistance (transit) for those who are "aging in place" and the transit-dependent poor living in extended stay hotels. Better MARTA connections should be explored, particularly in the Northlake area.

It would be desirable to have a citywide bike and pedestrian trail system, including connections to the Stone Mountain Trail, a valuable resource, as well as to the bike path along Idlewood Road. Bike infrastructure for "normal people", not expert bikers, is needed.



Community Forum 2: Civic Discussion

Thursday, December 15, 2016 6:30 pm – 8:30 pm

First Baptist Church Fellowship Hall

2367 Main Street Tucker, GA 30084

This forum focuses on obtaining input from Civic Groups around the community regarding their thoughts on Tucker's strengths, needs, opportunities and threats.

Tucker Tomorrow Walking Tours

The Comprehensive Plan provides the opportunity to define the desired future for the City. Join us on walking tours of three business centers of the City and provide your input regarding future growth and development of these areas.

Downtown Tucker Walking Tour

Friday, November 18th from 5:00 – 6:30 PM

Meet on Main Street in front of First Baptist Church Fellowship Hall

2367 Main Street

Tucker, GA 30084

Lawrenceville Highway Walking Tour

Saturday, November 19th from 9:30 – 11:30 AM

Meet in Cofer Crossing Shopping Center by the Applebee's Restaurant

4353 Lawrenceville Highway

Tucker, GA 30084

Northlake Area Walking Tour

Saturday, November 19th from 1:00 – 3:00 PM

Meet in the Wells Fargo Bank Parking lot

4099 La Vista Road

Tucker, GA 30084

Note: The Lawrenceville Highway and Northlake Area tours will require driving to several tour stops and walking around a defined area.

Mobile Phone Contact on Day of Tour: (404) 797-7807



Tucker Tomorrow Issues and Opportunities

February 16, 2017

6:30 – 8:30

Tucker Baptist Church Fellowship Hall

Agenda

Welcome: Tucker Mayor Frank Auman

Overview of Comprehensive Planning Process: Angela Parker, the Collaborative

Civic Organization Presentations:

- Community Art Tucker (CAT)
- Friends of Tucker Parks
- Main Street Tucker Alliance
- NEMO
- Tucker-Northlake CID
- Old Town Tucker Merchants Association
- Stone Mountain CID
- Tucker Business Association
- Tucker Civic Association
- Tucker Historical Society
- Tucker Parent Council

Presenter's Overview

Each organization will take up to ten minutes and cover the following:

1. Overview of organization and major accomplishments
2. Current activities
3. Organization's future focus and aspirations for Tucker



What is a Comprehensive Plan?

- Process for achieving community's goals
- Sets policies for housing, economic development, natural resources, redevelopment, land use, community facilities, parks, and transportation
- Guide for decision-making and managing growth
- Future Land Use Plan
 - Provides basis for zoning decisions
- Short-term Work Program to be updated annually
 - Affects city expenditures and administrative decisions
 - Helps identify internal and external funding sources
 - Identifies collaboration opportunities with public and private sector



Agenda

Community Forum 3: Issues and Opportunities

February 16, 2017 6:30 – 8:30 Tucker Baptist Church Fellowship Hall

Welcome:

Tucker Mayor Frank Auman

Overview:

Angela Parker, The Collaborative

What is a Comprehensive Plan?

- Process for achieving community's goals
- Sets policies for housing, economic development, natural resources, redevelopment, land use, community facilities, parks, and transportation
- Guide for decision-making and managing growth
- Future Land Use Plan
 - Provides basis for zoning decisions
- Short-term Work Program to be updated annually
 - Affects city expenditures and administrative decisions
 - Helps identify internal and external funding sources
 - Identifies collaboration opportunities with public and private sector

Tucker Tomorrow Information:

- www.tuckerga.gov and click on Tucker Tomorrow Logo
- Survey
- Interactive Map for site or area specific comments

How to Make Comments:

- Comment Form: Complete and submit tonight
- Electronic Transmittal of Comments: info@tuckertomorrowplan.com

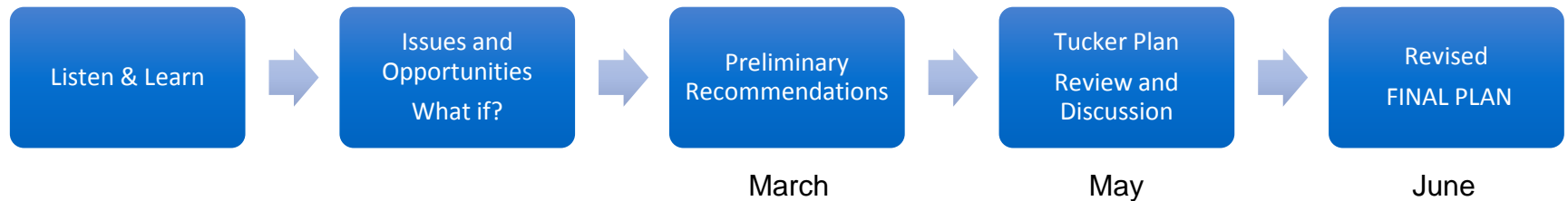
Issues and Opportunities:

Ed Shoucair, The Collaborative

Issues and Opportunities Community Forum

16 February 2017

Where We Are in Process



Order of Presentation

- Major Assets
- Community goals
- Issues and opportunities
 - What if? Thinking

Sources of Understanding

- Past studies
- Statistical data
- Expressions of community interest
- Firsthand observations
- Professional judgment

Major Tucker Assets

- Civic Life: *Sense of Connectedness*
- Downtown Tucker
- Neighborhoods
- Recreational and Community Resources
- Geography and Economic Base

Major Community Goals

- Increase Connectivity
- Enhance Downtown Tucker
- Preserve and Improve Neighborhoods
- Strengthen Recreational and Community Resources
- Bolster Economic Base

Asset: Sense of Connectedness

- Know Thy Neighbor = healthy communities
- High level of participation
- Civic organizations
 - Advocate and get things done
 - Along way: mtgs, fundraising, quick coffees, socializing = more connections
- Connectedness thru continuity
 - A number raised & stay, leave & come back
- All adds up!



Feeling of Connectedness

Community



What Do Healthy Communities Want?

- Even More
- Proof point: **Cityhood**
- Still not enough!

Tucker Tomorrow



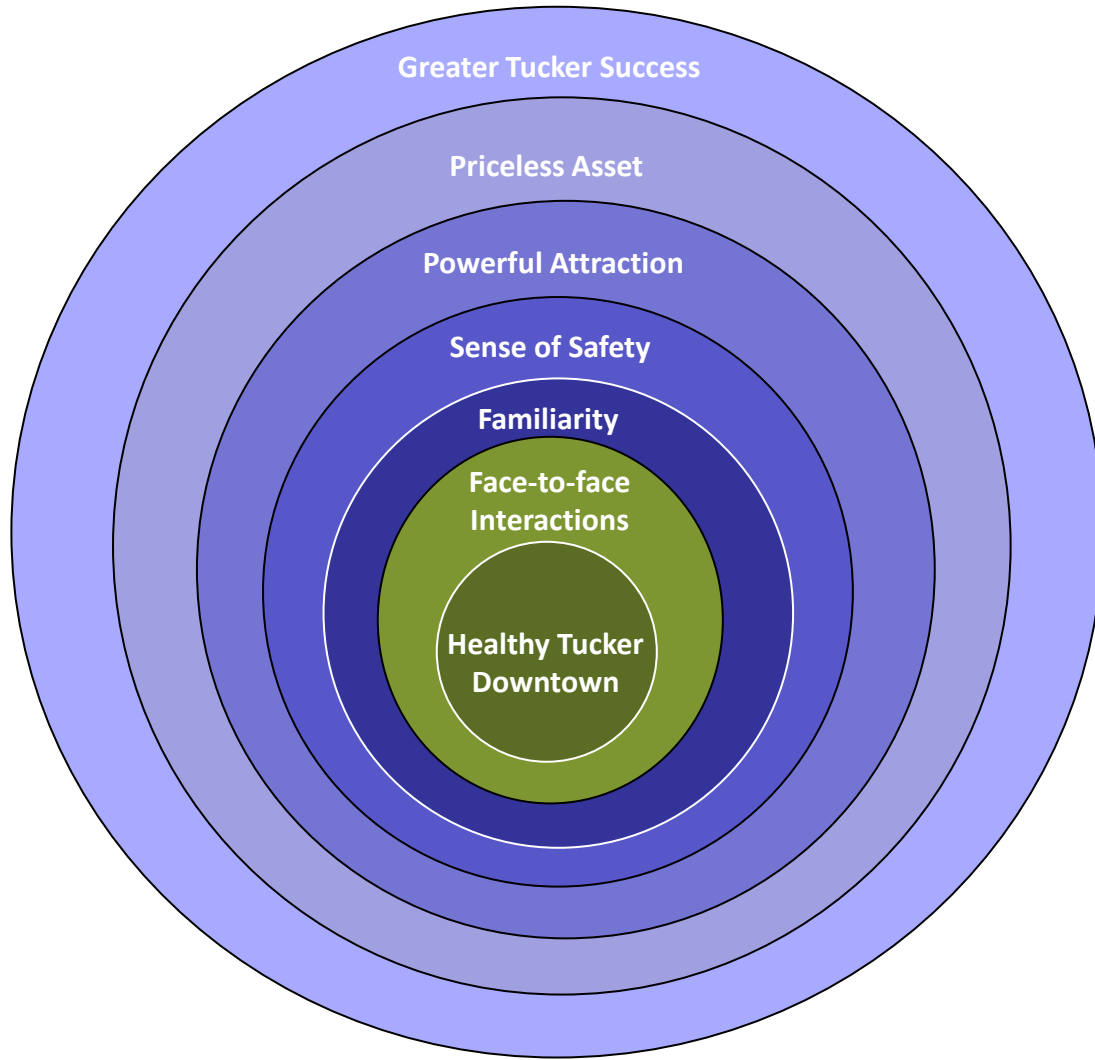
Downtown Tucker

- Heart and Soul of Community
- Civic Center for Civic-Minded Community
 - Meet. Eat. Shop. Errands.
 - Gather. Celebrate.
 - Learn
 - Worship
 - Recreate
 - Live

Downtown Tucker

- Real place
 - Feel connected to Tucker's past
 - Wide and open
 - Special 'small town feel'
- Walkable and welcoming
 - Place to Stroll
 - Leisurely Walking. Stopping. Talking. Sitting. Visiting.





Enhance Downtown Tucker

- Excellent foundation
 - LCI Plan 2015
 - Increased walkability, parking study, other
 - Overlay District
 - Compatible mixed-use development



Downtown Tucker

- Main Street Overlay Improvement Examples
- Zero lot frontages
- Benefits:
 - Increased revenue opportunities
 - More space shops up and down Main
 - Longer walkable area = more face-to-face

Downtown Tucker

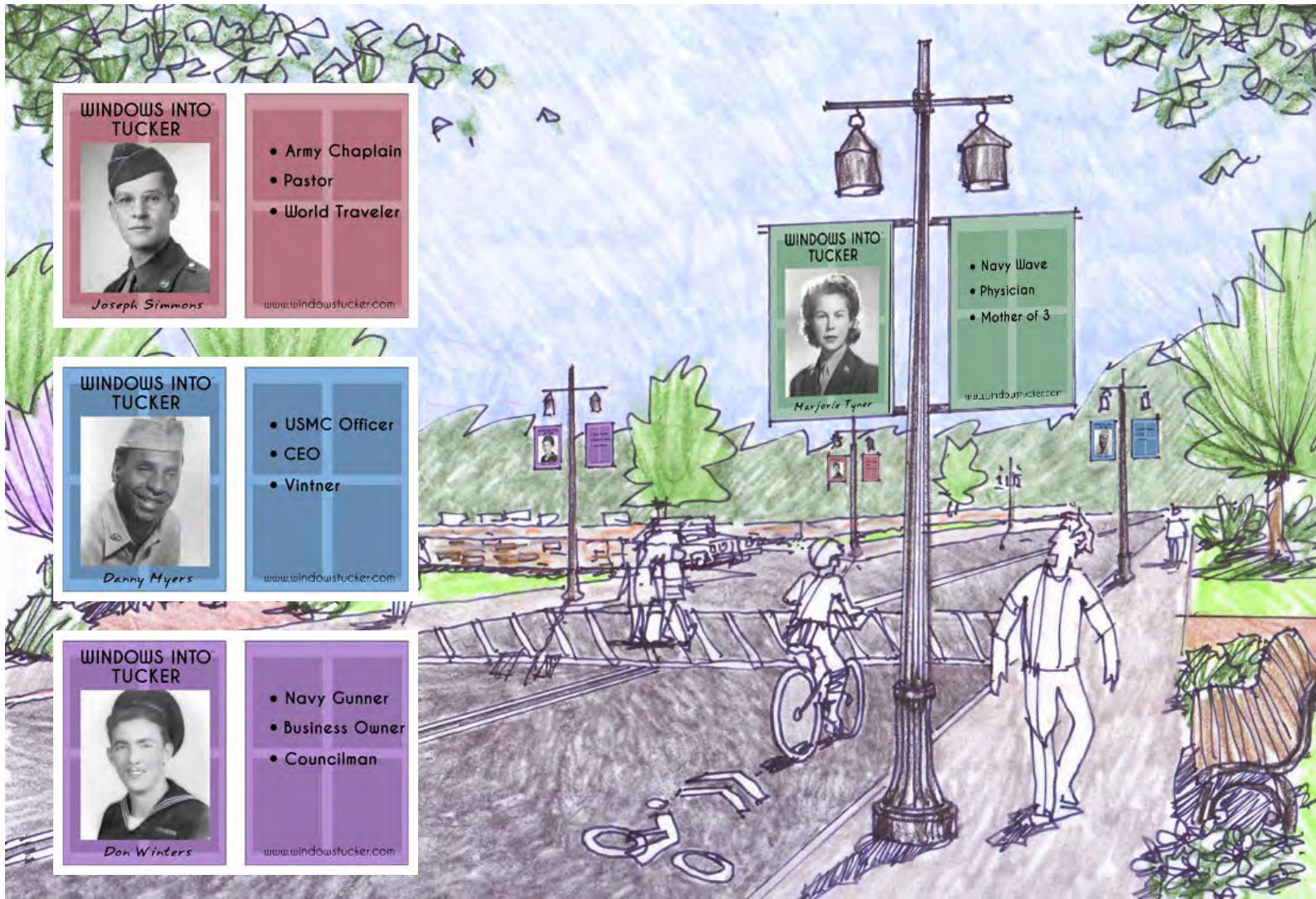


Downtown Tucker











WINDOWS INTO TUCKER™

Windows Into Tucker celebrates the extraordinary people who make Tucker a wonderful community.



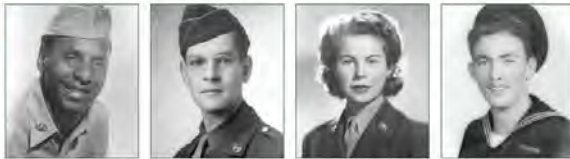
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Meet a few of Tucker's Greatest Generation

Past Profiles
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WINDOWS INTO TUCKER



- Navy WAVE
- Physician
- Mother of 3

www.WindowsIntoTucker.com



WINDOWS INTO TUCKER™

Windows Into Tucker celebrates the extraordinary people who make Tucker a wonderful community.

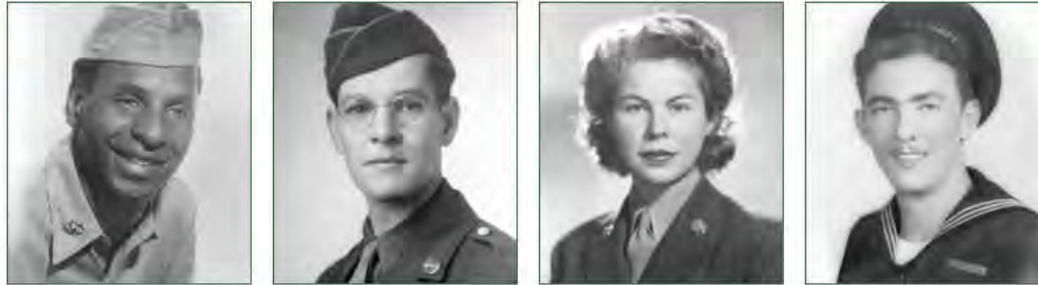
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Meet a few of Tucker's Greatest Generation

Past Profiles

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Bob Sanderson

- Firefighter
- Soccer Coach
- Cyclist



Denise Gupta

- Teacher
- Guitarist
- Avid Hiker



Javier Lopez

- Chef
- Volunteer
- Dog Lover

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Tucker Tomorrow



Today. Tomorrow. Together.

Tucker Tomorrow



Today. Tomorrow. Together.

Downtown Tucker

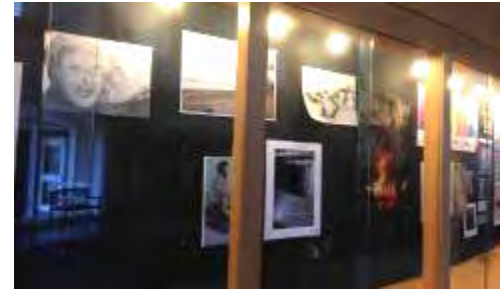
- City Hall closer to Main Street
- Benefits:
 - Increases face-to-face meetings between public and leaders
 - Supports businesses: walk to restaurants
 - Multiuse spaces:
 - Community & cultural events?
 - Home to future Tucker Senior Center?

Downtown Tucker

- Complementary outdoor space to City Hall
- Benefits:
 - Additional venue during special events
 - Other gatherings: Memorial Day, etc.
 - Day-to-day gatherings
 - Potential: Help downtown be more of learning center



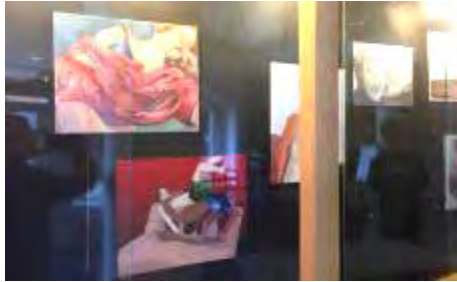
Celebrate Tucker community: young and families



Learning environment



Today. Tomorrow. Together.



Learning environment



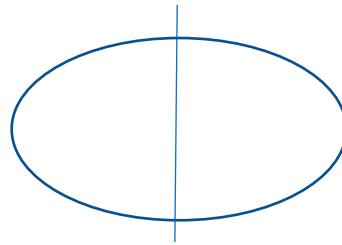


Learning environment



Downtown Tucker

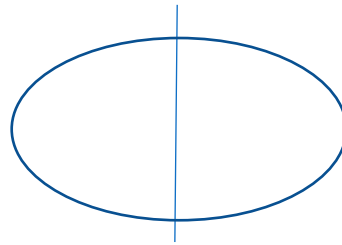
- New Downtown Tucker Loop Path



- Benefits:
 - Recreational facility where people walk
 - First leg of Tucker-Northlake Trail
 - Amenity to spur future downtown living
 - Key step for connecting Downtown, housing, and post office

Downtown Tucker

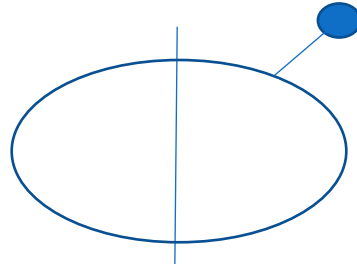
- New Downtown Tucker Loop Path



- Benefits:
 - Hub for future spoke connections

Downtown Tucker

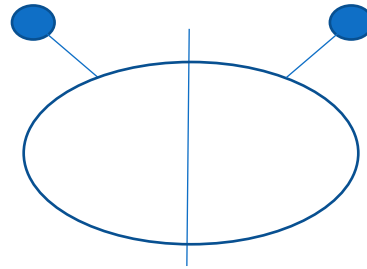
- New Downtown Tucker Loop Path



- Benefits:
 - First step to future link to Library and Tucker Nature Preserve

Downtown Tucker

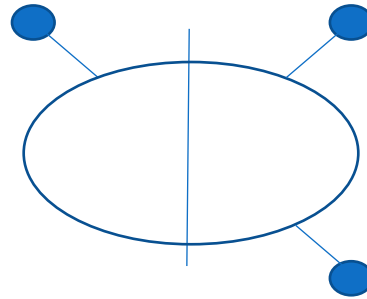
- New Downtown Tucker Loop Path



- Spokes:
 - Library and Tucker Nature Preserve
 - Rec. Center, Kelley Cofer & Henderson

Downtown Tucker

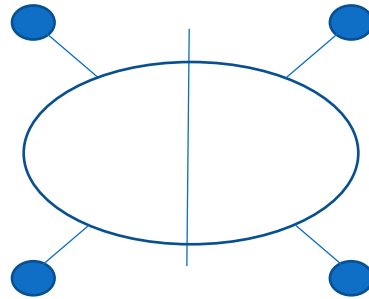
- New Downtown Tucker Loop Path



- Spokes:
 - Library and Tucker Nature Preserve
 - Rec. Center, Kelley Cofer & Henderson
 - Southeast and Stone Mountain Trail connections: Idlewood, Mountain Industrial, and H. Howell

Downtown Tucker

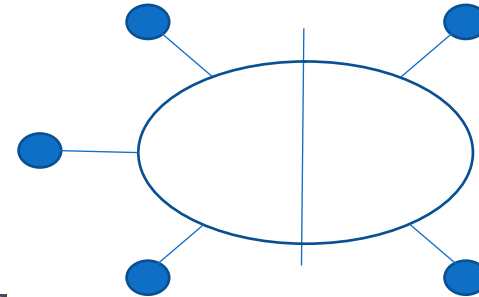
- New Downtown Tucker Loop Path



- Spokes:
 - Library and Tucker Nature Preserve
 - Rec. Center, Kelley Cofer & Henderson
 - Southeast and Stone Mountain Trail connections: Idlewood, Mountain Industrial, and H. Howell
 - Northlake, J. Homestead, Stone Mt. Trail

Downtown Tucker

- Key 5th Spoke

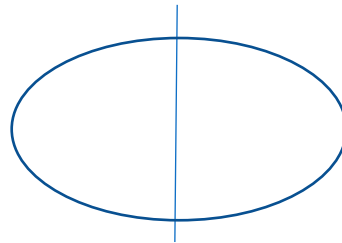


Downtown Shuttle

- MARTA
- Northlake
- Medical

Downtown Tucker

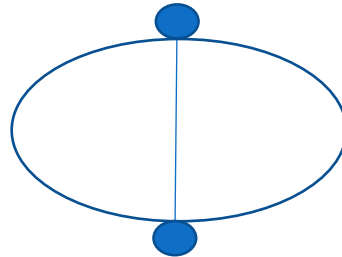
- Major Negative Issue: Downtown Isolated



- Lavista and Lawrenceville
- Deters north-south pedestrian traffic
- Number of students and others walk
- Divides Main Street Commercial District
- Cut thru once historic part of downtown

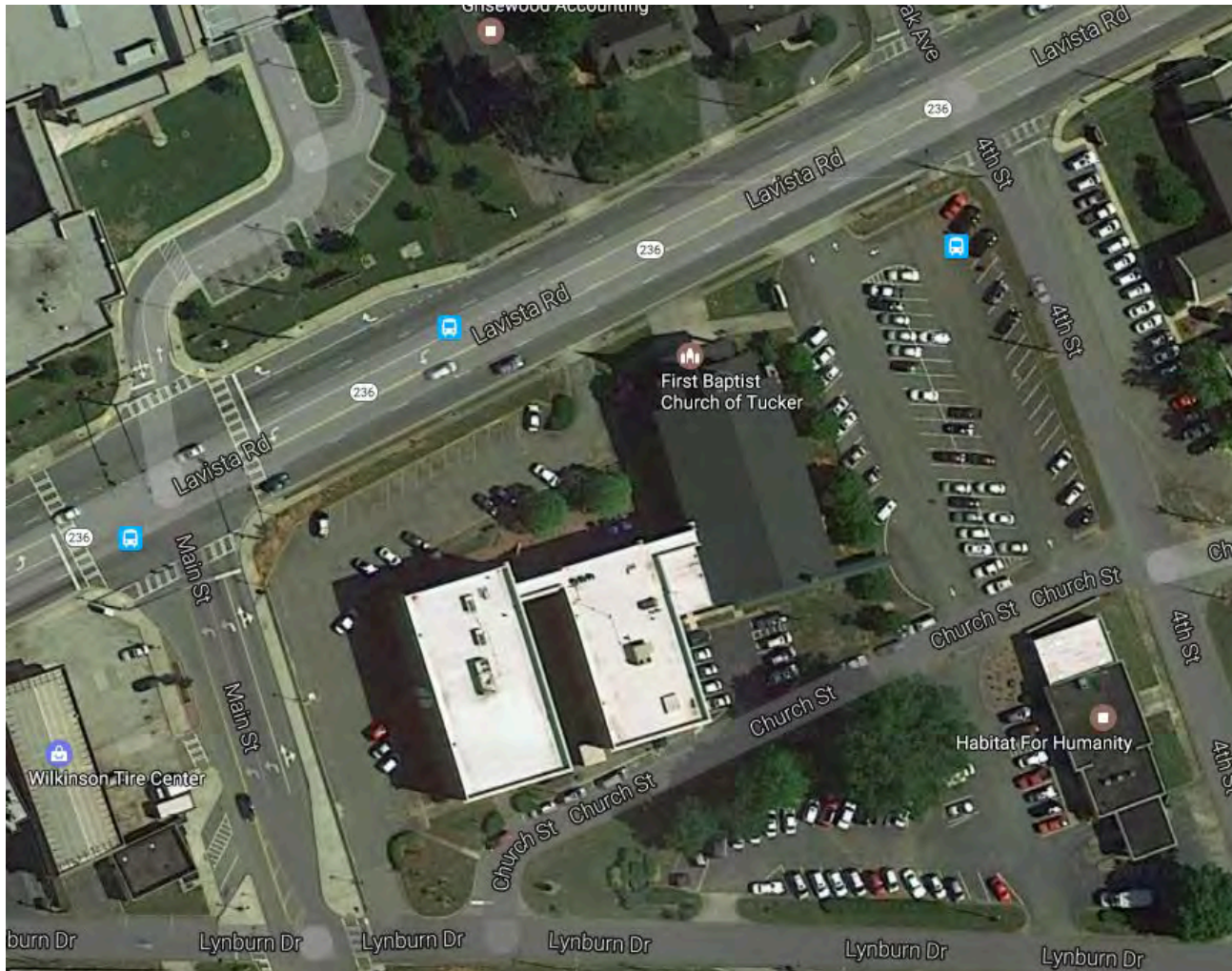
Downtown Tucker

- Opportunity: Main Street Gateways



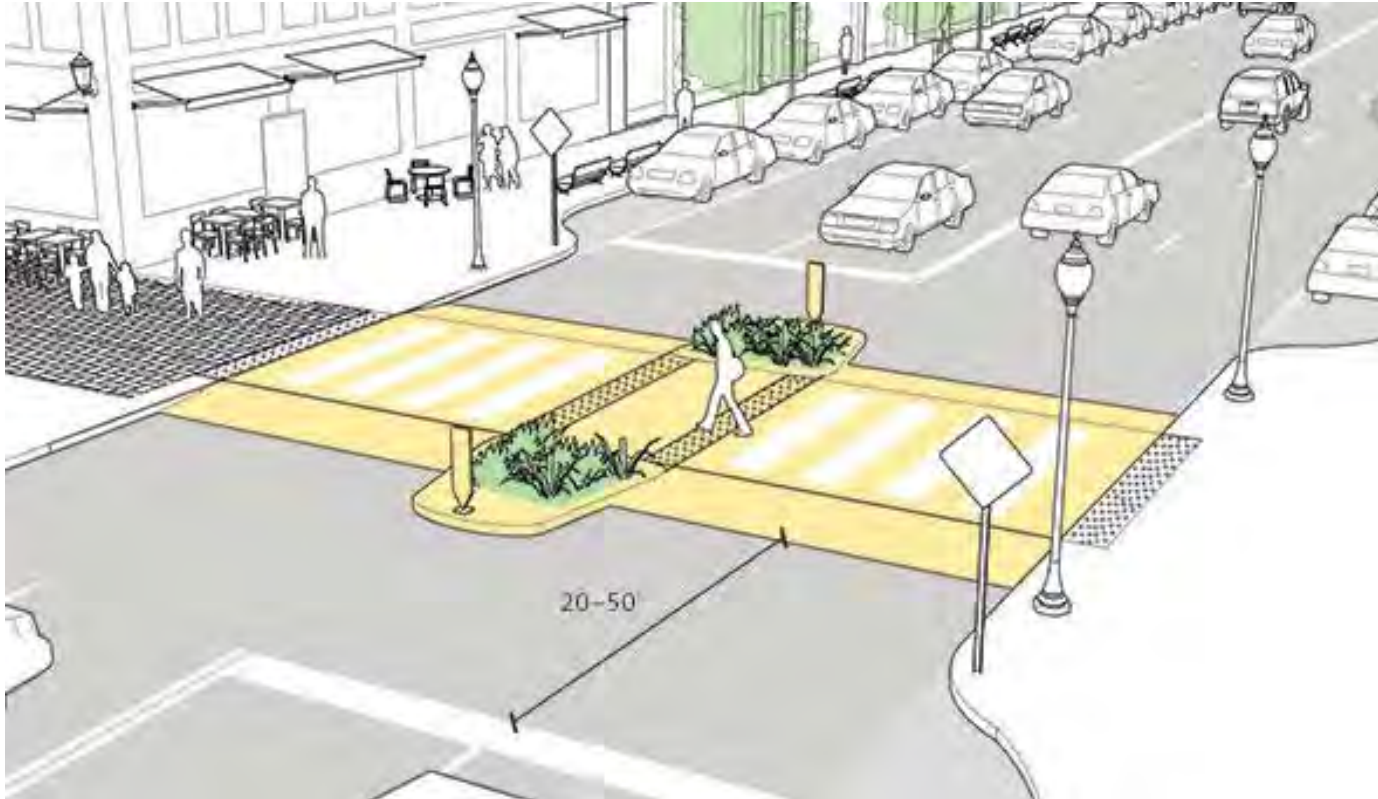
- Create Gateways = Many benefits
 - Safety
 - Good business
 - Positive expression about Tucker
 - Recall Tucker History
 - Model for entire corridor

Downtown Tucker



Lavista left
turn to Main:
Pedestrian
Safety
Median

Downtown Tucker



Example of
Pedestrian
Safety
Median

Downtown Tucker



Example of
Pedestrian
Safety
Median

Downtown Tucker



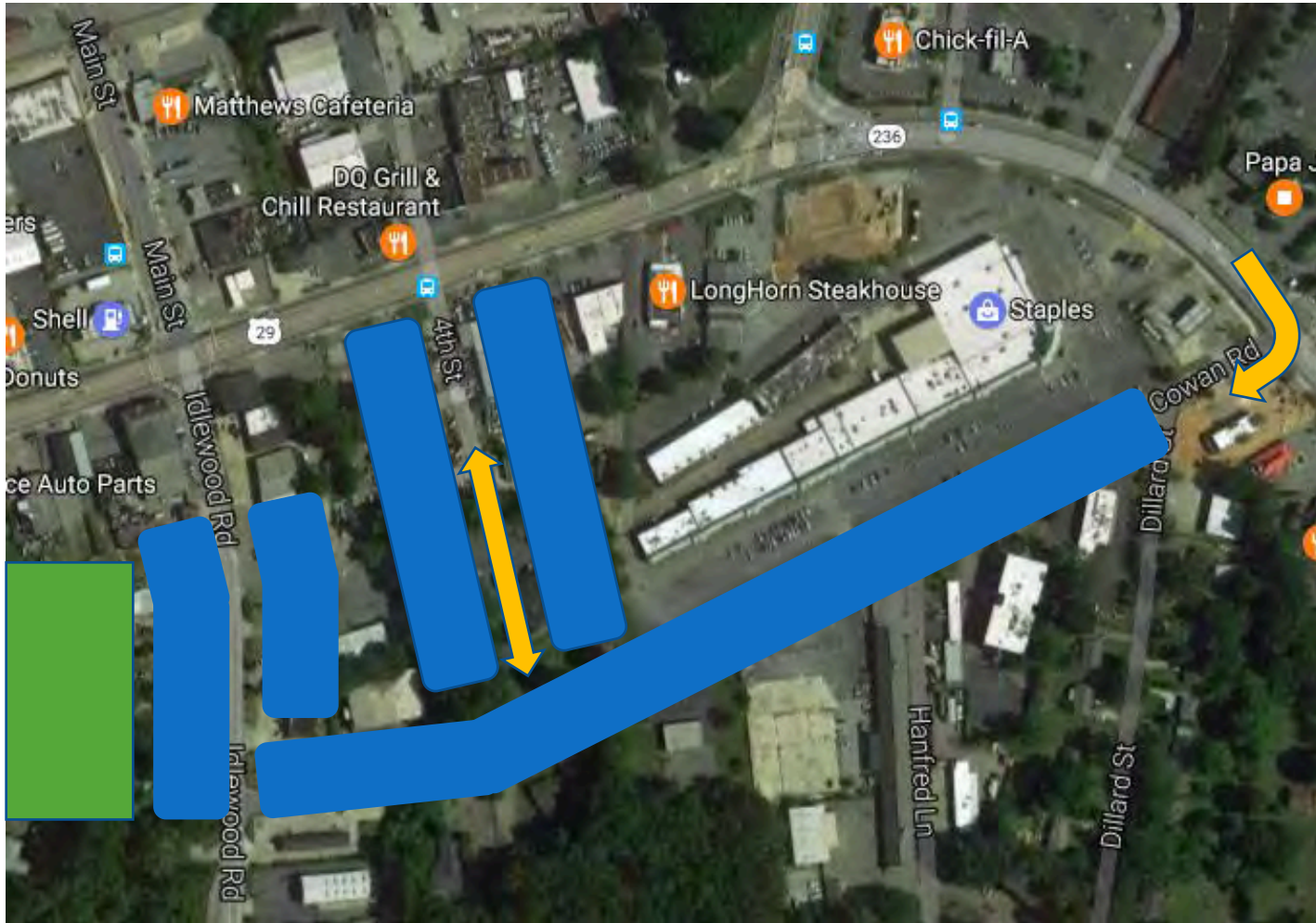
Lawrenceville
and Idlewood

Downtown Tucker



Pedestrian
Safety
Median:
Lawrenceville
& Idlewood:

Downtown Tucker

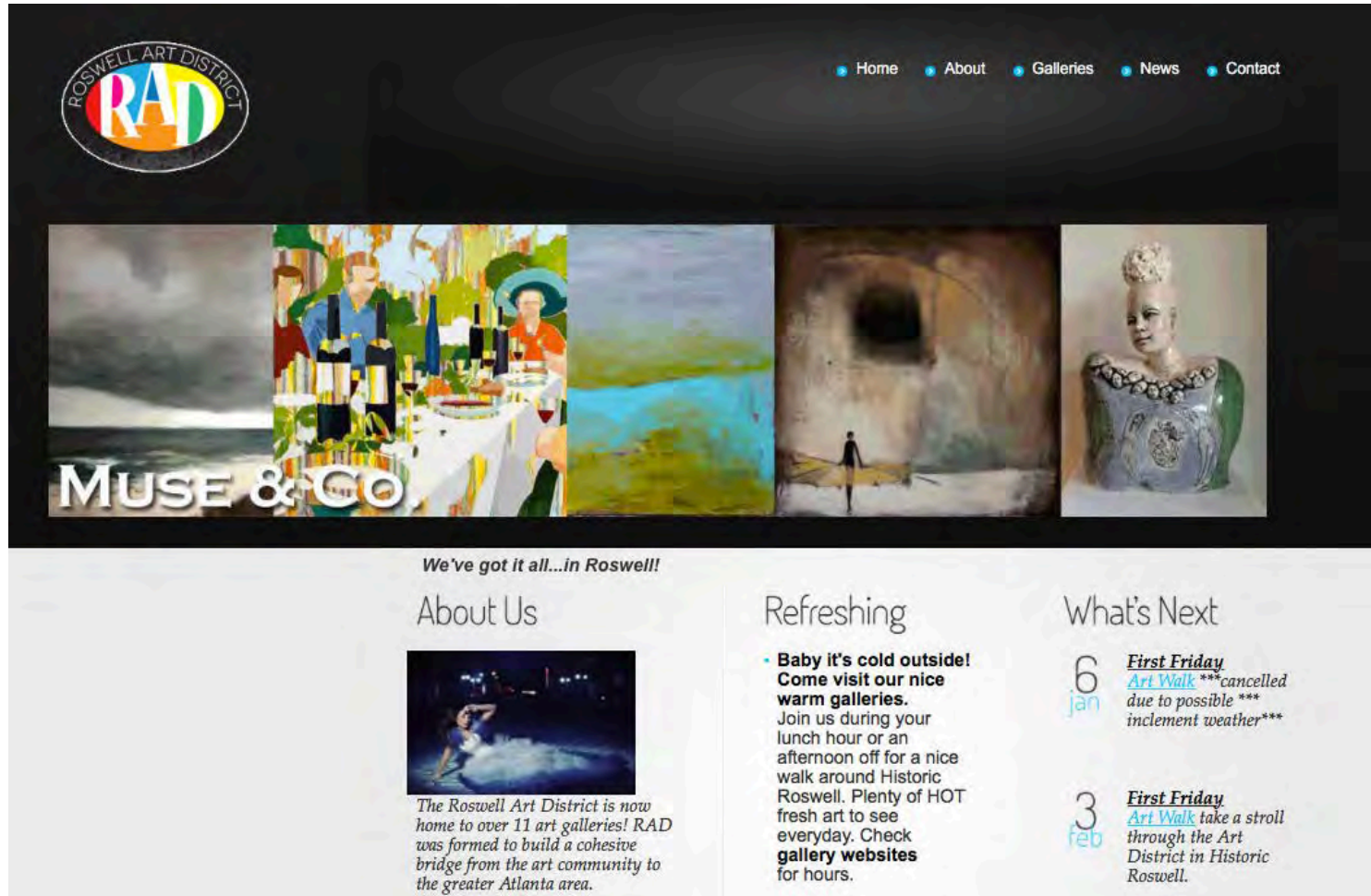


Traffic calming solution can create development opportunities: Tucker Center South

Downtown Tucker

- Art and Learning Center
 - Music and cultural events
 - Proven way to add to community life
 - Supports local businesses
 - Helps brings families together and residents of all ages

Downtown Tucker




ROSSELL ART DISTRICT
RAD

Home About Galleries News Contact

MUSE & CO

We've got it all...in Roswell!

About Us



The Roswell Art District is now home to over 11 art galleries! RAD was formed to build a cohesive bridge from the art community to the greater Atlanta area.

Refreshing

- Baby it's cold outside! Come visit our nice warm galleries.** Join us during your lunch hour or an afternoon off for a nice walk around Historic Roswell. Plenty of HOT fresh art to see everyday. Check **gallery websites** for hours.

What's Next

6 *First Friday Art Walk* ***cancelled due to possible inclement weather***
jan

3 *First Friday Art Walk* take a stroll through the Art District in Historic Roswell.
feb

Downtown Tucker

- What if? artists-in-residence
- Consider reflecting Tucker's diversity
 - Workshops in public schools
 - Free classes for community
 - Regular open studios



Downtown Tucker

- Art and Learning
 - Music and cultural events
 - Proven way to add to community life
 - Supports local businesses

Downtown Tucker

- Extension School partnerships: Emory/others
- Nights & weekends: high school/city hall annex



Neighborhoods

City of neighborhoods

Neighborhoods

Safe, affordable, diverse, & welcoming

Neighborhoods

And people want to keep it that way

Neighborhoods

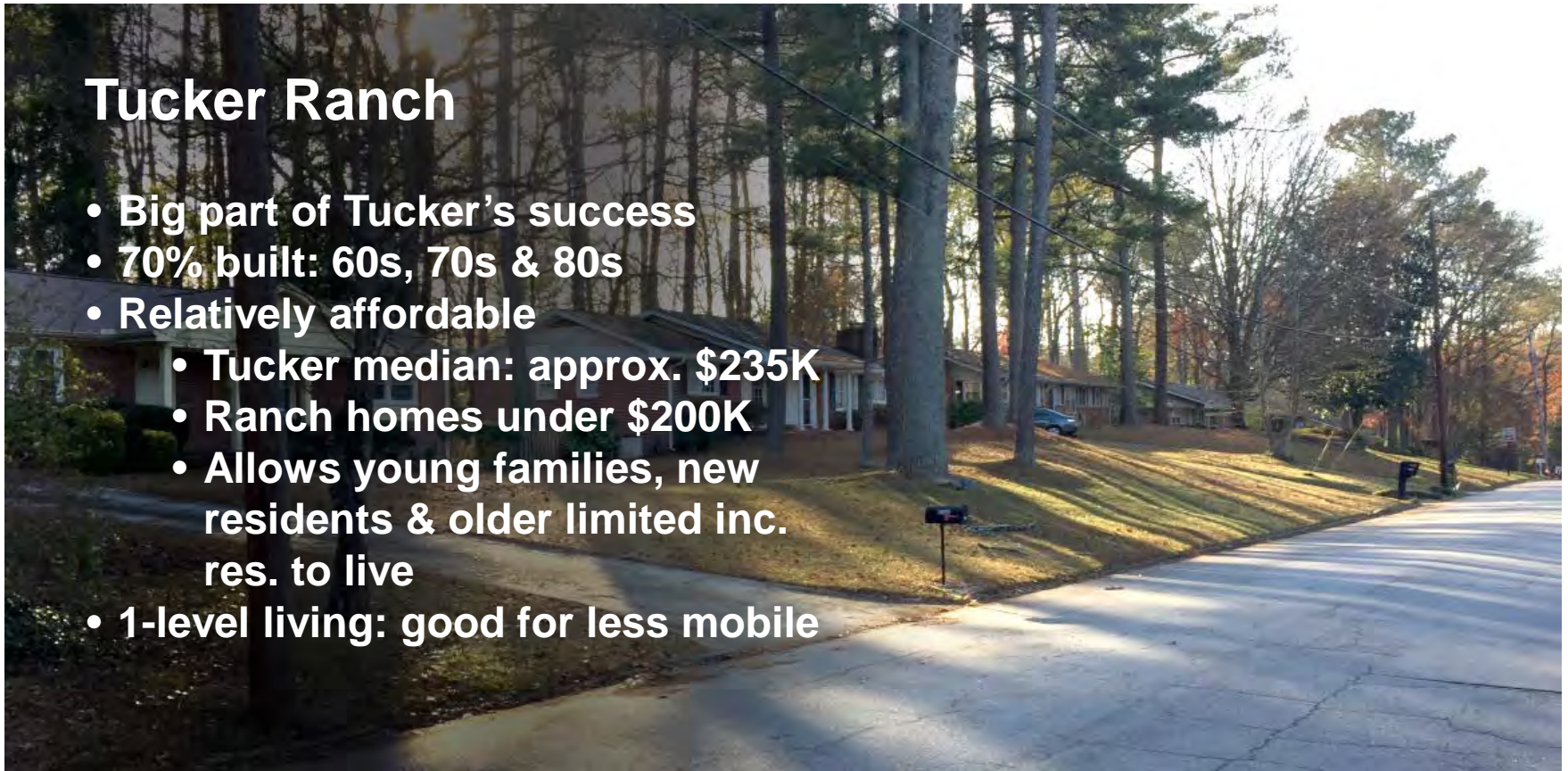
- Range of housing:
 - Single-family, apartments, assisted living
 - Approx. 61-39% ownership to rental
 - Single-family most common: 68%
 - 59% detached and 9% attached
 - Ranch to townhomes to estate homes
 - Relatively small number of condos, multifamily geared to millennials, and luxury homes (\$500K+)

Neighborhoods

Most common single-family home:

Tucker Ranch

- Big part of Tucker's success
- 70% built: 60s, 70s & 80s
- Relatively affordable
 - Tucker median: approx. \$235K
 - Ranch homes under \$200K
 - Allows young families, new residents & older limited inc. res. to live
- 1-level living: good for less mobile

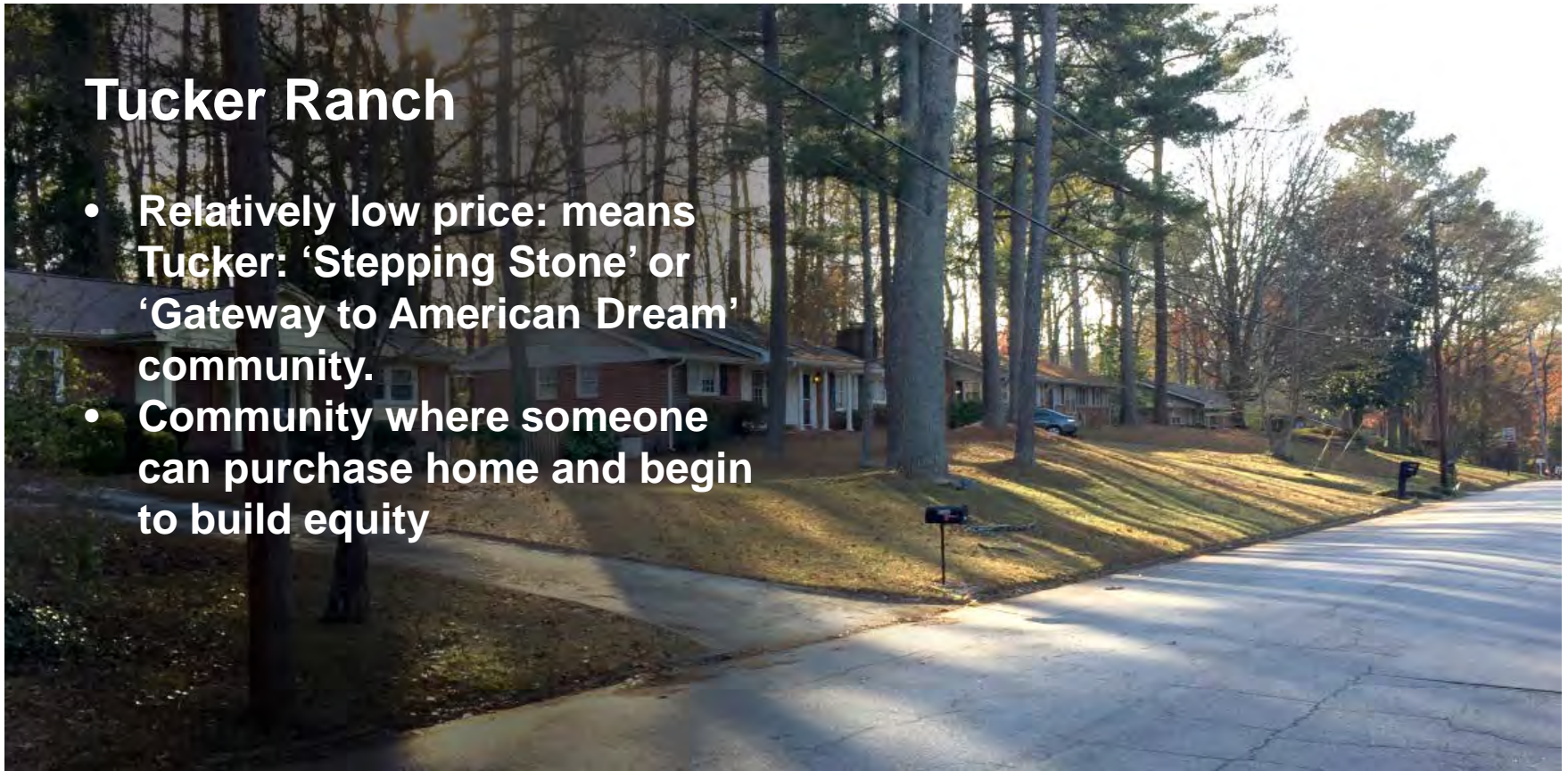


Neighborhoods

Most common single-family home:

Tucker Ranch

- Relatively low price: means Tucker: 'Stepping Stone' or 'Gateway to American Dream' community.
- Community where someone can purchase home and begin to build equity



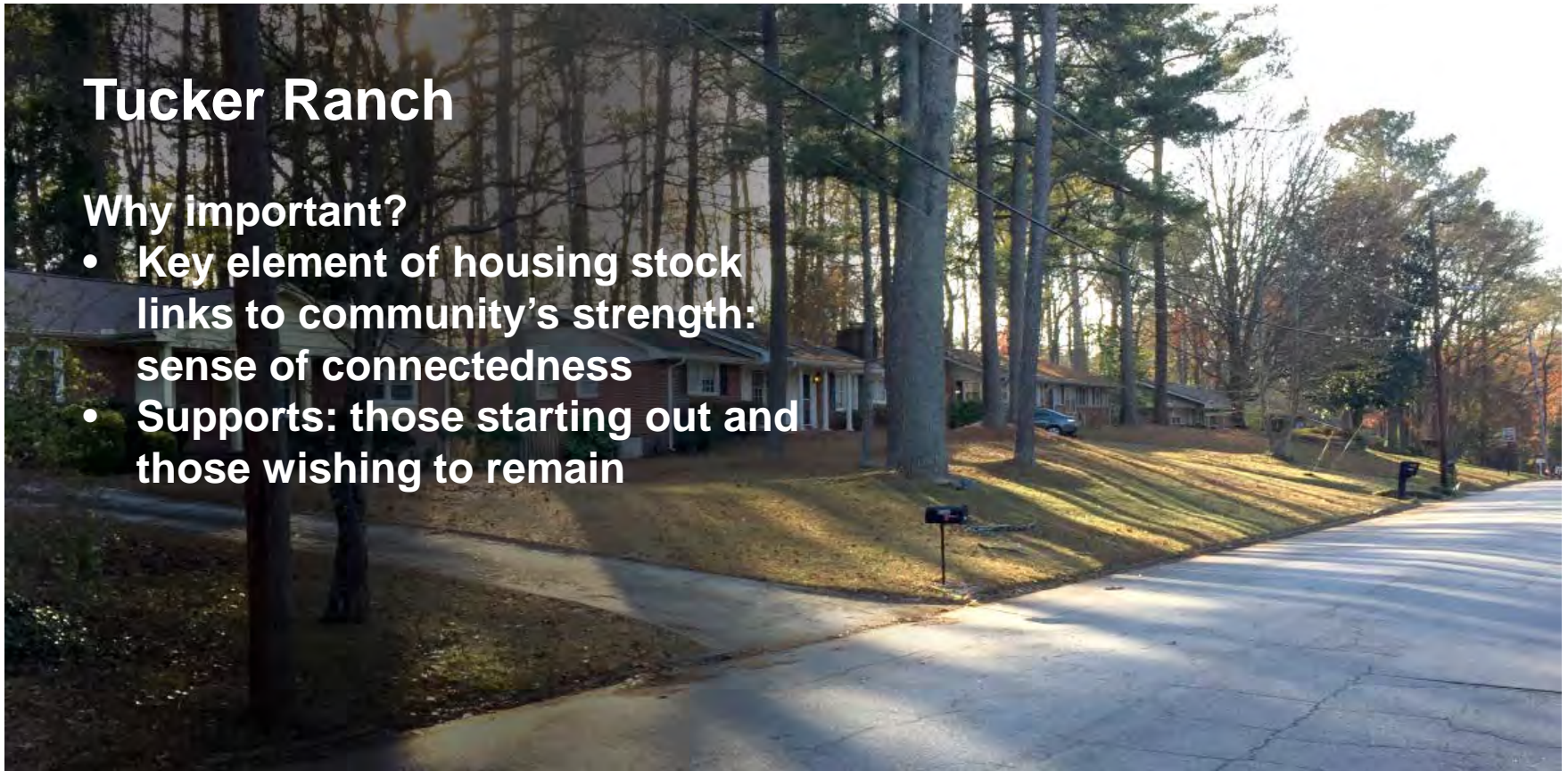
Neighborhoods

Most common single-family home:

Tucker Ranch

Why important?

- Key element of housing stock links to community's strength: sense of connectedness
- Supports: those starting out and those wishing to remain



Neighborhoods

Tucker Ranch

Plan

- Recommend ways to preserve this community asset
 - Height requirements
 - Setbacks
 - Similar architectural themes
 - Massing and materials
 - Limitations on 'knock downs'
 - Allow for expansion in keeping with neighborhood character

Neighborhoods

- Second Major Observation
 - Limited undeveloped land
 - Most new residential development will be redevelopment

Neighborhoods

- Redevelopment is expensive
 - Demolition
 - Sometimes site remediation
 - Offset cost: developers look for greater density, financial assistance or other consideration

Neighborhoods

- Identify where redevelopment is appropriate
 - Revise zoning to preserve existing neighborhoods
 - Revise zoning and other tools to direct denser redevelopment to more suitable locations
 - Encourage senior and empty nester housing

Neighborhoods

- Suitable locations
 - Locations compatible with increased traffic
 - I-285 Interchanges
 - Northlake CID goals: greater mixed use
 - Walk to shops reduces trips
 - Supports area business
 - Good example: Weems Rd
 - Policy regarding building materials over 3-stories may impact residential redevelopment in these areas



Neighborhoods

- Suitable locations
 - Downtown Tucker
 - Townhomes & 3-story away from Main



- Attractive to those seeking less driving
- Redeveloped shopping centers: potential mixed use element

Neighborhoods

- Suitable locations
 - Lawrenceville shopping centers (mixed use could include housing over retail)
 - Explore where to better connect neighborhoods and downtown

Neighborhoods

- Older apartments redevelopment: affordable housing and equity creation opportunities
 - Developers will seek greater density (and height)
- One Option to Consider: Land Trust
 - Nonprofit purchases land. Units sold as condos/coop to promote ownership but with annual appreciation caps if resold to keep affordable

Neighborhoods

- Third Major Observation
 - Improve neighborhood and community connections
 - External
 - Wide roadway corridors: barriers
 - Internal
 - Lack of sidewalks/multiuse paths
 - Disconnected subdivisions pose challenges

Neighborhoods

- Wide roadway corridors: barriers
- Lack of sidewalks/multiuse paths



Neighborhoods

- Wide roadway corridors
 - Identify and build safe, welcoming crossings, including ped/bike lights, pedestrian safety medians and high visibility state-of-art crossing markings
- Institute sidewalk/multiuse path system
 - Start with center. Work out with key spokes linking neighborhoods to downtown, schools, library, recreational resources, and commercial centers

Neighborhoods

- ‘Improved crossing’ priorities (preliminary)
 - Main Street Gateways
 - Lavista and Burns Ave (Library Crossing)
 - Lavista and Fellowship (Recreation Center access)
 - All Lawrenceville N-S crossings
 - Pleasantdale Pedestrian Crossings

Neighborhoods

- Sidewalk/multiuse path priorities (preliminary)
 - Lavista between Tucker Nature Preserve and Chamblee-Tucker
 - Chamblee-Tucker to Livsey
 - Lawrenceville to Hugh Howell
 - Hugh Howell
 - Henderson
 - Idlewood
 - Fellowship (more streetlights too)
 - Elmdale
 - Old Norcross

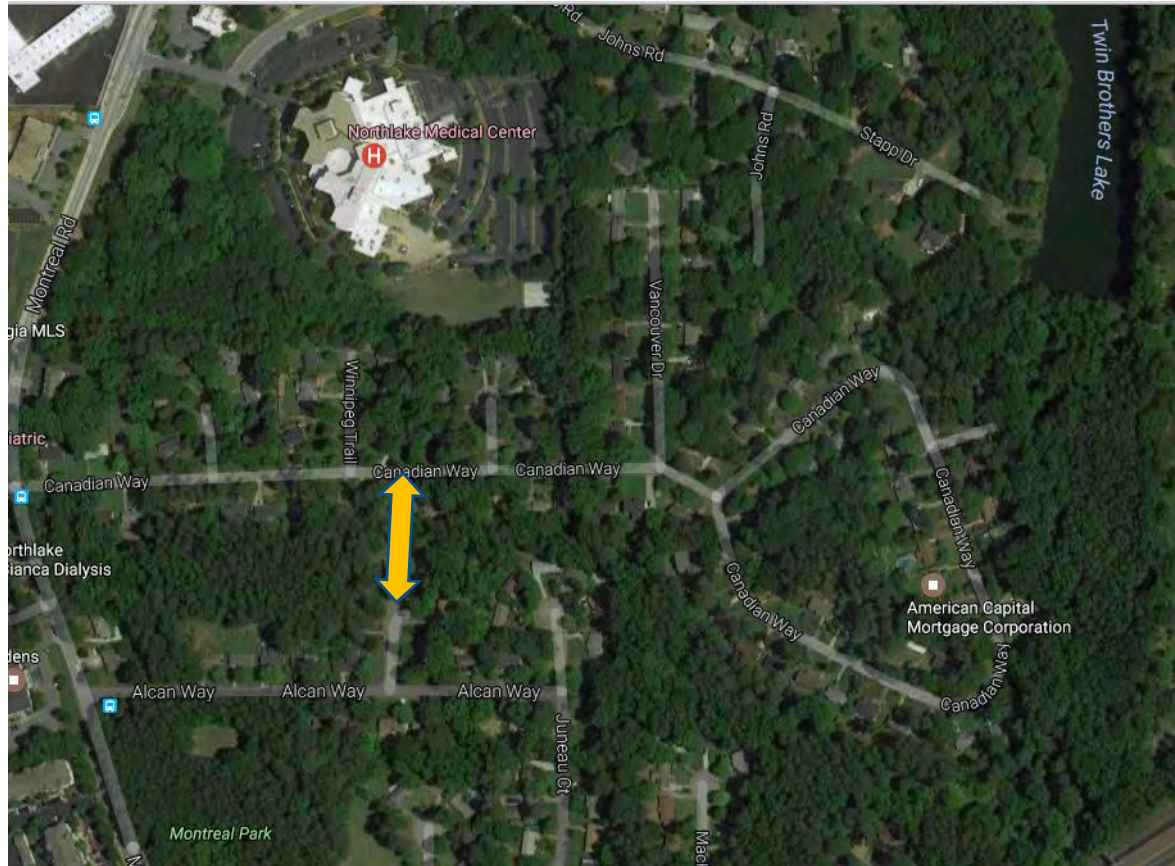
Neighborhoods

- Internal
 - Lack of sidewalks/multiuse paths
 - Disconnected subdivisions pose challenges



Neighborhoods

Identify appropriate internal subdivision connections



Neighborhoods

- Other
 - Examine incentive zoning to promote positive outcomes.
 - Typically: exchange density for other community benefits
 - Setting aside open space
 - Inclusion of multiuse trails
 - Examine code enforcement regulations to better address vacant buildings and poor maintenance

Recreational and Community Resources

- Tucker parks are a key community resource
- Equally valuable: work done by countless volunteers that work on their behalf
 - Clean
 - Clear
 - Plant
 - Run programs
 - Organize events
 - Write grants
 - Develop plans

Recreational and Community Resources

- Includes:
 - Weekend bike rides
 - Tucker Day. Drive Ins, and other downtown events
 - 40+ Recreation Center Programs
 - Tree and fruit plantings
 - Master gardeners
 - Historical Society and historic tours
 - Theater productions
 - More...

Recreational and Community Resources

- Park Plan underway
- Trail Plan to be funded
- Comprehensive Plan: foundation and framework

Recreational and Community Resources

- Parks of Promise
 - Some lovely and well-used places
 - Others: need reworking and rethinking
 - Need system approach to ensure access and range of uses by age and interest
 - Save money with ‘borrowed landscape’ approach
 - Johns Homestead a priority
 - Immediate action: address issues due to deferred maintenance

Recreational and Community Resources

- Triage strategy to deferred maintenance
 - Consider red, yellow and green categories
 - **Red**
 - Twin Brother Pond erosion/hydrology
 - Historic Buildings and Artifacts
 - Lake Erin, stream bank erosion and hydrology issues
 - Enhance safety: clear sight lines and other steps
 - **Yellow**
 - Picnic shelter and play equipment at Henderson Park

Recreational and Community Resources



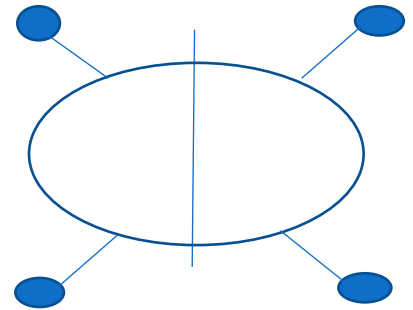
Red: Pending failure of Twin Brothers Lake shoreline



Yellow: Still functional, uninviting and relatively inexpensive to address

Recreational and Community Resources

- Systems Approach
 - Aim: access and range of uses by age and interest
 - Center and work outward
- Save money with 'borrowed landscape' approach
 - Once on a trail, part of a bigger system
 - e.g., trail network makes Henderson more of a recreational asset to all



Recreational and Community Resources

- Park Plan to guide future investments
 - Build on Friends of Tucker Parks plans
 - Give high priority to Johns Homestead
 - Newest large addition (approx. 50 acres)
 - Potential ‘Tucker Heritage Center’
 - Agricultural history, environmental, folk
 - Hands on and interpretive programs
 - Community garden, fruit trees and bushes
 - On-site trails and potential connection to Stone Mountain Trail
 - Build on Root Design Studio concept plan



Recreational and Community Resources

- Promote better connections to Tucker's natural history and agricultural past



- Explore amending ordinance to require native planting
 - Paw Paws, etc
 - Pollinators
 - Fruit trees
 - Berries

Recreational and Community Resources

- Other
- Examine future of Smoke Rise Elementary
 - Possible Nature Center and Recreation resource?
 - Limited by septic
- Renovation and Expansion ala Decatur Rec. Center?
 - Add Senior Center component?
 - Soccer field to community garden?

Recreational and Community Resources

- Other
- Fitzgerald Field: Tucker Football League open to renting for events and other recreation
- Conduct canopy study to determine of amendments to Ordinance are needed
- Possible neighborhood park acquisitions, e.g.
 - 2-lots between Bonaparte Dr. & Fontana Ct
 - 3-house homestead at Midvale and Lavista Road

Recreational and Community Resources

- Other
- Visual Enhancements:
 - Review sign ordinance, e.g. LED Signs,
 - Guidelines for reducing clutter and distractions along major corridors
- Murals:
 - 29 over I-285
 - Fellowship underpass

Geography and Economic Base

- Multiple factors: sound economic base
 - Adjacent to I-285 with 2 interchanges
 - Proximity to substantial economic centers
 - Two Community Improvement Districts
 - Active, community minded, w/plans
 - Cover 3 prime commercial areas
 - Tucker Center
 - Northlake Commercial & Medical Area
 - Mountain Industrial Area
 - Healthy community and cityhood



Geography and Economic Base

- Opportunities to support and grow Tucker's economic well-being
 - Attract more good jobs
 - Enhance consumer choice: shopping/eating
 - Business retention and expansion
 - Improve the City's fiscal strength
 - City to accomplish more
 - Preserve existing neighborhoods
 - Strengthen existing activity centers

Bolster Economic Base

- Primary areas for future growth
 - Mountain Industrial Area
 - Northlake Commercial Center
 - Lawrenceville Medical Area
 - Lawrenceville Highway
 - Tucker Center
 - Tucker Center South

Mountain Industrial Area

- Continue success of light industrial
- Create better transitions and connection to Smoke Rise neighborhood
- Business retention/expansion opportunities
 - Logistics/Distribution
 - Medical products research/production
 - Medical diagnostics research
 - Construction Trades
 - Breweries/distilleries
 - Entertainment/recreation (i.e. climbing gym)

Northlake Commercial Center

- What will be mall's future?
 - Potential catalytic redevelopment
- Infill development in office park
 - Expand services and conveniences
- Fulfill LCI plan's live-work environment
 - Continued mixed-use, multifamily
 - Focus on walkability & integration of uses
- 'Right size' commercial offerings
 - Selective reinvestment
 - Adaptive reuse & infill development



Lawrenceville Highway Medical Area

- Healthcare cluster
 - Greater healthcare activity beyond existing
 - Continuing Care Retirement Community concept in partnership with Emory Healthcare?
- Expanded highway commercial
 - Limited service business-class hotel
 - Extended-stay hotel
 - Casual and sit-down dining
- Housing diversity
 - Both rental and ownership
 - Targeted to healthcare staffing



Lawrenceville Highway

- Explore extending overlay district w/enhanced redevelopment standards
 - Sign ordinance improvements and streetscape investments to improve visual character
 - More attractive corridor = potential for more desirable businesses and makes positive community statement

Lawrenceville Highway

- Potential infill strategy
- Examine incentives for redeveloping limited performing shopping centers
 - Mixed use concept
- City-based consolidation plan for challenged sites/areas
- Business retention efforts to preserve viable businesses
- Entrepreneurial program for start-ups

Bolster Economic Base

- Downtown Tucker and Tucker Center South
 - Discussed earlier



Summary

- Tucker is healthy community
- A community that want's even more
- Comprehensive Plan provides blue-print

Summary: Major Goals

- Increase Connectivity
- Enhance Downtown Tucker
- Preserve and Improve Neighborhoods
- Strengthen Recreational and Community Resources
- Bolster Economic Base



Tucker Tomorrow

Today. Tomorrow. Together.

Tucker Tomorrow



Preliminary Ideas

March 16, 2017

Today. Tomorrow. Together.™



Tucker Tomorrow: The Vision and Goals

Tucker residents and businesses care deeply about our new city and envision a future in which our community's quality of life continues to include making Tucker an even more welcoming and safe place to live, work and do business. We seek to:

1. Promote greater “connectivity” including:

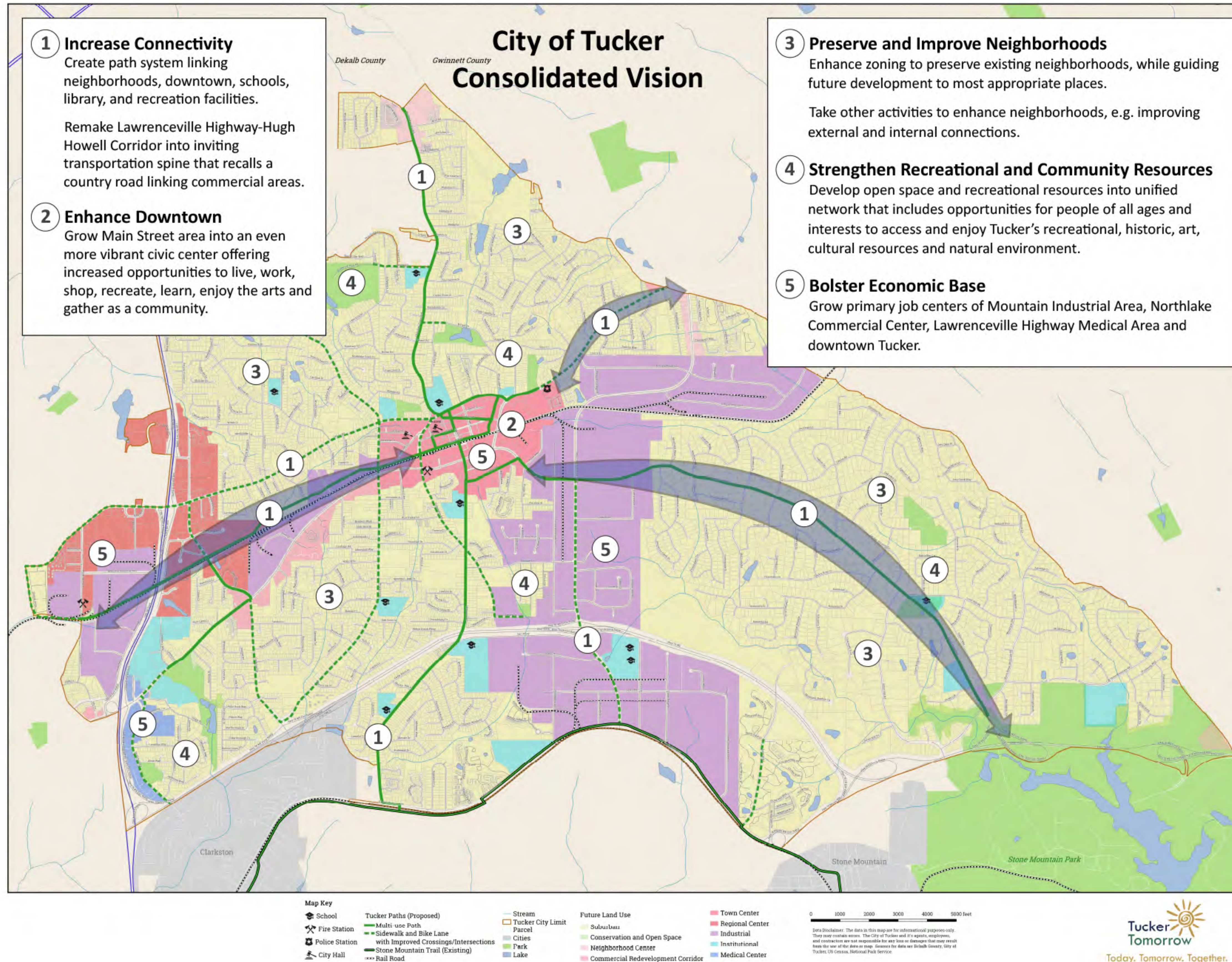
- Finding more ways to promote-face-to-face community interactions
- Investing in the creation of a multiuse path system that connects neighborhoods to downtown, schools, library, recreation center, and parks, and Atlanta’s regional trail network.
- Remaking the Lawrenceville Highway-Hugh Howell Corridor into an inviting transportation spine that recalls the feeling of traveling a country road while linking commercial areas: Northlake, Downtown and Mt. Industrial

Goals in a Nutshell

1. Increase Connectivity
2. Enhance Downtown Tucker
3. Preserve and Improve Neighborhoods
4. Strengthen Recreational and Community Resources
5. Bolster Economic Base

2. Take actions to ensure Main Street area grows and matures into an even more vibrant civic center offering increased opportunities to live, work, shop, recreate, learn, enjoy the arts and gather as a community.
3. Preserve our tree-lined neighborhoods, while expanding opportunities for all ages and income levels to remain in Tucker or make our community their home for the first time.
4. Develop the City’s open space and recreational infrastructure into a unified network. This includes enhancing and creating opportunities for people of all ages and interests to access and enjoy Tucker’s recreational, historic, art and cultural resources, while preserving and enhancing the quality of the natural environment.
5. Capitalize on Tucker’s location within the dynamic Atlanta region to attract future commercial growth to our primary job centers of Mountain Industrial Area, Northlake Commercial Center, Lawrenceville Highway Medical Area and downtown Tucker.

Consolidated Vision



Goal 1: Increase Connectivity

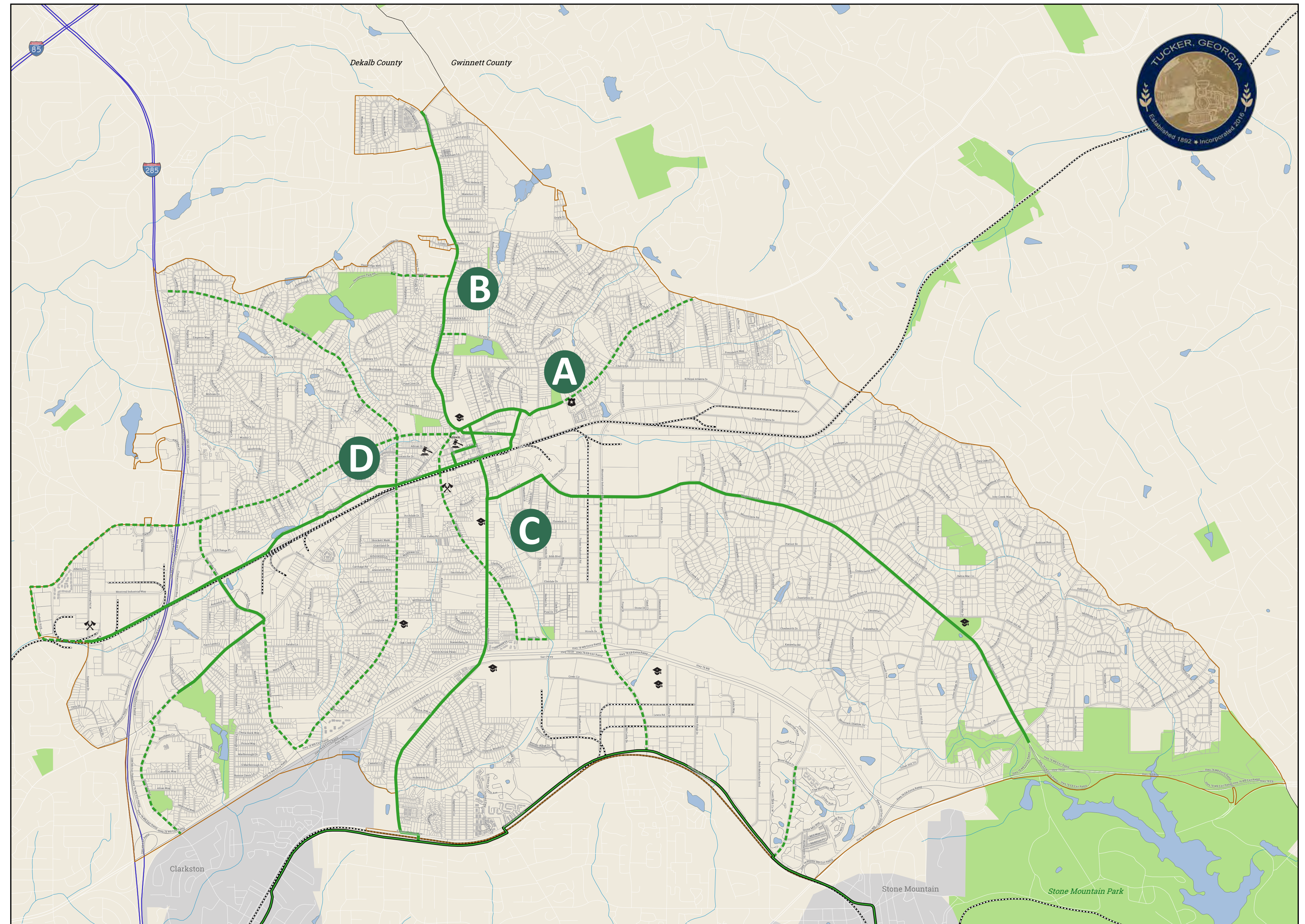
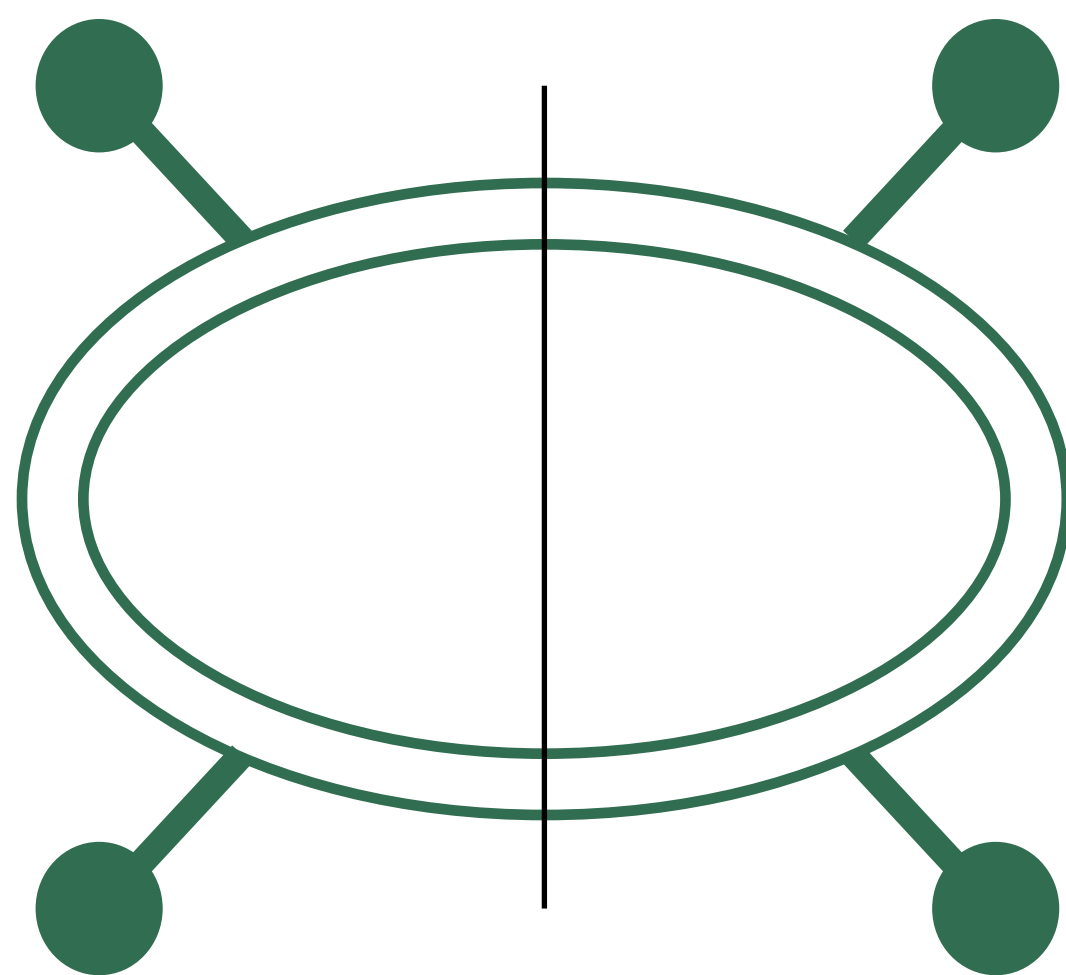
Undertake Path Systems Approach Funding being sought for Citywide Trail Plan

Preliminary Recommendation: Start at center and work outward

Step 1: Create new Downtown Tucker Loop Path

Step 2: Extend spokes in following order:

- A** Library and Tucker Nature Preserve
- B** Rec. Center, Kelley Cofer & Henderson
- C** Southeast and Stone Mountain Trail connections: Idlewood and H. Howell,
- D** Downtown to Northlake Rail ROW with spokes to J. Homestead and Stone Mt. Trail



Tucker Path System
Sidewalks, Bike Lanes, and
Multi-use Paths

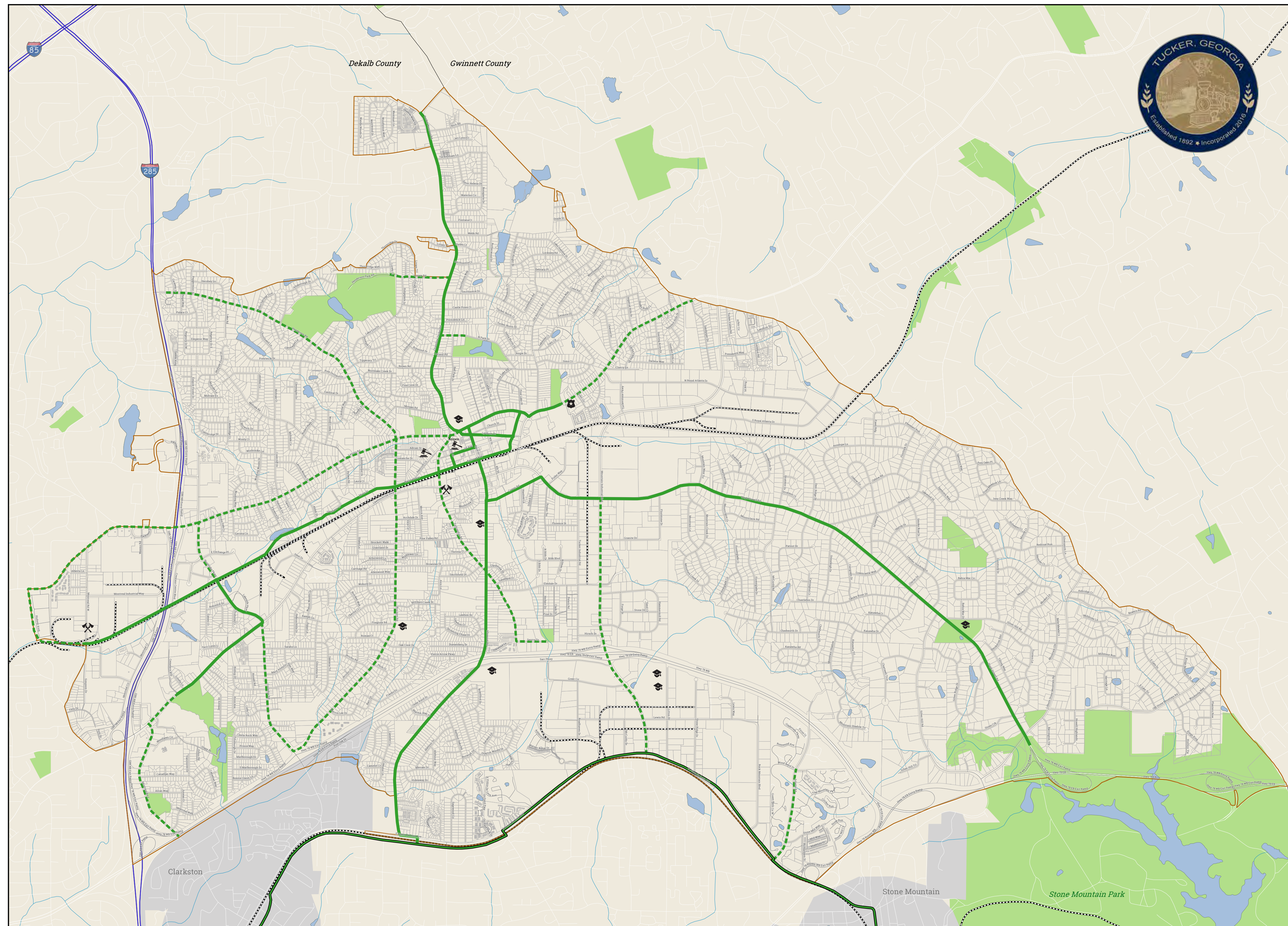
Map Key		
School	City Paths (Proposed)	Stream
Fire Station	Multi-use Path	Tucker City Limit
Police Station	Sidewalks, Bike Lanes with Improved Crossings/Intersections	Cities
City Hall	Stone Mountain Trail (Existing)	Park
	Rail Road	Lake

0 1000 2000 3000 4000 5000 feet

Data Disclaimer: The data in this map are for informational purposes only. They may contain errors. The City of Tucker and its agents, employees, and contractors are not responsible for any loss or damage, that may result from the use of the data on this map. Sources for data are DeKalb County, City of Tucker, US Census, National Park Service.

Tucker
Tomorrow
Today. Tomorrow. Together.

Goal 1: Increase Connectivity



Tucker Path System
Sidewalks, Bike Lanes, and Multi-use Paths

- | | | |
|----------------|---------------------------------------|-------------------|
| School | City Paths (Proposed) | Stream |
| Fire Station | Multi-use Path | Tucker City Limit |
| Police Station | Sidewalks, Bike Lanes | City |
| City Hall | with Improved Crossings/Intersections | Park |
| | Stone Mountain Trail (Existing) | Lake |
| | | |
| | | |

0 1000 2000 3000 4000 5000 feet
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Typical 8-foot multiuse path proposed



Typical on road bike lane and sidewalks

Goal 1: Increase Connectivity

Tucker Comprehensive Plan:

Lawrenceville Highway Existing Conditions

Lawrenceville Highway near I-285—and then as it enters Smoke Rise as Hugh Howell Rd, can feel like a country road. In between, it is mostly a low-functioning and uninviting commercial strip. Plotted as a wave, its ends would appear relatively smooth with a jagged and erratic middle.



L-HWY Medical Area



Mt. Industrial



Downtown



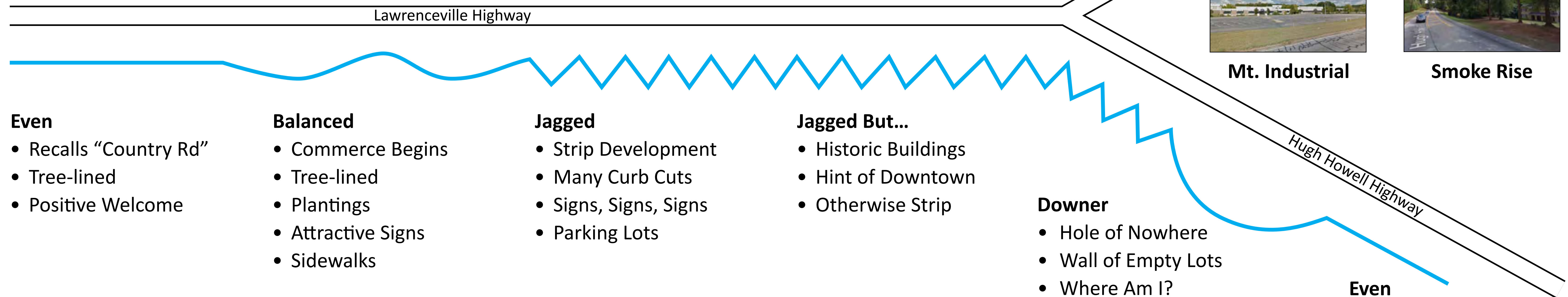
Balanced

Balanced

- North Fork Newer
- Tree-lined
- Plantings
- Attractive Signs
- Sidewalks



Smoke Rise



Even

- Recalls "Country Rd"
- Tree-lined
- Positive Welcome

Balanced

- Commerce Begins
- Tree-lined
- Plantings
- Attractive Signs
- Sidewalks

Jagged

- Strip Development
- Many Curb Cuts
- Signs, Signs, Signs
- Parking Lots

Jagged But...

- Historic Buildings
- Hint of Downtown
- Otherwise Strip

Downer

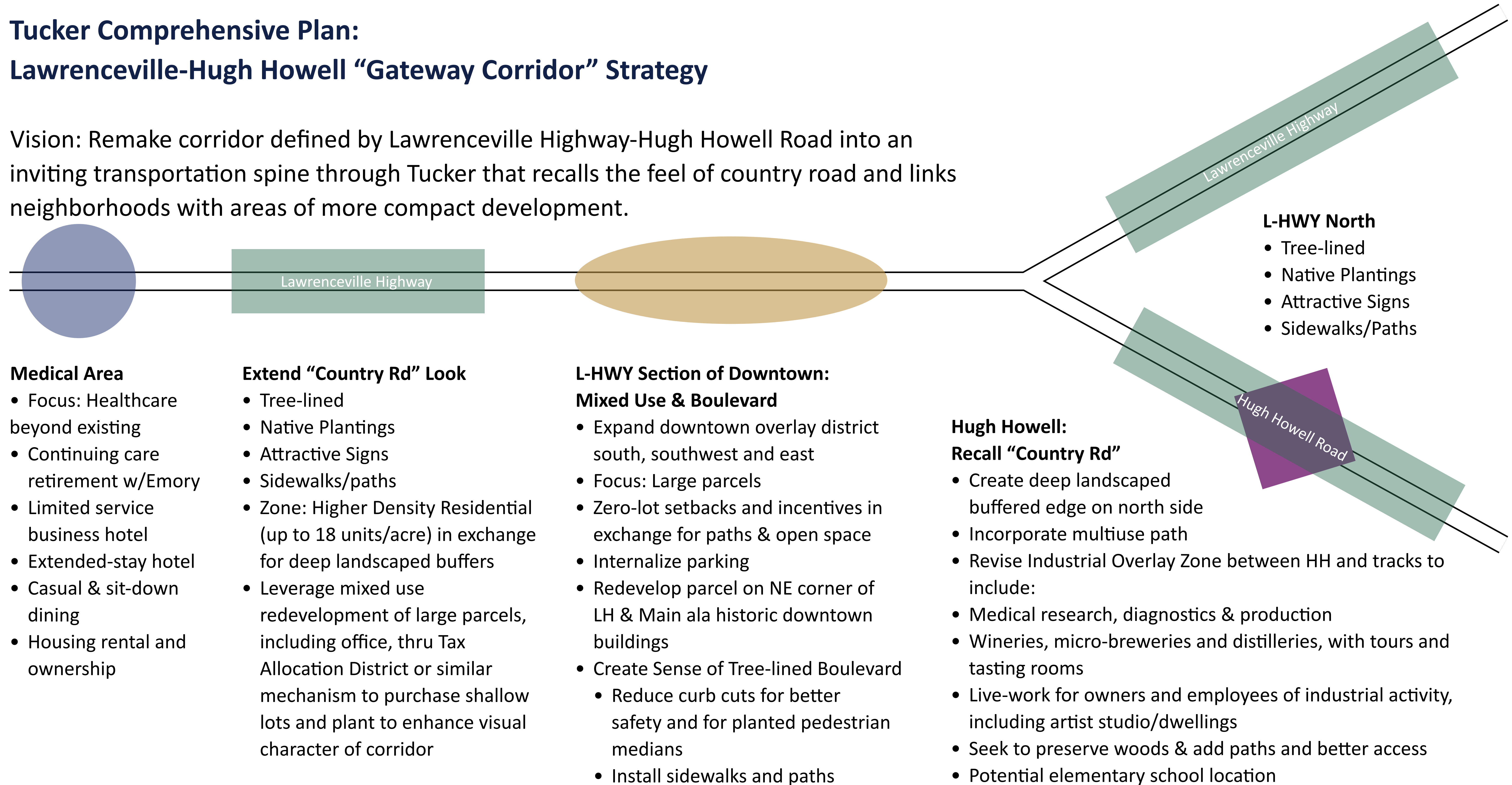
- Hole of Nowhere
- Wall of Empty Lots
- Where Am I?

Even

Goal 1: Increase Connectivity

Tucker Comprehensive Plan: Lawrenceville-Hugh Howell “Gateway Corridor” Strategy

Vision: Remake corridor defined by Lawrenceville Highway-Hugh Howell Road into an inviting transportation spine through Tucker that recalls the feel of country road and links neighborhoods with areas of more compact development.



Medical Area

- Focus: Healthcare beyond existing
- Continuing care retirement w/Emory
- Limited service business hotel
- Extended-stay hotel
- Casual & sit-down dining
- Housing rental and ownership

Extend “Country Rd” Look

- Tree-lined
- Native Plantings
- Attractive Signs
- Sidewalks/paths
- Zone: Higher Density Residential (up to 18 units/acre) in exchange for deep landscaped buffers
- Leverage mixed use redevelopment of large parcels, including office, thru Tax Allocation District or similar mechanism to purchase shallow lots and plant to enhance visual character of corridor

L-HWY Section of Downtown: Mixed Use & Boulevard

- Expand downtown overlay district south, southwest and east
- Focus: Large parcels
- Zero-lot setbacks and incentives in exchange for paths & open space
- Internalize parking
- Redevelop parcel on NE corner of LH & Main ala historic downtown buildings
- Create Sense of Tree-lined Boulevard
 - Reduce curb cuts for better safety and for planted pedestrian medians
 - Install sidewalks and paths

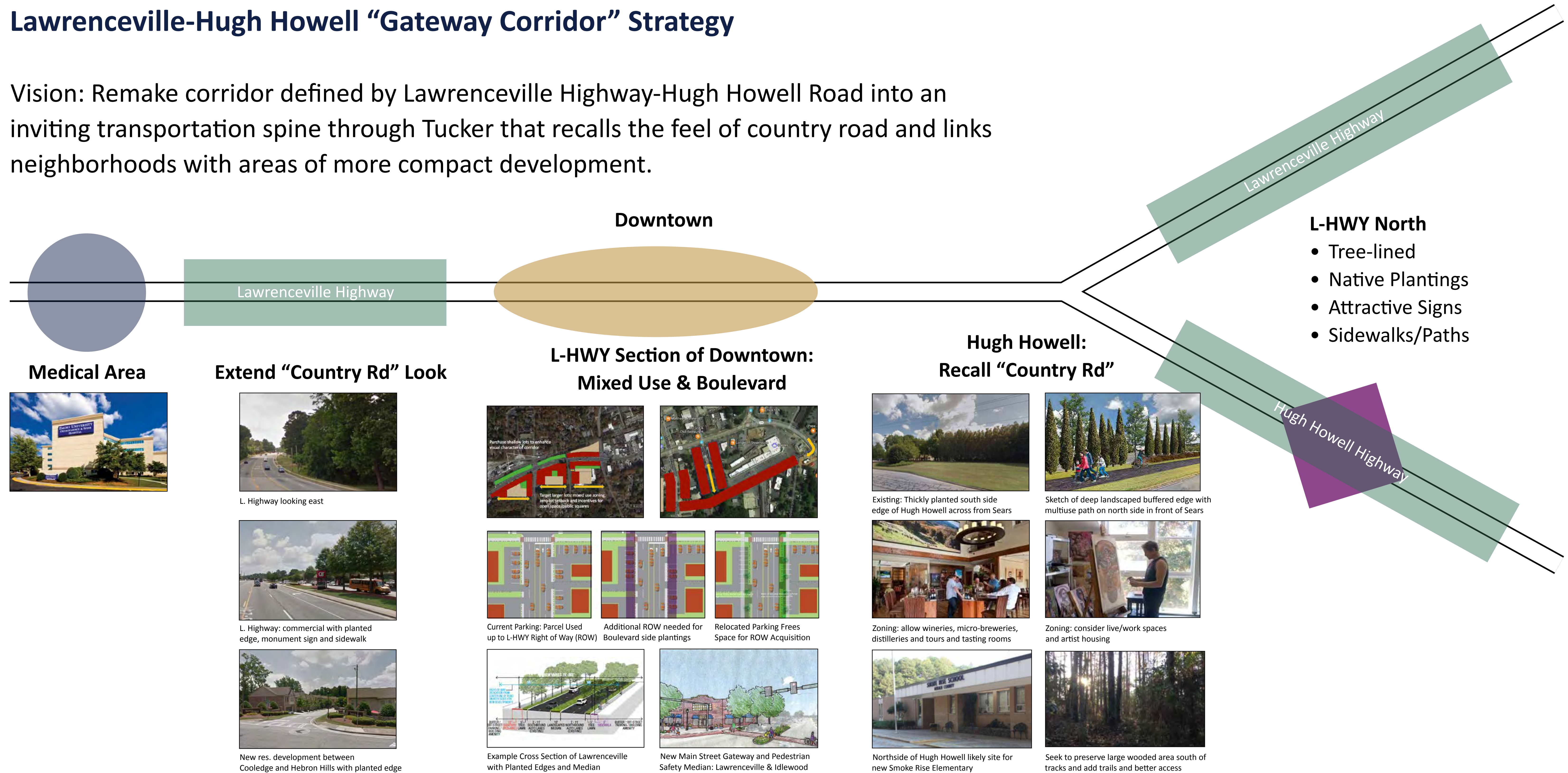
Hugh Howell: Recall “Country Rd”

- Create deep landscaped buffered edge on north side
- Incorporate multiuse path
- Revise Industrial Overlay Zone between HH and tracks to include:
 - Medical research, diagnostics & production
 - Wineries, micro-breweries and distilleries, with tours and tasting rooms
 - Live-work for owners and employees of industrial activity, including artist studio/dwellings
 - Seek to preserve woods & add paths and better access
 - Potential elementary school location

Goal 1: Increase Connectivity

Tucker Comprehensive Plan: Lawrenceville-Hugh Howell “Gateway Corridor” Strategy

Vision: Remake corridor defined by Lawrenceville Highway-Hugh Howell Road into an inviting transportation spine through Tucker that recalls the feel of country road and links neighborhoods with areas of more compact development.



Goal 1: Increase Connectivity

Tucker Comprehensive Plan: Lawrenceville-Hugh Howell “Gateway Corridor” Strategy



L-HWY looking east

Extend “Country Rd” Look



L-HWY: commercial with planted edge, monument sign and sidewalk



New res. development between Cooledge and Hebron Hills with planted edge

Goal 1: Increase Connectivity

Tucker Comprehensive Plan:
Lawrenceville-Hugh Howell
“Gateway Corridor” Strategy



Extend “Country Rd” Look



L-HWY looking east

Goal 1: Increase Connectivity

Tucker Comprehensive Plan:
Lawrenceville-Hugh Howell
“Gateway Corridor” Strategy



Extend “Country Rd” Look

Example Cross Section of Lawrenceville
with Planted Edges and Median



L-HWY: commercial with planted edge, monument sign and sidewalk

Goal 1: Increase Connectivity

Tucker Comprehensive Plan:
Lawrenceville-Hugh Howell
“Gateway Corridor” Strategy

Lawrenceville Highway

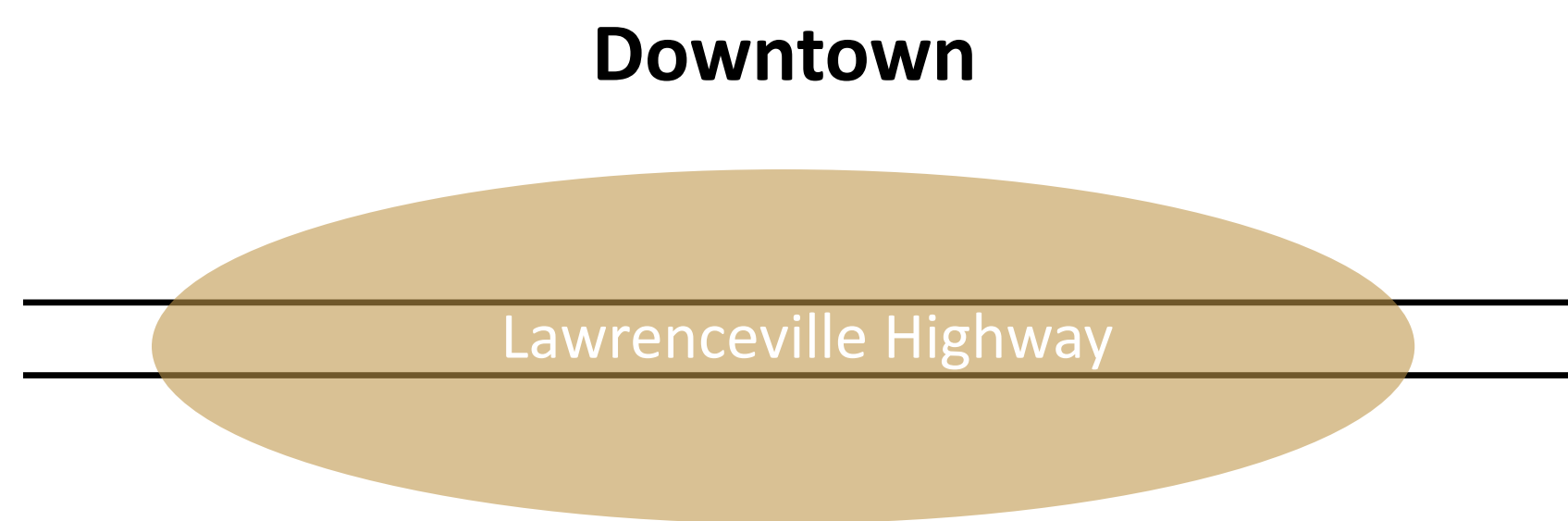
Extend “Country Rd” Look



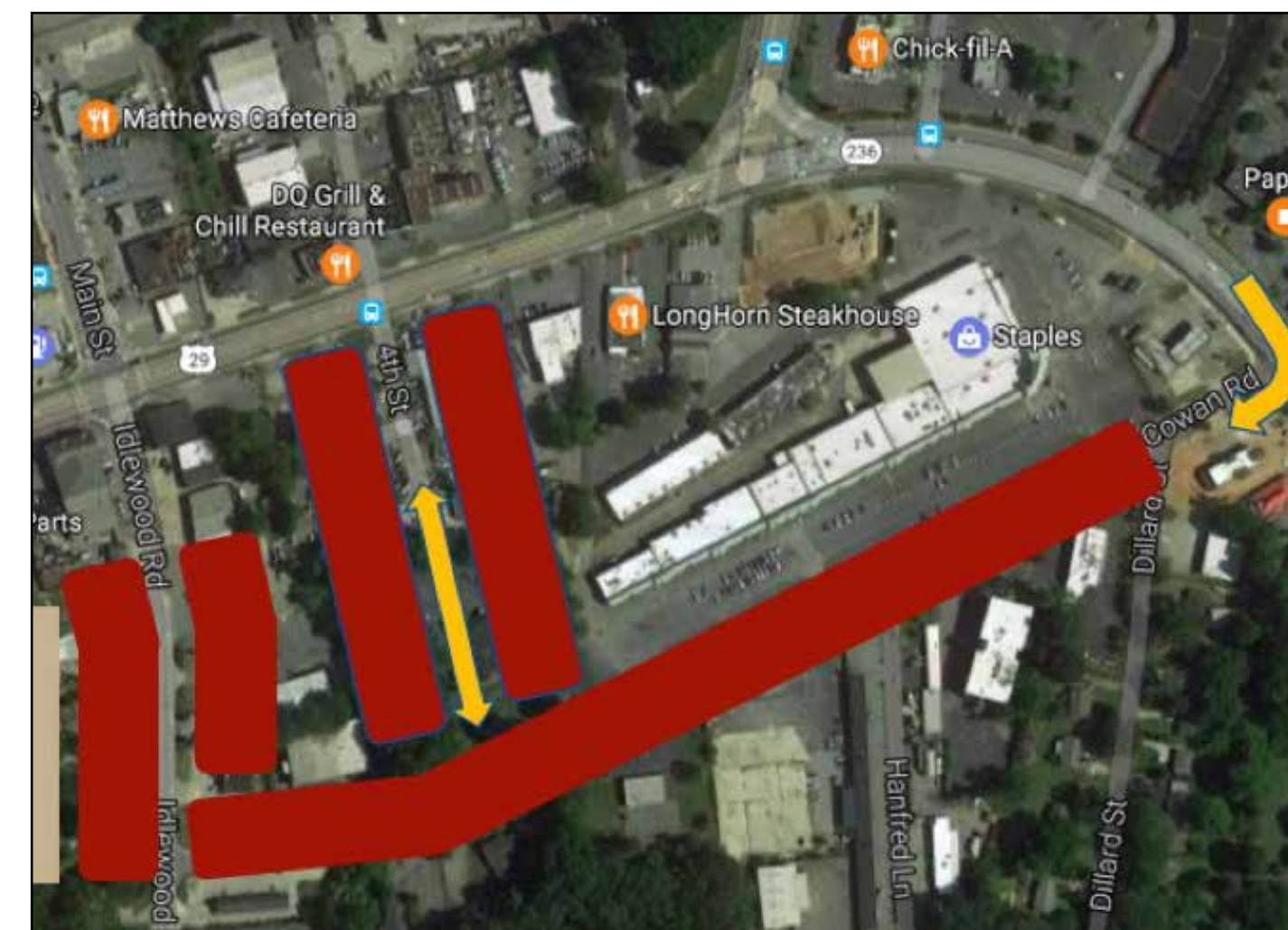
New res. development between Cooledge
and Hebron Hills with planted edge

Goal 1: Increase Connectivity

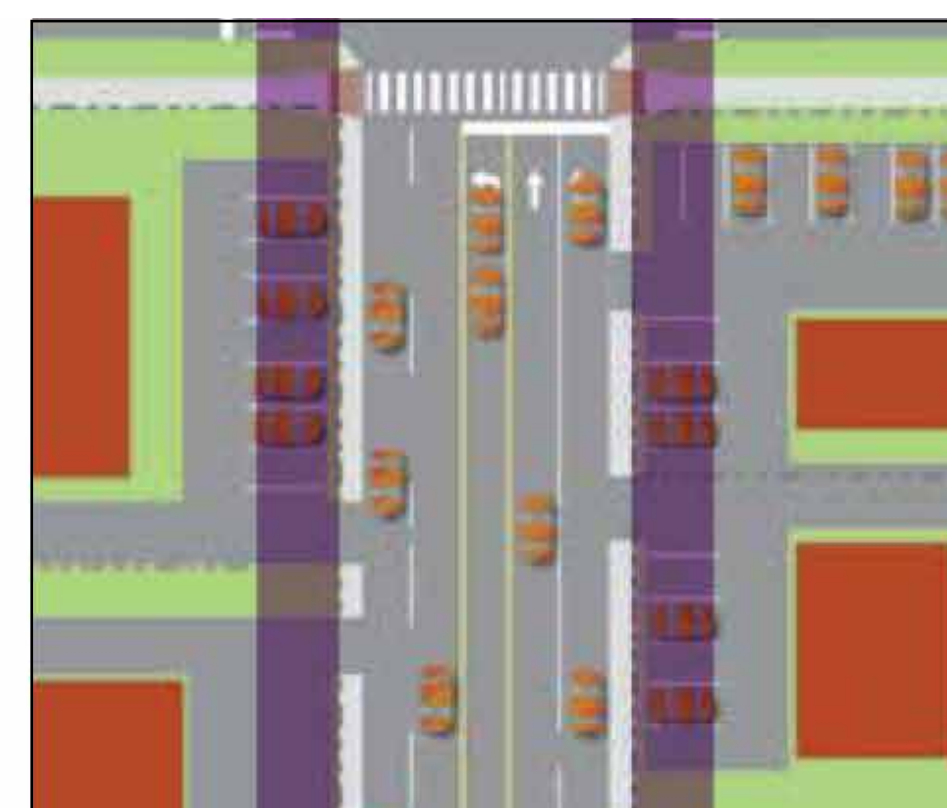
Tucker Comprehensive Plan: Lawrenceville-Hugh Howell “Gateway Corridor” Strategy



L-HWY Section of Downtown: Mixed Use & Boulevard



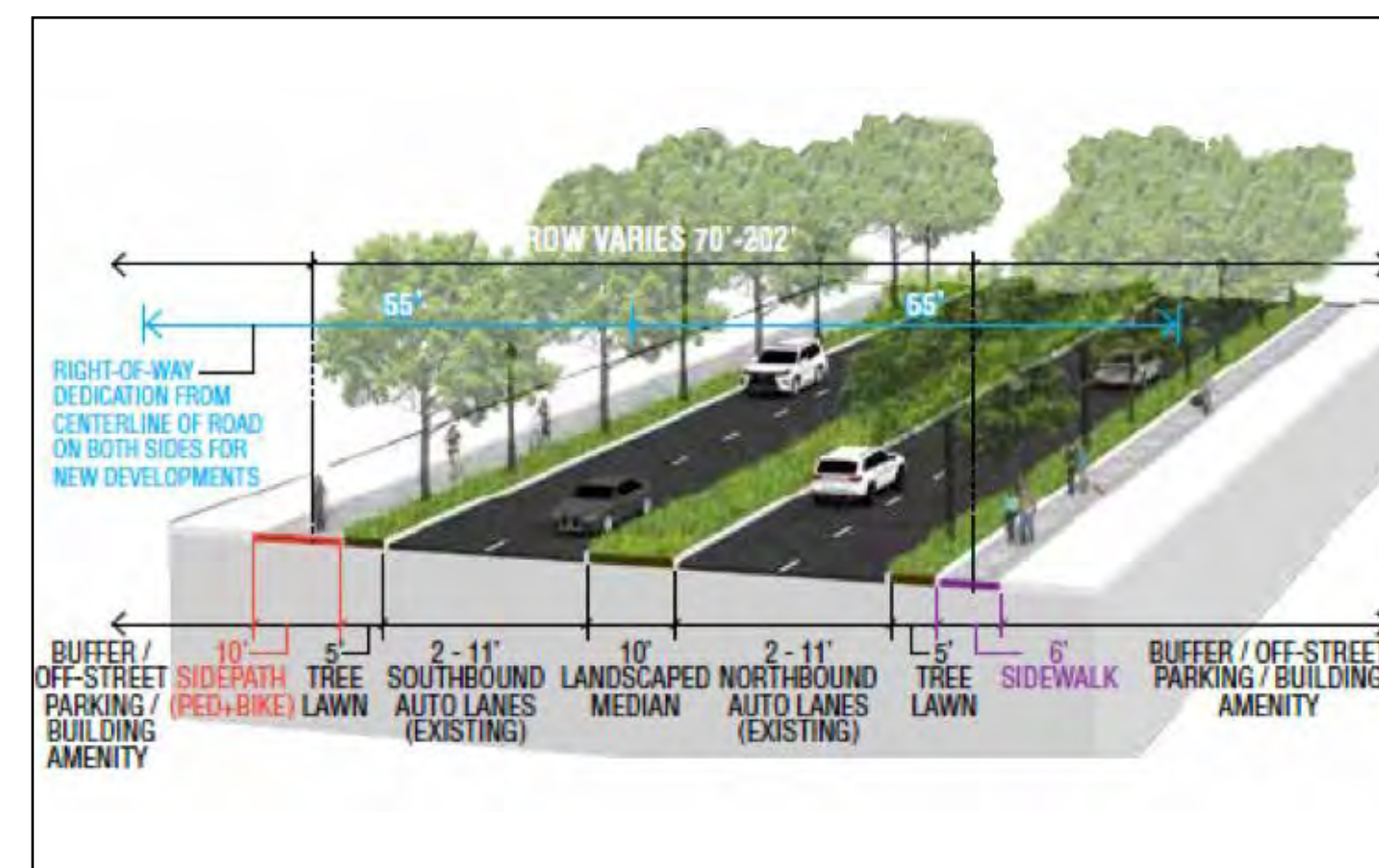
Current Parking: Parcel Used up to L-HWY Right of Way (ROW)



Additional ROW needed for Boulevard side plantings



Relocated Parking Frees Space for ROW Acquisition



Example Cross Section of Lawrenceville with Planted Edges and Median

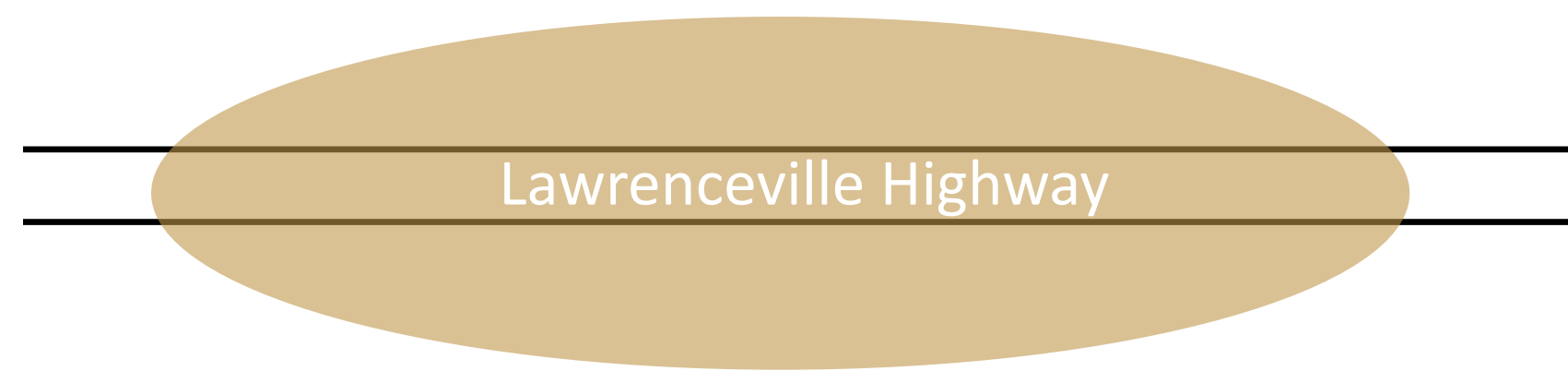


New Main Street Gateway and Pedestrian Safety Median: Lawrenceville & Idlewood

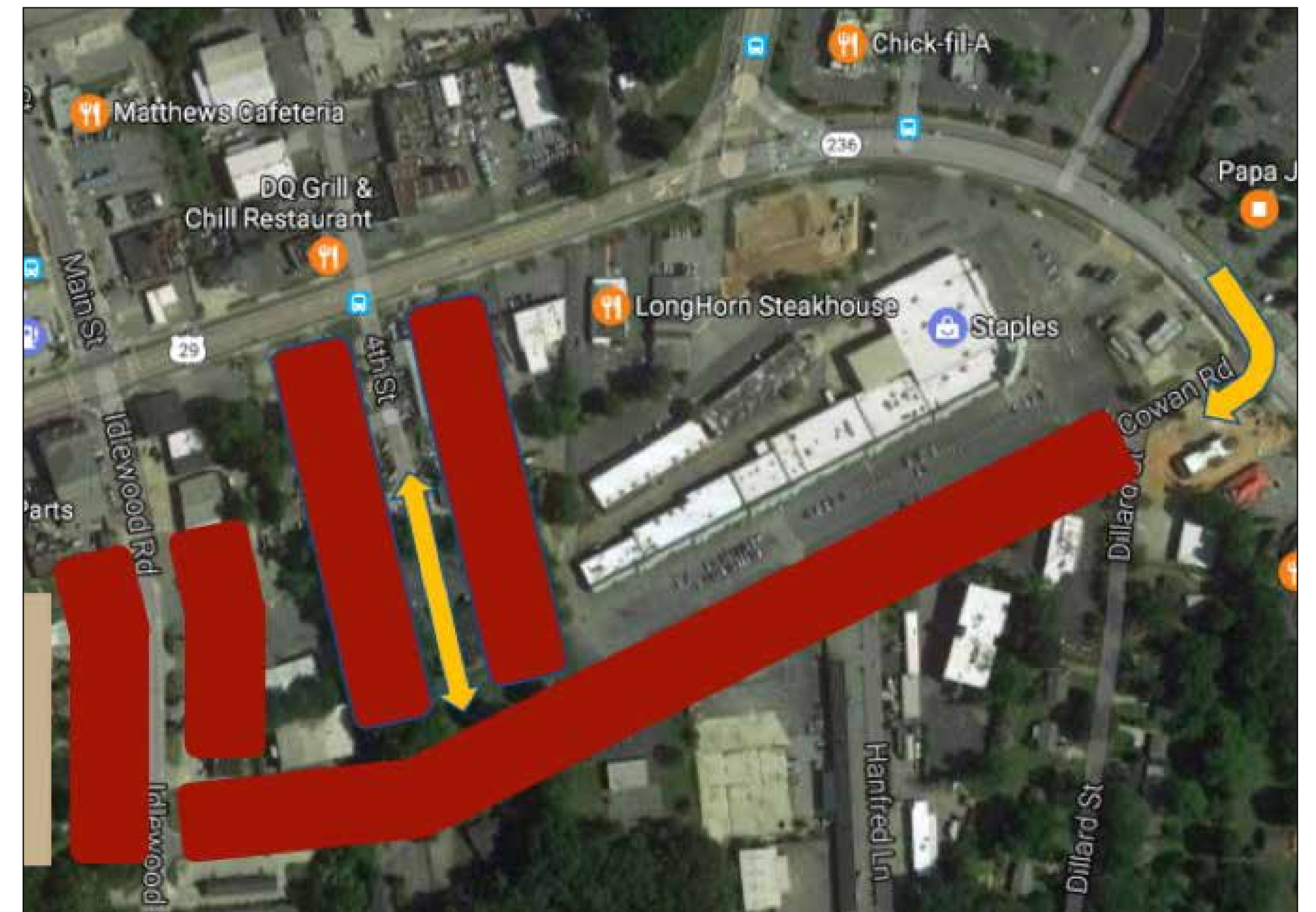
Goal 1: Increase Connectivity

Tucker Comprehensive Plan:
Lawrenceville-Hugh Howell
“Gateway Corridor” Strategy

Downtown



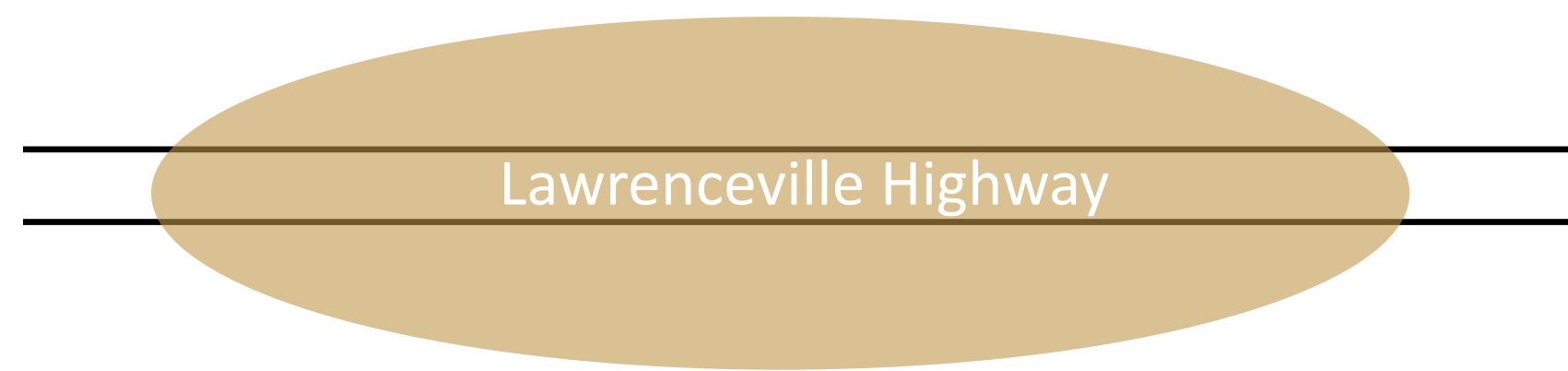
L-HWY Section of Downtown: Mixed Use & Boulevard



Goal 1: Increase Connectivity

Tucker Comprehensive Plan: Lawrenceville-Hugh Howell “Gateway Corridor” Strategy

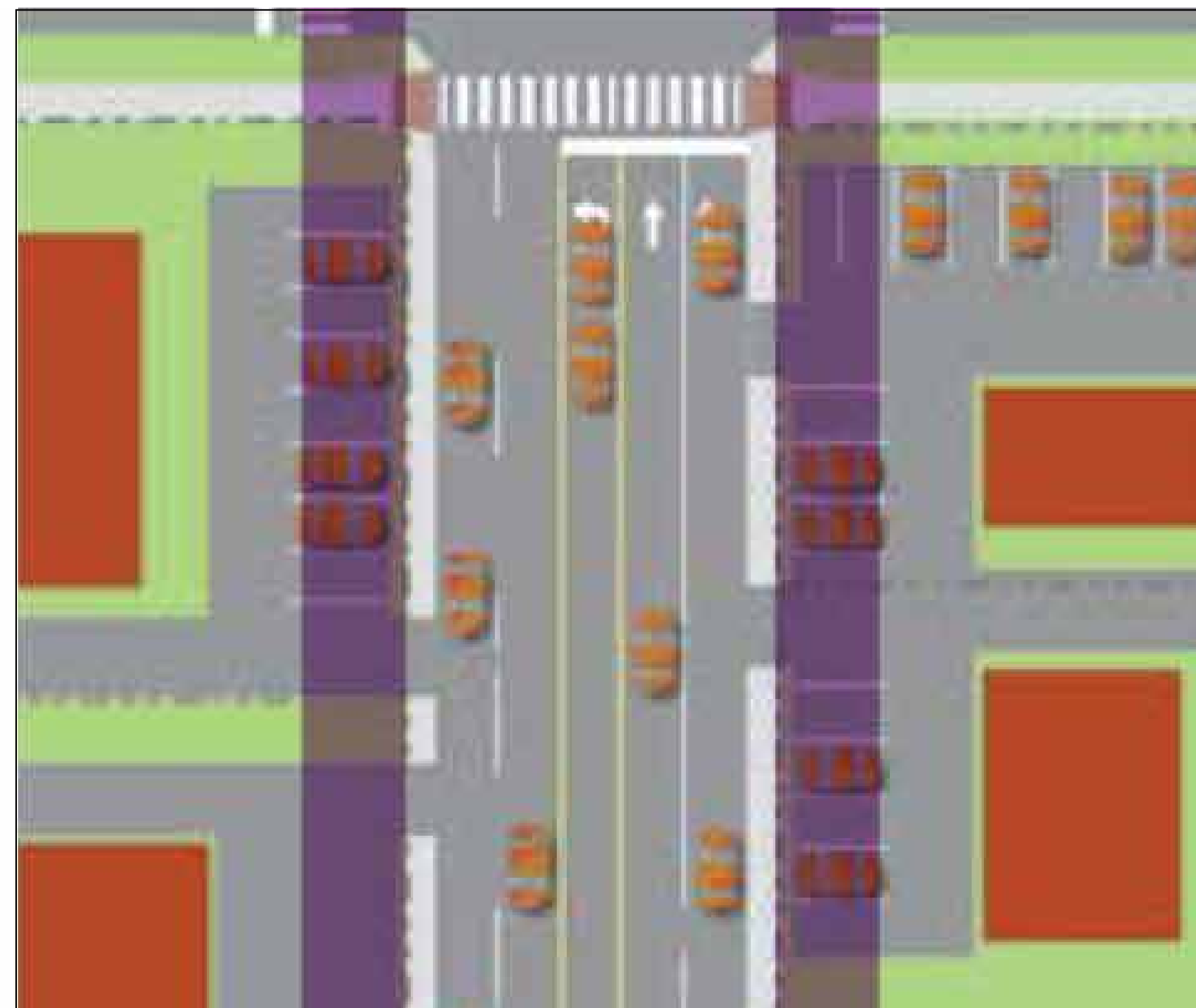
Downtown



L-HWY Section of Downtown: Mixed Use & Boulevard



Current Parking: Parcel Used up to L-HWY Right of Way (ROW)



Additional ROW needed for Boulevard side plantings

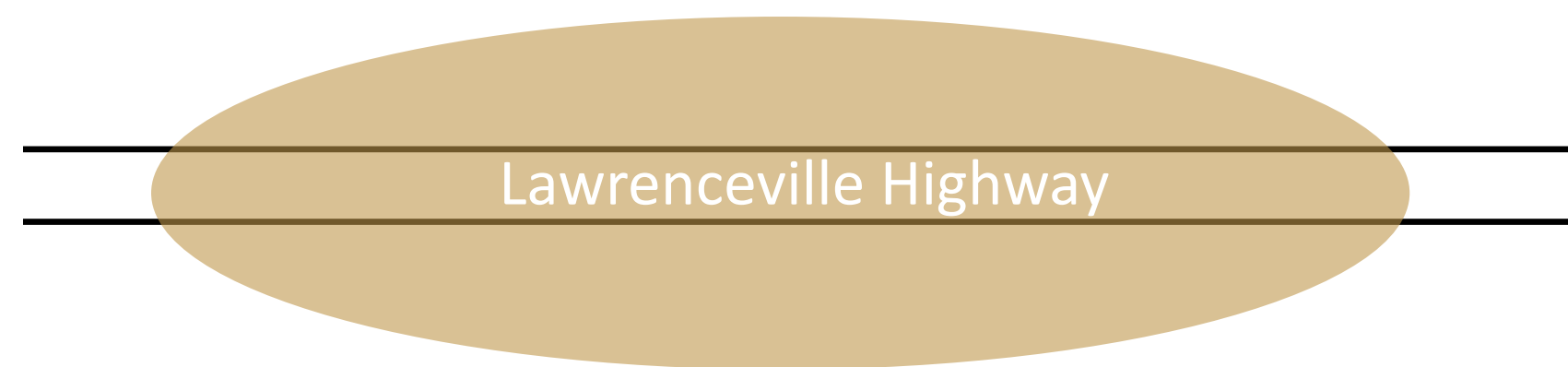


Relocated Parking Frees Space for ROW Acquisition

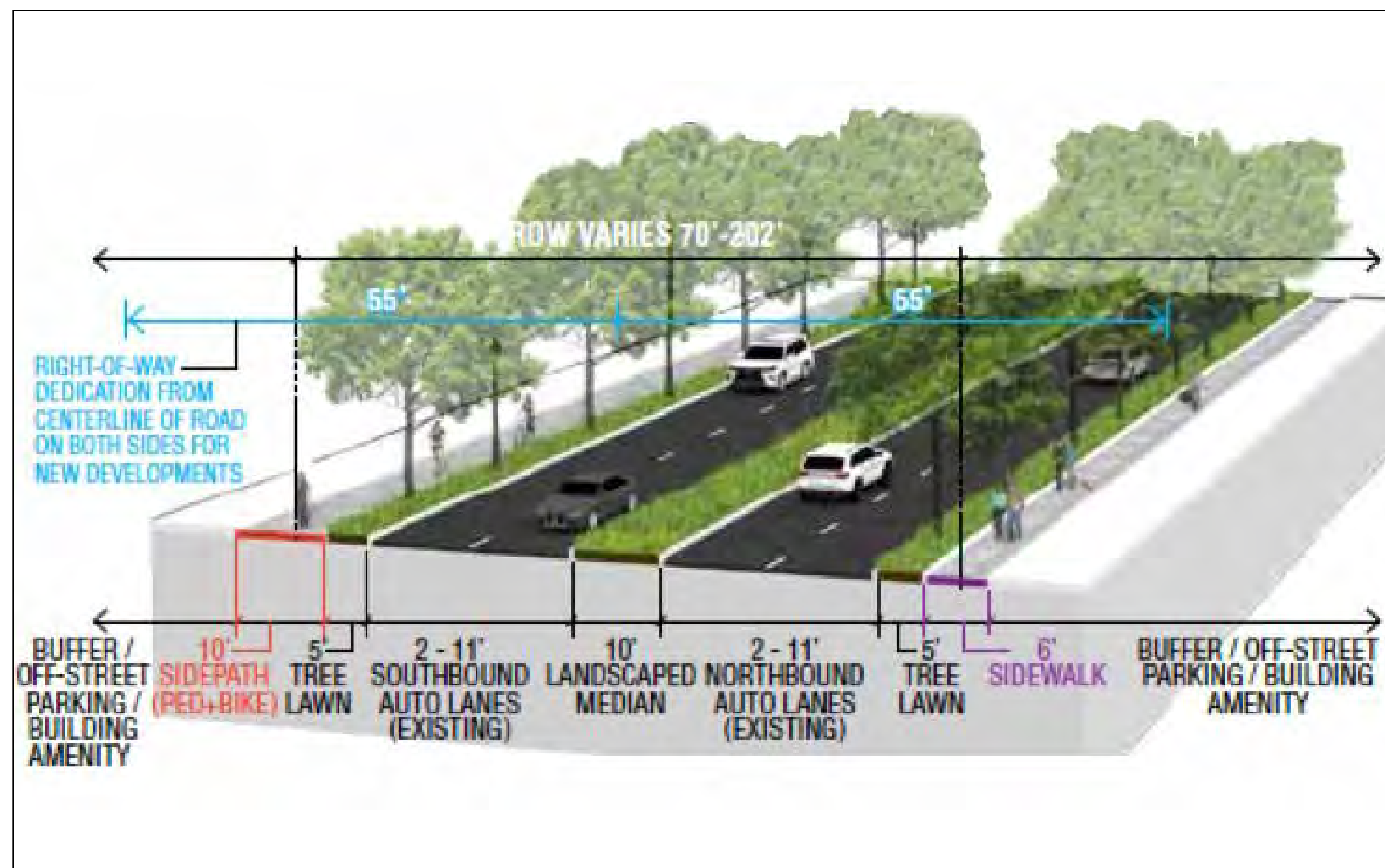
Goal 1: Increase Connectivity

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Lawrenceville-Hugh Howell
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Downtown



L-HWY Section of Downtown: Mixed Use & Boulevard



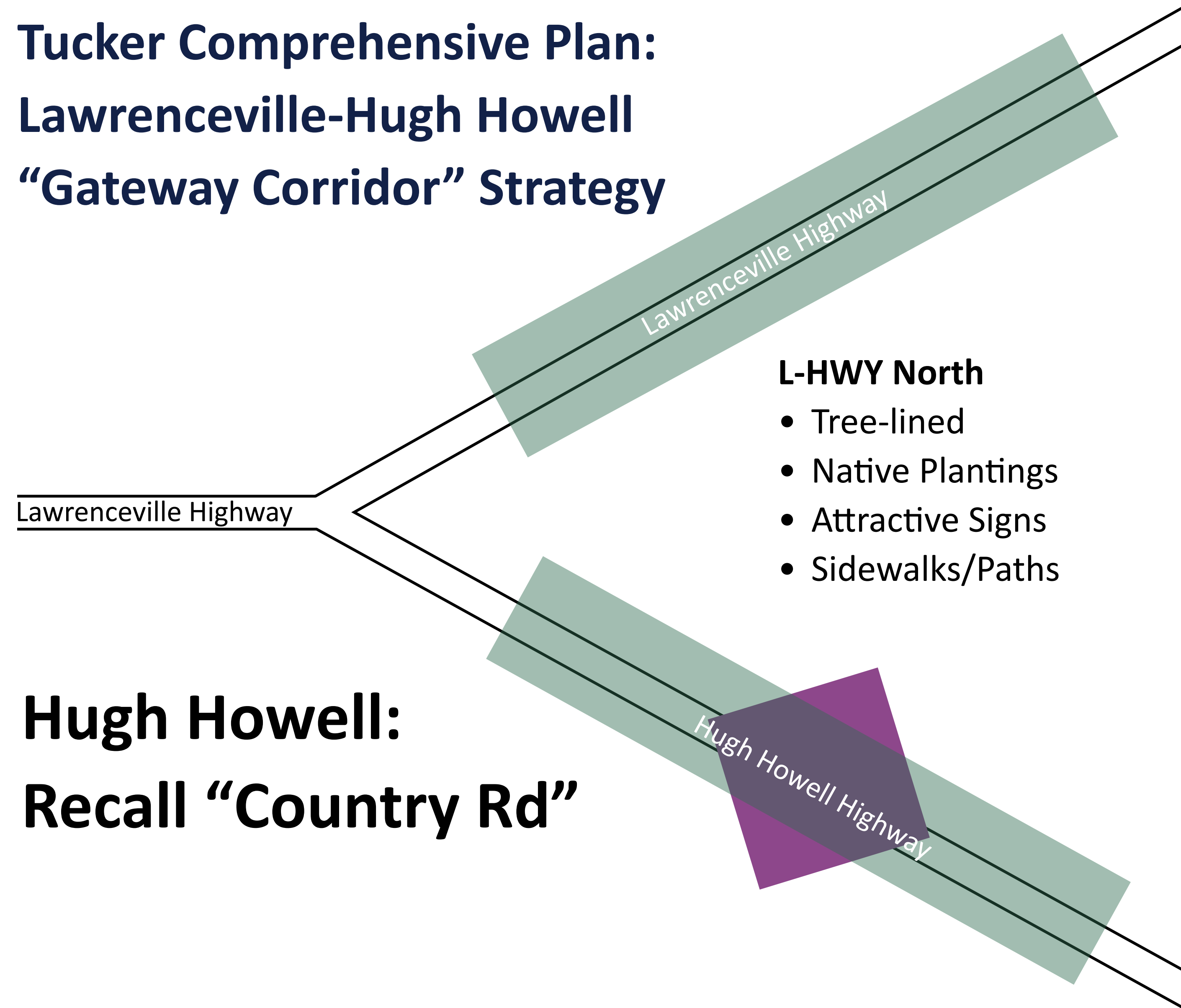
Example Cross Section of Lawrenceville Highway with Planted Edges and Median



New Main Street Gateway and Pedestrian Safety Median: Lawrenceville Highway & Idlewood Road

Goal 1: Increase Connectivity

Tucker Comprehensive Plan: Lawrenceville-Hugh Howell “Gateway Corridor” Strategy



Hugh Howell: Recall “Country Rd”



Existing: Thickly planted south side edge of Hugh Howell across from Sears



Sketch of deep landscaped buffered edge with multiuse path on north side in front of Sears



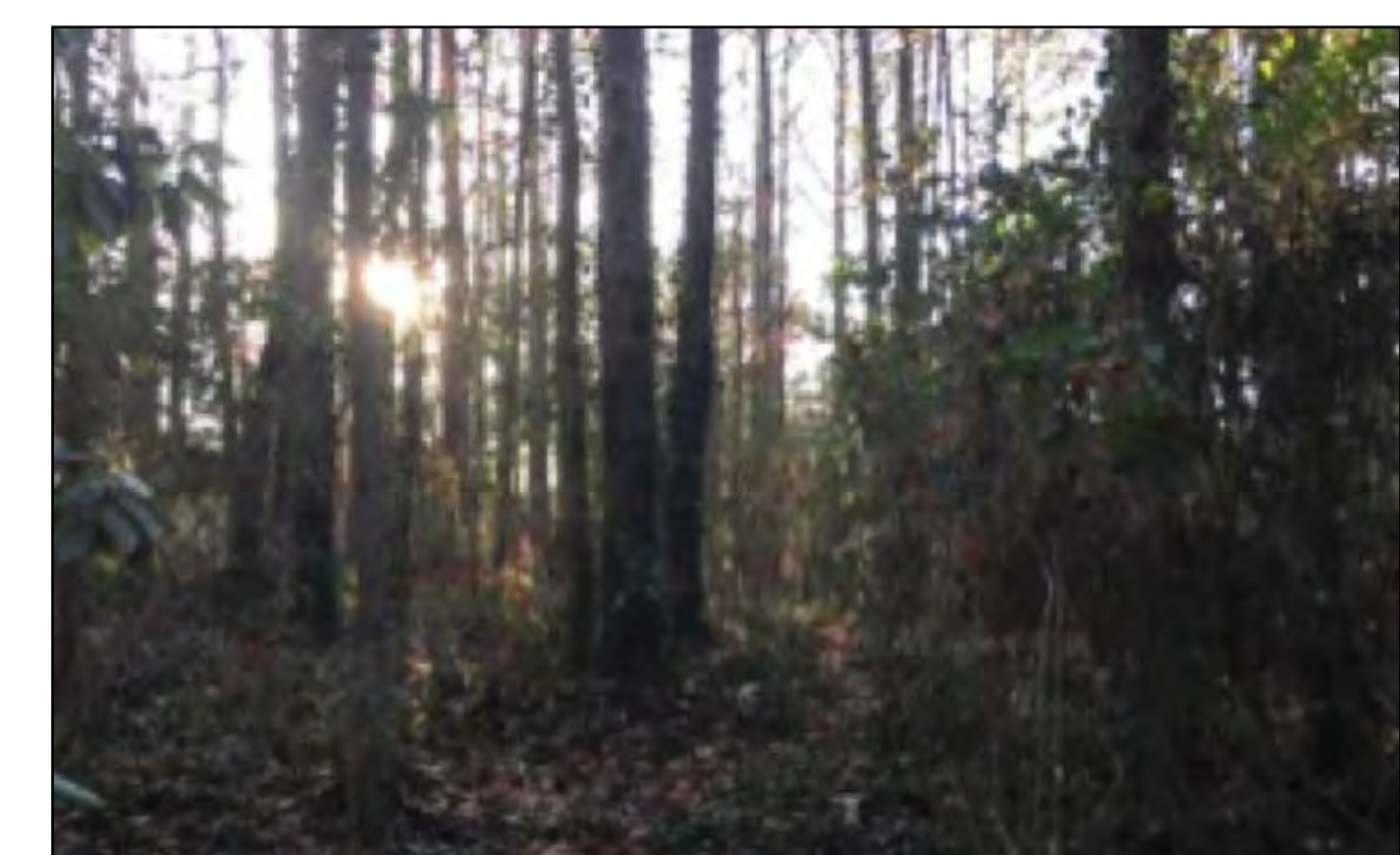
Zoning: allow wineries, micro-breweries, distilleries and tours and tasting rooms



Zoning: consider live/work spaces and artist housing



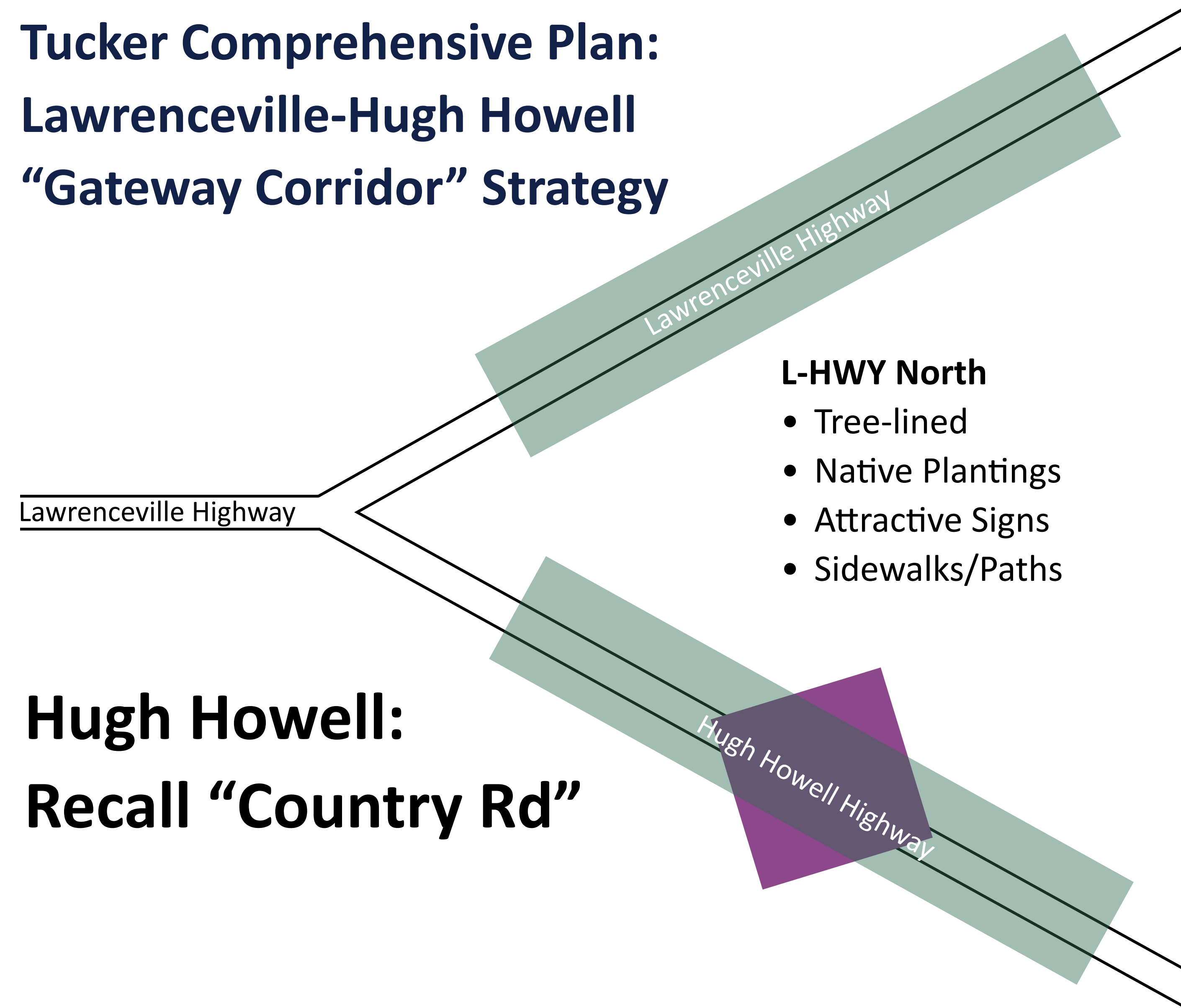
Northside of Hugh Howell potential site for new Smoke Rise Elementary



Seek to preserve large wooded area south of tracks and add trails and better access

Goal 1: Increase Connectivity

**Tucker Comprehensive Plan:
Lawrenceville-Hugh Howell
“Gateway Corridor” Strategy**



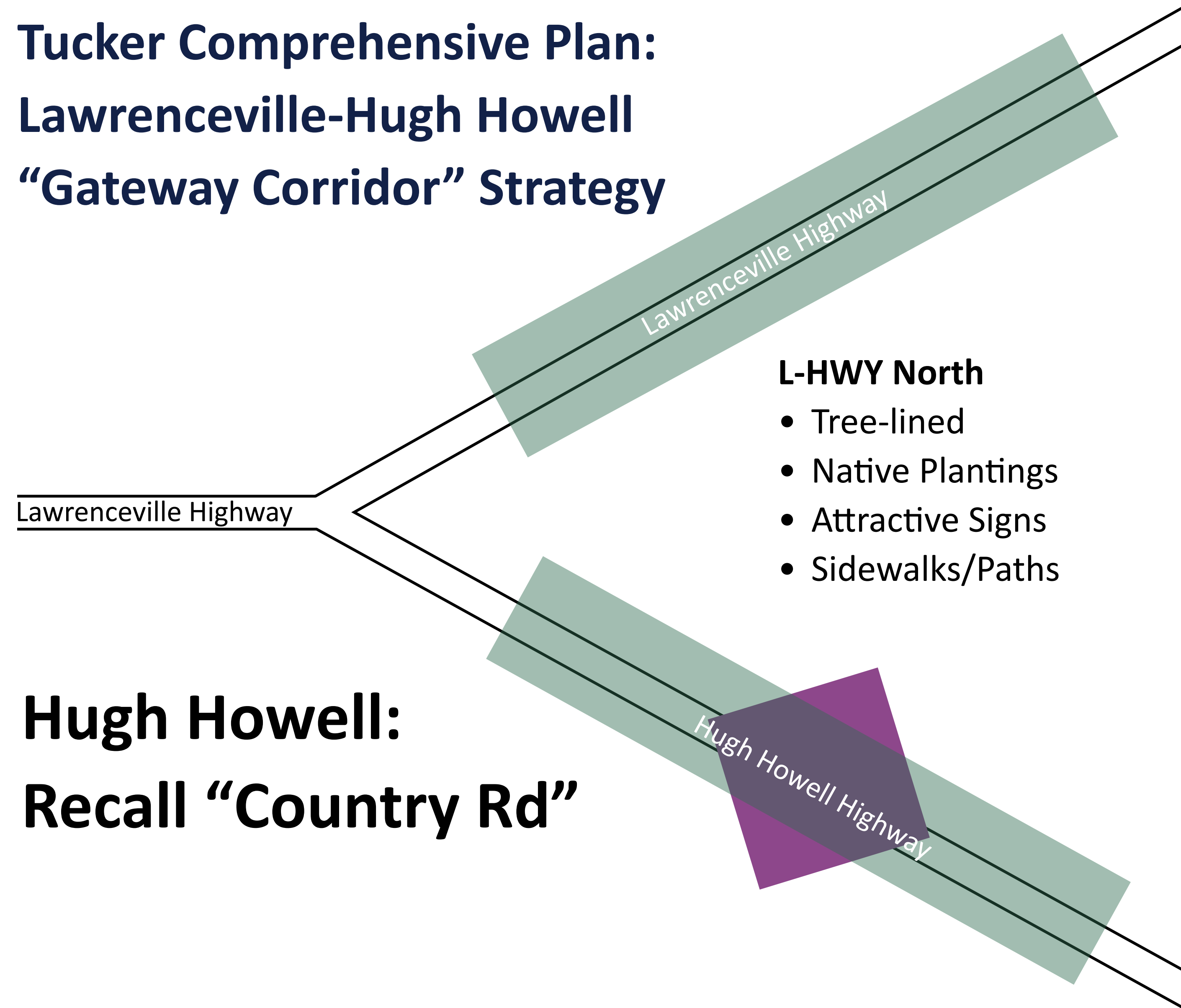
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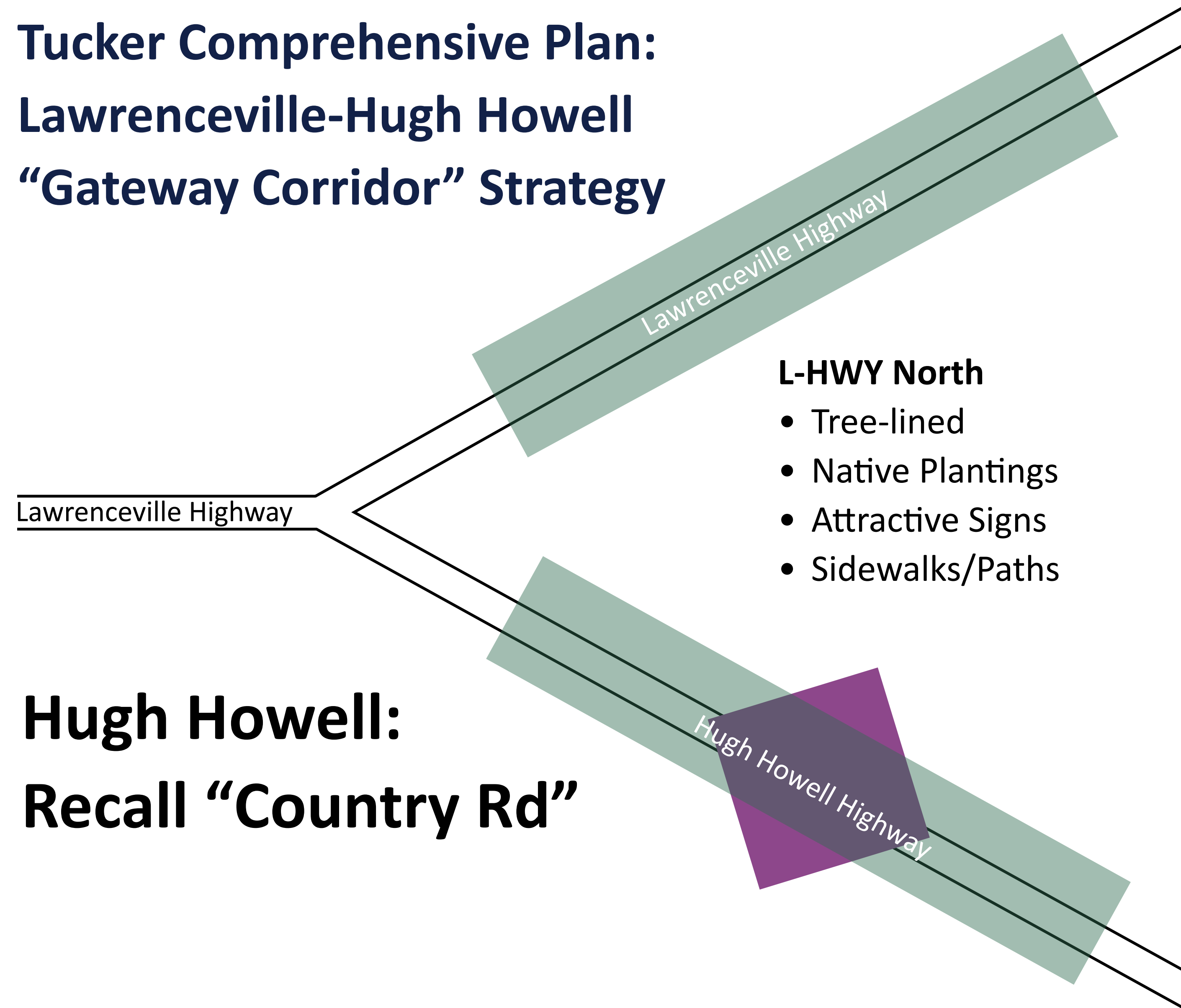
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Sketch of deep landscaped buffered edge with multiuse path on north side in front of Sears

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Hugh Howell: Recall “Country Rd”



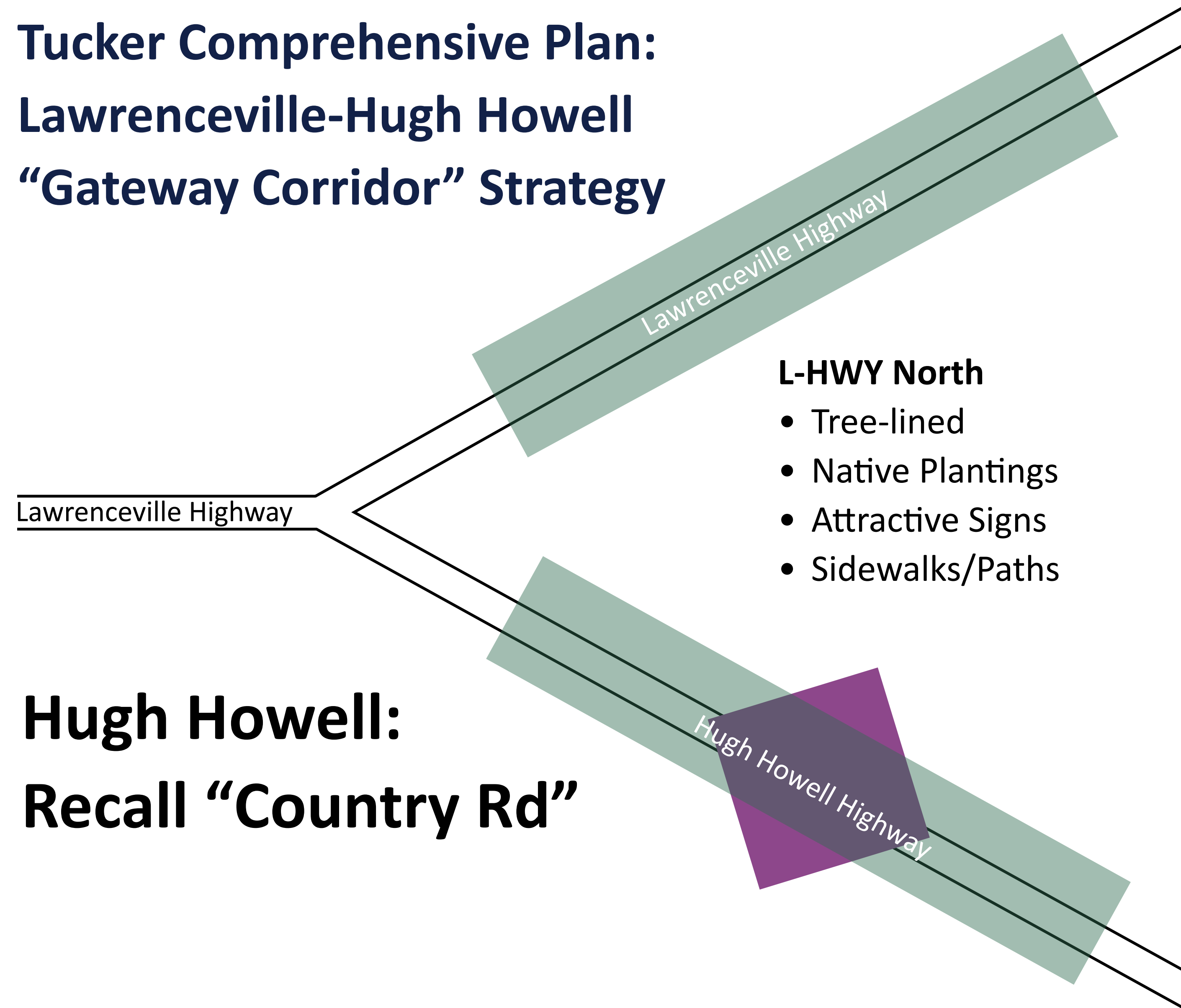
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Hugh Howell: Recall “Country Rd”



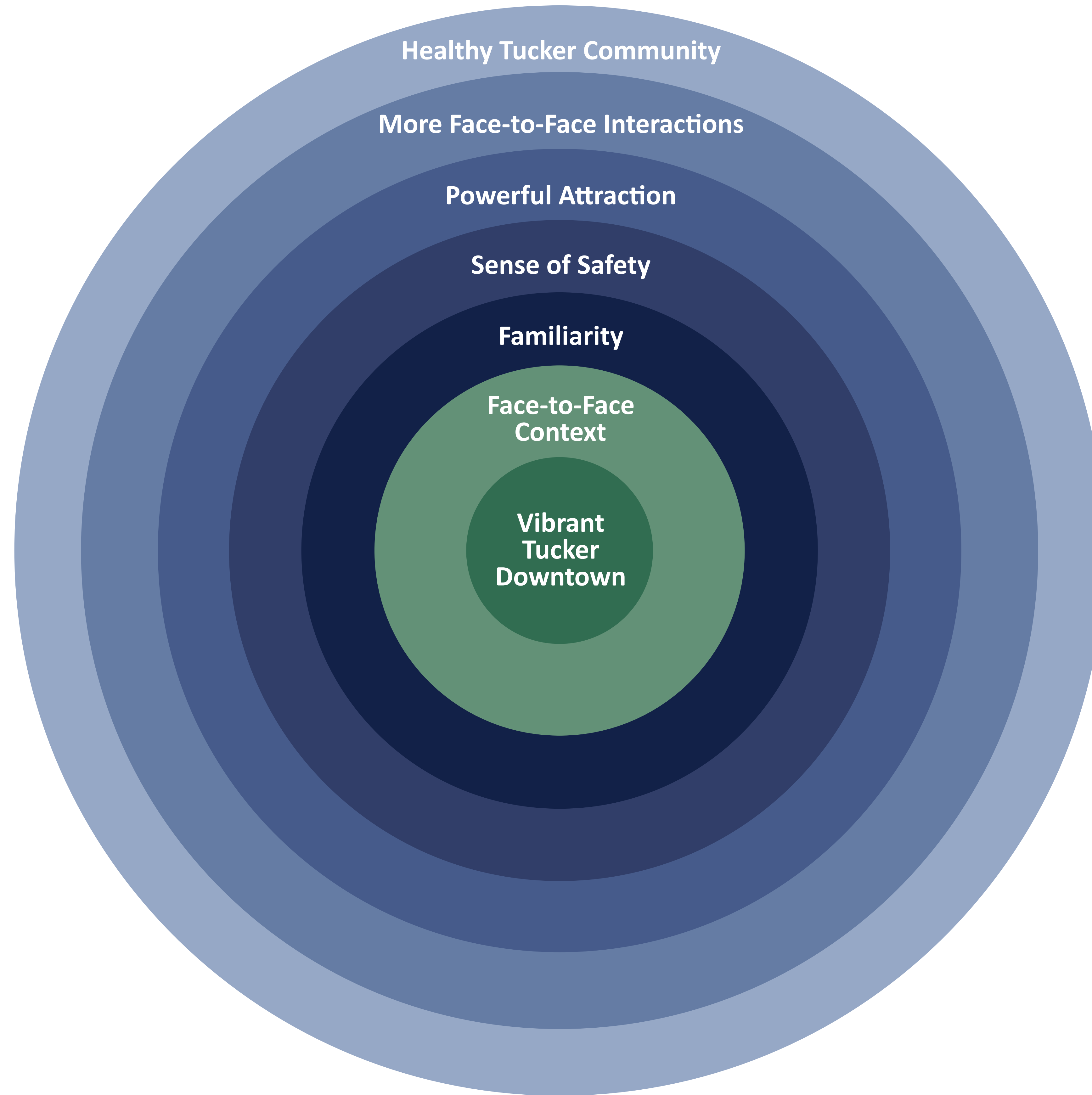
Northside of Hugh Howell potential site for new Smoke Rise Elementary



Seek to preserve large wooded area south of tracks and add trails and better access

Goal 2: Enhance Downtown Tucker

**Rings of Growth:
Healthy Tucker Starts with
a Vibrant Center**



Goal 2: Enhance Downtown Tucker

Civic Center for Civic-Minded Community

Make downtown more of a civic center for people to walk, meet, recreate, learn, worship, shop, celebrate, and come together as a community.

Continue to show good judgment regarding keeping downtown a real place with the following qualities:

- Feeling of being connected to Tucker's past
- Continue to focus on keeping wide and open Main Street
- Special "small town character"

Encourage appropriate growth by adding to mix of uses:

- More residential (e.g., townhouses up to 3-stories) off Main Street gives desirable option to those seeking walkable living while supporting local businesses
- Zero-lot zoning across downtown allows business expansion, makes for more interesting pedestrian experience, and necessary for greater residential
- Allow ground floor commercial and residential above
- Permanently locate City Hall downtown
- Incorporate complementary outdoor space for day-to-day enjoyment and community gatherings
- More efficiently organize parking and eventually add to over time: e.g., potential lot on Railroad Ave. between Main and 2nd Street

Examine shuttle to MARTA, Northlake and Medical Area.

Add amenity of downtown multiuse loop:

- Longer walkable area = more face-to-face contact
- Promotes "community fitness"
- Alternative to "walking the mall"
- Supports downtown as family center
- Links downtown, neighborhoods, and post office
- Hub for future spoke connecting library, Tucker Nature Preserve, Recreation Center and larger city path system

Add to downtown's character as special place in community with banner system.

- Given downtown's role as civic center, consider banner system celebrating its citizens, community organization and business members

Explore more downtown art and educational activities that:

- Add to community life
- Support local businesses

Create Gateways at Main and L. Highway & Lavista:

- Safer connections to and from downtown north and south
- Present positive image of Tucker
- Raises awareness of downtown as place to go
- Opportunity to recall Tucker history
- Model for entire corridor

Expand downtown overlay district across Lawrenceville Highway south, southwest and east.

Goal 2: Enhance Downtown Tucker

Support downtown growth in keeping with the following qualities:

- Feeling of being connected to Tucker's past
- Wide and open Main Street
- Special "small town character"

Zero lot line zoning (when buildings are constructed up to the sidewalk) across downtown allows business expansion, makes for more interesting pedestrian experience, and key measure supporting "village-scale" development.



PNC Bank was built set back from Main Street.



Example of bank built with zero lot line zoning. Bank rents to shops that make for engaging pedestrian experience



This older section of downtown Tucker today provides an excellent example of zero lot line development.

Goal 2: Enhance Downtown Tucker

Encourage more residential (e.g., townhouses up to 3-stories) off Main Street to offer desirable option to those seeking walkable living while supporting local businesses.



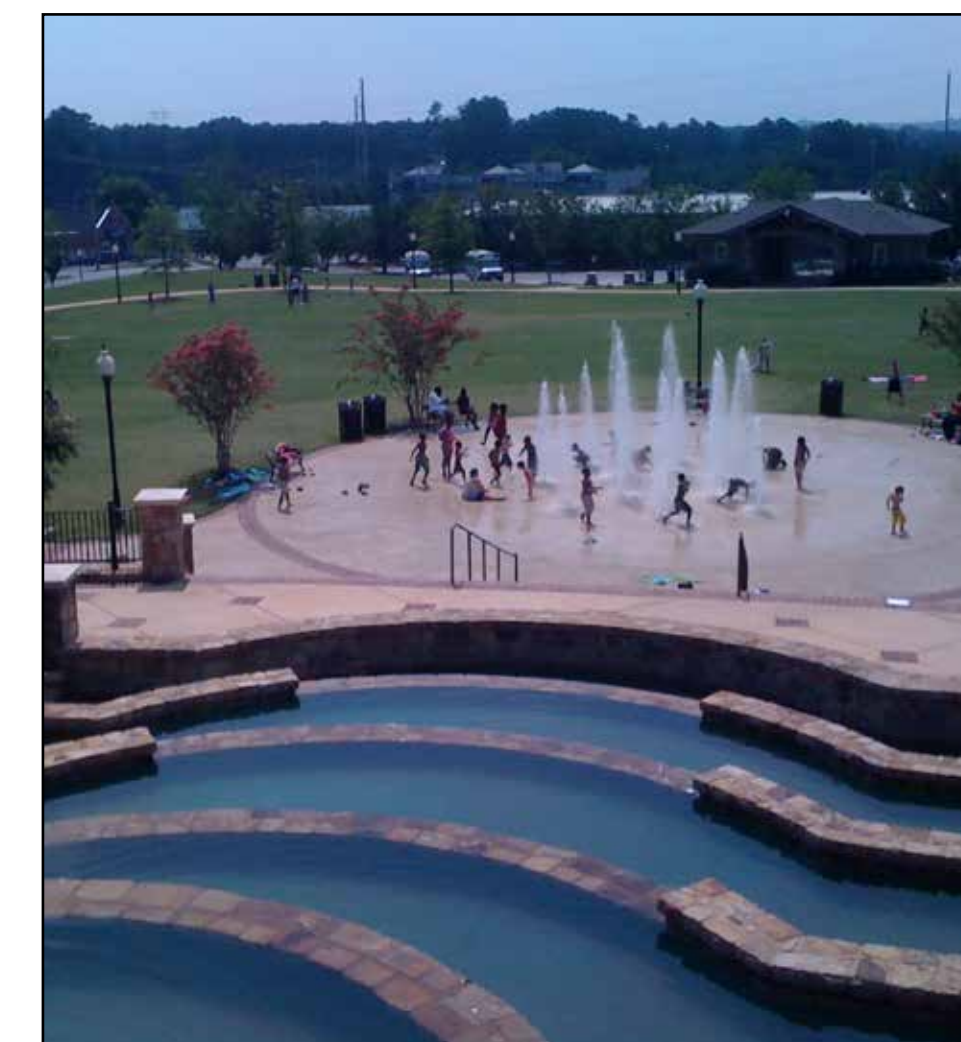
Allow ground floor commercial and residential above.



Allow for artist live/work housing.

Goal 2: Enhance Downtown Tucker

Permanently locate City Hall downtown.



Incorporate complementary outdoor space for day-to-day enjoyment and community gatherings.

Goal 2: Enhance Downtown Tucker

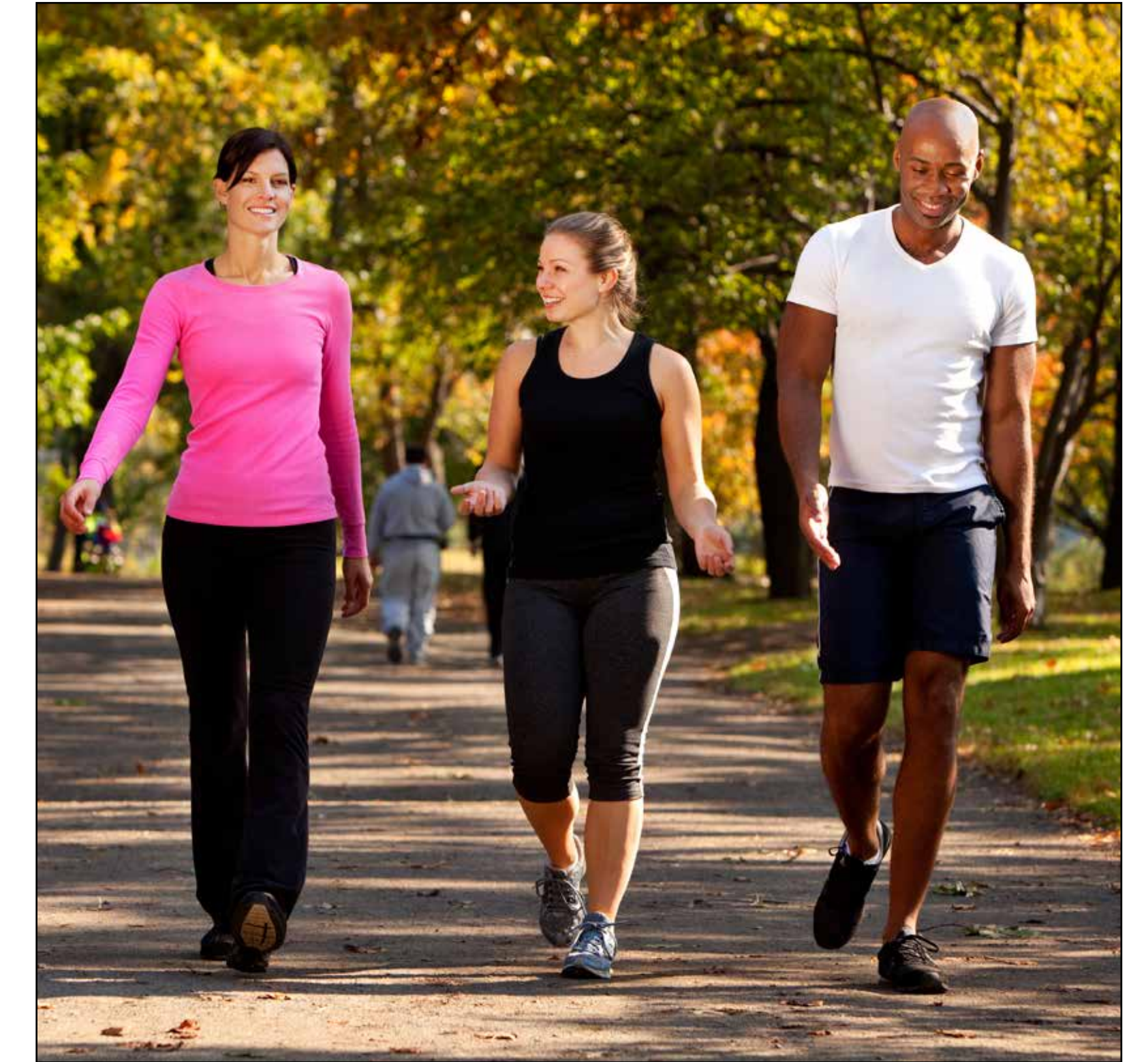
More efficiently organize parking and eventually add to over time: e.g., potential lot on Railroad Ave. between Main and 2nd Street.



Goal 2: Enhance Downtown Tucker

Add amenity of downtown multiuse loop:

- Longer walkable area = more face-to-face contact
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- Alternative to “walking the mall”
- Supports downtown as family center
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Incorporate complementary outdoor space for day-to-day enjoyment and community gatherings




Examine shuttle to MARTA, Northlake and Medical Area

Goal 2: Enhance Downtown Tucker

Add to downtown's character as special place in community with integrated banner and website system.

- Longer walkable area = more face-to-face contact
- Given downtown's role as civic center, consider banner system celebrating its citizens, community organization and business members
- Portal to learn more about amazing people in community



WINDOWS INTO TUCKER™

Windows Into Tucker celebrates the extraordinary people who make Tucker a wonderful community.

Meet a few of Tucker's Greatest Generation

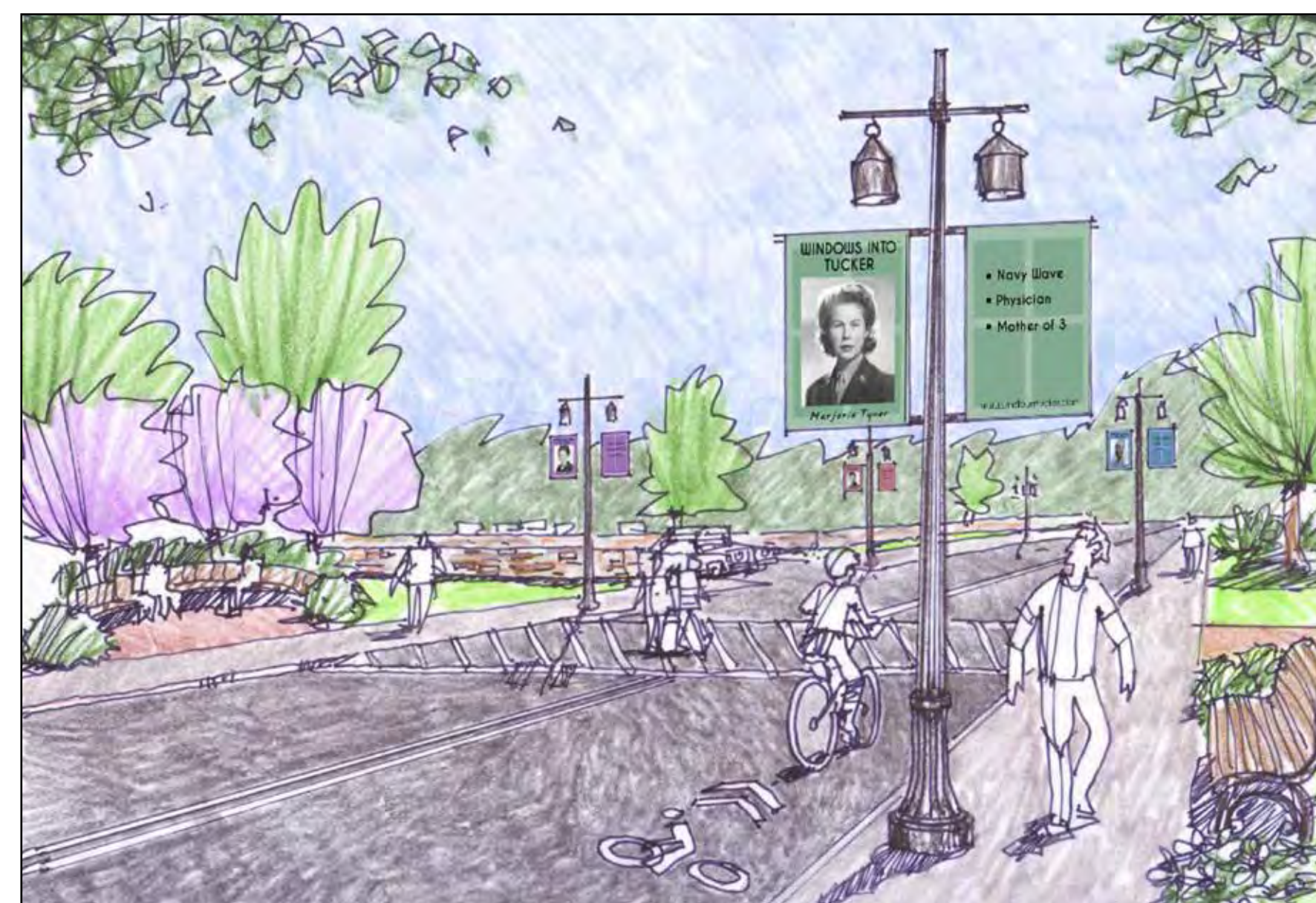
Past Profiles
Lorem ipsum dolor sit amet, consectetur adipiscing elit.

• Firefighter
• Soccer Coach
• Cyclist

• Teacher
• Guitarist
• Avid Hiker

• Chef
• Volunteer
• Dog Lover

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Goal 2: Enhance Downtown Tucker

Explore more downtown art, cultural and educational activities that:

- Add to community life
- Support local businesses

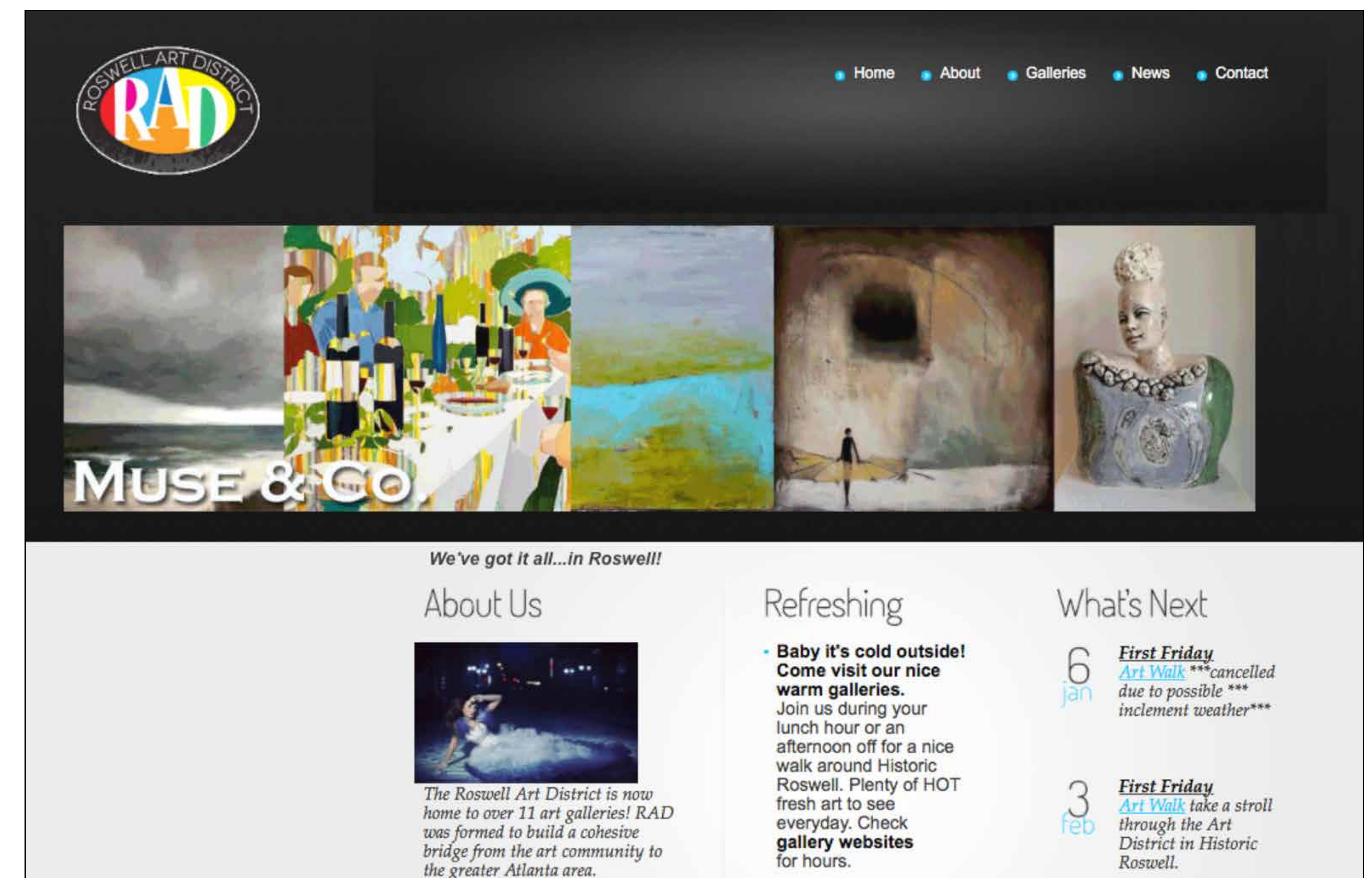


Explore artists-in-residence program.

- Artists reflecting Tucker’s diversity
- Workshops in public schools
- Free classes for community
- Regular open studios

To help bring life to Canton Street area, Roswell established Cultural Arts Board of residents appointed by Mayor to advocate for the arts, provide financial support, and promote development of arts.

Roswell created Arts District: to provide a solid art foundation so children can grow up surrounded by expressions of beauty.



Goal 2: Enhance Downtown Tucker

Help downtown add to its role as learning center.

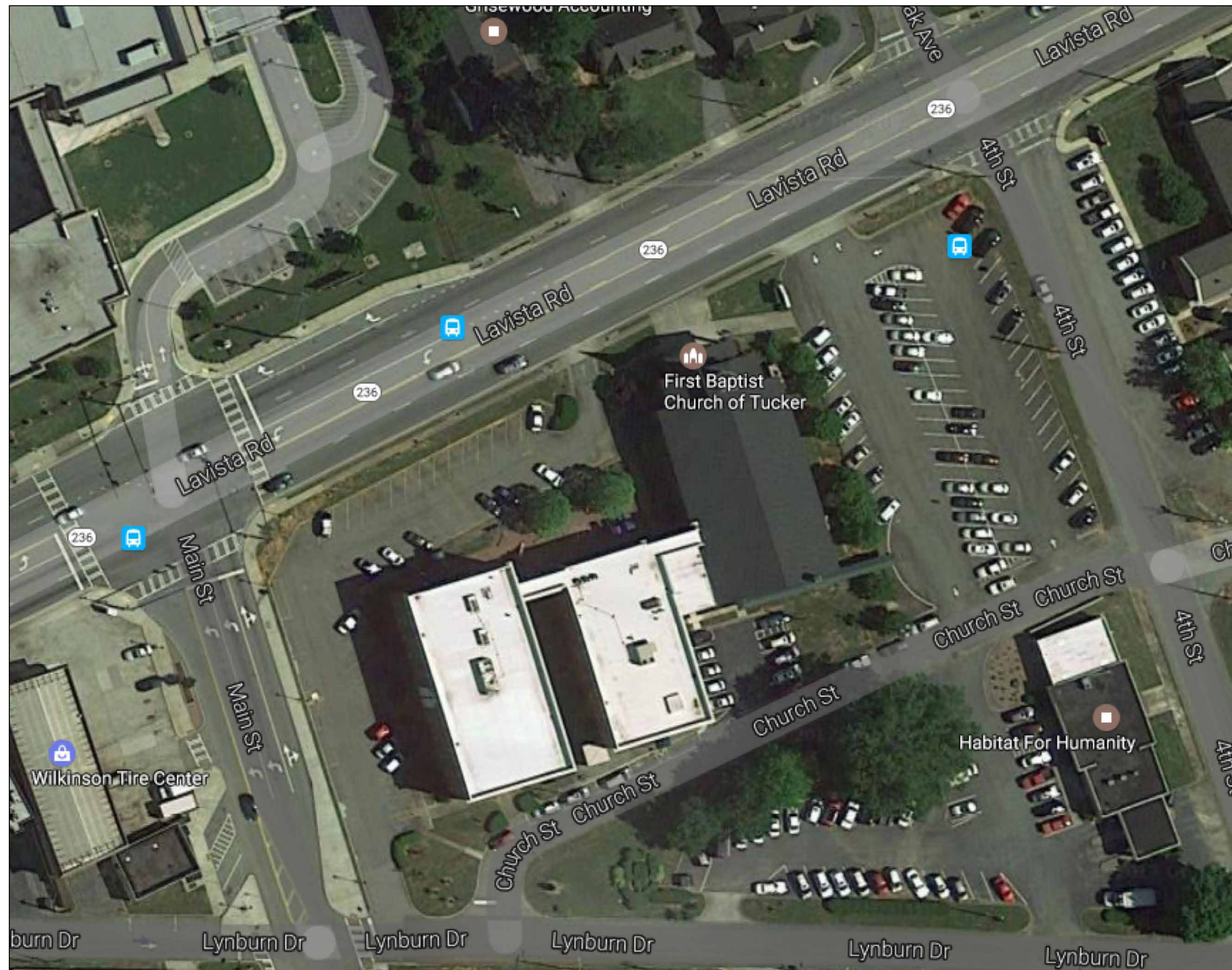
- Explore partnerships extension School partnerships: Emory/others
- Schedule nights & weekends: high school/city hall annex



Goal 2: Enhance Downtown Tucker

Create Gateways at Main and Lawrenceville Highway & Lavista Road.

- Safer connections to and from downtown north and south



Eliminate Lavista left turn to Main Street.



Replace with planted pedestrian safety median.
Example shown for illustration purposes only.

Goal 2: Enhance Downtown Tucker

Create Gateways at Main and Lawrenceville Highway & Lavista Road

- Present positive image of Tucker
- Raises awareness of downtown as place to go
- Opportunity to recall Tucker history
- Model for entire corridor

Lawrenceville Highway and Main Street



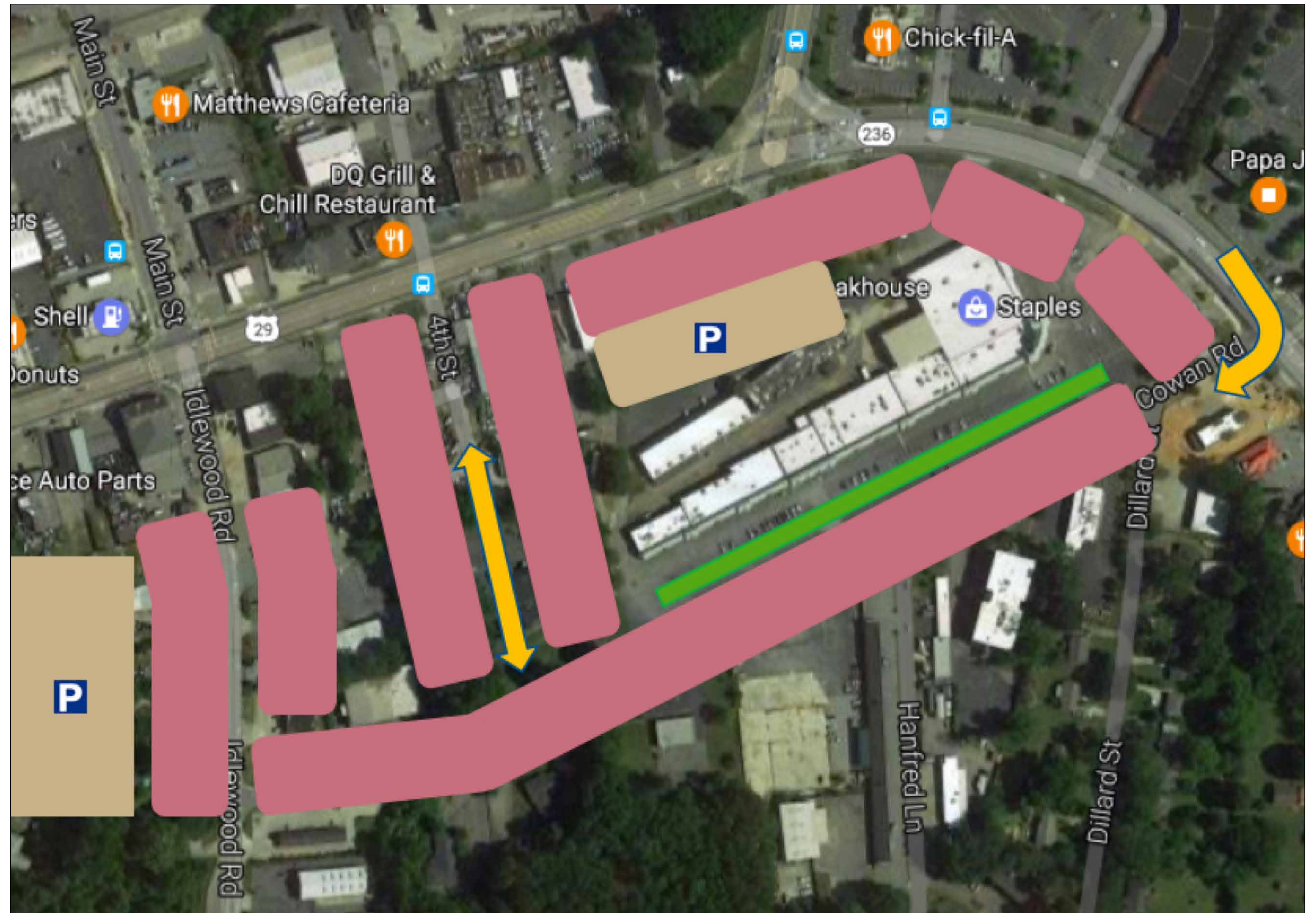
Eliminate Lawrenceville Highway left turn to Idlewood Road.



Replace with planted pedestrian safety median.

Goal 2: Enhance Downtown Tucker

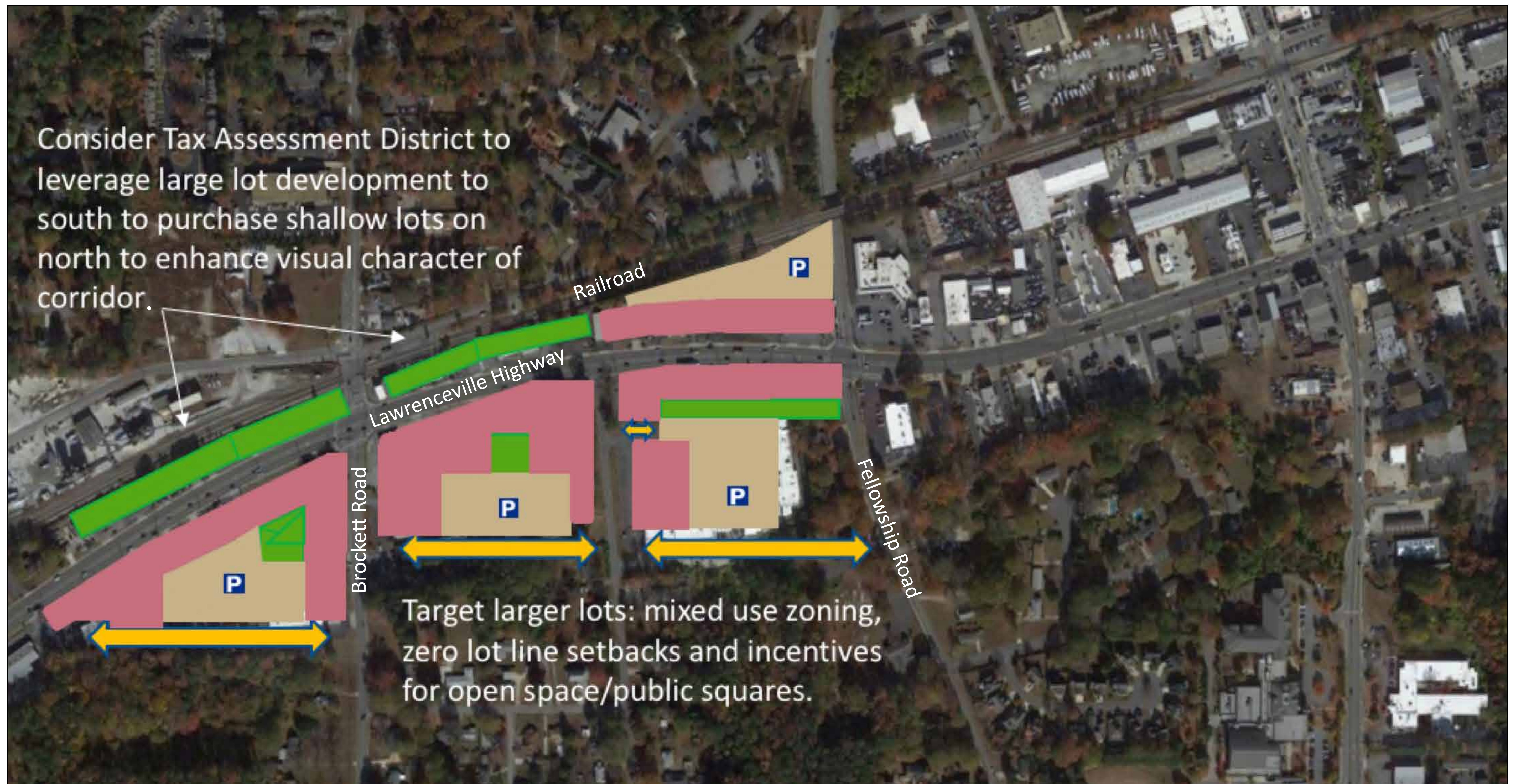
Expand downtown mixed use overlay district across Lawrenceville Highway south to include Idlewood and Cowan Roads, and east to include Hugh Howell to Mountain Industrial Area.



Example of possible mixed use development as a result of expanded downtown overlay district, along with potential new road configurations

Goal 2: Enhance Downtown Tucker

Expand downtown mixed use overlay district to include Lawrenceville Highway west to Shady Lane.



Goal 3: Preserve and Improve Neighborhoods

Tucker residents seek to preserve our tree-lined neighborhoods, while expanding opportunities for all ages and income levels to remain in Tucker or make our community their home for the first time.

Housing at a Glance

- Tucker's many neighborhoods offer a wide range of housing choices, including: single-family homes, apartments, and assisted living.
- Single-family homes are the most common: 68%.
- Styles range from ranch to townhouses to estate homes.
- Approx. 61% of residents own.
- There are a relatively small number of condominiums, multifamily geared to millennials, and luxury homes (\$500K+).



Market Strategies

Housing Market Strategy

- Preserve variety of product type to ensure stability of housing market.
- Variety of housing at all price points allows first time home buyers the ability to move up and remain in Tucker.
- Some demand exists for homebuyers downsizing.
- Ensure older multi-family housing stock is well maintained and that Tucker continues to provide affordable housing.

Data Shows

Variety of price points exists to attract different market segments.

Recent development is focused on higher density and higher cost housing, reflecting higher land costs and close proximity to employment centers.

Townhomes and apartment development maximize limited land, reflecting cost of land and have higher rents/costs to attract unmet market demand.

Some new single family new construction at highest price points.



Goal 3: Preserve and Improve Neighborhoods

Strategy

- Step 1: Enhance zoning to better preserve existing neighborhoods
- Step 2: Identify where redevelopment is appropriate and then revise zoning, along with using other tools, to direct denser redevelopment to more suitable locations
- Step 3: Undertake a range of other activities to enhance neighborhoods, including, but not limited to: improving external and internal connections, examining code enforcement regulations to better address vacant buildings and poor maintenance, and exploring options for redeveloping older apartments to promote affordable housing and equity creation opportunities

Establish “Tucker Ranch” Neighborhood Preservation Policy

1. Preserve quality and character of those residential neighborhoods of predominantly ranch homes
2. Offer single-level living opportunities for older and less mobile residents
3. Ensure Tucker remain a “Gateway to American Dream Community” in which someone has opportunity to purchase a “starter home” and begin to build equity
4. Provide affordable housing options for current residents wishing to remain in Tucker



Goal 3: Preserve and Improve Neighborhoods

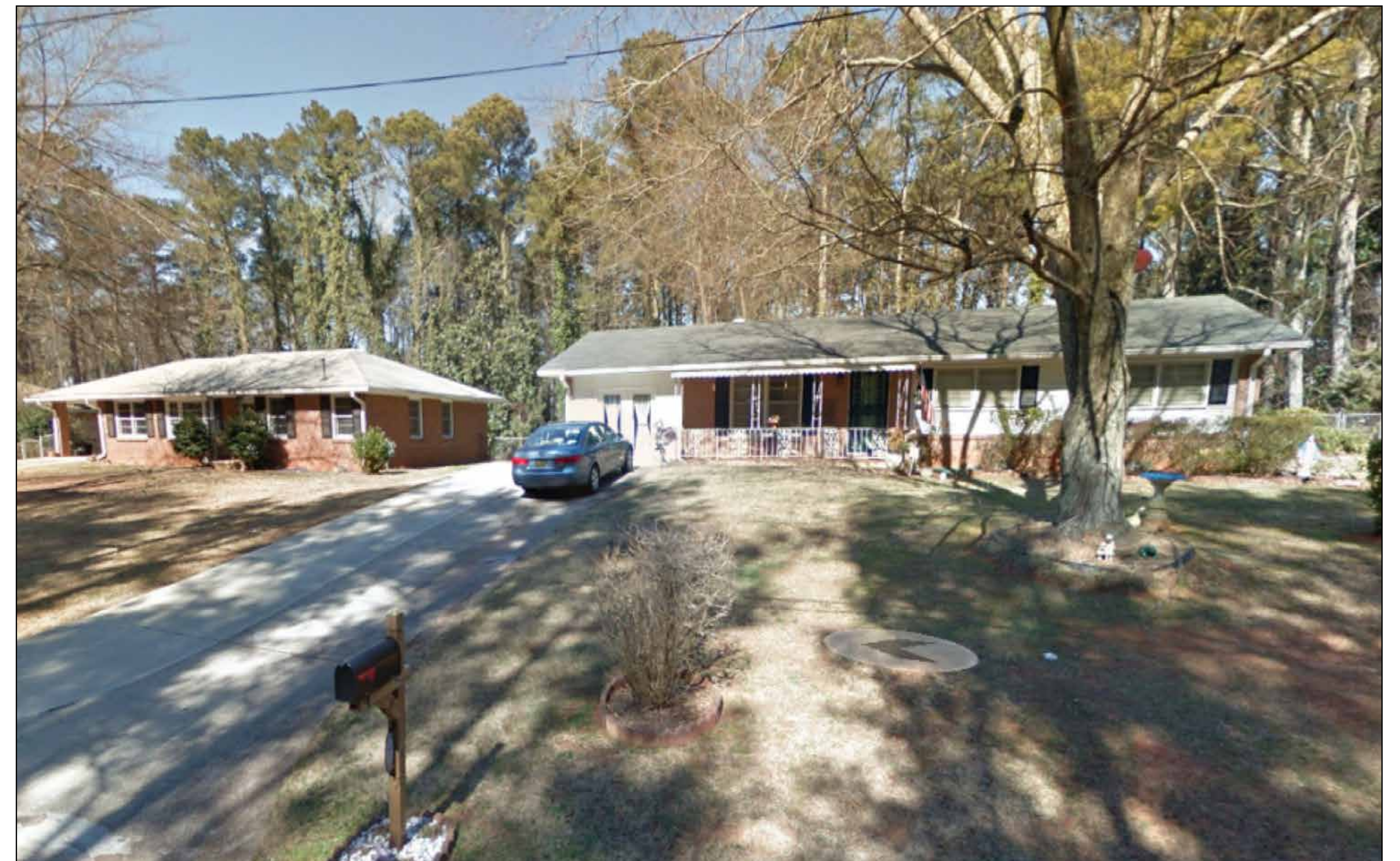
Step 1: Enhance zoning to better preserve existing neighborhoods.

“Tucker Ranch” Neighborhood Preservation Policy

In areas where preservation of the Tucker Ranch is desired, consider zoning revisions to prevent:

- “McMansionization” – razing or renovation of an existing home and replacement with a very large home
- The combining of several lots to develop a new subdivision within an existing subdivision

To address McMansionization, consider regulating items such as building height and massing. To address the development of new subdivisions, consider regulating items such as lot width and frontage.



Goal 3: Preserve and Improve Neighborhoods

Step 2: Identify where redevelopment is appropriate and then revise zoning, along with using other tools, to direct denser redevelopment to more suitable locations.

Suitable locations:

I-285 Corridor

Northlake CID goals: greater mixed use

- Walk to shops reduces vehicle trips
- Supports area business
- Recommend: Revising policy regarding building materials over 3-stories in Northlake Overlay District that may impact residential redevelopment in these areas.



Image: Recent Weems Rd development



Recent 4-story age-restricted Hearthside development

Downtown Tucker

Overlay to allow for 3-story residential away from Main St.

Expand Downtown Overlay district:

- South to include Idlewood and Cowan Roads
- East along Hugh Howell to Mountain Industrial Area
- Southwest along Lawrenceville to Shady Lane



Goal 3: Preserve and Improve Neighborhoods

Step 3: Undertake a range of other activities to enhance neighborhoods.

Examples include:

Code Enforcement:

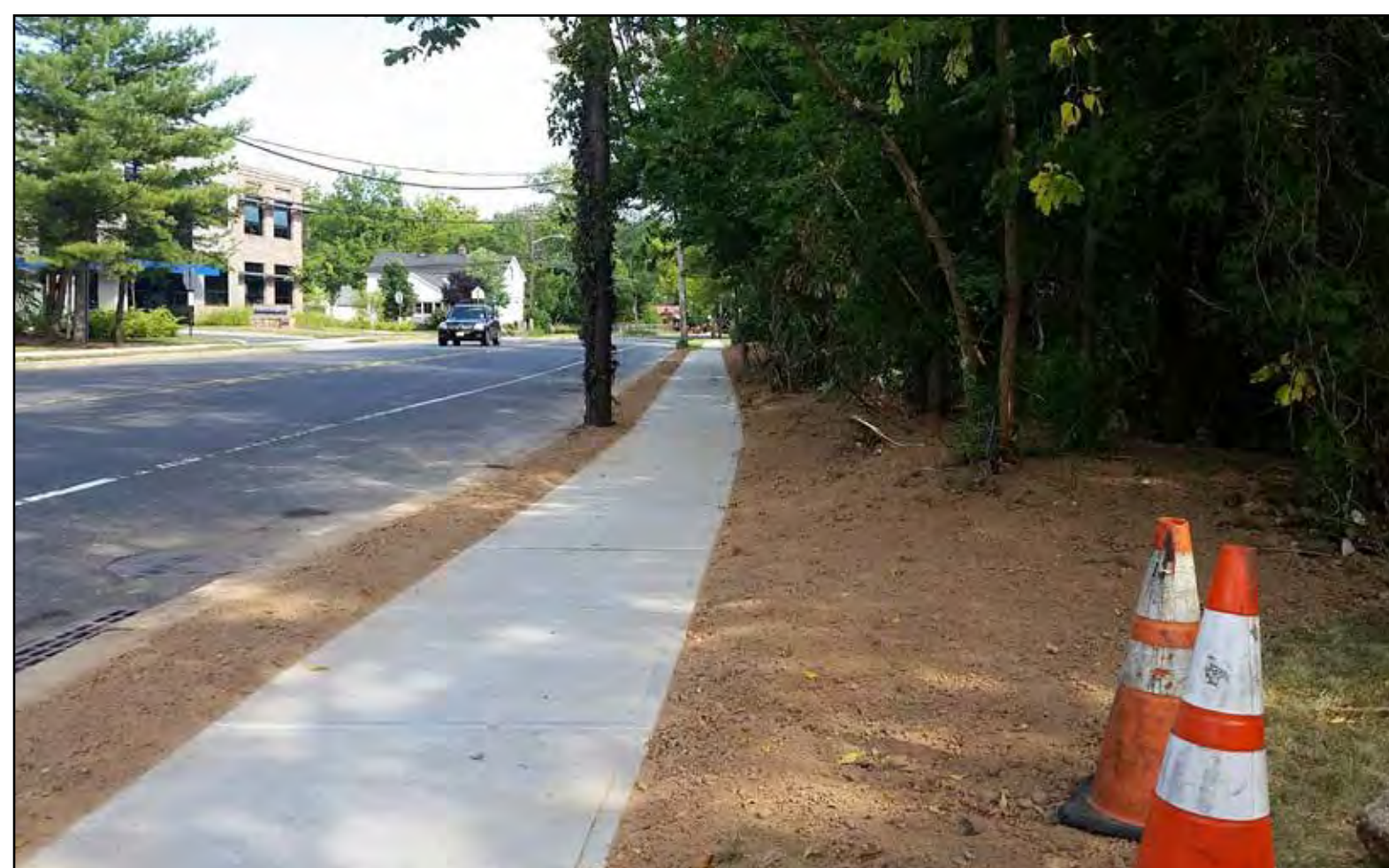
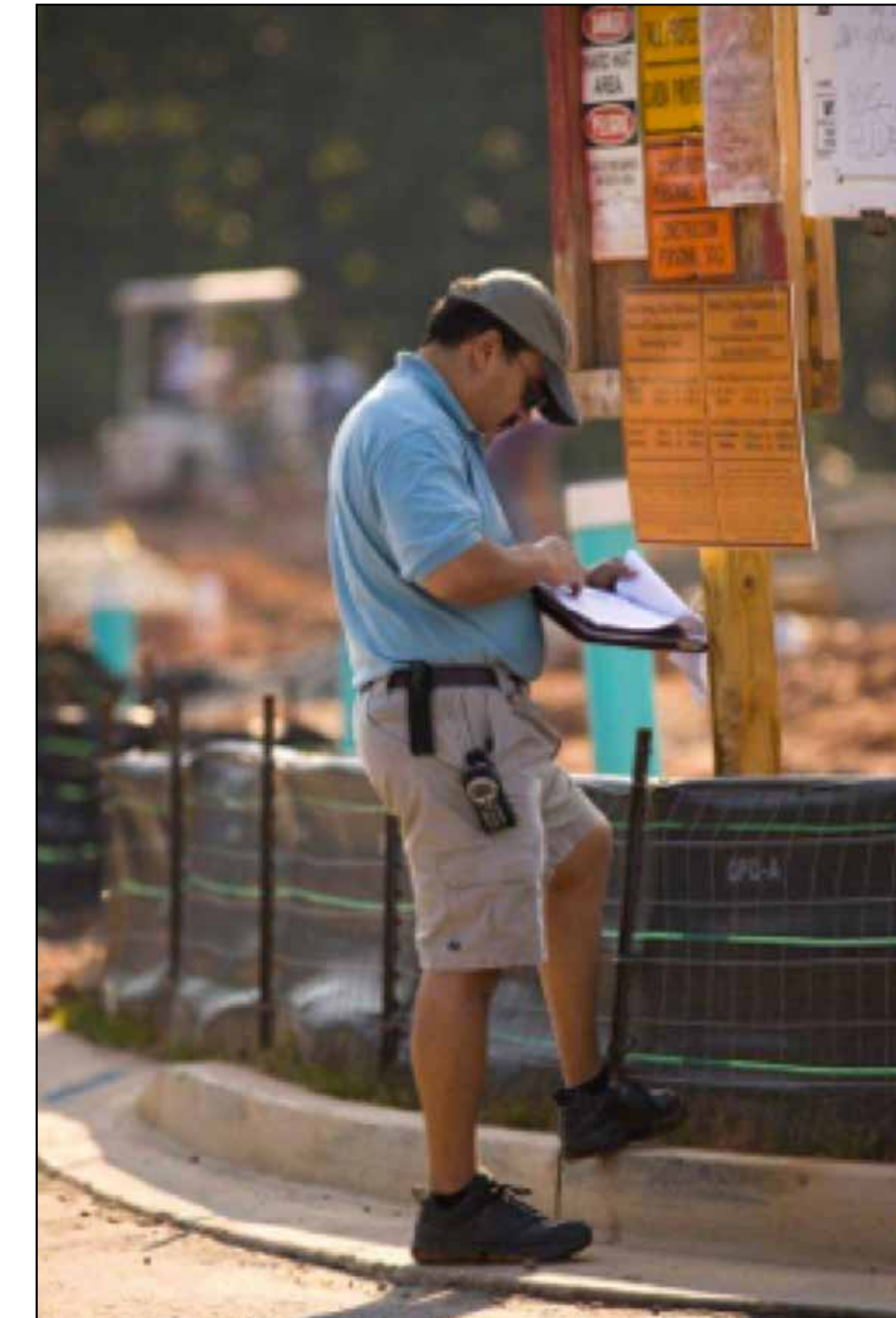
Examine code enforcement regulations to better address vacant buildings and poor maintenance.

Older Apartments:

Explore options for redeveloping older apartments to promote affordable housing and equity creation opportunities.

Connections:

Improve external and internal connections.



Invest in new sidewalks first along main roadways.



Identify appropriate internal subdivision path connections.



Build safe & welcoming intersection crossings.

Goal 4: Strengthen Recreational and Community Resources

Develop recreational, historic, and cultural infrastructure into a unified network for the enjoyment of people of all ages and interests, while preserving the natural environment.

General

Citywide Park Plan to be produced by mid-2017

- Comprehensive Plan to incorporate its recommendations

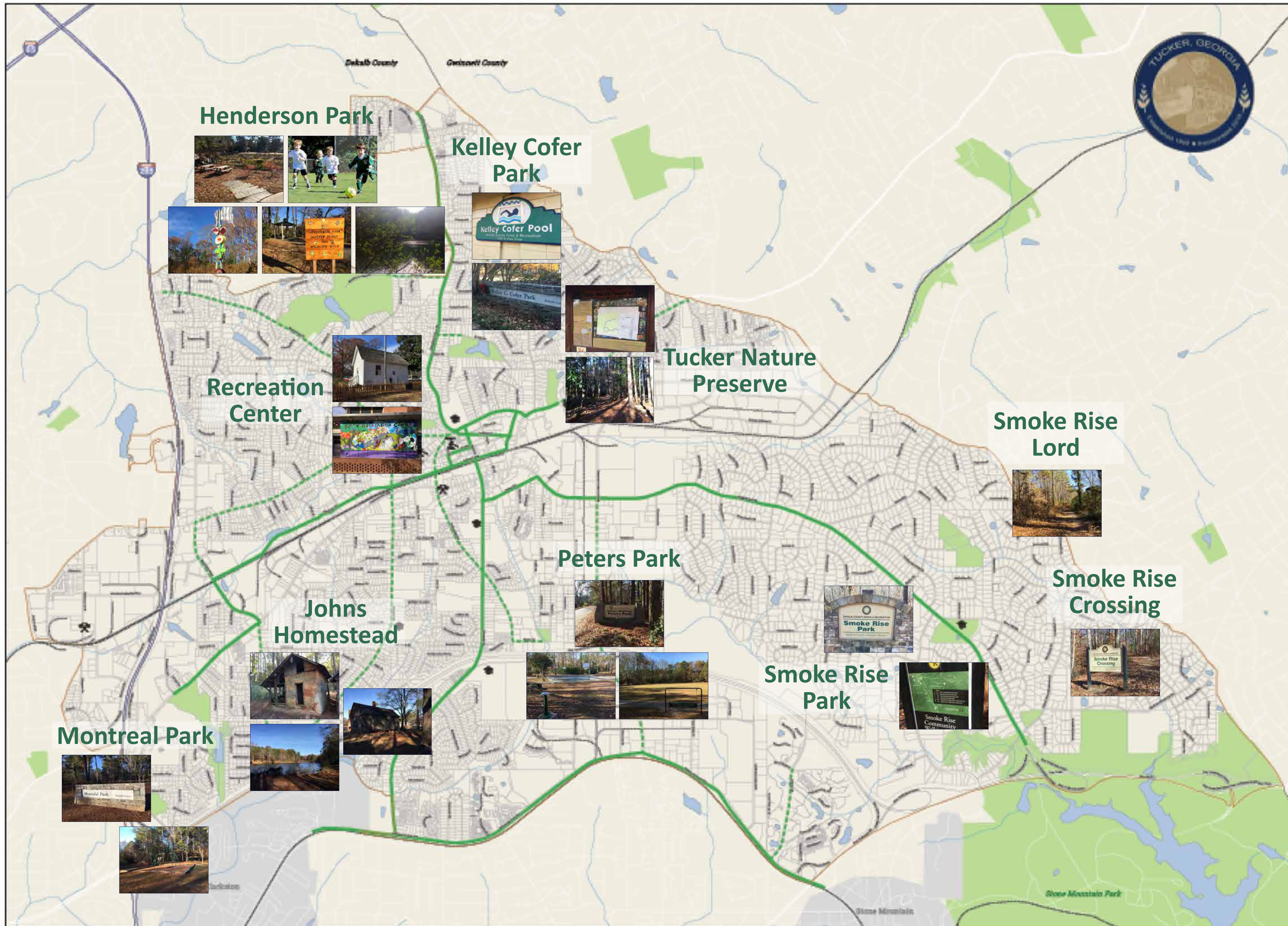
Preliminary Comprehensive Plan Recommendations:

- If City takes over management of DeKalb Parks, manage recreational resources as system
- Immediate action: address deferred maintenance
- Promote better connections to Tucker's natural history and agricultural past by amending ordinance to promote native plantings as much as possible
- Examine future of Smoke Rise Elementary: possible Nature Center
- Explore renovation and expansion of Recreation Center
- Consider addition open space and parks thru developer negotiations and purchase
 - E.g., Undeveloped woods in Mountain Industrial Area north of Hugh Howell
- Review sign ordinance to improve visual character along roadways
- Support community murals and other outdoor art
- Conduct canopy study and assess need for amendments to tree ordinance



Goal 4: Strengthen Recreational and Community Resources

Manage recreational resources as system.

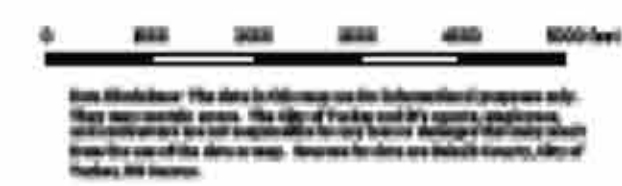


A Tucker Path System links parks into system.

Tucker Path System
Sidewalks, Bike Lanes, and Multi-use Paths

Map Key

School	City Wall	Street	Parcel
Fire Station	City Park	Rail Road	Circle
Police Station	Multi-use Path	County Line	Park
	Sidewalk and Bike Lane	Stream	Lake
		Tucker City Limit	



Goal 4: Strengthen Recreational and Community Resources

Apply “triage strategy” to deferred maintenance.
Use red, yellow and green categories, in a manner similar to the example below:

Green

- Peters Park: Basketball courts

Red

- Twin Brother Pond erosion/hydrology
- Historic Buildings and Artifacts
- Lake Erin, stream bank erosion and hydrology issues
- Enhance safety: clear sight lines and other steps

Yellow

- Picnic shelter and play equipment at Henderson Park



Good court surface with nets



Pending failure of Twin Brothers Lake shoreline



Functional but uninviting & relatively inexpensive to fix

Goal 4: Strengthen Recreational and Community Resources

Promote better connections to Tucker's natural history and agricultural past by amending ordinance to promote native plantings as much as possible.

Build on good works of numerous Tucker volunteer groups and individuals.

Examples of native plants

- Paw Paws, etc.
- Pollinators
- Fruit trees
- Berries



Blueberry bushes along North Park Drive



Newly planted Georgia oak

Goal 4: Strengthen Recreational and Community Resources

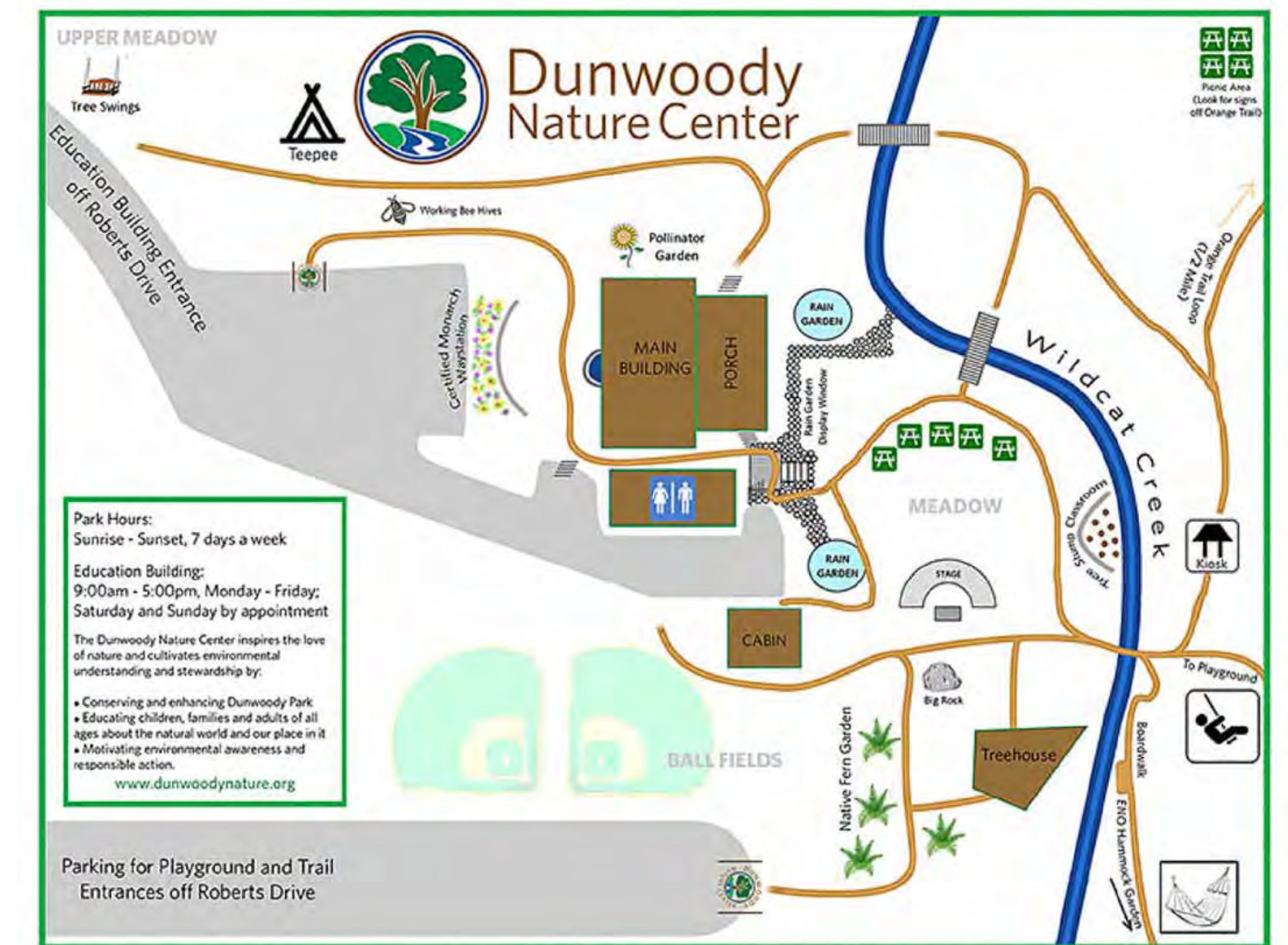
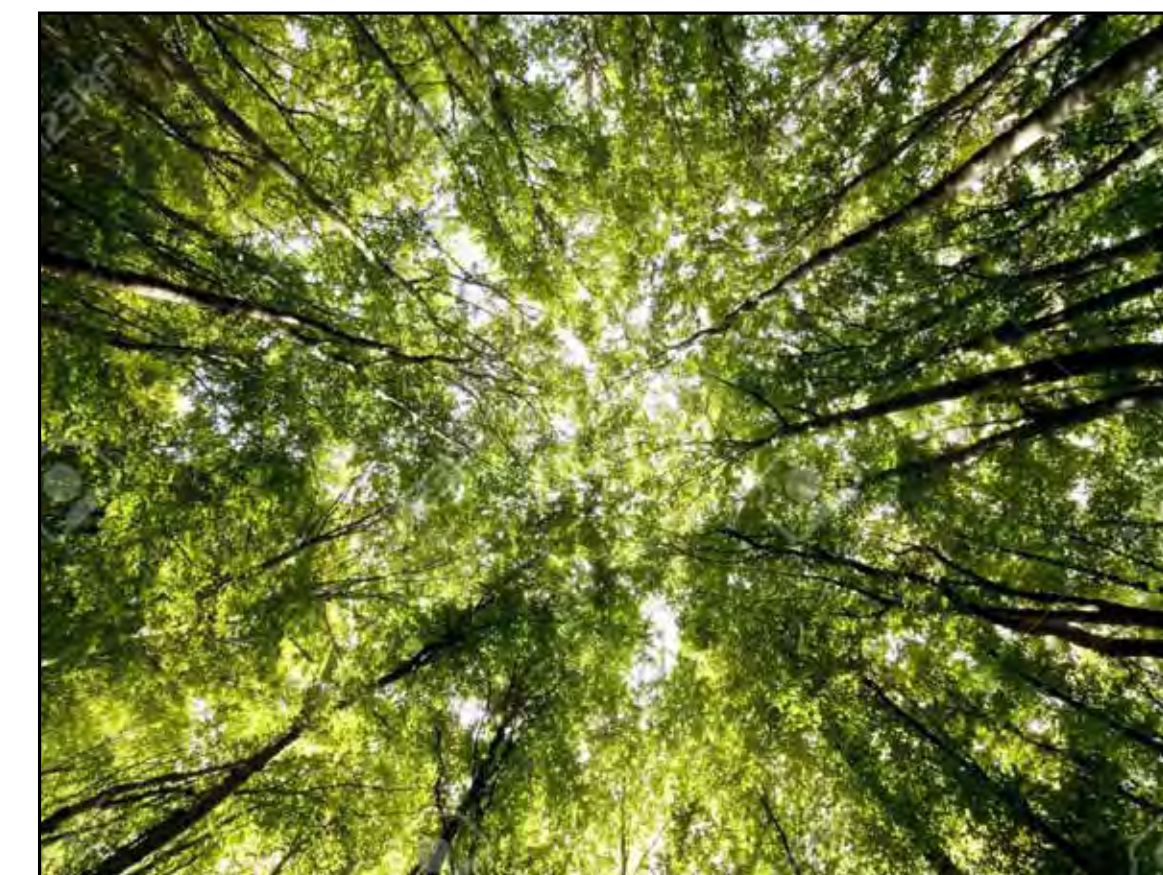
Examine future of Smoke Rise Elementary: Possible Nature Center.

Explore renovation and expansion of Recreation Center

- Add Senior Center component?
- Soccer field to community garden?

Consider addition open space and parks thru developer negotiations and purchase, such as:

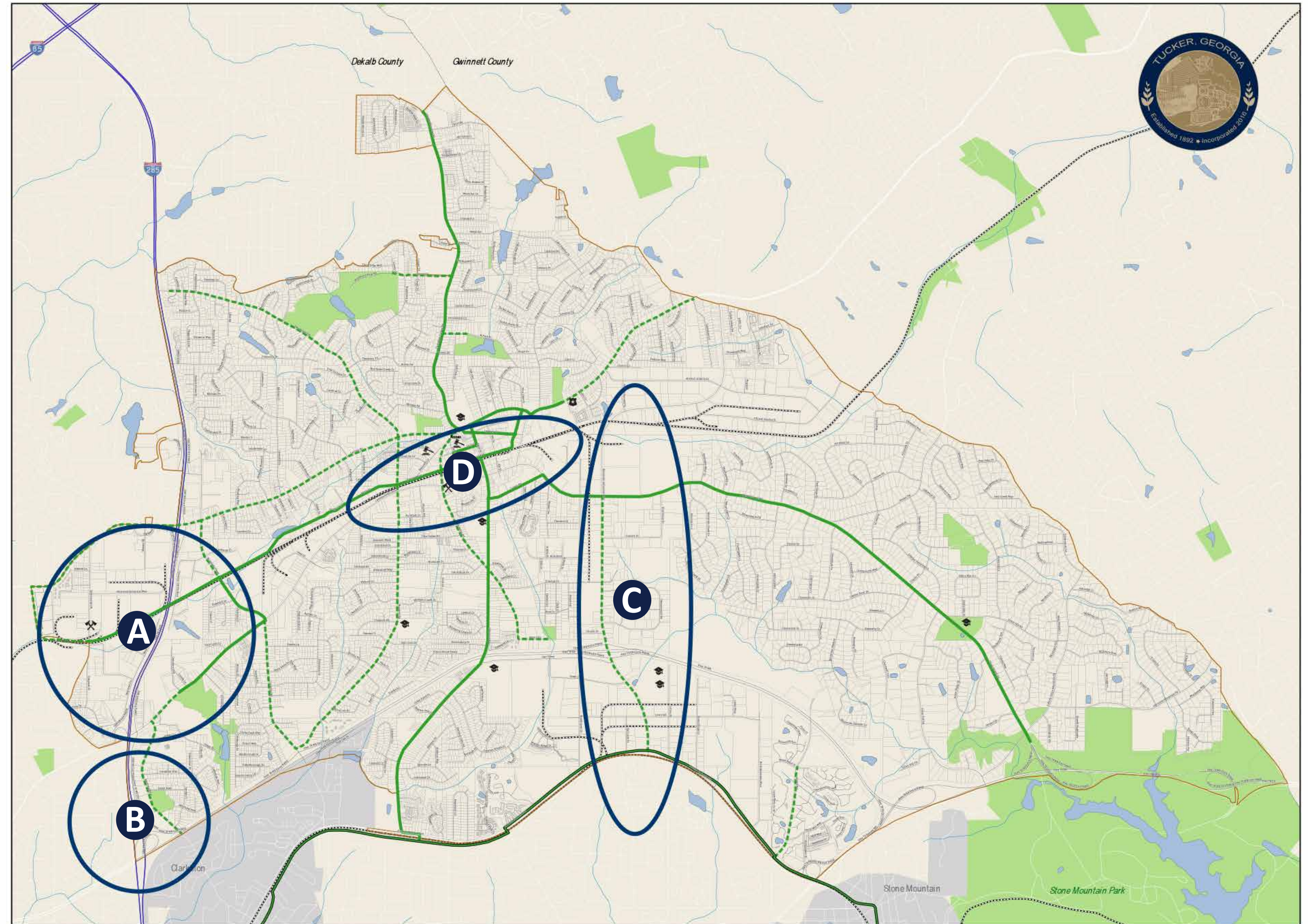
- Undeveloped woods in Mountain Industrial Area north of Hugh Howell Highway
- Lot between Bonaparte Drive & Fontana Court
- Lot at Midvale and Lavista Road
- Lot across east of Springs Meadow subdivision



Goal 5: Bolster Economic Base

Attract future growth to primary commercial job centers of:

- A. Northlake Commercial Center
- B. Lawrenceville Highway Medical Center
- C. Mountain Industrial Area
- D. Downtown Tucker



Tucker Path System
Sidewalks, Bike Lanes,
Multi-use Paths

Map Key
School
Fire Station
Police Station
City Hall
City Paths (Proposed)
Multi-use Path
Sidewalks, Bike Lanes
with Improved Crossings/Intersections
Stone Mountain Trail (Existing)
Rail Road
Stream
Tucker City Limit
Cities
Park
Lake

0 1000 2000 3000 4000 5000 feet

Data Disclaimer: The data in this map are for informational purposes only. They may contain errors. The City of Tucker and its agents, employees, and contractors are not responsible for any loss or damage that may result from the use of the data on map. Sources for data are DeKalb County, City of Tucker, US Census, National Park Service.



Market Strategies

Retail Market Strategy

- There are opportunities for redevelopment of non-competitive strip centers, particularly within the Northlake area and along the Lawrenceville Highway corridor.
- Redevelopment will probably require financial incentives and/or regulatory changes to allow greater intensity.

Data Shows

- Little market opportunity for new retail
- Vacancy strongest near Mall area (about 5%)
- Older strip center development have higher vacancy (8%)
- Redevelopment will probably require financial incentives and/or regulatory changes to allow greater intensity

Office Market Strategy

- Focus on recruitment of specialty services medical uses in partnership with Emory Hospital within the Lawrenceville Highway Medical Center area.
- Focus on filling existing office space instead of new construction, unless new space is proposed to accommodate a specific end user (such as a headquarter relocation).
- Elsewhere in Tucker, focus on demand that exists for small scale office condo/office condo type product.

Data Shows

- Regional market remains fairly soft
- Vacancy in Tucker submarket is over 16%

Goal 5: Bolster Economic Base

Northlake Commercial Center

Seek to collaborate with Northlake Mall owners.

Mall has the potential to be a major redevelopment catalyst.

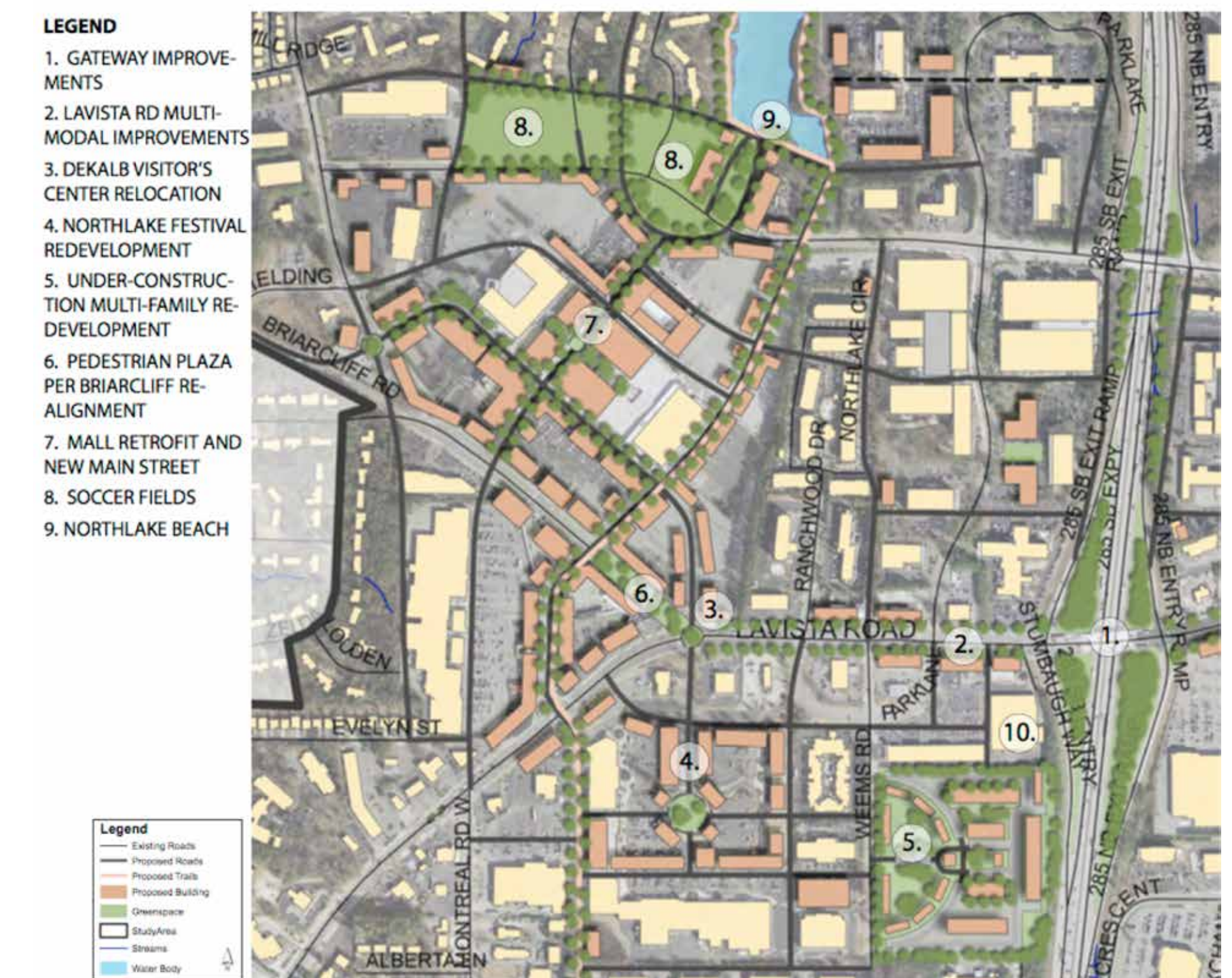
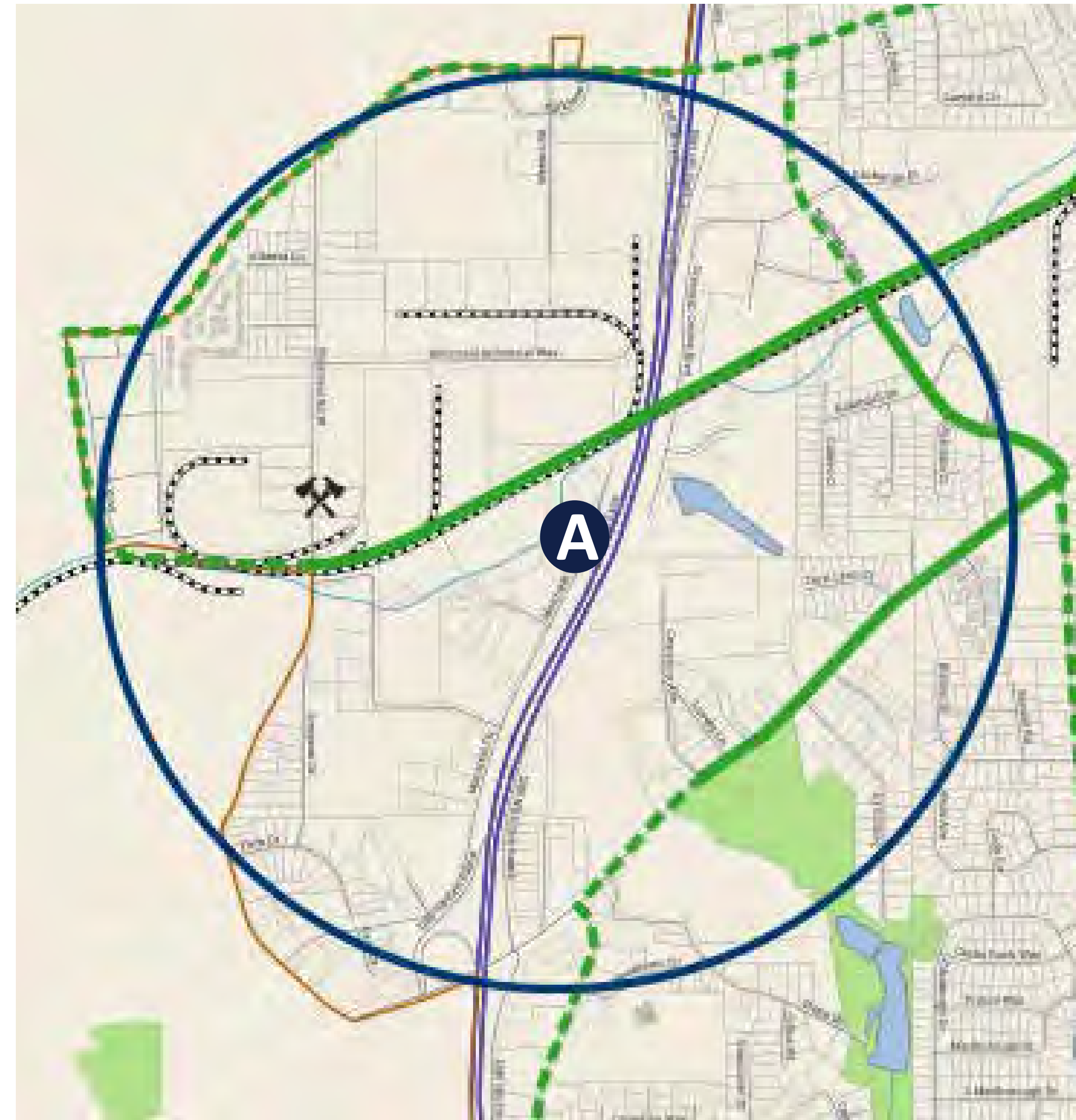
Promote adaptive reuse and infill development in office park.

Expand services and conveniences to tenants.

Fulfill 2015 Community Improvement District Master plan for creating live-work environment.

Continue mixed-use development w/residential.

Focus on walkability and integration of uses “right size” commercial offerings.



2015 Master Plan for Northlake Commercial Center
Tucker-Northlake Community Improvement District

Goal 5: Bolster Economic Base

Lawrenceville Highway Medical Area

Leverage region's growing healthcare activity.

Focus on expanding area as healthcare cluster with medical offices and ancillary activities.

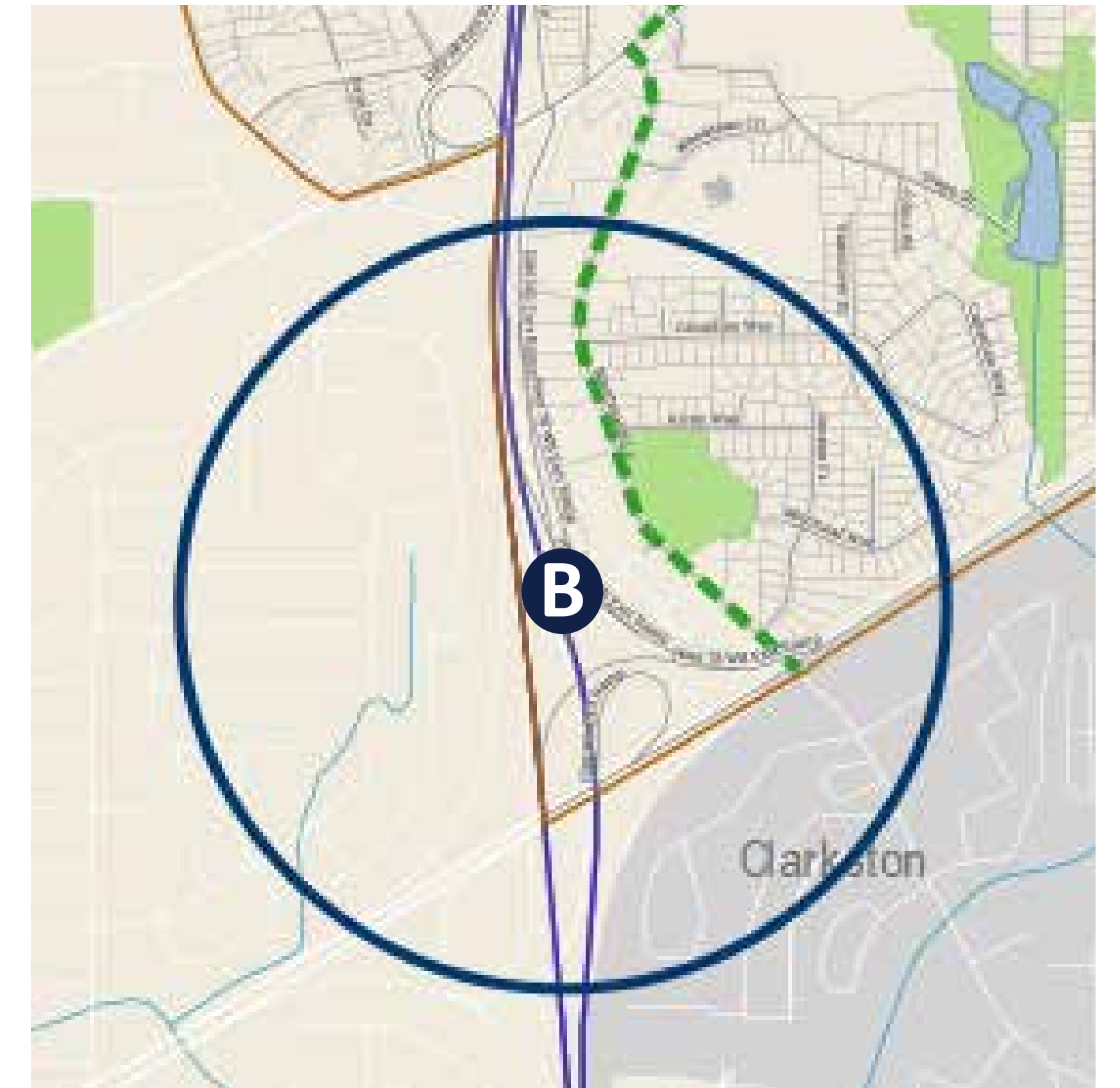
Examine possible Care Retirement Community concept in partnership with Emory Healthcare.

Promote medical related, general highway-related commercial and mixed use

- Limited service business-class hotel
- Extended-stay hotel
- Casual and sit-down dining
- Incorporate appropriate housing
- Both rental and ownership targeted to healthcare staffing



Emory University Orthopaedics & Spine Hospital serves as a good example of the potential for future medical-related growth.



Market Strategies

Industrial Market Strategy

- Current industrial space demand is for different product than currently exists in some areas of Tucker.
- Develop program to assist property owners in redevelopment and modernization of industrial space.
- Build on recent success with bio-med industry by aggressively promoting reinvestment in this industry sector and in related bio-med support sectors.
- Incentivize industry recruitment for targeted sectors.

Data Shows

Regional industrial market is very tight
(6% vacancy)

Tucker has had strong development in
recent past



Goal 5: Bolster Economic Base

Mountain Industrial Area

Implement Gateway Corridor improvement steps

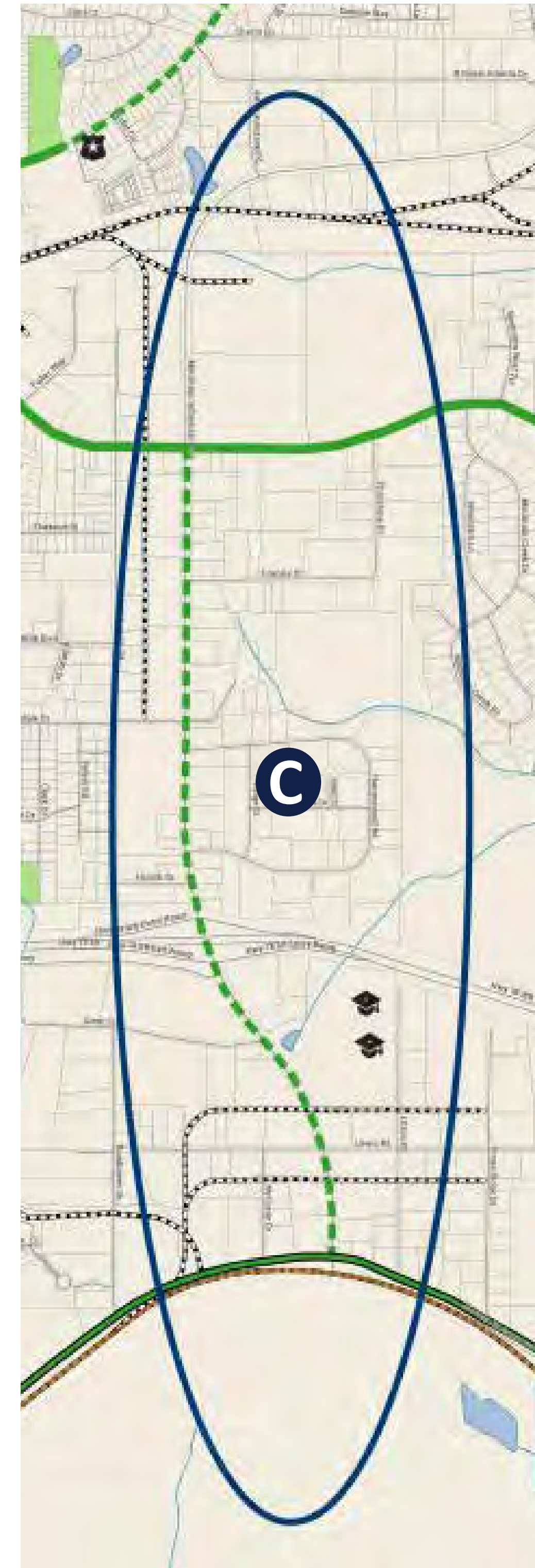
- Create deep landscaped buffered edge on north side
- Incorporate multiuse path
- Modify base zoning or institute overlay district between Hugh Howell and railroad to possibly include
 - Medical research, diagnostics & production
 - Wineries, micro-breweries and distilleries, with tours and tasting rooms
 - Live-work for owners and employees of industrial activity, including artist studio/dwellings
 - Entertainment/recreation (i.e. climbing gym)

Seek to preserve woods & add paths and better access
Consider school on east side.

Continue success of light industrial.

Business retention/expansion opportunities

- Logistics/Distribution
- Medical products research/production
- Medical diagnostics research
- Construction Trades



Existing: Thickly planted south side edge of Hugh Howell across from Sears



Sketch of new deep landscaped buffered edge on north side w/multiuse path



Zoning: allow wineries, micro-breweries, distilleries and tours and tasting rooms



Zoning: consider live/work spaces and artist housing

Goal 5: Bolster Economic Base

Downtown Tucker

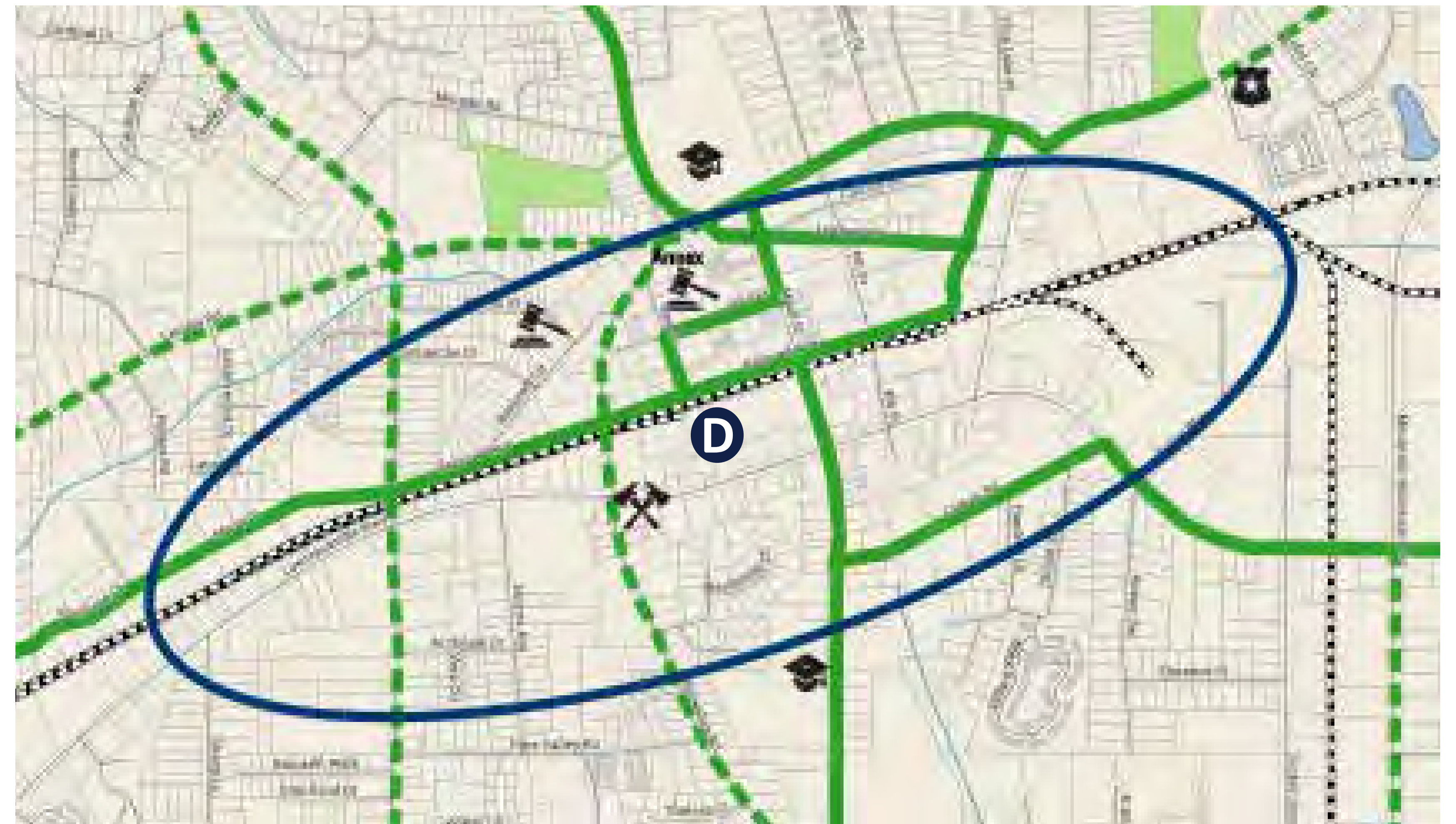
Promote Main Street as primary historic, civic, cultural and mixed use center of community.

Expand downtown overlay district south, east and southeast.

Give high priority to redeveloping limited performing shopping centers

- Target larger lots: mixed use zoning, zero lot line setbacks and incentives for open space/public squares
- Consider Tax Assessment District to leverage large lot development to south to purchase shallow lots on north to enhance visual character of corridor

Develop a city-based consolidation plan for challenged sites/areas, business retention efforts to preserve viable businesses and entrepreneurial program for start-ups.





Tucker Tomorrow

Today. Tomorrow. Together.





Tucker Tomorrow

Today. Tomorrow. Together.

Community Forums

Kick Off Meeting and Visioning Workshop
Thursday, November 17, 2016: 6:30 – 8:30 PM

Civic Discussion
Thursday, December 15, 2016: 6:30 – 8:30 PM

Needs and Opportunities
Thursday, February 16, 2017: 6:30 – 8:30 PM

Preliminary Ideas
Thursday March 16, 2017: 6:30 – 8:30 PM

Student Visions and Preliminary Plan
Thursday May 18, 2017: 6:30 – 8:30 PM

Tucker Tomorrow Final Plan *ADDITIONAL MEETING*
Thursday June 15, 2017: 6:30 – 8:30 PM



Steering Committee Meetings

Meeting time: 6:30 – 8:00 PM

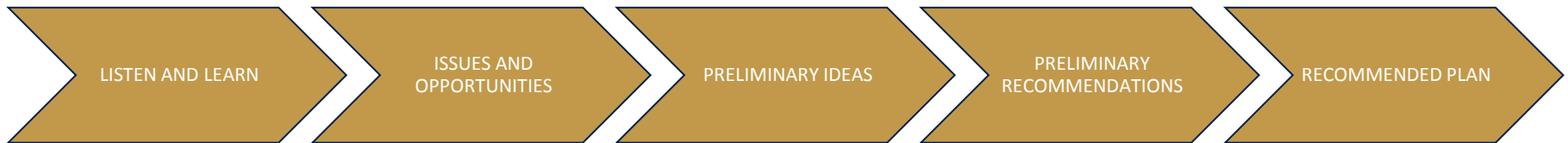
- Tuesday, November 15th
- Tuesday, January 10th
- Wednesday, February 15th
- Tuesday, March 14th
- Tuesday, April 11th
- Tuesday, May 9th
- **June 6th (*Tentative Date*)**



Tucker Tomorrow Kick Off



Planning Process



The Planning Process



Listen
and Learn

Forum 1: Community Visioning

- Quality of Life – What makes Tucker Tucker?
- Housing and Residential Development
- Economic Development – Jobs, business, and service
- Preservation of Historic and Natural Resources
- Parks and Recreation
- Transportation

Project Website

- Comments via email
- Survey
- Interactive Map

Walking/Driving Tours

- Downtown Tucker Walking Tour
- Lawrenceville Highway
- Northlake Area
- Mountain Industrial Area

Forum 2: A Civic Discussion

- Community Art Tucker
- EIRO
- Friends of Tucker Parks
- Main Street Tucker Alliance
- Old Town Tucker Merchants Association
- Stone Mountain CID
- Tucker Business Association
- Tucker Civic Association
- Tucker Historical Society
- Tucker-Northlake CID
- Tucker Parent Council



Small Group Meetings

- Friends of Tucker Parks
- Old Town Tucker Merchant's Association
- Smoke Rise Tour
- Stone Mountain CID
- Tucker Business Association
- Tucker Lifelong Communities
- Tucker-Northlake CID

The Planning Process



Issues and
Opportunities

Sources of Understanding

- Past studies
- Statistical data
- Community engagement
- Firsthand observations
- Professional judgment

Forum 3: Preliminary Ideas

- Major Assets
- Community Goals
- Issues and Opportunities
 - What if? Thinking

Major Tucker Assets

- Civic Life: *Sense of Connectedness*
- Downtown Tucker
- Neighborhoods
- Recreational and Community Resources
- Geography and Economic Base

Major Goals

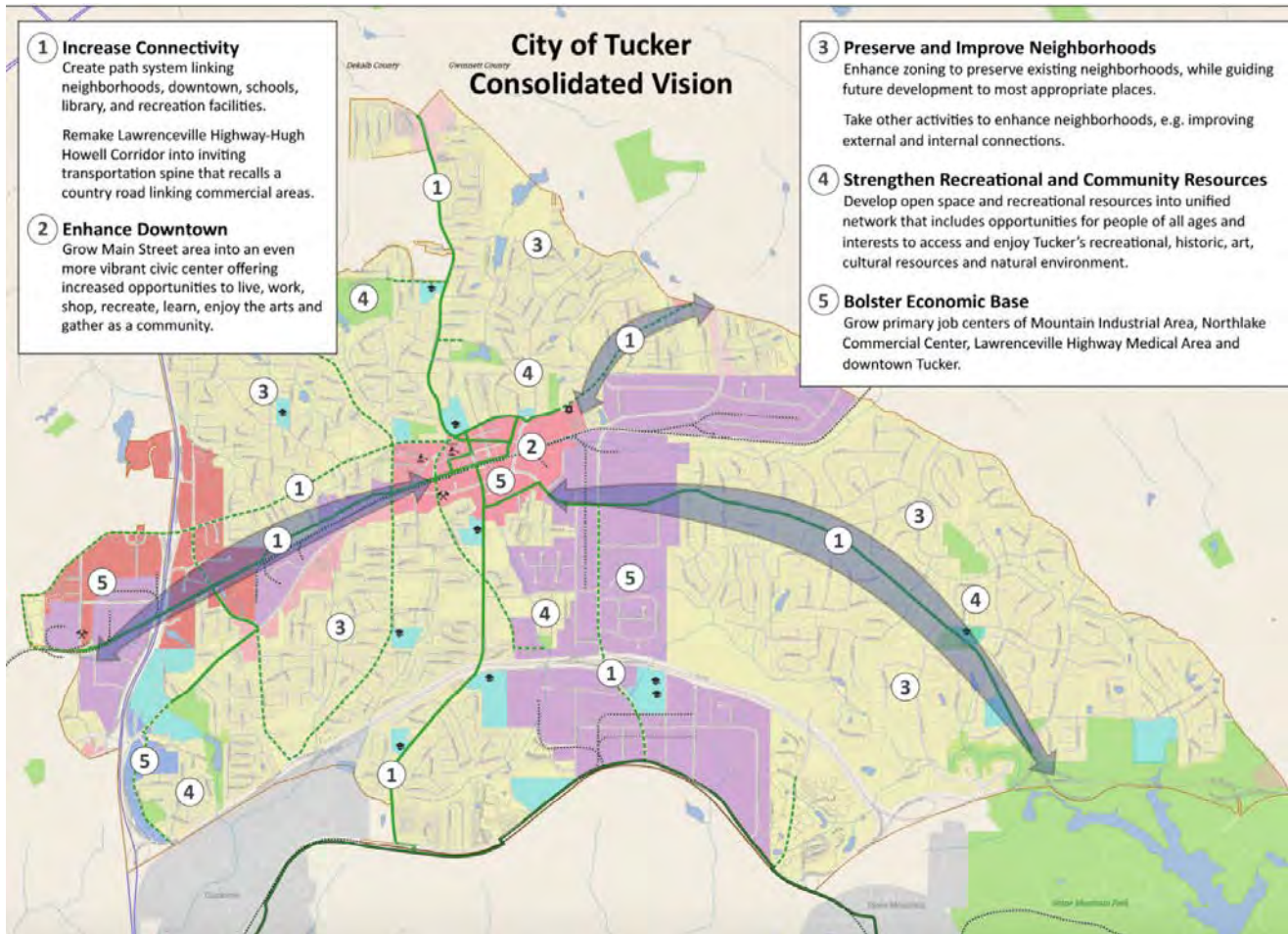
- Increase Connectivity
- Enhance Downtown Tucker
- Preserve and Improve Neighborhoods
- Strengthen Recreational and Community Resources
- Bolster Economic Base

The Planning Process



Preliminary
Ideas

Draft Consolidated Vision



Goal 1: Increase Connectivity

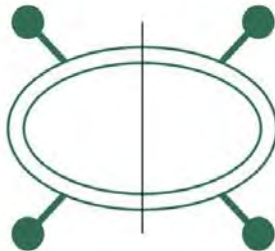
Undertake Path Systems Approach
Funding being sought for Citywide Trail Plan

Preliminary Recommendation: Start at center and work outward

Step 1: Create new Downtown Tucker Loop Path

Step 2: Extend spokes in following order:

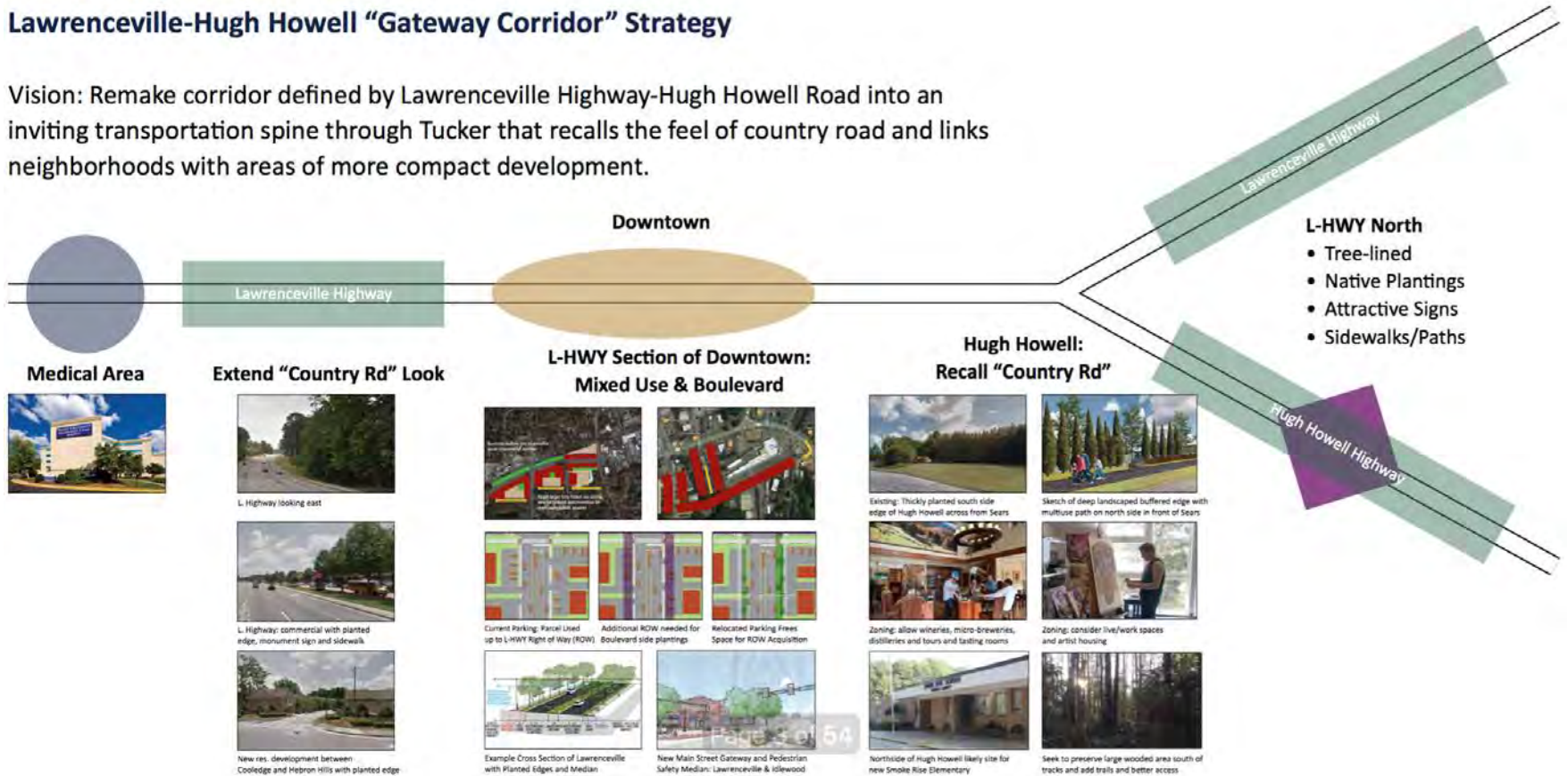
- A** Library and Tucker Nature Preserve
- B** Rec. Center, Kelley Cofer & Henderson
- C** Southeast and Stone Mountain Trail connections: Idlewood and H. Howell,
- D** Downtown to Northlake Rail ROW with spokes to J. Homestead and Stone Mt. Trail



Goal 1: Increase Connectivity

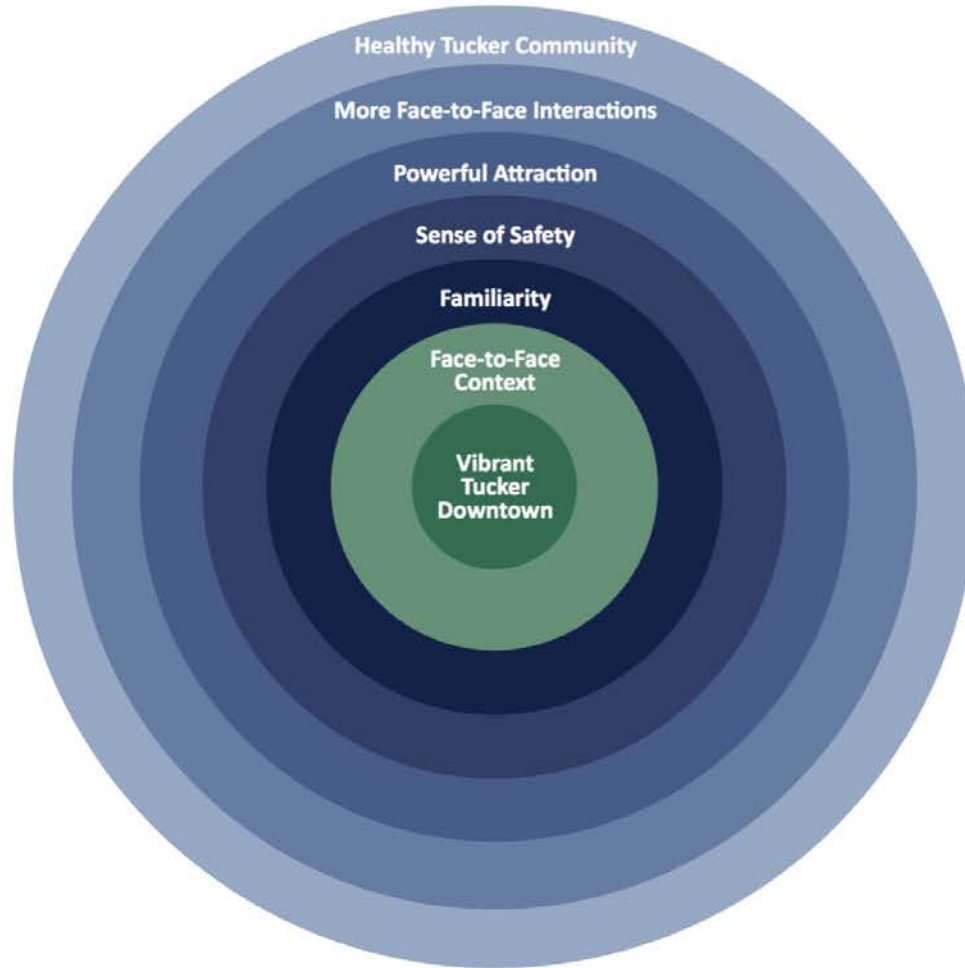
Tucker Comprehensive Plan: Lawrenceville-Hugh Howell "Gateway Corridor" Strategy

Vision: Remake corridor defined by Lawrenceville Highway-Hugh Howell Road into an inviting transportation spine through Tucker that recalls the feel of country road and links neighborhoods with areas of more compact development.



Goal 2: Enhance Downtown Tucker

**Rings of Growth:
Healthy Tucker Starts with
a Vibrant Center**



Goal 3: Preserve and Improve Neighborhoods

Strategy

Step 1: Enhance zoning to better preserve existing neighborhoods

Step 2: Identify where redevelopment is appropriate and then revise zoning, along with using other tools, to direct denser redevelopment to more suitable locations

Step 3: Undertake a range of other activities to enhance neighborhoods, including, but not limited to: improving external and internal connections, examining code enforcement regulations to better address vacant buildings and poor maintenance, and exploring options for redeveloping older apartments to promote affordable housing and equity creation opportunities

Establish “Tucker Ranch” Neighborhood Preservation Policy

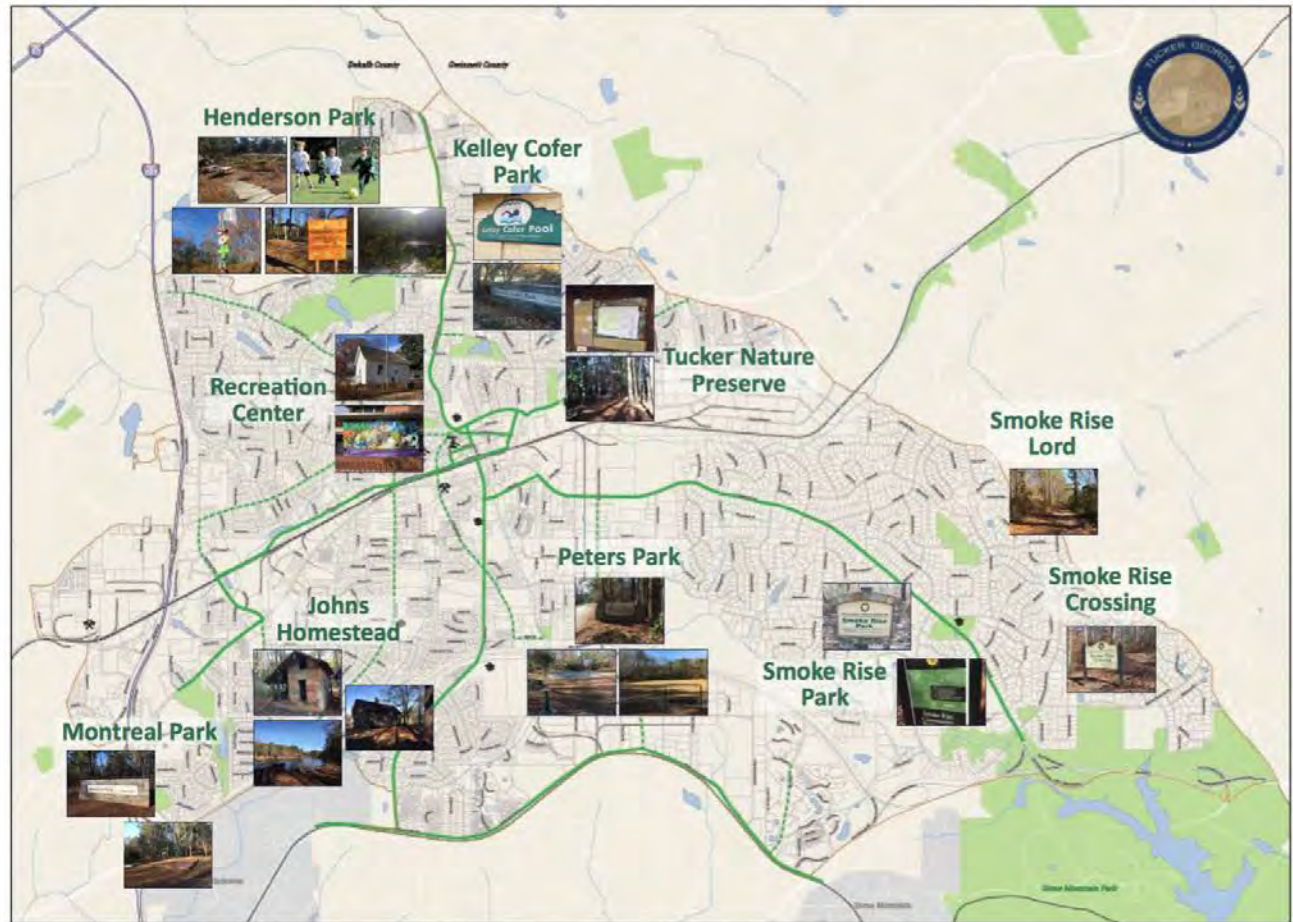
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2. Offer single-level living opportunities for older and less mobile residents
3. Ensure Tucker remain a “Gateway to American Dream Community” in which someone has opportunity to purchase a “starter home” and begin to build equity
4. Provide affordable housing options for current residents wishing to remain in Tucker

Page 38 of 54



Goal 4: Strengthen Recreational and Community Resources

Manage recreational resources as system.



A Tucker Path System links parks into system.

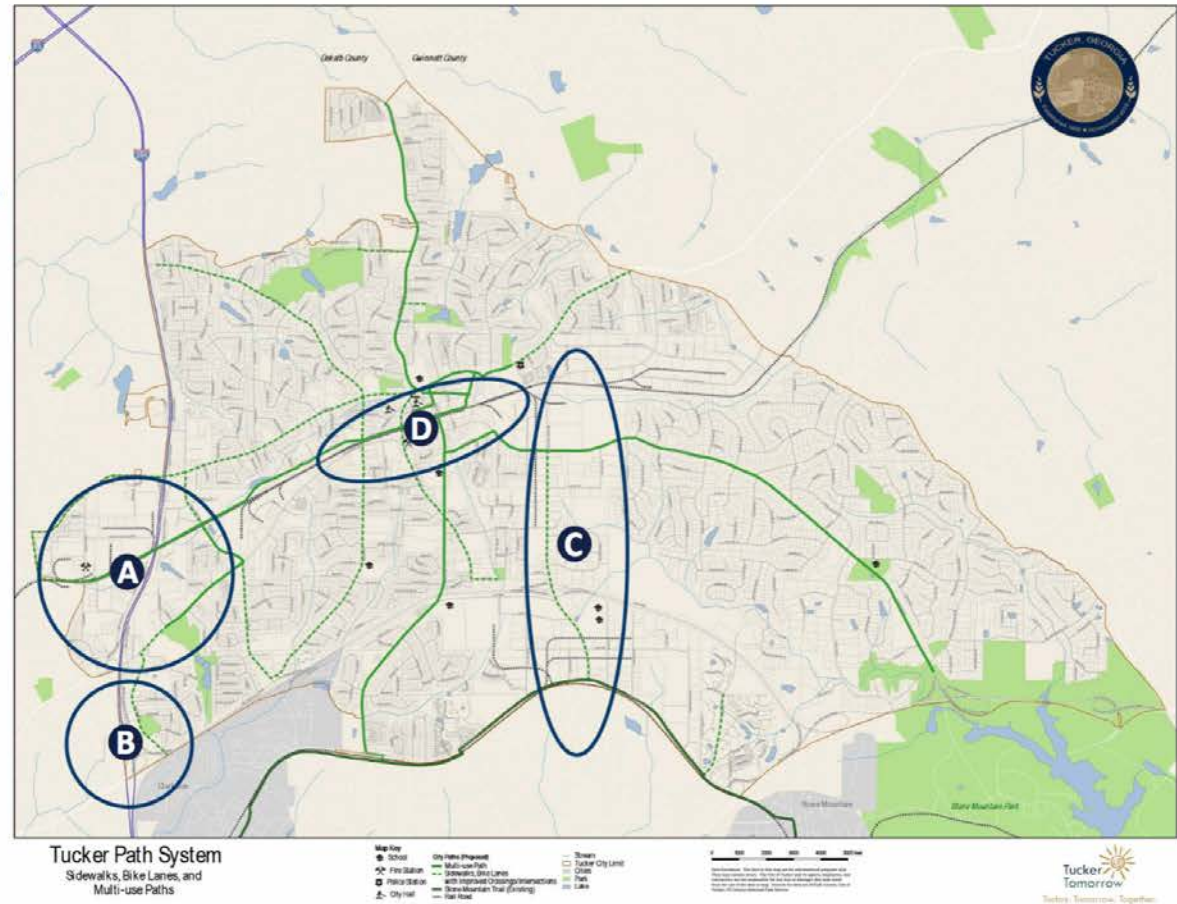
Tucker Path System
Sidewalks, Bike Lanes, and Multi-use Paths



Goal 5: Bolster Economic Base

Attract future growth to primary commercial job centers of:

- A. Northlake Commercial Center
- B. Lawrenceville Highway Medical Center
- C. Mountain Industrial Area
- D. Downtown Tucker



The Planning Process



Preliminary
Recommendations

Vision

Those of us who live and work in the City of Tucker care deeply about our new city and envision a future in which our community's quality of life continues to improve. We want Tucker to remain a welcoming and safe place in which to live, work and do business. Most importantly, we are a city with a powerful sense of community and we want to grow even stronger as we work together toward a better tomorrow. Our vision is best expressed by the phrase: Tucker - Today. Tomorrow. Together.



Five Major Goals

1. Enhance Downtown
2. Improve Transportation Connections
3. Preserve and Improve Neighborhoods
4. Strengthen Recreational and Community Resources
5. Bolster Economic Base

Plan Organization

Vision and Goals

- Five sections with in-depth discussion for each goal with recommended policies and actions

Plan Implementation

- Character Area Plan
- Land Use Recommendations
- Community Work Program

About the Plan

- Major guiding theme is promoting greater connectivity
- Sense of familiarity and feeling of connectedness known as community

About the Plan

Connectivity is theme that unites five goals

- Promoting more face to face interactions and civic engagement downtown
- Multiuse trail system
- Improving/remaking transportation corridors – Lawrenceville Highway and Hugh Howell Road
- Maintaining range of housing options to allow young and older residents alike to live in Tucker

About the Plan

- **Where redevelopment should occur** along with the type and mix of desired development is a key issue to be addressed in this plan
- Tucker is predominately developed, there is little remaining undeveloped land
- Most future development in Tucker will be redevelopment

About the Plan

- Tucker has more commercial development constructed than can be sustained
- Significant densification was not seen as desirable
- Downtown Tucker, Northlake and Mt. Industrial were seen as the areas where development is desired

About the Plan

A decision-making tool to be used by citizens, business owners, community leaders and City officials over next ten years to help guide future land development and public investment in capital improvements

About the Plan

- Tucker Tomorrow is aspirational and ambitious
- The plan recommendations can only be achieved over time
- No community has the resources to make a plan happen quickly
- No community can bring life to a plan alone – it requires collaboration and partnerships

About the Plan

- Developers and businesses will play instrumental roles in the plan's implementation
- The plan can set the stage for discussions and negotiations that shape the scale, location and character of new development that includes amenities, enhancements and infrastructure improvements desired by the City and specified in the plan

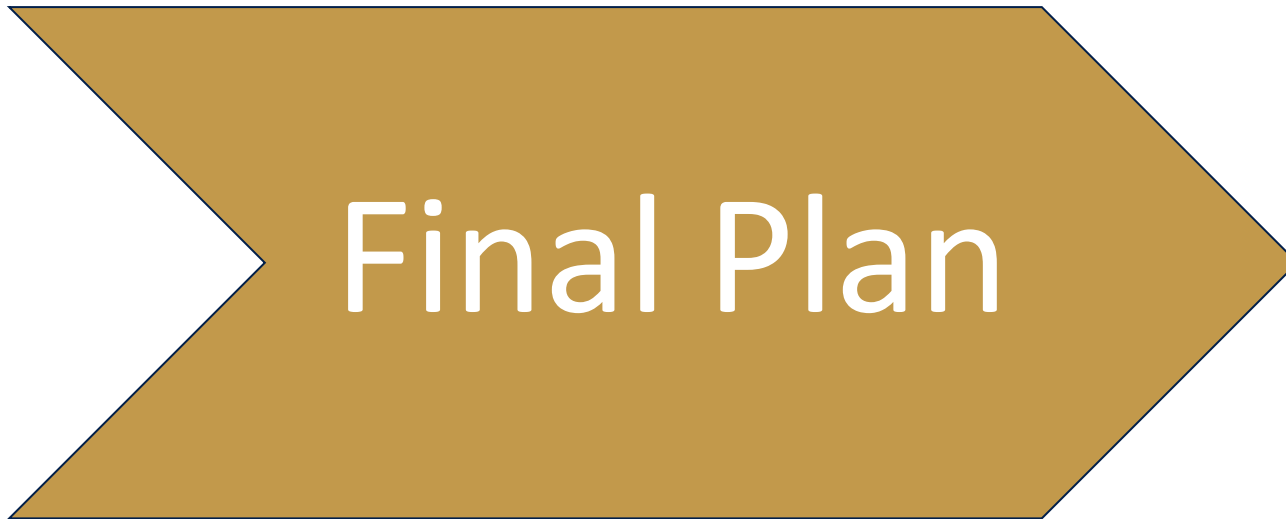
About the Plan

- Implementing pieces and parts of the plan can be seen as a way to achieve success that breeds further success
- The plan is about momentum
- New cityhood created momentum, the plan can continue to harness that momentum to make the Tucker Tomorrow desired future a reality

Next Steps

- We will be posting the draft Tucker Tomorrow Plan to the website
- Press release, emails, Facebook postings when the document is posted
- Comments can be made via the contact email on the website info@tuckertomorrowplan.com
- Tucker Tomorrow Final Plan
Thursday June 15, 2017: 6:30 – 8:30 PM

The Planning Process





Tucker Tomorrow

Today. Tomorrow. Together.





Tucker Tomorrow

Today. Tomorrow. Together.

Community Forums

Kick Off Meeting and Visioning Workshop
Thursday, November 17, 2016: 6:30 – 8:30 PM

Civic Discussion
Thursday, December 15, 2016: 6:30 – 8:30 PM

Needs and Opportunities
Thursday, February 16, 2017: 6:30 – 8:30 PM

Preliminary Ideas
Thursday March 16, 2017: 6:30 – 8:30 PM

Student Visions and Preliminary Plan
Thursday May 18, 2017: 6:30 – 8:30 PM

Tucker Tomorrow Draft Plan
Thursday June 15, 2017: 6:30 – 8:30 PM



Steering Committee Meetings

Meeting time: 6:30 – 8:00 PM

- Tuesday, November 15th
- Tuesday, January 10th
- Wednesday, February 15th
- Tuesday, March 14th
- Tuesday, April 11th
- Tuesday, May 9th
- ***Date TBD for Next Meeting***

Planning Process



The Planning Process



Listen
and Learn

Listen and Learn

- Community Visioning (November Forum)
- Website Survey and Interactive Map
- Walking/Driving Tours
- Civic Discussion (December Forum)
- Small Group Meetings

The Planning Process



Issues and
Opportunities

Sources of Understanding

- Past studies
- Statistical data
- Community engagement
- Firsthand observations
- Professional judgment

Major Tucker Assets

- Civic Life: *Sense of Connectedness*
- Downtown Tucker
- Neighborhoods
- Recreational and Community Resources
- Geography and Economic Base

Preliminary Goals

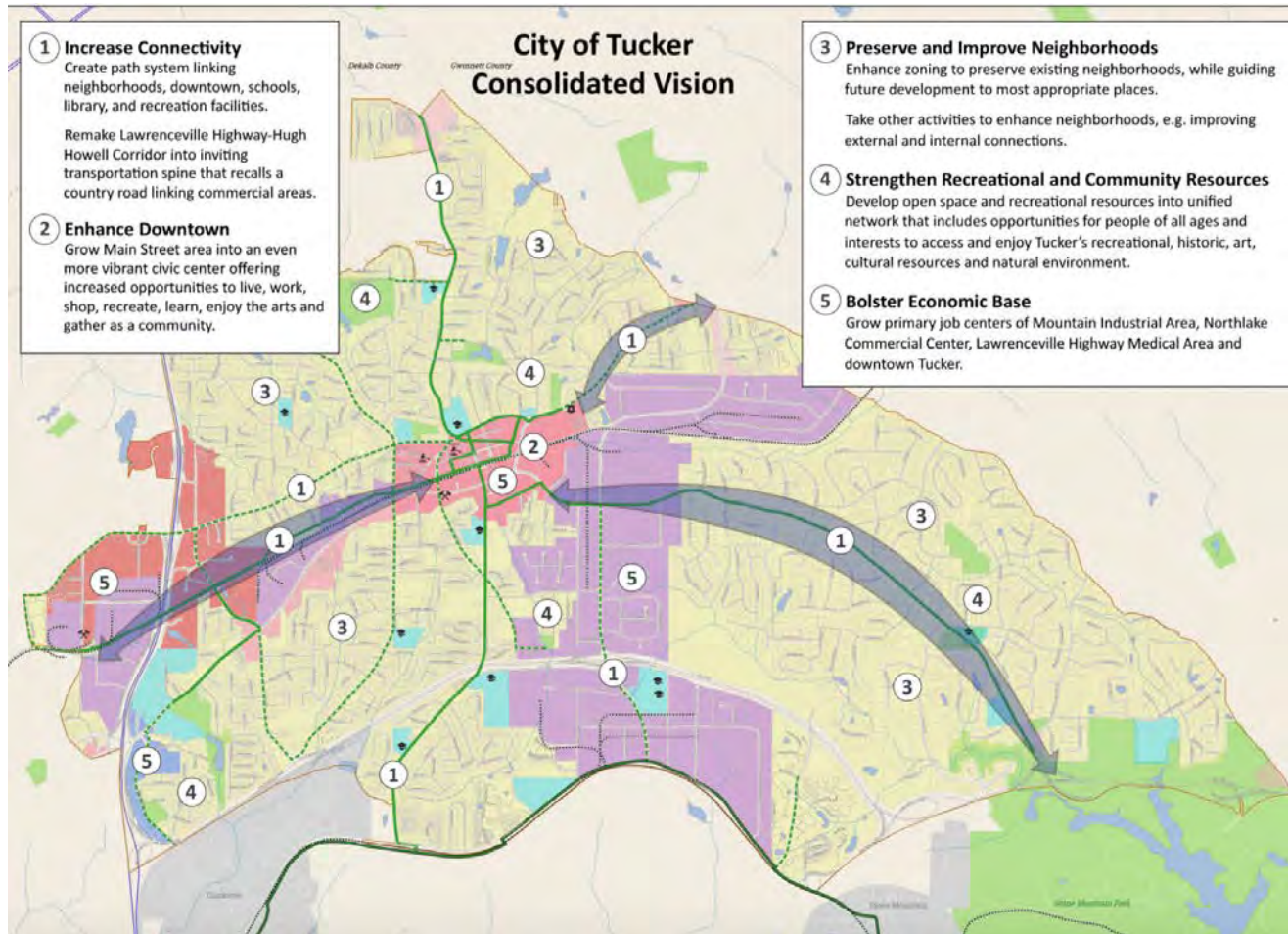
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- Enhance Downtown Tucker
- Preserve and Improve Neighborhoods
- Strengthen Recreational and Community Resources
- Bolster Economic Base

The Planning Process



Preliminary
Ideas

Draft Consolidated Vision



Goal 1: Increase Connectivity

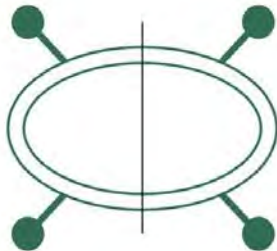
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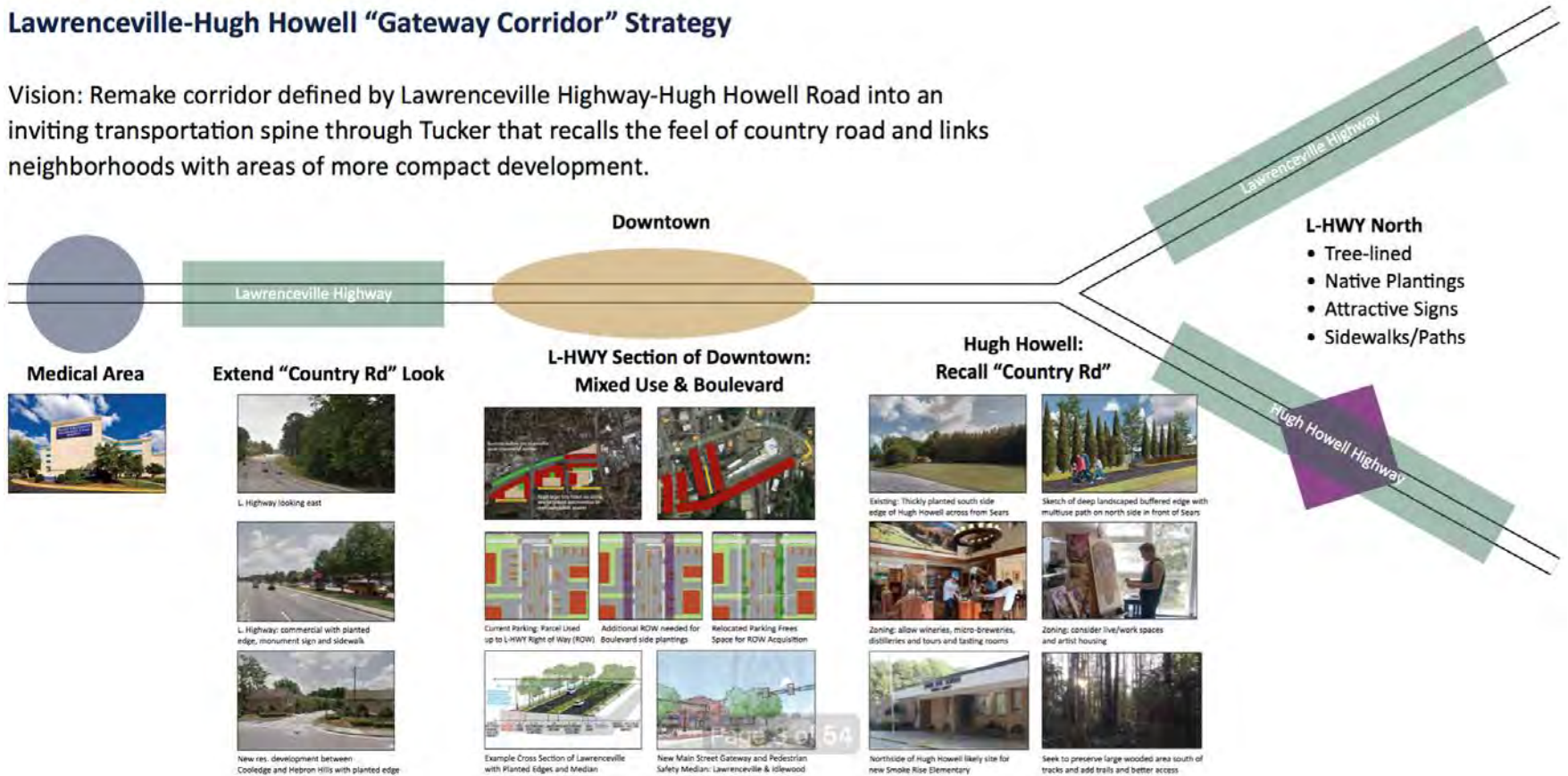
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Goal 1: Increase Connectivity

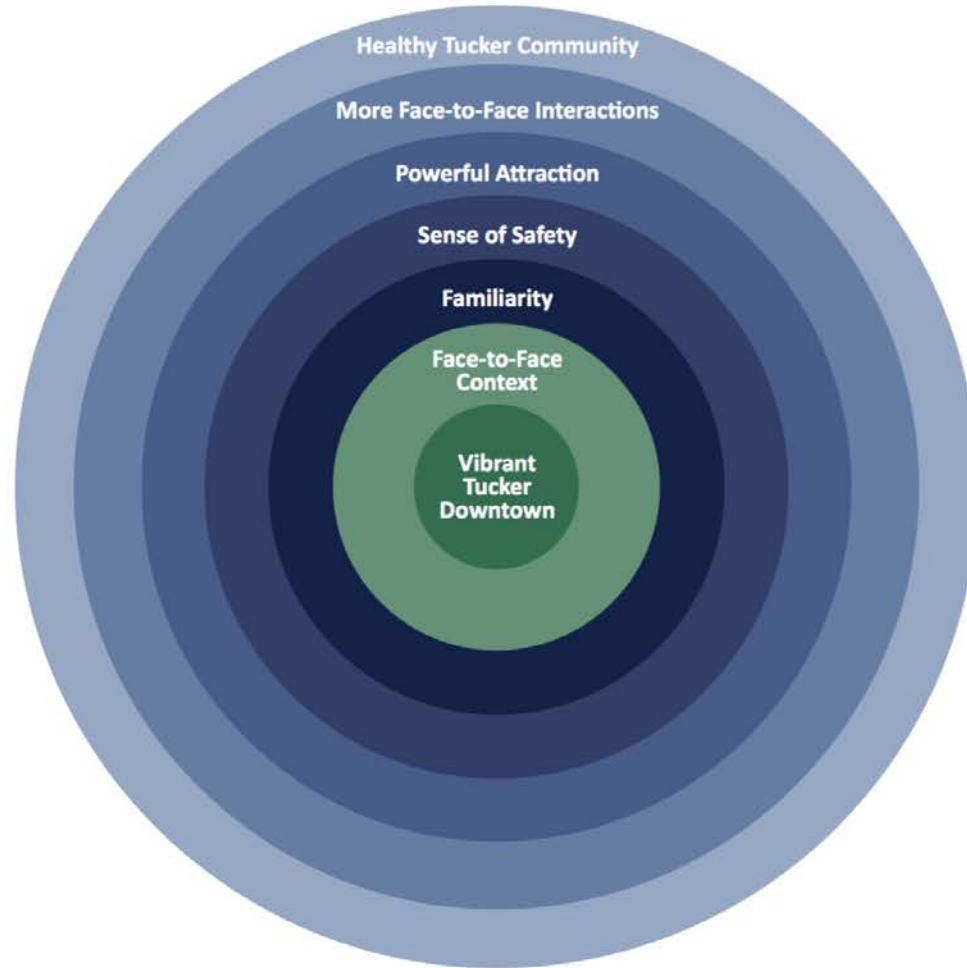
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Vision: Remake corridor defined by Lawrenceville Highway-Hugh Howell Road into an inviting transportation spine through Tucker that recalls the feel of country road and links neighborhoods with areas of more compact development.



Goal 2: Enhance Downtown Tucker

**Rings of Growth:
Healthy Tucker Starts with
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Goal 3: Preserve and Improve Neighborhoods

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Step 1: Enhance zoning to better preserve existing neighborhoods

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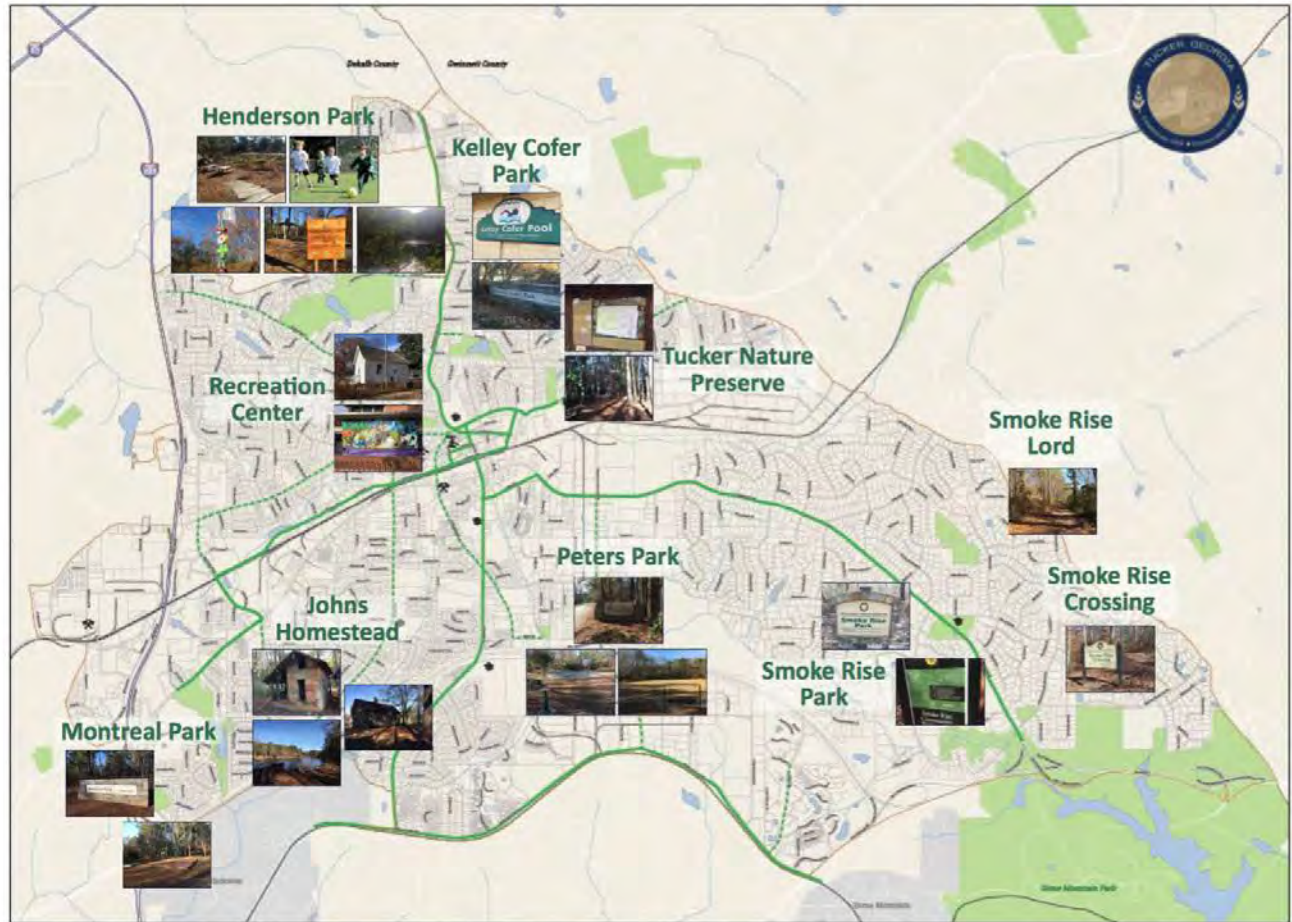
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Page 38 of 54



Goal 4: Strengthen Recreational and Community Resources

Manage recreational resources as system.



A Tucker Path System links parks into system.

Tucker Path System
Sidewalks, Bike Lanes, and Multi-use Paths



The Planning Process



Preliminary
Recommendations

Five Major Goals

1. Enhance Downtown
2. Improve Transportation Connections
3. Preserve and Improve Neighborhoods
4. Strengthen Recreational and Community Resources
5. Bolster Economic Base

Connectivity

- Major guiding theme is promoting greater connectivity
- Sense of familiarity and feeling of connectedness known as community

Connectivity

Theme That Unites the Five Goals:

- Promoting more face to face interactions and civic engagement downtown
- Multiuse trail system
- Improving/remaking transportation corridors – Lawrenceville Highway and Hugh Howell Road
- Maintaining range of housing options to allow young and older residents alike to live in Tucker

Development/Redevelopment

- Where redevelopment should occur along with the type and mix of desired development is a key issue to be addressed in the plan
- Tucker is predominately developed, there is little remaining undeveloped land
- Most future development in Tucker will be redevelopment
- Downtown Tucker, Northlake area and Mt. Industrial corridor were seen as the areas where development is desired

The Planning Process



Review of the Plan

- Since the May meeting the Tucker Tomorrow Plan has been under review by City staff and more recently under Mayor and Council review
- Meetings have been conducted with Tucker's elected officials to review the plan recommendations
- Revisions have been made and a draft of the plan is ready for public review

The Plan Is:

A decision-making tool to be used by citizens, business owners, community leaders and City officials over next ten years to help guide future land development and public investment in capital improvements

About the Plan

- Tucker Tomorrow is aspirational and ambitious
- The plan recommendations can only be achieved over time
- No community has the resources to make a plan happen quickly
- No community can bring life to a plan alone – it requires collaboration and partnerships

About the Plan

- Developers and businesses will play instrumental roles in the plan's implementation
- The plan can set the stage for discussions and negotiations that shape the scale, location and character of new development that includes amenities, enhancements and infrastructure improvements desired by the City and specified in the plan

Momentum

- Implementing pieces and parts of the plan can be seen as a way to achieve success that breeds further success
- New cityhood created momentum, the plan can continue to harness that momentum to make the Tucker Tomorrow desired future a reality

Plan Organization

Vision and Goals

- Five sections with in-depth discussion for each goal with recommended policies and actions

Plan Implementation

- Character Area Plan
- Future Land Use Map
- Community Work Program (*To be posted in the future*)

Community Work Program

- The Community Work Program establishes what will be done to execute the plan vision, who is responsible for execution, the estimated cost and the timing of execution

Community Work Program

- The Community Work Program is an organic document – It will be updated annually in advance of the budget process
- Priorities will shift depending upon availability of resources such as grant funding and other changing conditions

Community Work Program

- The Community Work Program is still under review/revisions and will be distributed and uploaded to the website in the future
- The Tucker Tomorrow Steering Committee will be asked to weigh in on the Community Work Program prior to posting for public comments

Review of the Draft Plan

- The draft Tucker Tomorrow Plan will be posted to the website on Friday, June 16th
- The Community Work Program will be posted to the website in the future

Review of the Draft Plan

- A month long comment public period is proposed
- The comment period will begin once the Community Work Program is posted to the website and available for review

How to Submit Comments

- Comments can be made via the contact email on the website info@tuckertomorrowplan.com

Further Public Involvement

- The Comprehensive Plan will go to Community Council for review
- There will be public hearings before the Planning Commission and City Council



Tucker Tomorrow

Today. Tomorrow. Together.





Tucker
Tomorrow

Today. Tomorrow. Together.

ONLINE SURVEY SUMMARY

THANK YOU for all of your great input!
Here is a summary of the information we have received.

851

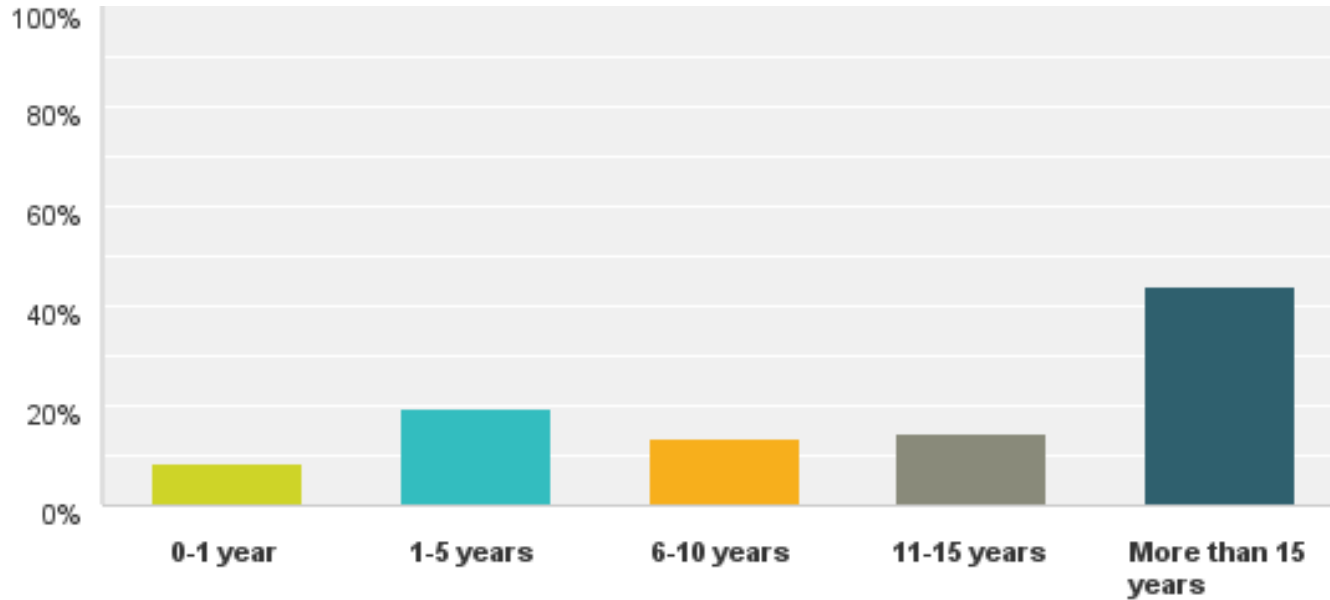
Total Responses

Date Created: Sunday, November 20, 2016

Complete Responses: 736

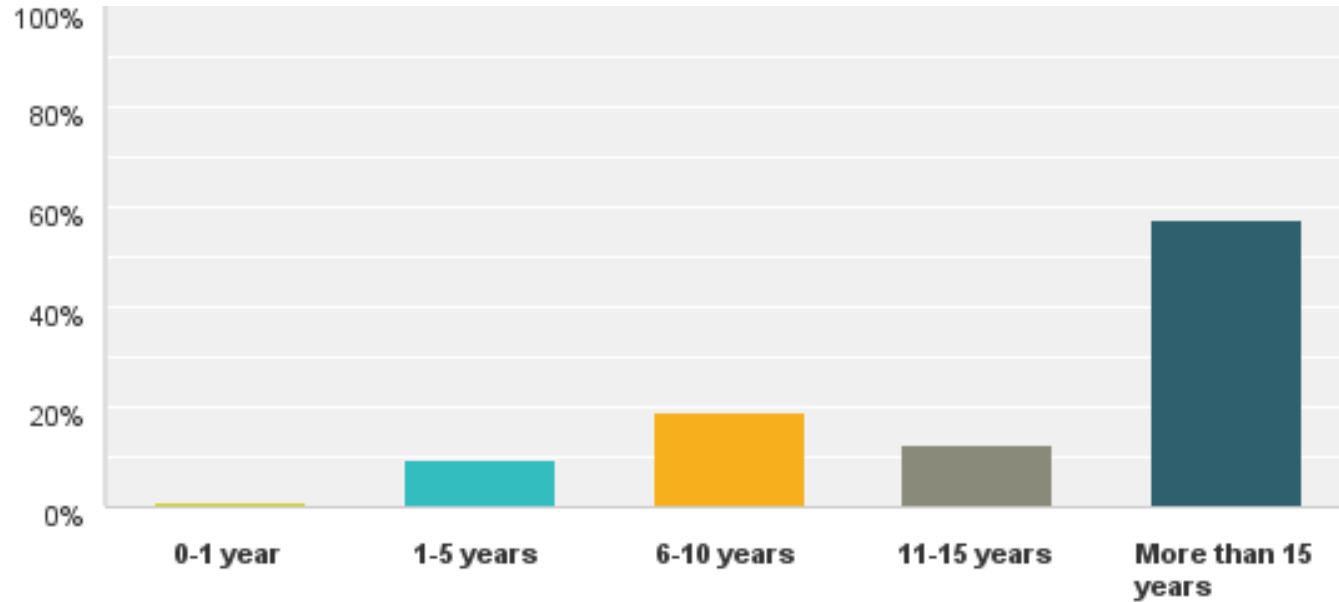
How long have you lived in Tucker?

Answered: 738 Skipped: 113



How long do you plan to remain in Tucker?

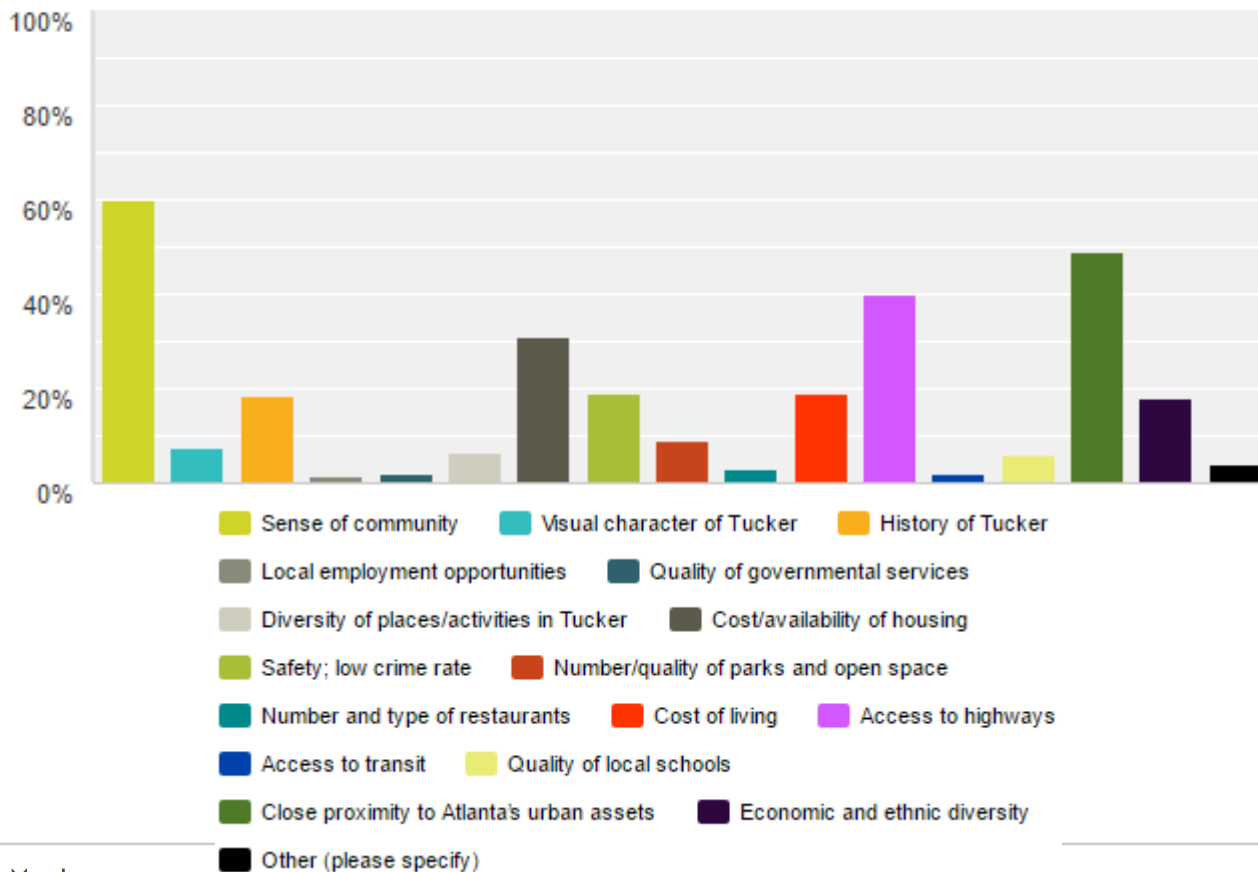
Answered: 615 Skipped: 236



Please identify the three most POSITIVE qualities of Tucker.

Answered: 843

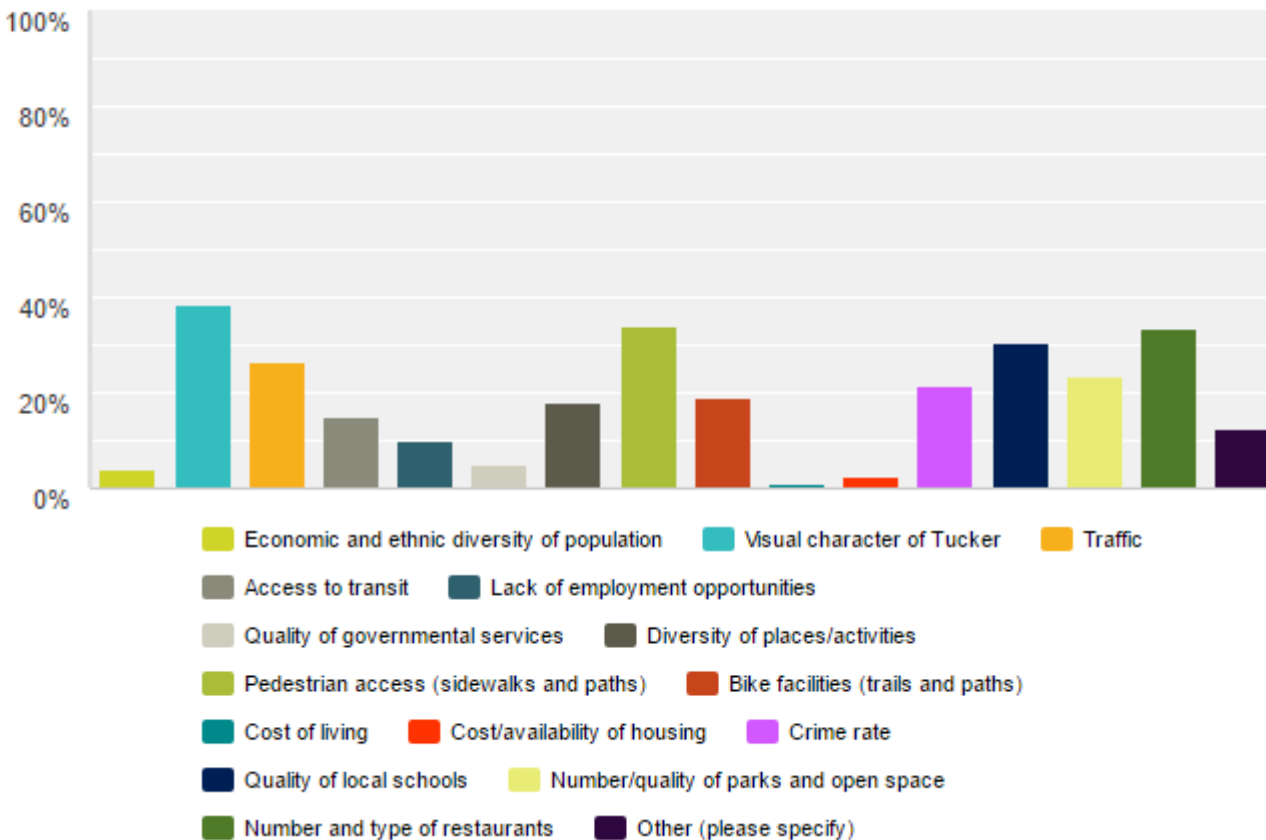
Skipped: 8



Please identify the three most NEGATIVE qualities of Tucker.

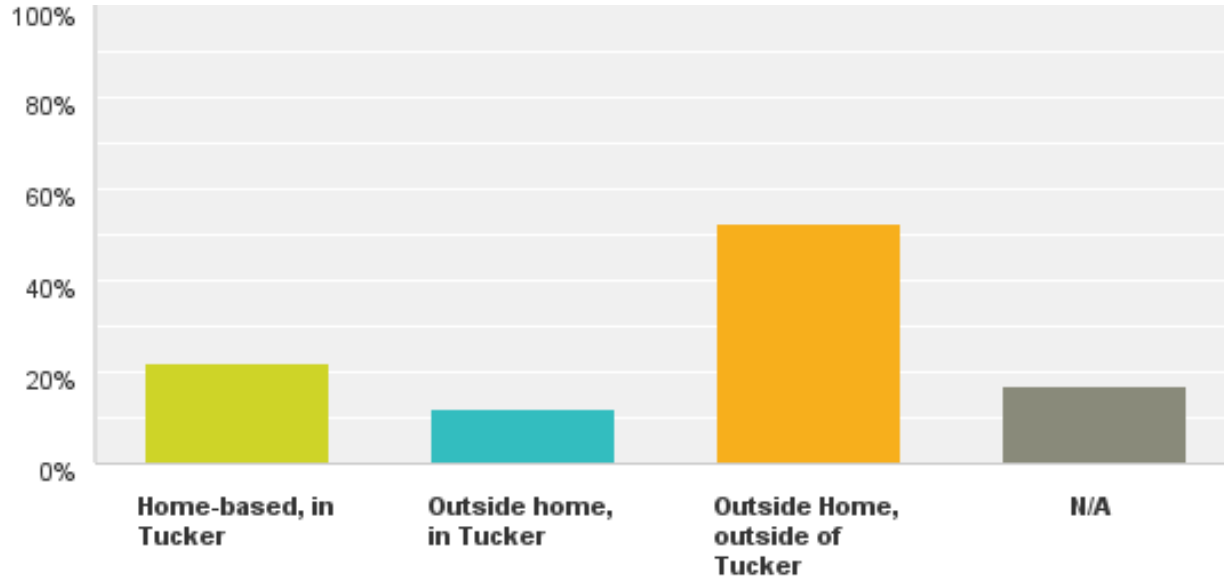
Answered: 839

Skipped: 12



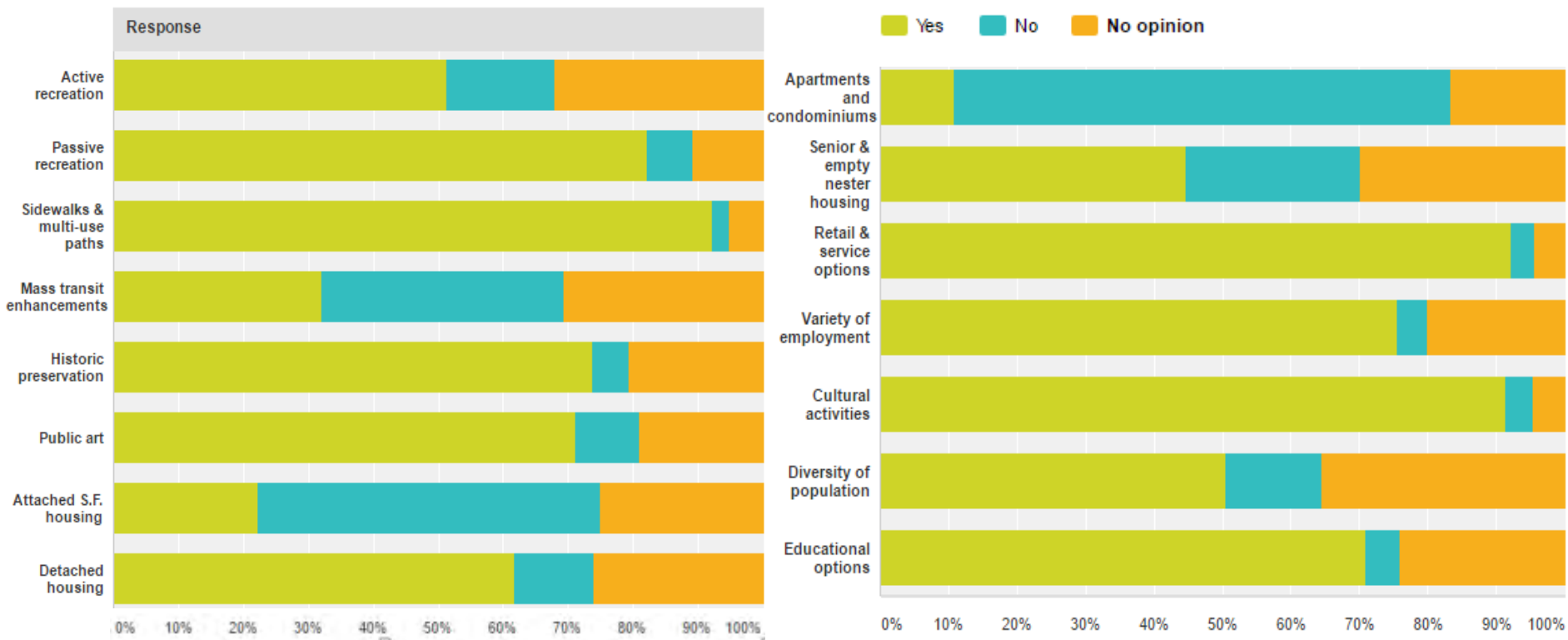
Where do you work?

Answered: 734 Skipped: 117



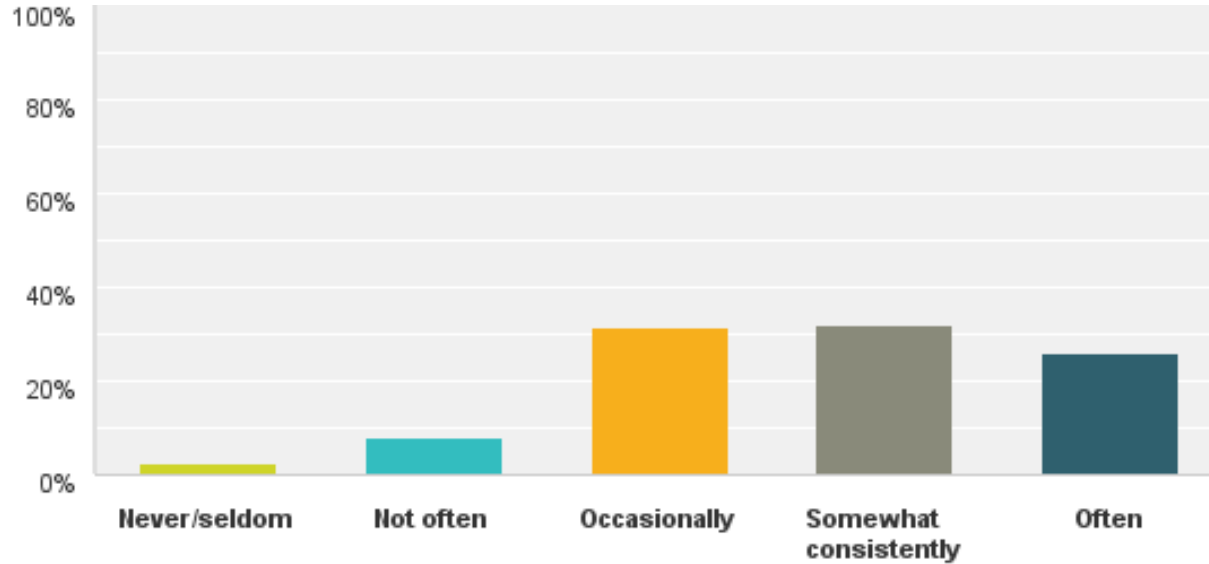
Which of the following would you like to see more of in Tucker?

Answered: 829 Skipped: 22



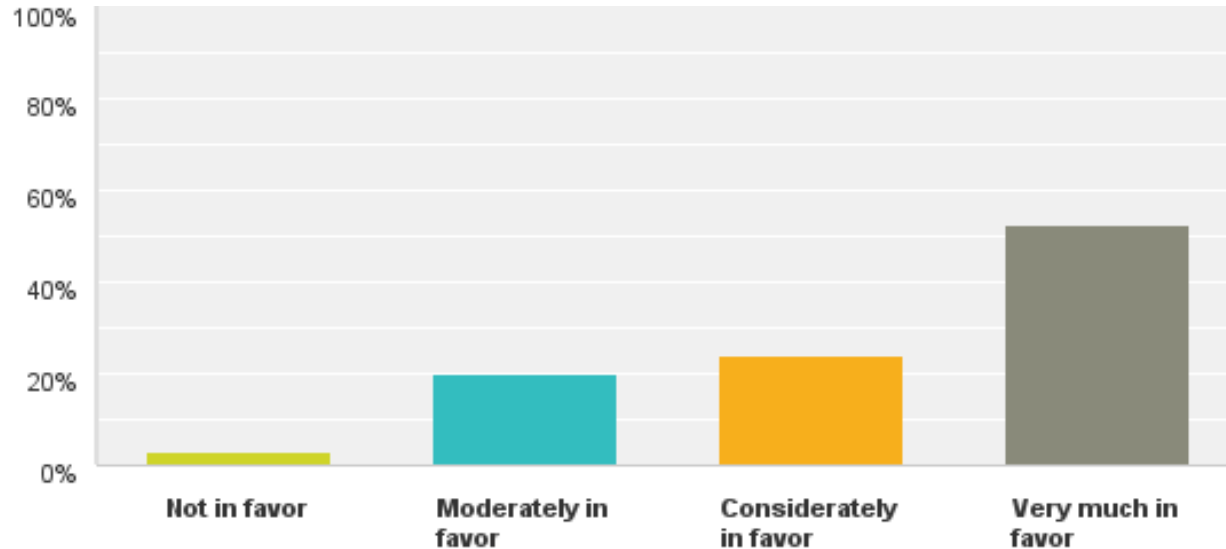
How frequently do you visit the downtown Tucker?

Answered: 799 Skipped: 52



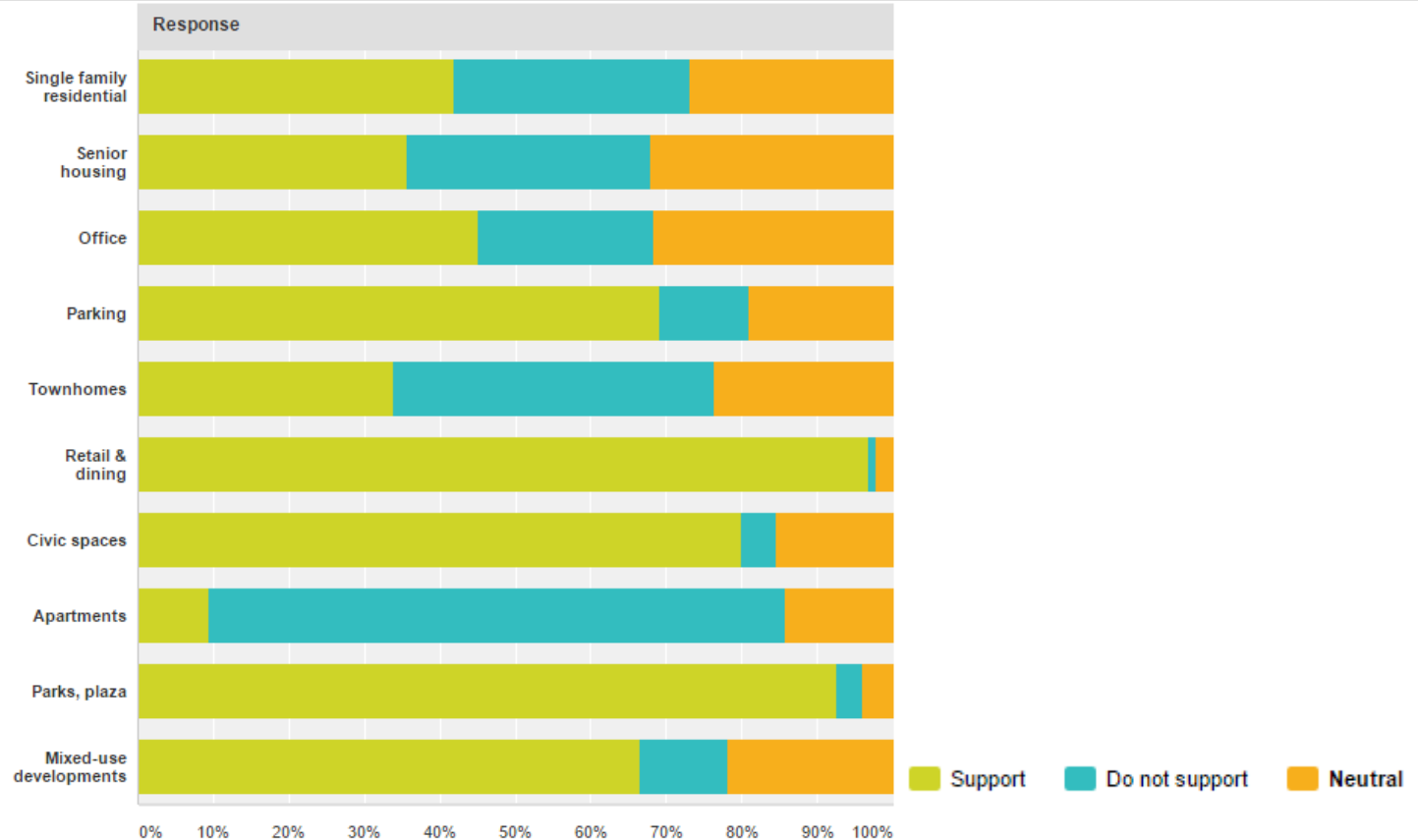
Are you in favor of encouraging development within Main Street/ Downtown Tucker?

Answered: 751 Skipped: 100



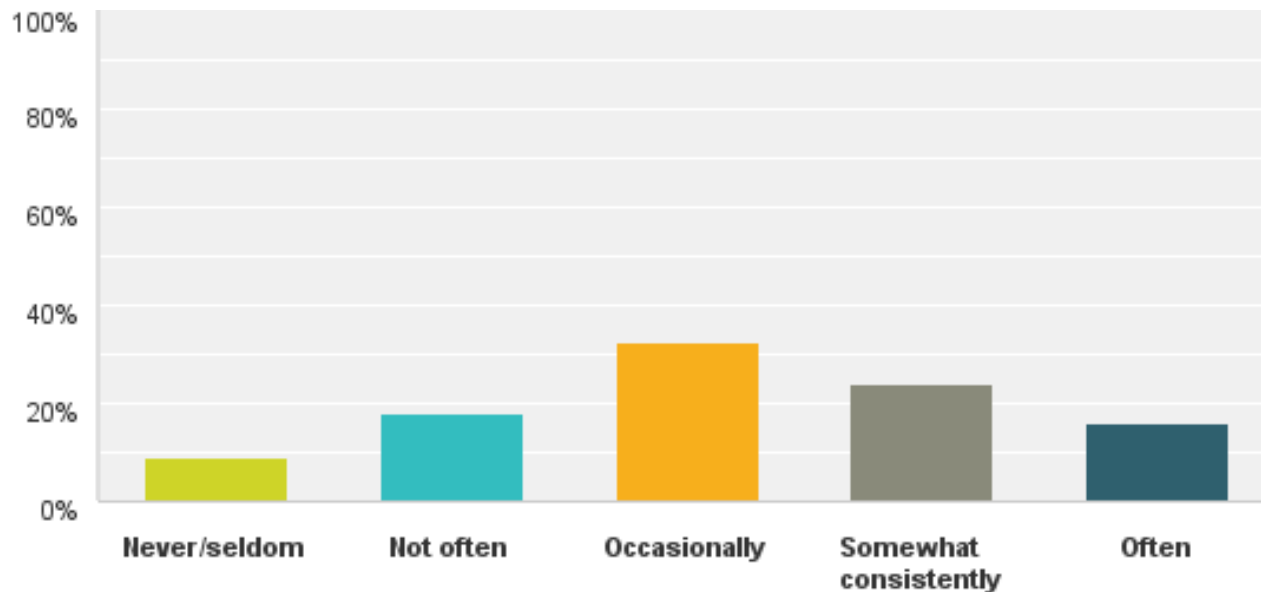
What types of development/land uses would you like to see in the vicinity of the Main Street/ Downtown Tucker (up to 1 mile away)?

Answered: 776 Skipped: 75



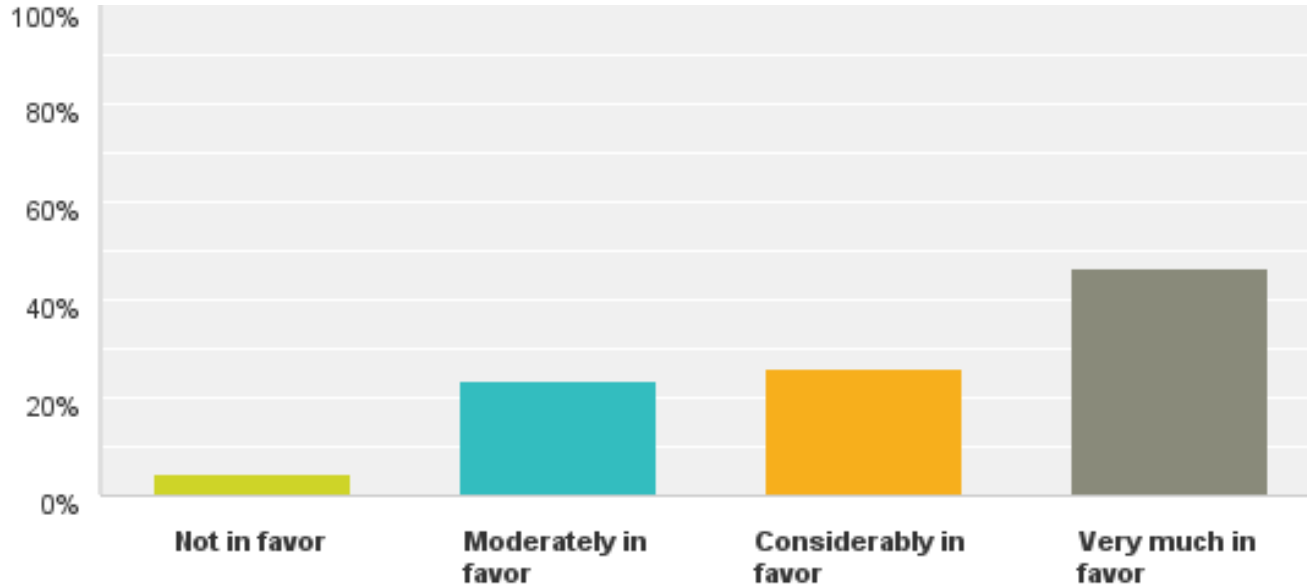
How frequently do you shop and use the services along the Lawrenceville Highway Corridor?

Answered: 758 Skipped: 93



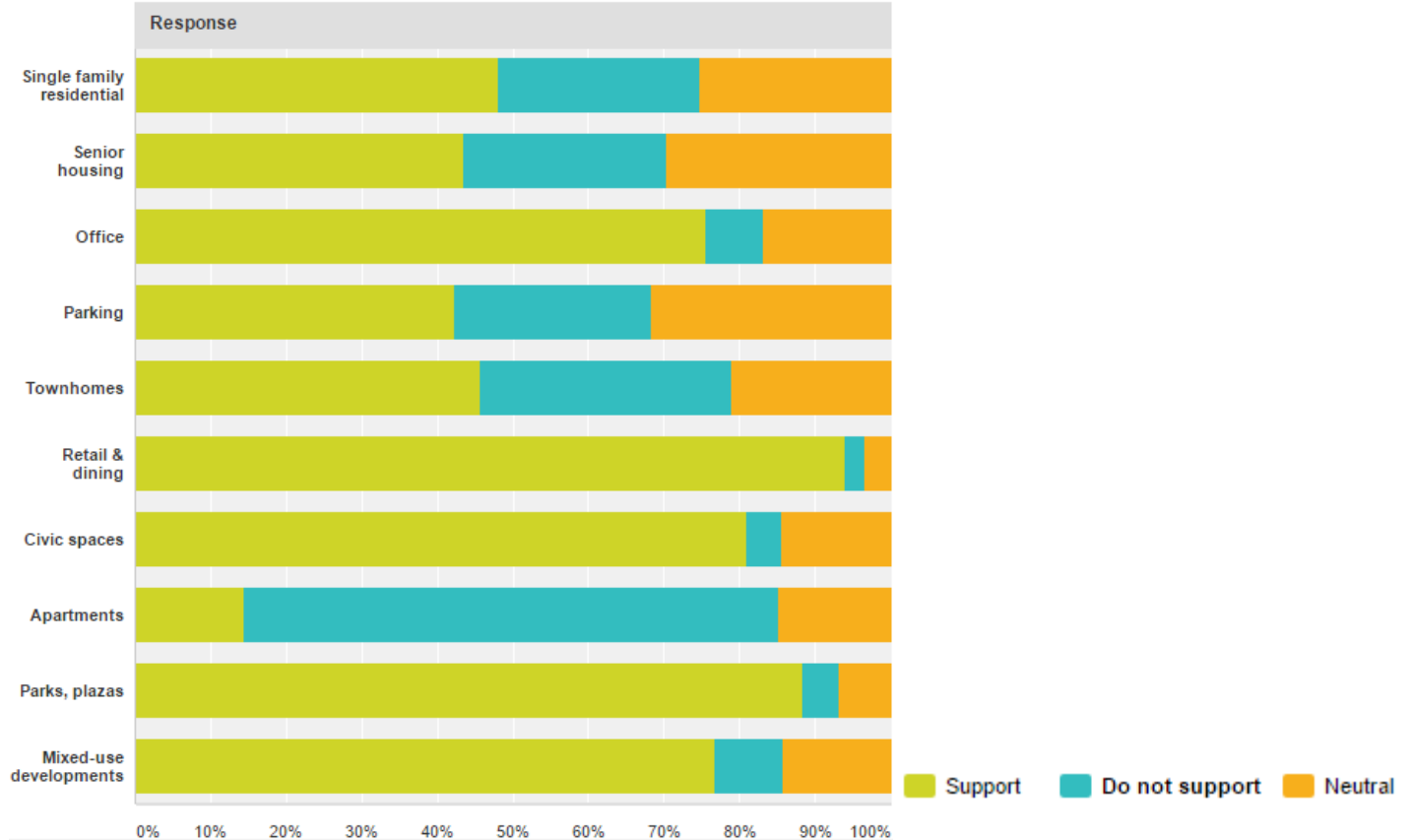
Are you in favor of encouraging development along the Lawrenceville Highway Corridor? (skip if you have no opinion)

Answered: 708 Skipped: 143



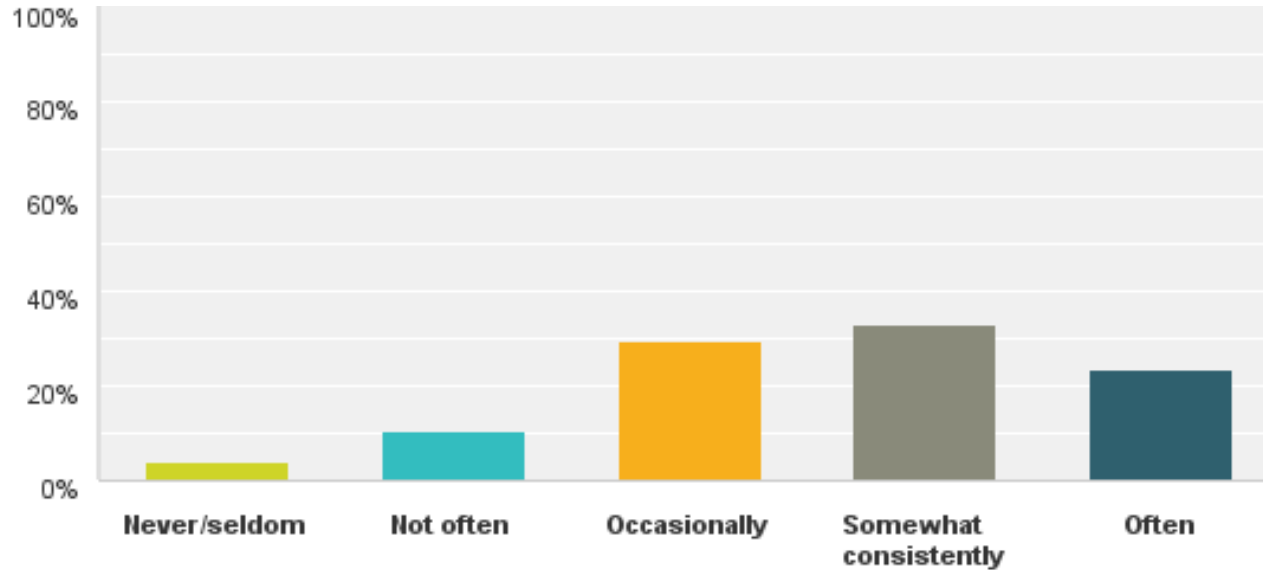
What types of development/land uses you would like to see along the Lawrenceville Highway Corridor?

Answered: 700 Skipped: 151



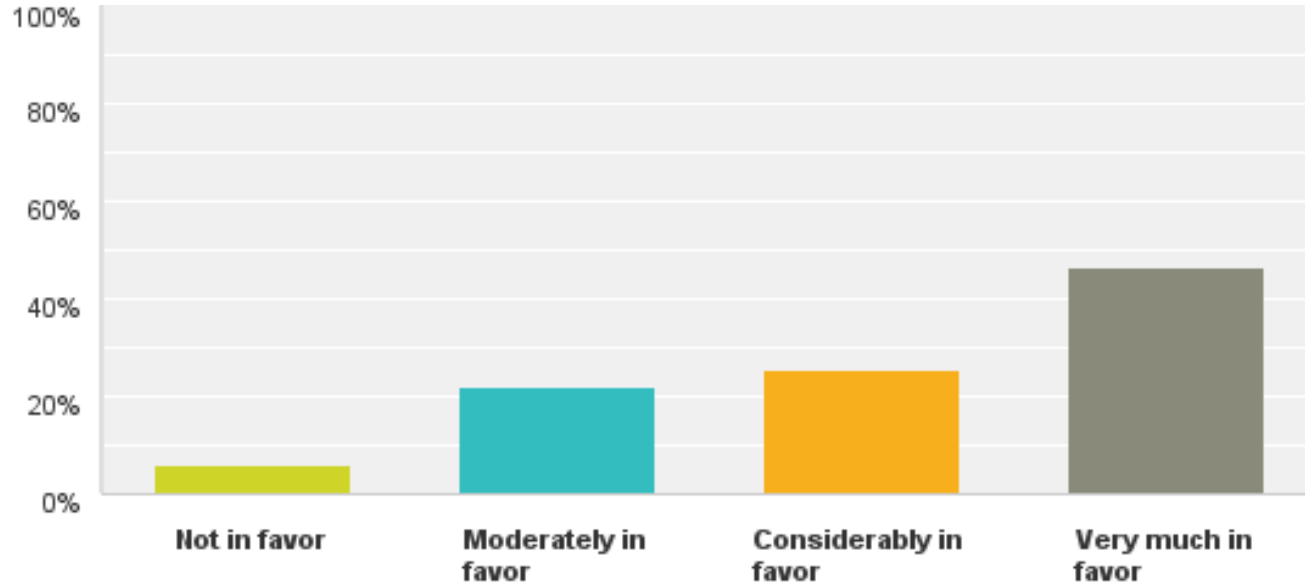
How frequently do you shop and use the services within the Northlake Area?

Answered: 741 Skipped: 110



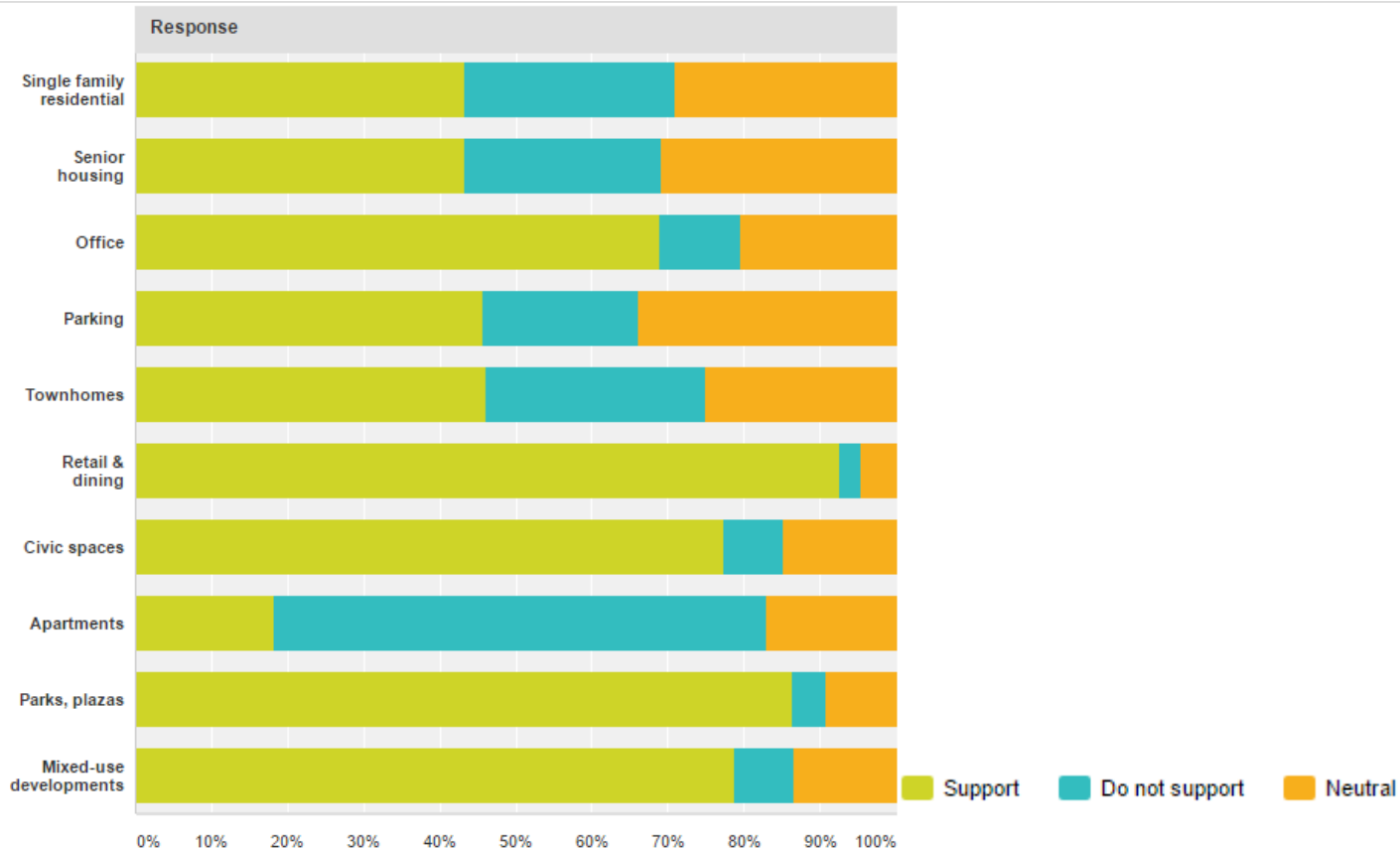
Are you in favor of encouraging development within the Northlake Area?

Answered: 707 Skipped: 144



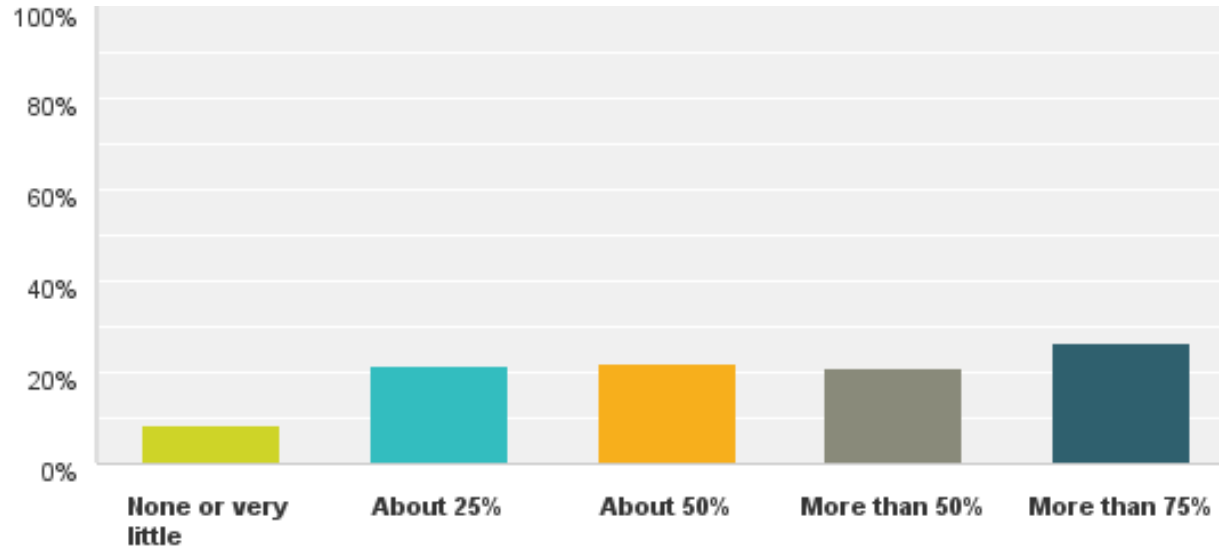
What types of development/land uses you would like to see within the Northlake Area?

Answered: 661 Skipped: 190



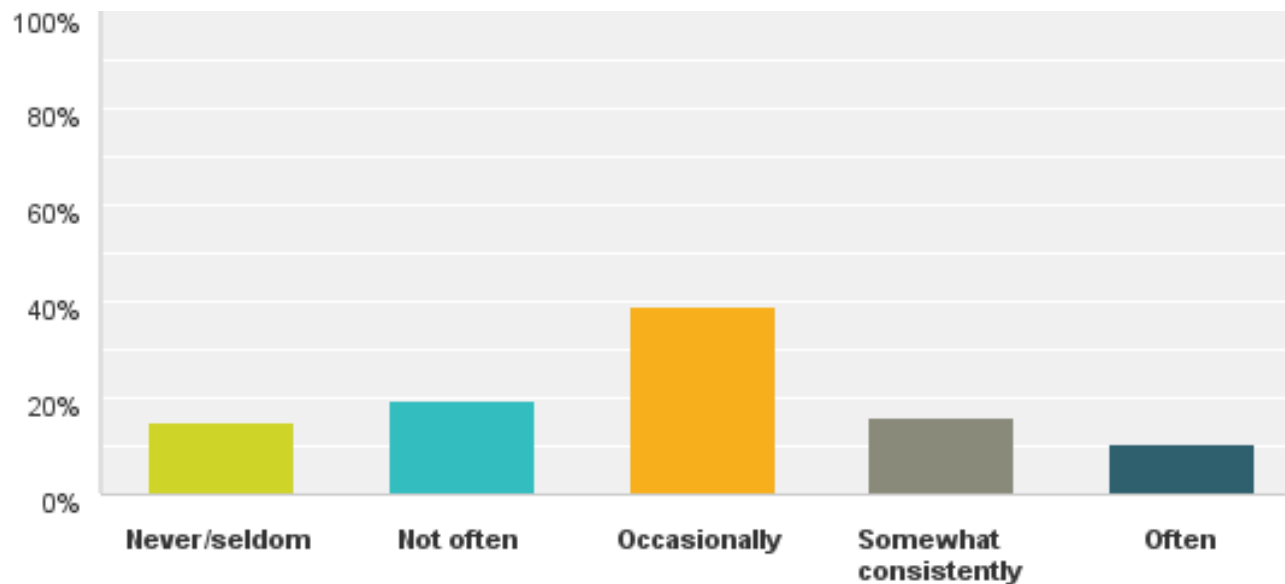
How much of your shopping (excluding online and mail-order shopping) do you do in Tucker?

Answered: 736 Skipped: 115



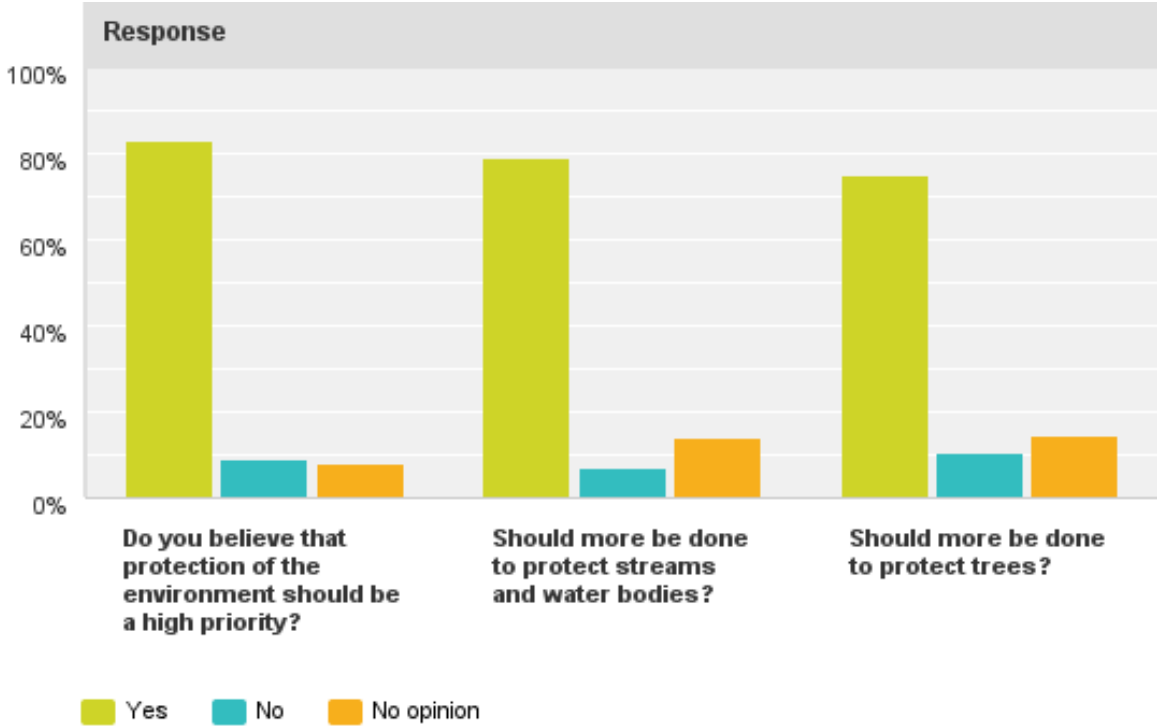
How frequently do you visit parks and public recreational facilities within Tucker?

Answered: 835 Skipped: 16



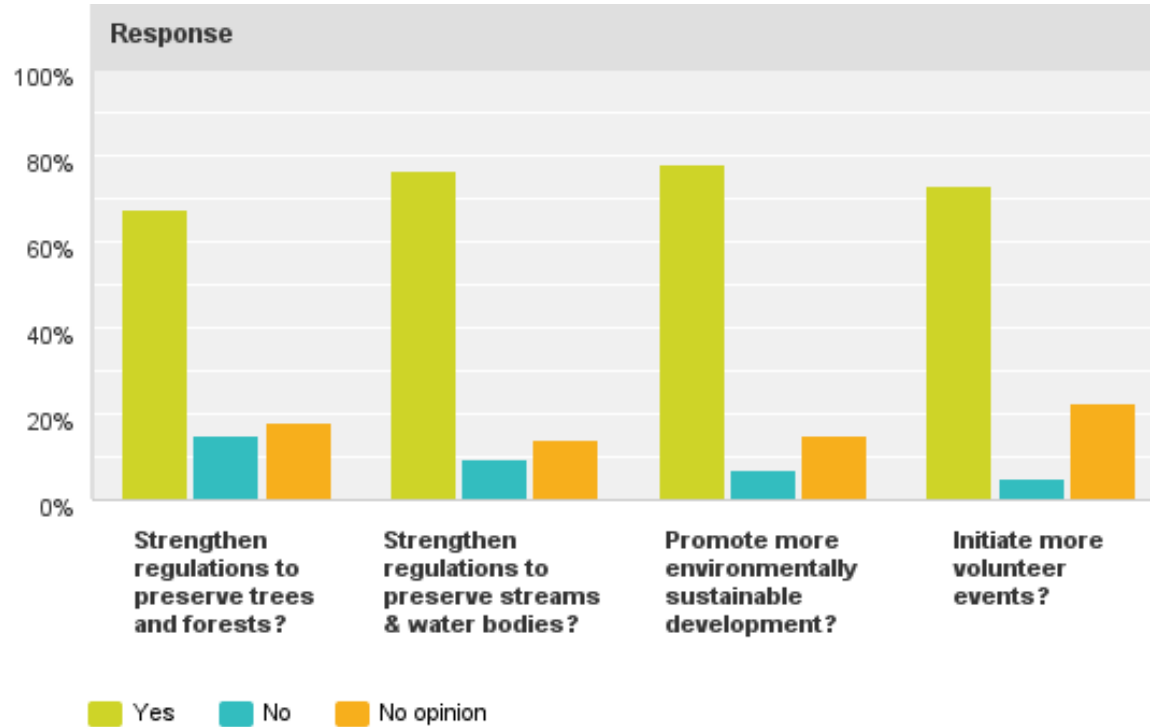
Environmental protection in Tucker:

Answered: 806 Skipped: 45



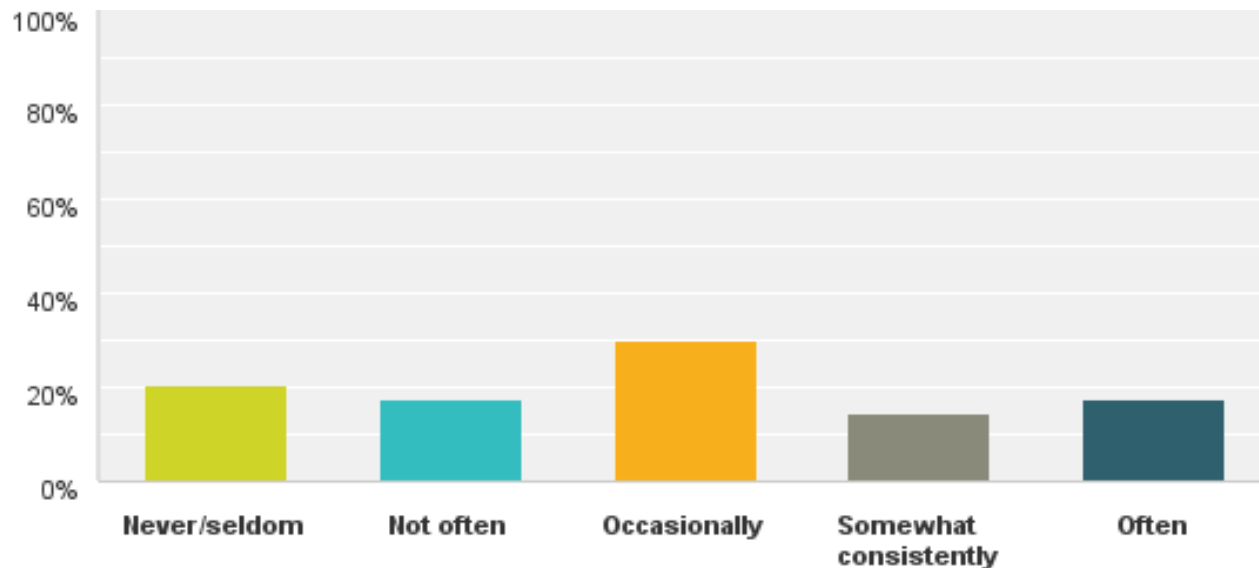
Do you think Tucker should commit to any of the following?

Answered: 795 Skipped: 56



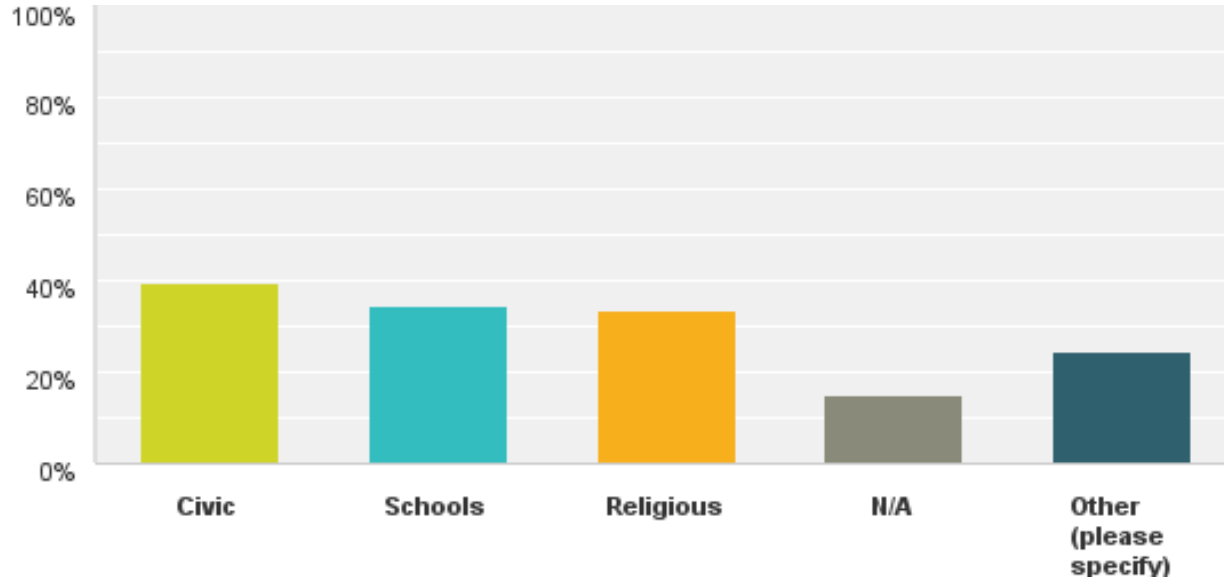
How frequently have you been involved in a volunteer activity over the last 12 months?

Answered: 732 Skipped: 119



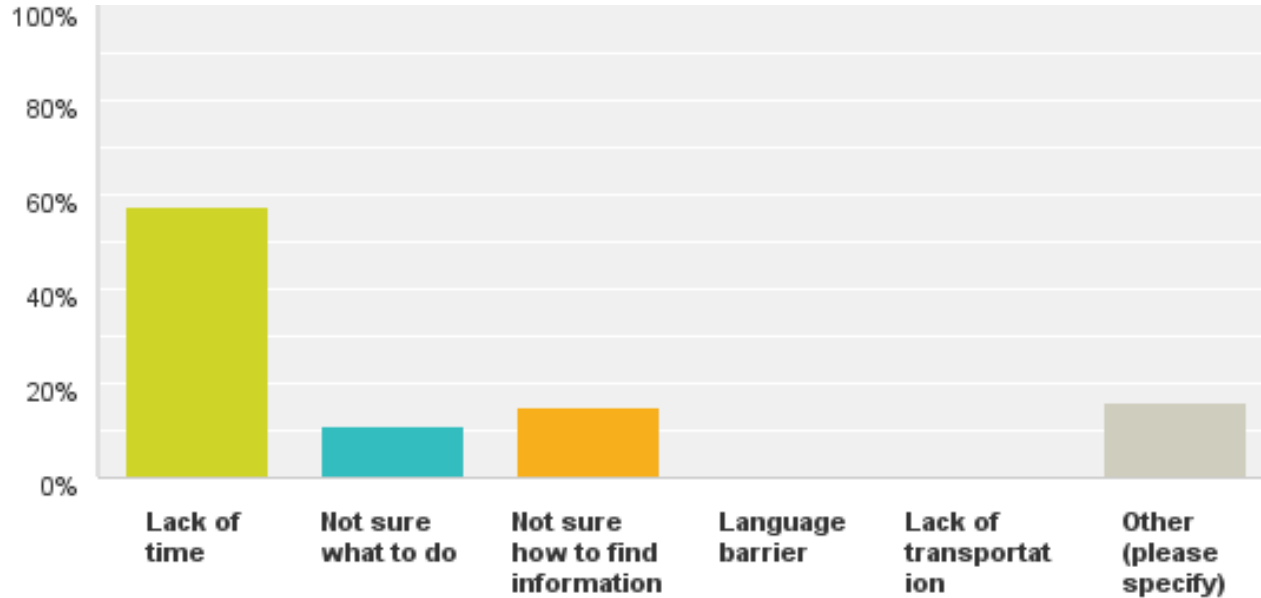
How have you volunteered? (check all that apply)

Answered: 578 Skipped: 273



What factors restrict your involvement in volunteering?

Answered: 638 Skipped: 213





Representative Comments from Interactive Map Survey

Bicycle Facility

There are no safe bike lanes / paths in Tucker.

A safe path connecting much of the Tucker community to Stone Mountain Trail would be a tremendous amenity for our residents to have.

Create bicycle/pedestrian path from Downtown Tucker, along Idlewood Road, and connect with Stone Mountain Trail. Ideally this path would have dedicated ROW, and a dedicated bicycle/pedestrian crossing over the railroad tracks that run parallel to E. Ponce de Leon Ave. This path should be a part of a system throughout Tucker connecting neighborhoods, parks, greenspaces, commercial areas, and other focal points outside the City.

Separate, safe path for cyclists and pedestrians the entire length of Hugh Howell Road.

Hugh Howell is the perfect street for a multi-use pedestrian and bicycle trail.

Would love the ability to connect Smoke Rise/Stone Mountain park with downtown Tucker!

Business and Economy

It is unfortunate that the entry to Tucker is so unappealing visually. . . if the entry to our community looked better I think it would be helpful to attract new residents and businesses.

District 1 seeks a hub and bridge to connect us with the rest of the city, penetrating the industrial divide.

We need more bicycle and pedestrian access.

An effective Economic Development Authority would partner with the CID and other community groups and also with educational institutions around Tucker to promote workforce development.

It would be nice to drive through Tucker to Main Street and drive through a "place" rather than a series of outdated strip malls.

Community Amenities

I do not understand creating new spaces such as Tucker Meridian while continuing to allow vacant spaces to go undeveloped.

The Comprehensive Plan needs to clearly address the future need for more natural areas, green landscaped parks and ball fields, especially within a ten or twenty minute walk of downtown Tucker.

The City should engage the County School System to acquire/utilize the existing Smoke Rise Elementary School facility and associated greenspace for the benefit of Tucker residents.

When my children are old enough, being able to walk them to school is a HIGH priority for me.

I would love for Tucker to embark on a process of establishing a downtown area that draws residents to Main Street and the surrounding streets to stay a while. To catalyze this type of investment and redevelopment, I think the City needs a public park, a town green, or some kind of public place for people to congregate.

I want my downtown to be vibrant every day of the week, and not to be full of offices that shutter at 5pm Monday -Friday.

Environment

Please include the principles of smart growth and sustainability, along with plentiful green space and meaningful ordinances to protect trees, waterways, and natural buffers.



We believe this "Gateway into Tucker" from Johns Homestead to Brockett Road needs to remain green, full of trees and welcoming. By preserving the natural beauty on this section of Lawrenceville Highway we maintain a sense of neighborhood feeling that is so much a part of our new city.

Neighborhoods & Housing

I would like to see a variety of housing included in a mixed-used development. Housing would include some a senior living community of apartments/courtyard condos and cluster homes. Also, some apartments for young singles/married -- middle income earners.

Some condos and elderly housing so new families could get use to the area and elderly housing for those that want to stay in the area but can't manage too.

We need upscale sophisticated housing that young folks will want to move into. Many millennials are not as interested in purchasing a house. . . But with townhouse options and small cottage housing near the school this will be attractive to those that do want to own.

We are an aging population, that now has several developments underway for age centered transitional housing. But not much thought is being given to making the area more conducive to attracting young families to support our schools and amenities. . . Younger adults and families are not looking for acres of property with one large house on it. They are looking for low maintenance condo's and townhouses, and smaller houses, walkable communities, local and healthy stores, restaurants, pubs and for those starting families -good public schools for their children.

More mixed use including higher density residential near Main Street - need this to support vibrant downtown with restaurants etc.

Other

I'd like for businesses to have a certain beautification standard to maintain as well as new sidewalks, landscaping, and maybe even a 'Welcome to Tucker' sign at 285.

Develop Tucker in such a way that Smoke Rise becomes more integrated and make it more attractive to Smoke Rise residents.

We need less businesses like gas stations or tires stores or fast food places or repair shops for cars. We need reasons to stop and step out of our car instead of going further away to eat in nice restaurants or shop in nicer and more diverse food stores.

I recommend developing the area from the Smoke Rise residential community to downtown Tucker in a way that draws these residents into the Main Street area rather than separating it from the rest of Tucker with a light industrial zone.

Pedestrian Amenities

I think no city thrives without sidewalks.

I would love to do more walking all around Tucker. . . I think a more complete network would be highly desirable. Sidewalks should be a top priority in all of Tucker especially along streets that serve schools.

There is no safe way for someone to Walk from Smoke Rise to anywhere else in Tucker.

Connect neighborhoods with sidewalks.

I would like to see the bike/pedestrian trail along Camp Creek extended from Lilburn to Tucker.

The trail systems promote health, giving everyone a safe beautiful place to enjoy the outdoors. The trail systems also support environmental education.



At last forum, you mentioned that a path down Chamblee-Tucker Road connecting to Henderson Park was a top priority. I agree. But in long range plan please continue path to the intersection of Chamblee-Tucker and Chamblee-Tucker Road--where the small commercial area is located.

Parks & Public Spaces

Looking at the map of existing greenspaces you see a vast area of the center of town with NO greenspaces. If we want everyone who lives in Tucker to walk less than 1/2 mile to a greenspace, we have a lot of work to do.

Downtown Tucker is currently a hodgepodge of commercial and institutional properties that lack a sense of place (outside of Main Street). The City should strive to create/obtain a park and public space that will build off the feeling of Main Street.

Neighborhoods thrive when there are positive neighbor-to-neighbor interactions.

It would be so nice to have public art in our parks so the community can come and enjoy it while spending time in many of Tucker's wonderful outdoor spaces.

(Sears) The need for additional protected green space is an essential quality-of-life issue throughout the metro area. There is no residential, governmental, commercial, or industrial cause that would trump the value for protecting this old growth forest area.

Love the idea of using the 44 undeveloped acres of the Sears property for public use. In fact, I wish and hope that Tucker could BUY the land through grants, bonds and donations and use it for public buildings (as in the arts space that was in the proposal that was not approved, FIELDS and playing areas for football, soccer, baseball, ultimate frisbee, dog park etc. I think the front area could be a great recreation/fields area as the residents of Weston Florida built in their area. The back area could remain undisturbed.

We need to improve open space in tucker - including urban squares and greenspace.

Safety

We need a safer route for our cyclists, walkers and people with baby strollers. We think a bit of collaboration with Clarkston, DeKalb and Tucker would help improve safety.

Make places safe to walk in the evening by keeping them illuminated.

Vehicles & Public Transit

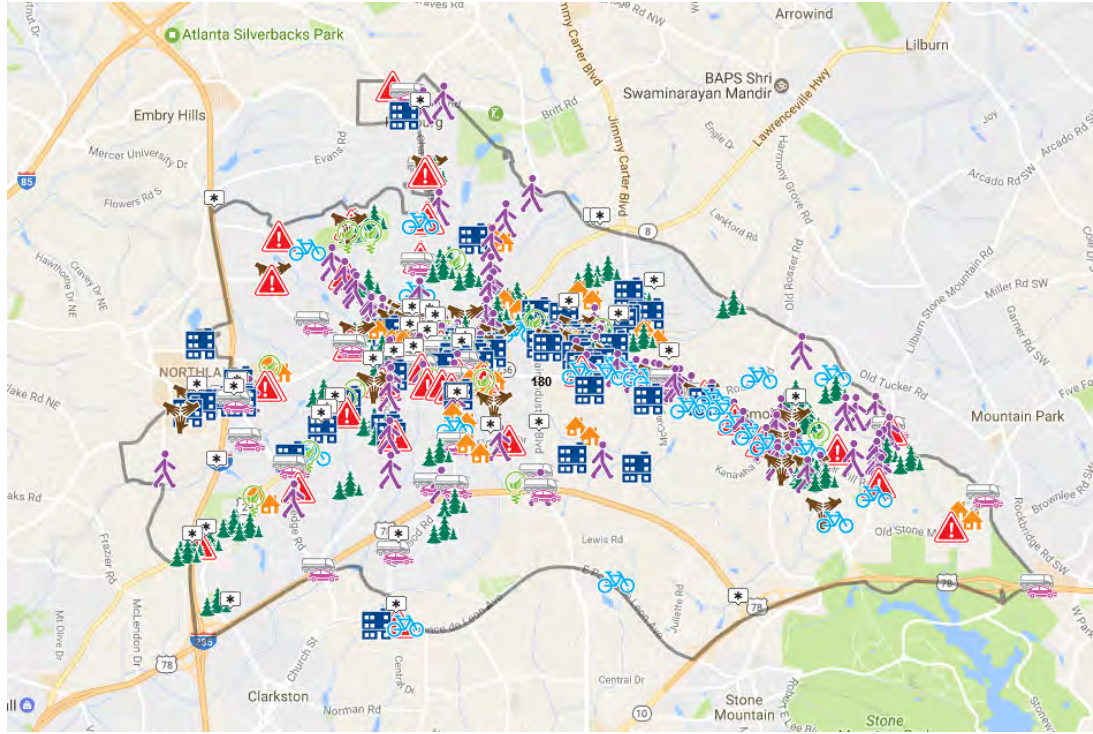
WHY HAVE AMTRAK IN TUCKER? 1) Tucker could offer a ground level station and location for train riders. 2) Tucker has many suitable locations along the RR tracks that could develop under-used areas near the city center 3) Tucker has good access to 285. 4) Even though there are only 2 Amtrak stops in ATL on the Crescent line, passengers and their family traffic would add to our economy. 5) Tucker would be an attractive location for an Amtrak station and we could market tourism in our area among train riders (Stone Mountain, etc) 6) Federal grants for mass transit - train improvements.

For those who rely on bus, it might be helpful to run a small trolley type bus around the business area of Tucker, perhaps from Main to Mountain Industrial north thru the business park to Lawrenceville Highway back to Main street.

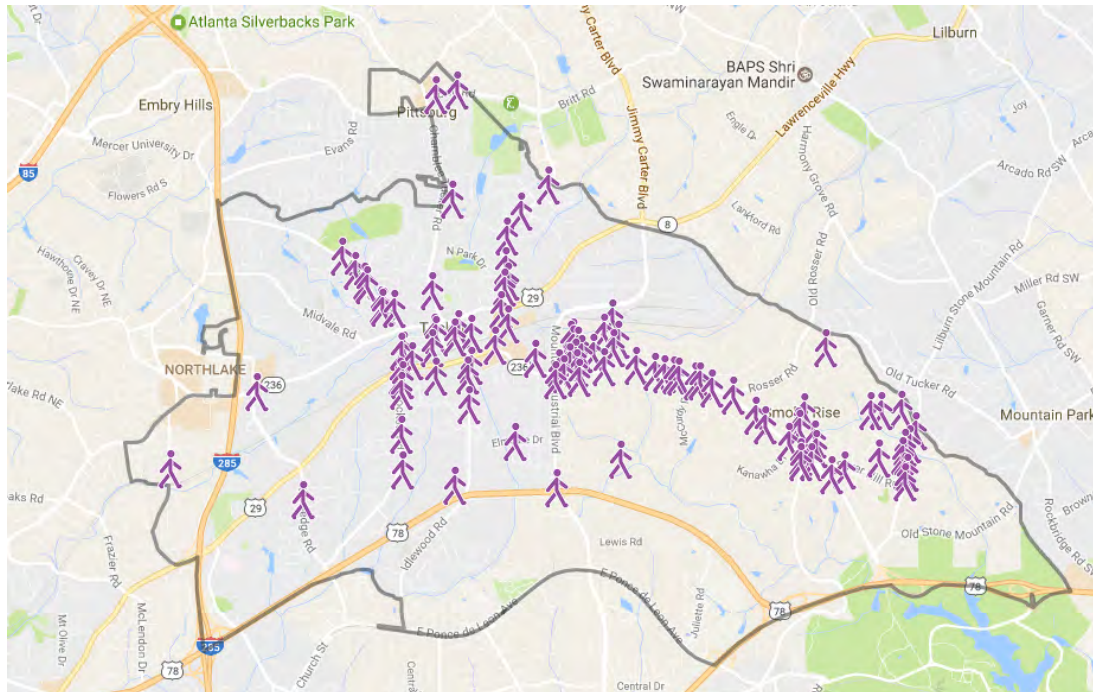
Complete the gaps in 4th street from Cowan Road to LaVista Road. This will provide for additional redevelopment opportunities.

Plot of Interactive Map Comments

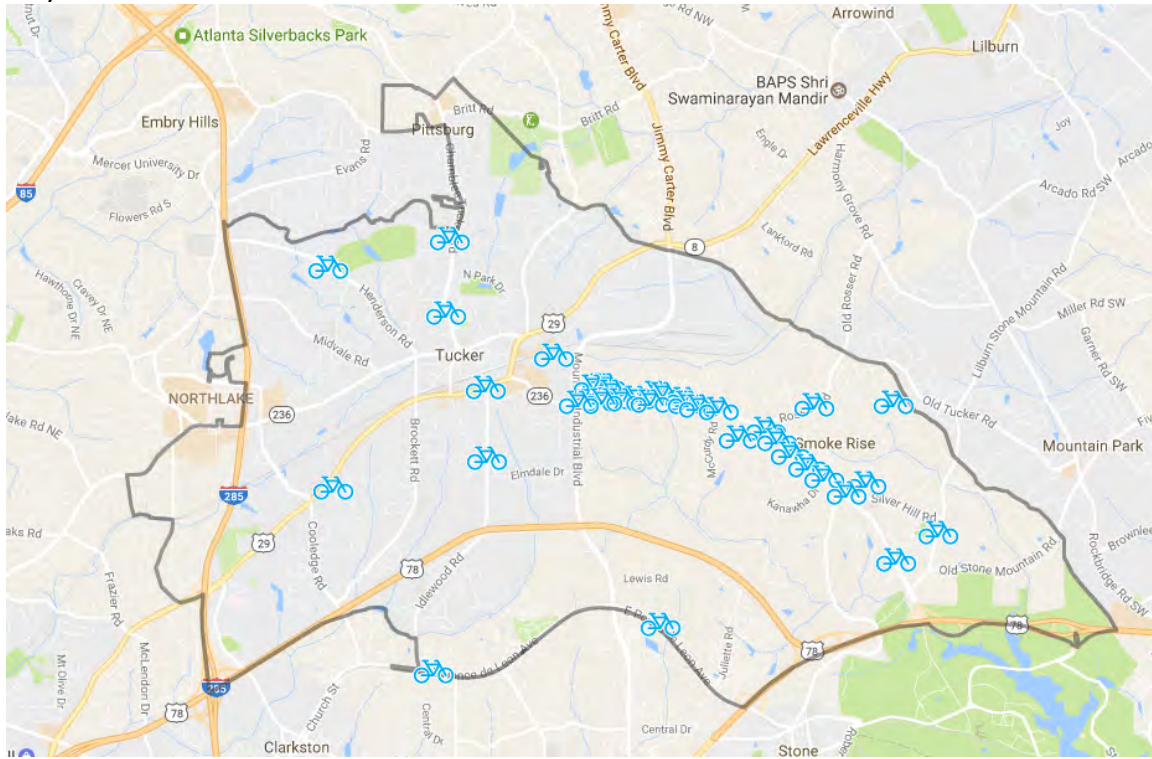
All Comments



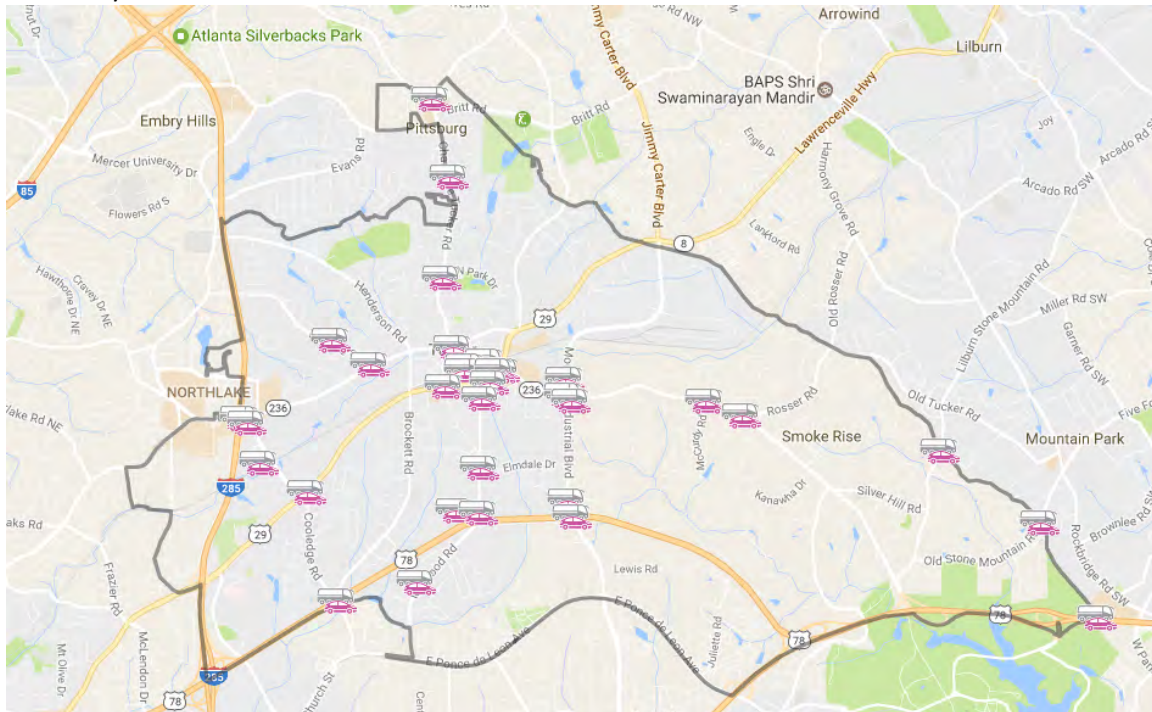
Pedestrian Amenities



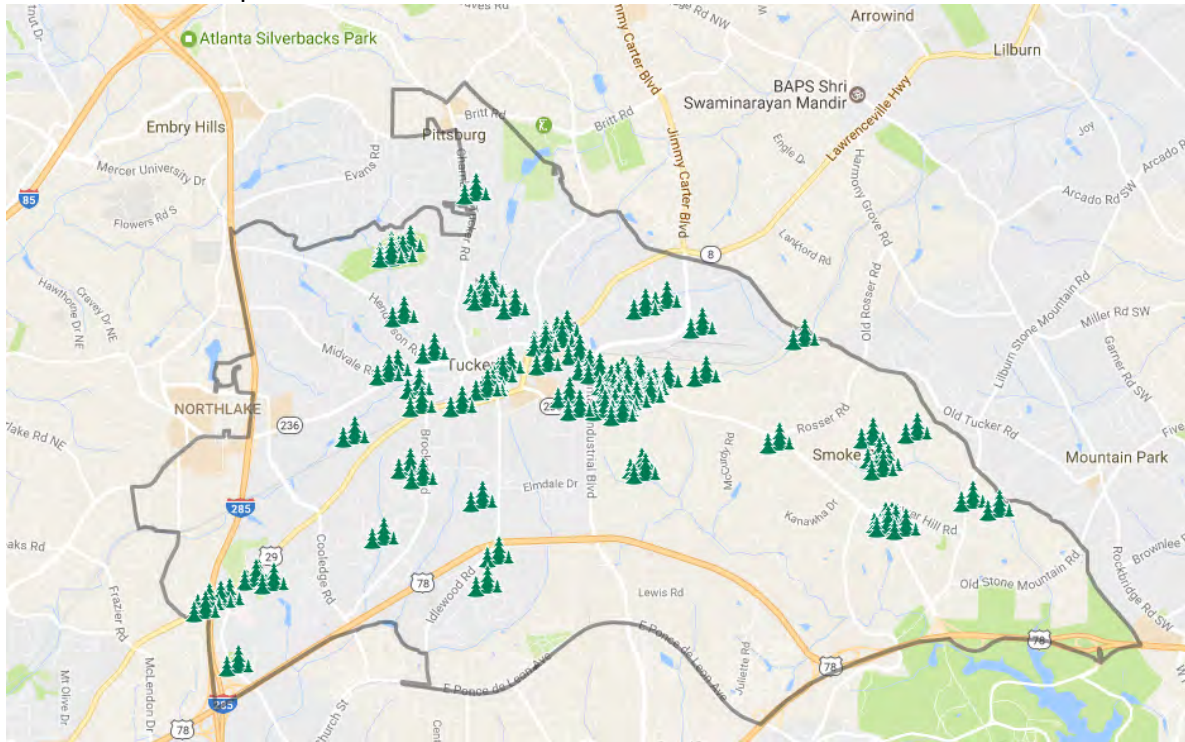
Bicycle Facilities



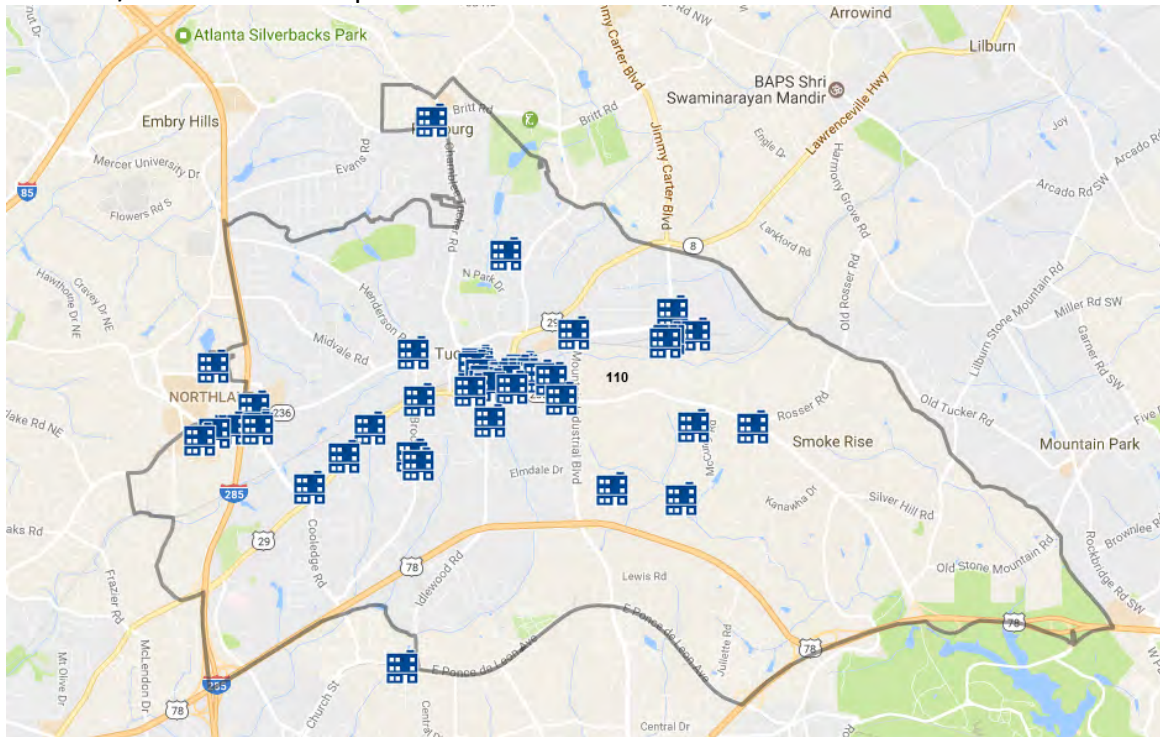
Vehicles/Public Transit



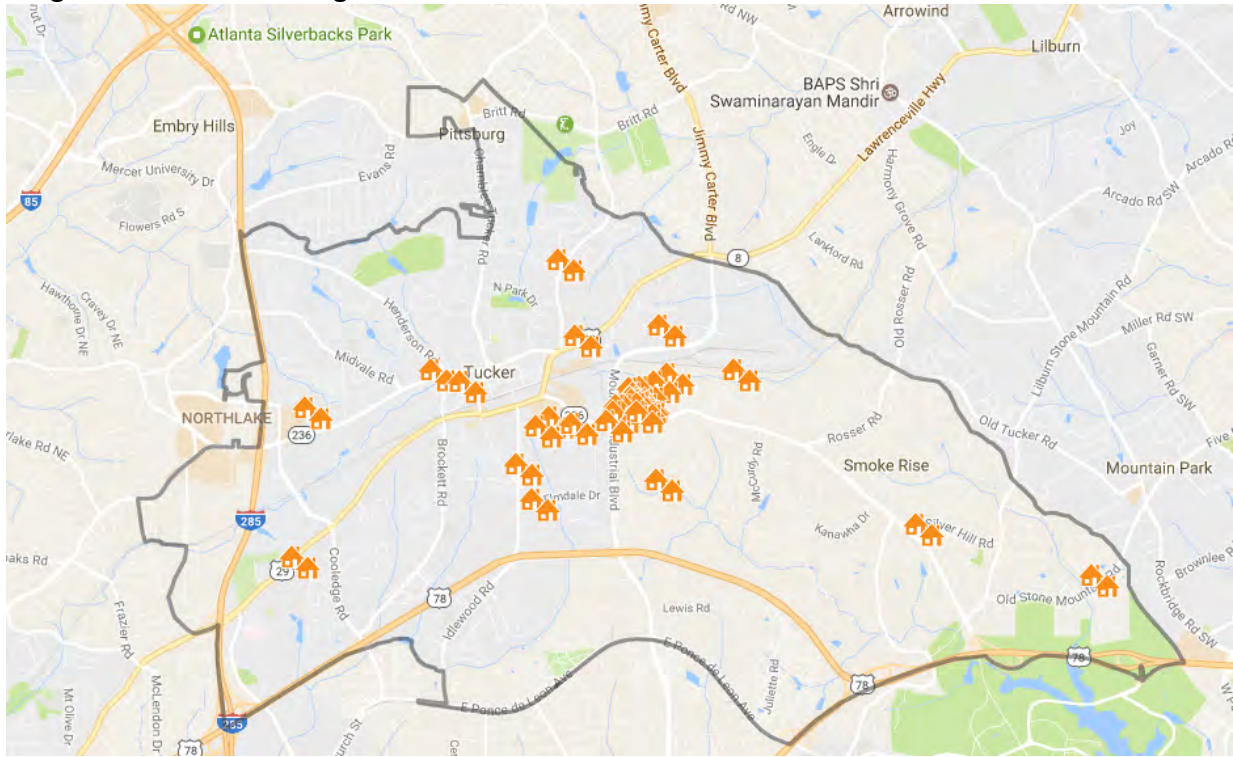
Parks and Public Spaces



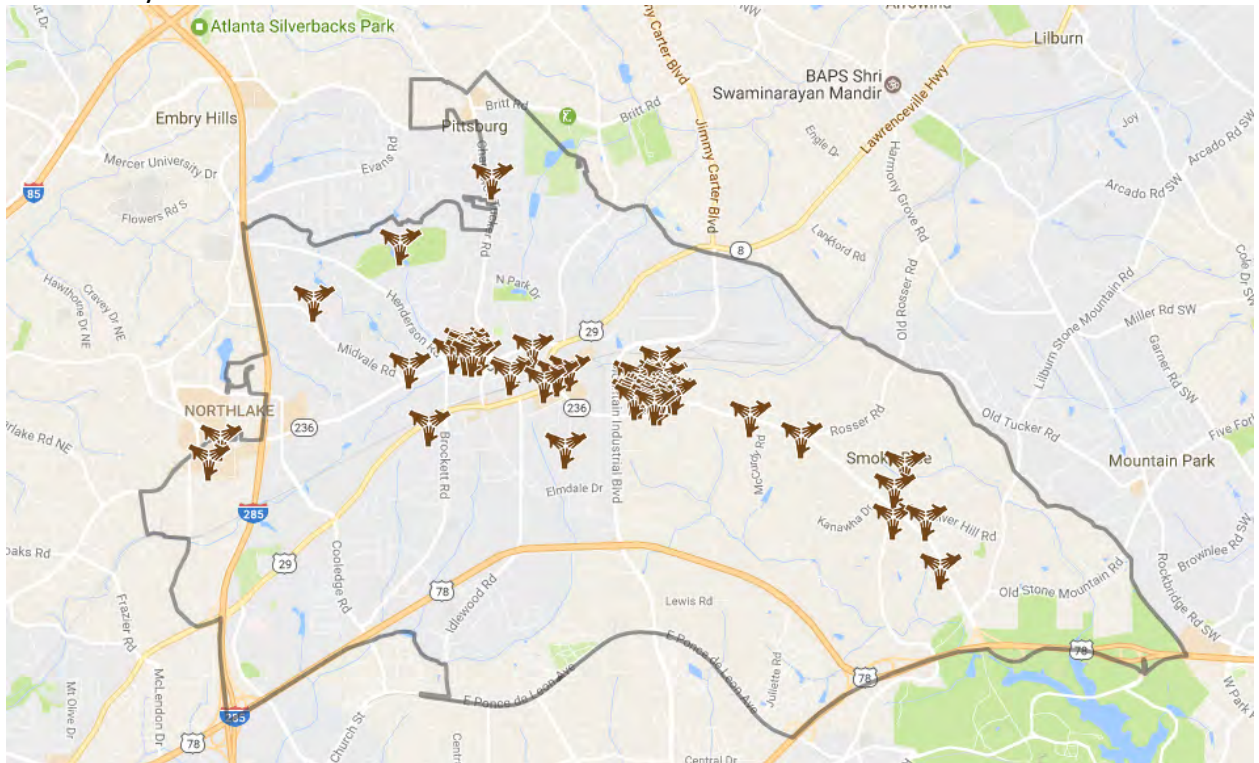
Business/Economic Development



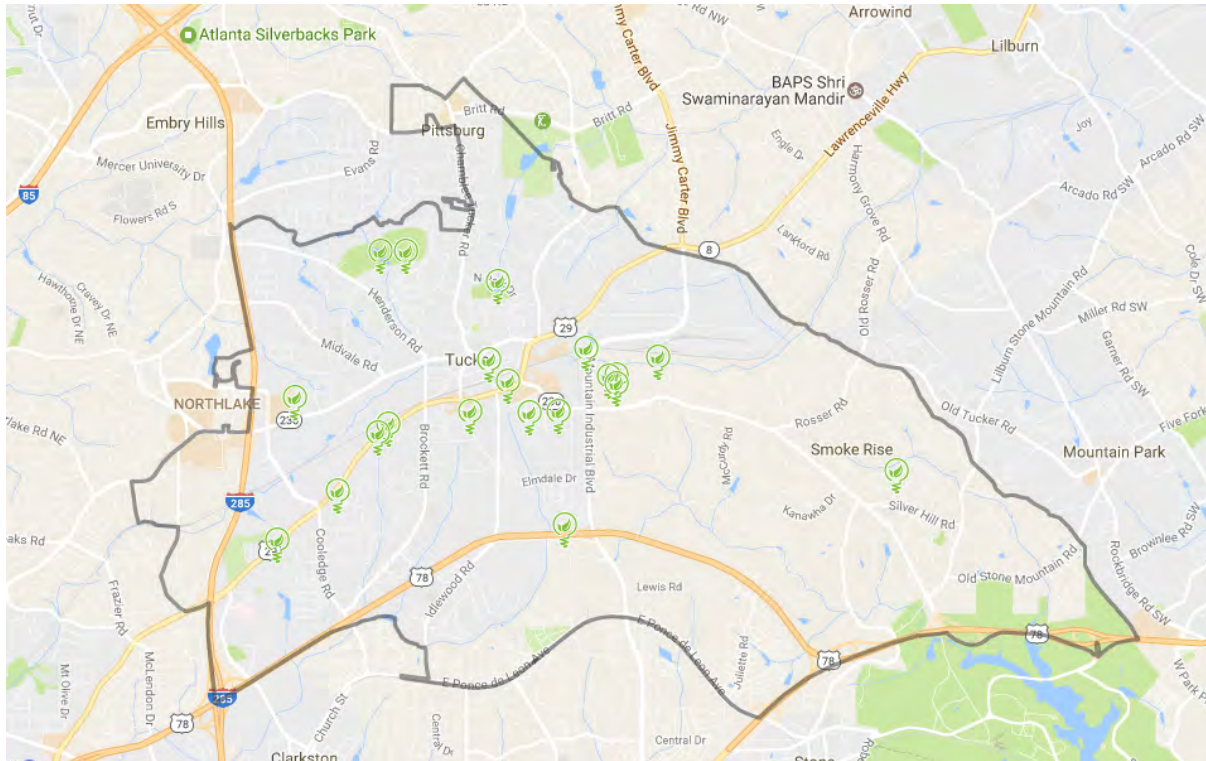
Neighborhoods & Housing



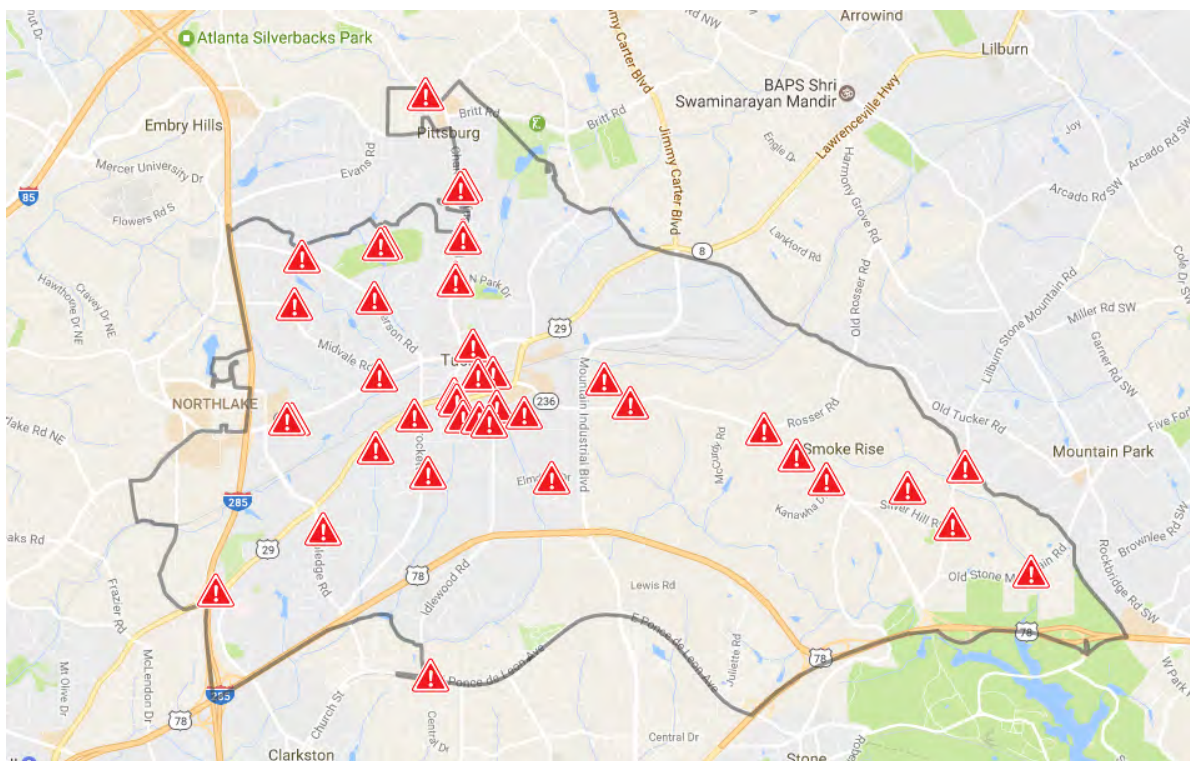
Community Amenities



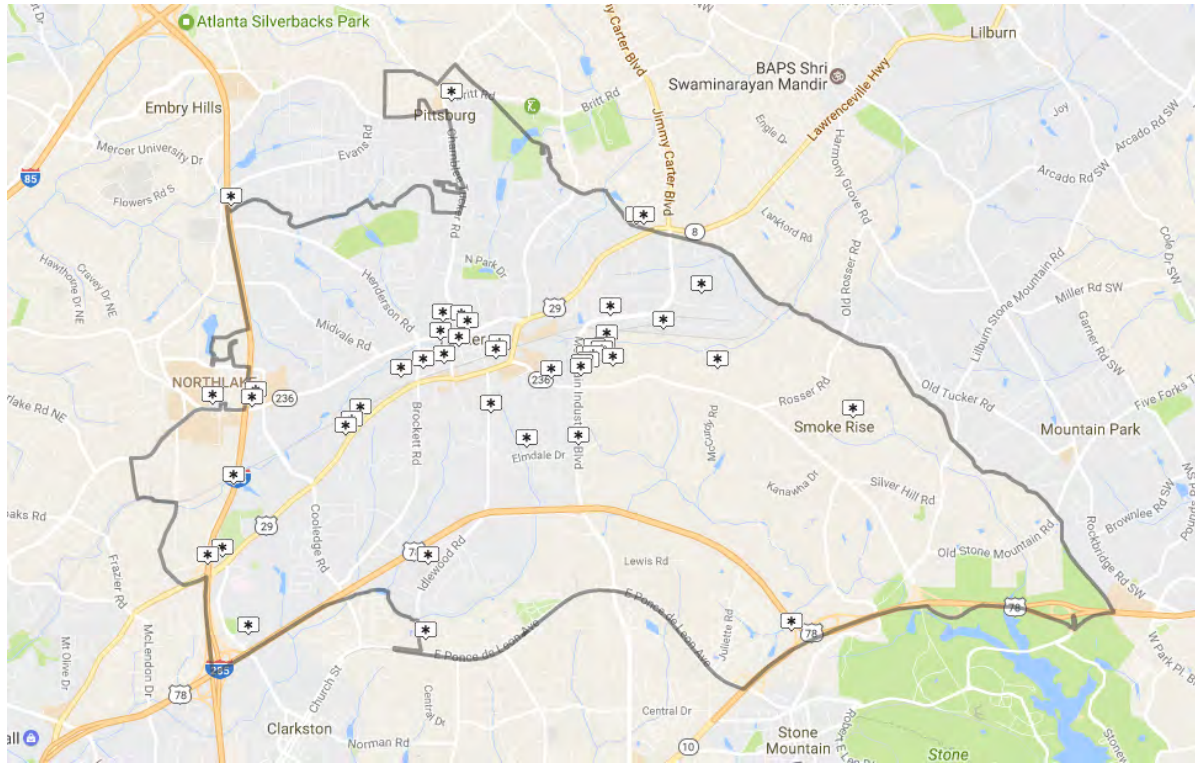
Environment



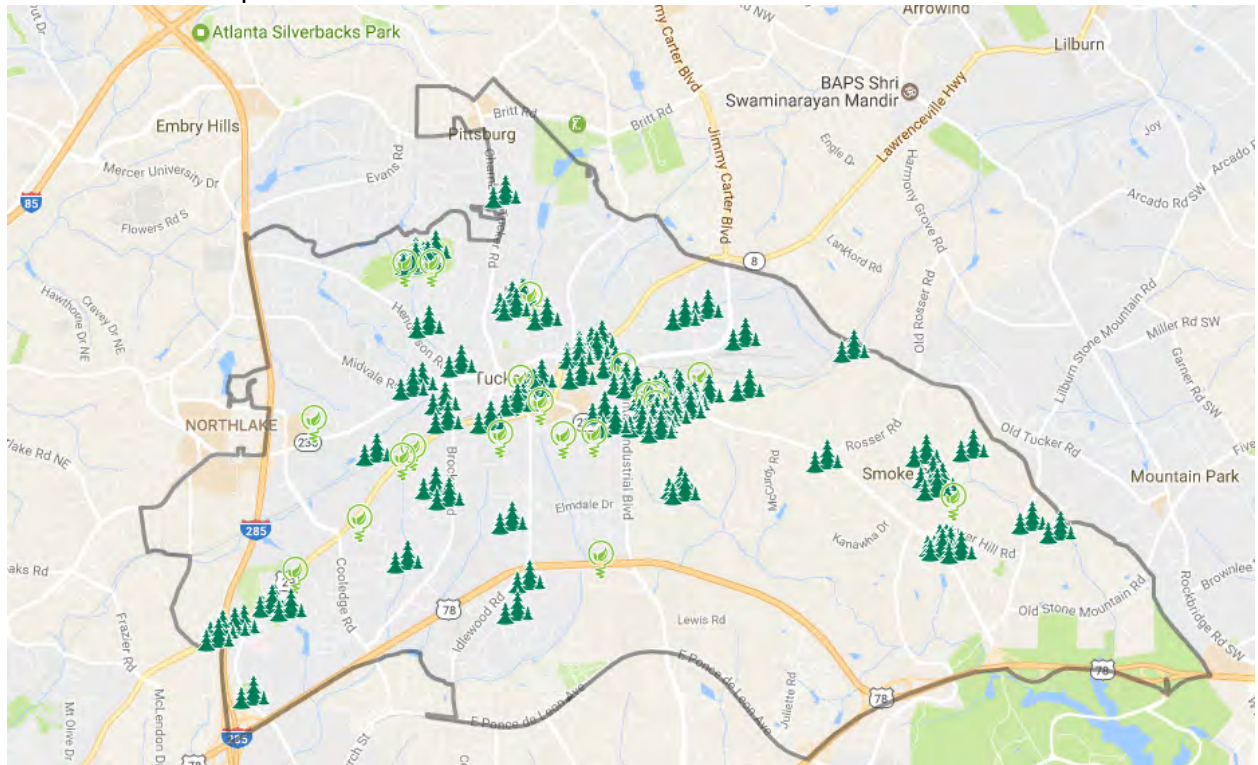
Safety



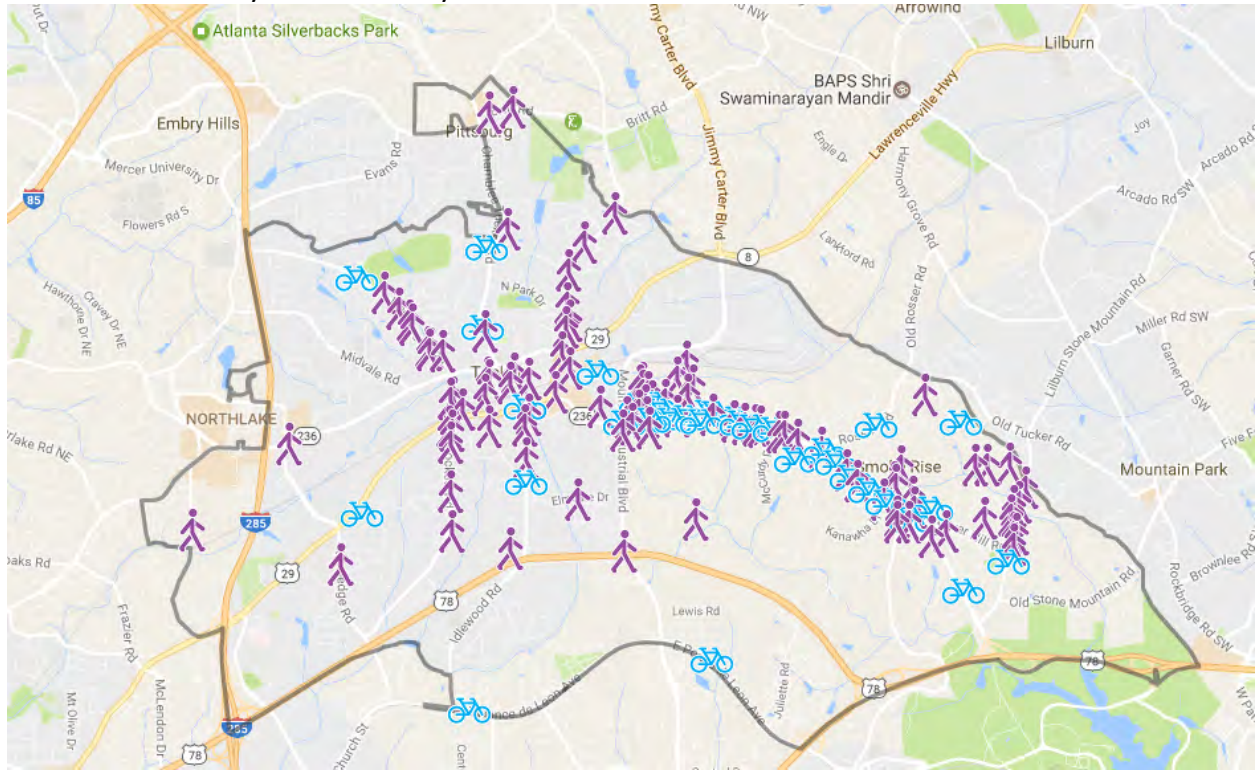
Other



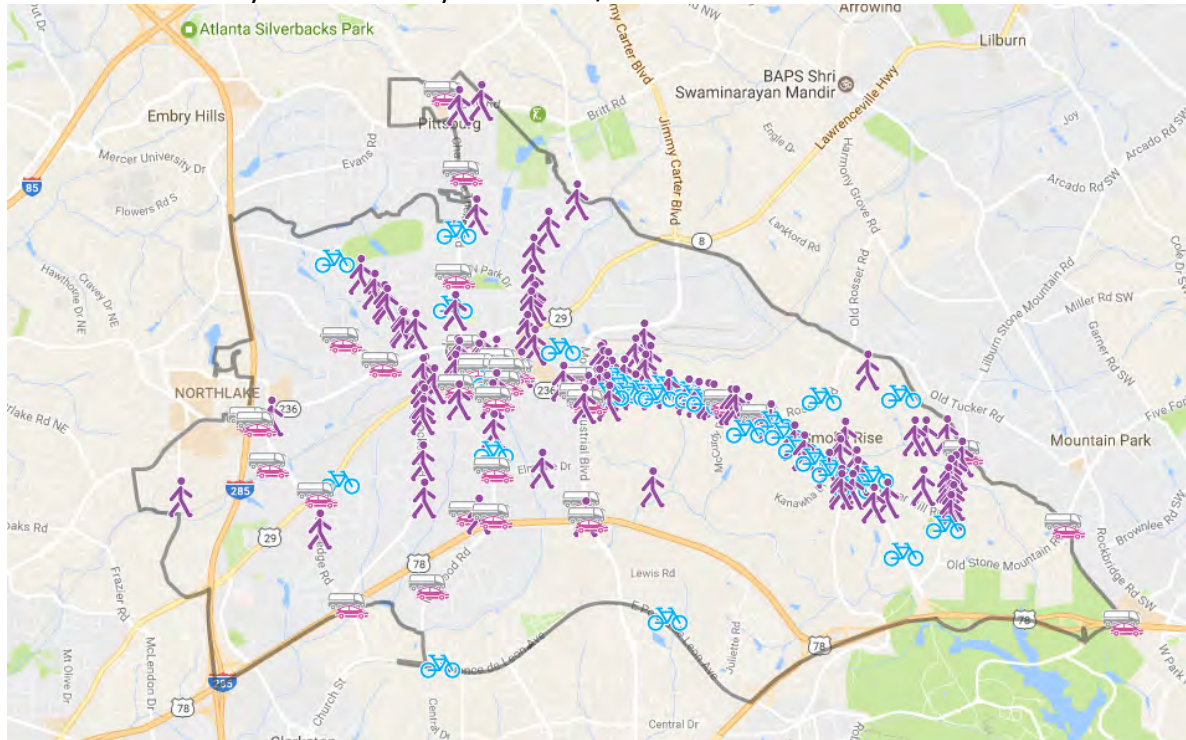
Parks and Public Spaces & Environment Combined



Pedestrian Amenity & Bike Facility



Pedestrian Amenity & Bike Facility & Vehicles/Public Transit



POPULATION DATA

Population data is essential in evaluating the current conditions of a community and in planning for the future. The results of this analysis influenced Tucker Tomorrow, ensuring a better quality of life for all Tucker residents. While the data presented in the demographic and income, housing and economic development sections that follow will vary slightly due to the use of different sources, this discrepancy does not impact the conclusions that can be drawn from this data.

CURRENT CONDITIONS

City of Tucker population is comprised of individuals of a variety of ages, many of whom are currently enrolled in school. Per a 2010-2014 American Community Survey (ACS) estimate, approximately 26.8% (8,413 individuals) of Tucker's population of 32,838 is enrolled in school. Of this, the largest percentage of students, 6.1% (1,901 individuals), are enrolled in college undergraduate classes. 5.7% of the City's population who are enrolled in school (1,780 individuals) is made up of students in grades 1 through 4, occupying the second largest category. More students are enrolled in public school compared to those enrolled in private school. An exception to this finding can be found in the greater number of individuals enrolled in private graduate or professional school and those enrolled in private nursery school (preschool). This statistic suggests that Tucker residents are currently invested in the City's public-school system.

Tucker household formations are defined by family and non-family occupants of all ages. Estimates from ESRI per 2010-2014 ACS data suggest that there are 12,856 households and 14,897 housing units in the City of Tucker. Approximately 61.1% of the City's households (7,858 households) are occupied by families, while 38.9% are made up of non-family households (4,999 households). The largest percentage of family households are 2-person in size (28.7%) while the largest percentage of non-family households are 1-person in size (33.1%). 93.2% of Tucker's population aged 65+ (4,615 individuals) reside in households, with a majority of 68.1% (3,371 individuals) living in family households. Of these, 2+ person families occupy the most households. Roughly one-third of Tucker's household population, 30.2% (3,881 households), are resided in by individuals under the age of 18.

The City's current population is made up of predominantly English-speakers, with a small percentage of the population speaking Spanish. According to ESRI estimates taken from 2010-2014 ACS data, approximately 93% of the City's total population (30,556 individuals) is aged 5 or older. Of this number, residents aged 18 to 64 occupy the largest category, with 51.1% (15,600 individuals) speaking English only and a small minority speaking Spanish (5.3% or 1,612 individuals). Spanish remains the most widely-spoken language second to English with those who make up the 65+ years of age category and with those who are 5 to 17 years old. Statistically, a greater number of younger individuals living in Tucker tend to speak a language other than English compared to their older counterparts. For example, only 2% of individuals aged 65+ years old speaks a language other than English, while 14.3% of individuals aged 18 to 64 and 4.2% of individuals aged 5 to 17 speaks a foreign language.

Employment conditions are important to Tucker residents with roughly one-half of the City's workforce working in DeKalb County. 2010-2014 ACS data suggests that 46% of Tucker's population (14,977 individuals) is 16+ years of age and currently employed. Of this, 50.5% (7,570 individuals) worked in the DeKalb County, Georgia, while an almost equal percentage of 48.1% (7,208 individuals) worked outside of DeKalb County in the state of Georgia. A majority of the City's workforce population, 77.2% (11,563 individuals), drives to work, with only 6.6% (986 individuals) utilizing public transportation. Of the public transportation users, 3.8% (575 individuals) travel via bus. 5.9% of the current workforce (883 individuals)

work from home. Of those who do travel to work, 22.9% (3,229 individuals) report a 30-to-34-minute average commute time.

Health insurance coverage remains important to the City's population to ensure adequate medical care and prevent financial burdens. ESRI figures derived from a 2010-2014 ACS estimate suggest that 11.7% of Tucker's civilian institutionalized population under the age of 18 (927 individuals) do not have health insurance. This percentage is similar to the 10.6% of individuals aged 35 to 64 years old (3,446 individuals) who also lack any form of health insurance coverage. A majority of the insured population has one type of health insurance coverage. An exception exists within the 65+ age category, of which 3,222 individuals out of 4,620 (69.7%) have 2+ types of coverage. The dual coverage suggests that one or more of the health insurance types held by individuals in this category are government-owned options such as Medicare.

Evaluation of current income levels suggests that a small percentage of the City's population is below the poverty level. Roughly 11.8% of households (1,521 households) are occupied by individuals whose income is below the federal poverty level. Households defined by other forms of income include social security income at 25.4% of the total household population (3,259 households), and retirement income at 15.4% of the household population (1,984 households). Most of Tucker's residents who pay rent allocate 50+% of their household income to cover the cost of rent. It is suspected that the 26.6% figure (1,238 households) reflects a nationwide surge in rising rental rates. Of the total number of City households (12,856), approximately 1.7% (213 households) have received public assistance income in the past 12 months. Roughly 10.9% of the household population (1,397 households) collects food stamps/utilizes the SNAP program, while 17.2% collect Social Security disability benefits.

City of Tucker population numbers are expected to grow as the demand for housing located close to the City of Atlanta continues to grow. Household income levels are also predicted to rise, the result of increased wages and a greater abundance of higher-income individuals who have begun to call Tucker home. It is estimated that the number of non-English speaking residents will increase, with Spanish remaining the most widely-spoken non-English language. As the City grows, it will be necessary to expand social services to its residents, including providing alternative methods of public transportation. Maintaining affordable housing options will remain important in both the short and long-term. These findings are consistent with data presented in the demographic and income section of the Appendix.

DEMOGRAPHIC AND INCOME DATA

While Tucker benefits from a supply of affordable housing and easy access to Atlanta’s major employment centers, the area has not seen the significant population growth that areas such as Sandy Spring, Dunwoody and Decatur have experienced. However, Tucker’s assets are driving increased desirability of the area as a place to live and in turn demand for new housing and population growth. That said, the Community’s desire to avoid significant densification will temper growth and reduce pressure for infrastructure expansion to accommodate future growth. It will be important to track the City’s decisions regarding new development and increased density, particularly outside of the identified activity nodes, to ensure that future infrastructure plans appropriately consider new development.

While tracking down from 2016, projections indicate that 17.7% of Tucker’s households will have an income of less than \$24,999 per year in 2021. The number of low income households within Tucker will impact infrastructure planning and the programming of City resources. Activities such as vigilant code enforcement to ensure the quality of low income housing is maintained, increasing the number of after school and summer parks programs and planning for the transit dependent will all benefit this population sector.

By 2021 19.4% of Tucker’s residents will be 65 years or older. While the City’s large supply of one-level ranch homes are an asset in meeting the housing needs of older residents, citizens expressed the need to have additional housing options for seniors, such as units within walking distance of downtown. Addressing the community’s strong desire for a robust network of paths will benefit active seniors.

Population in Tucker is expected to continue to rise modestly. Per 2016 ESRI estimates, the City of Tucker is comprised of 33,948 people. This total reflects a slow but steady increase in population growth compared to 2010 estimated figures. ESRI projects the City to experience a modest increase in population by 2021 at an annual growth rate of 0.6%. Although this finding is slightly lower than the increase in state and nationwide population growth, it reflects the continual growth of edge communities located within proximity to the City of Atlanta.



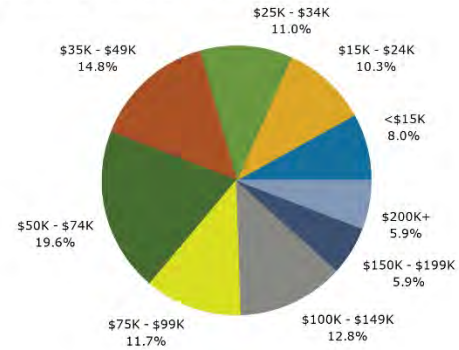
Source: ESRI

Household and family numbers are on the rise and are forecasted to grow. While the current number of households has increased just slightly since 2010, projected household numbers are expected to grow by 2.6% in 2021. With a 2016-2021 growth rate of 0.54%, increases in the number of households in Tucker are consistent with increases in the City’s population. Similarly, although the number of families in the City of Tucker has grown just slightly since 2010, greater increases are forecasted for 2021. With a predicted annual growth rate of 0.42%, the number of families is expected to rise by 2.1%. A greater increase in the predicted number of 2021 households and families compared to the increase in population suggests a future trend toward smaller household and family sizes.

The current rise in higher household income levels will continue to grow. 2016 estimates from ESRI indicate that household income levels between \$50,000 and \$200,000+ will increase through 2021. The household income category with the highest percentage, \$50,000-\$74,999, will increase from 19.6% in 2016 to 21.4% in 2021. Current median household incomes are predicted to increase by 11.3% during the five-year period, with the average household income rising 9.1% during the same period. The result of the increase in household income is twofold, with the data suggesting that Tucker is attracting higher-income individuals and that wages will continue to increase over time.

Figure 2

2016 Household Income



Source: ESRI

An increase in household income levels is consistent with an increase in the number of owner-occupied and renter-occupied housing units predicted.

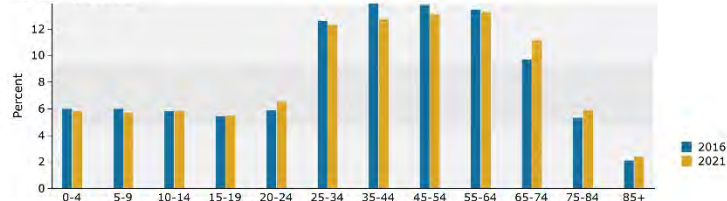
Currently, the number of owner-occupied units has decreased from 2010 Census figures, suggesting monetary barriers to homeowners as a potential reason. However, owner-occupied units are predicted to rise 2.5% at an expected rate of 0.5% through 2021. Renter-occupant households will rise by 3.0% in 2021. Increases in the number of owner-occupied homes is suggestive of a thriving economy and an increase in the number of higher-income individuals choosing to live in Tucker.

Population trends suggest that Tucker is attractive to individuals of a variety of ages.

2016 ESRI figures suggest that the largest age category is comprised of individuals aged 35-44, occupying 13.9% of the area’s population (4,726 individuals). This figure is followed closely by individuals aged 45-54, occupying 13.8% of the population (4,673). However, 2021 population trends suggest that the number of individuals occupying these two age categories will decrease, while the number of retirement-aged individuals aged 55+ is expected to continue to grow. Increases in the number of older individuals may be correlated to increases in owner-occupied units, since an aging population is often less transient and better equipped to handle home ownership.

Figure 3

Population by Age



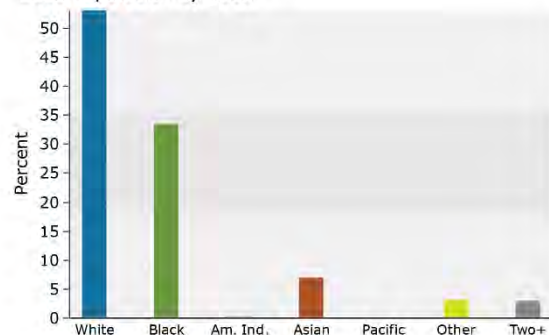
Source: ESRI

Race and ethnicity trends remain consistent into the future.

Tucker’s population is white, occupying 53.1% of the City’s population (18,015 individuals). The next largest category, comprised of black individuals, makes up 33.5% of Tucker’s population (11,366 individuals). The number of Asians is predicted to increase slightly over the next five years, from 7% (2,381 individuals) to 8% (2,814 individuals). The number of bi-racial individuals is also expected to grow, suggesting increases in the number of bi-racial couples, and as a natural consequence, births of children who are biracial.

Figure 4

2016 Population by Race



2016 Percent Hispanic Origin: 7.9%

Source: ESRI

HOUSING DATA

Housing development remains a complex, and oftentimes controversial, issue within the metro Atlanta region. The Comprehensive Plan seeks to identify the market potential for housing development in the future and present opportunities for the City to consider as part of its short-term and long-term growth. This section identifies existing housing conditions, recent housing development activity, and local housing market conditions that are influencing the supply/demand equilibrium in the City of Tucker. The results of this analysis have influenced the recommendations presented in the Community Work Program.

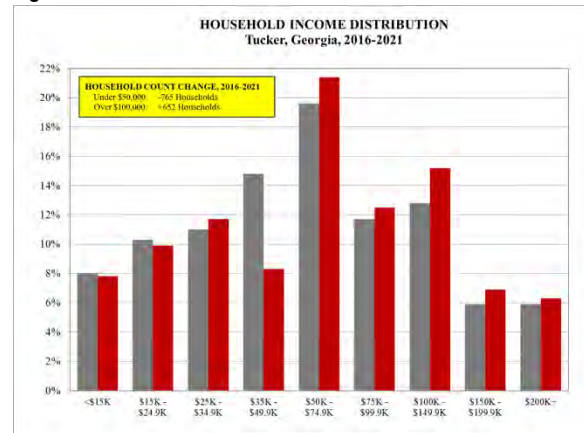
DEMAND ANALYSIS

Household formation in Tucker has grown steadily, and is projected to continue. Per ESRI estimates, the City of Tucker has a household estimate of 14,096. This total reflects a modest, but steady growth over 2010 estimates. ESRI also projects the City to experience a 2.6% increase (379 households) by 2021. This finding is consistent with other edge communities along the Perimeter, where demand for housing closer to downtown Atlanta has bolstered several Fulton and DeKalb communities.

Household formations are skewing towards the highest income levels. Tucker has a diverse range of incomes, with the highest concentrations earning between \$35,000 and \$150,000m (Figure 1). However, projection data indicate that households earning over \$100,000 will increase by more than 650 households while households earning below \$50,000 will decline by more than 760 households. While a portion of this shift will occur due to rising wage levels for householders, housing data suggest Tucker is attracting high-income persons that can afford to locate close to downtown Atlanta, Decatur, and Buckhead.

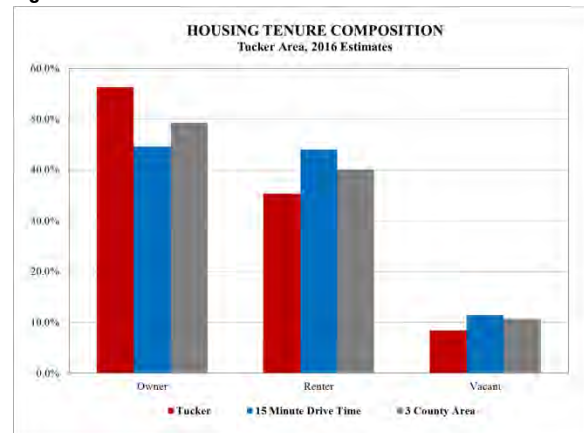
Tucker has maintained a higher owner-occupancy rate than the region. 2016 estimates from ESRI indicate owner-occupancy is approximately 56% for the City, compared to 45% for the area immediately surrounding Tucker (a 15-minute drive time) and 49% for the Fulton-DeKalb-Gwinnett County average (Figure 2). That said, each area experienced a net decline in owner-occupancy from 2010 to 2016, most likely due to the increased development activity for multifamily housing (discussed later in this section).

Figure 1



Source: ESRI

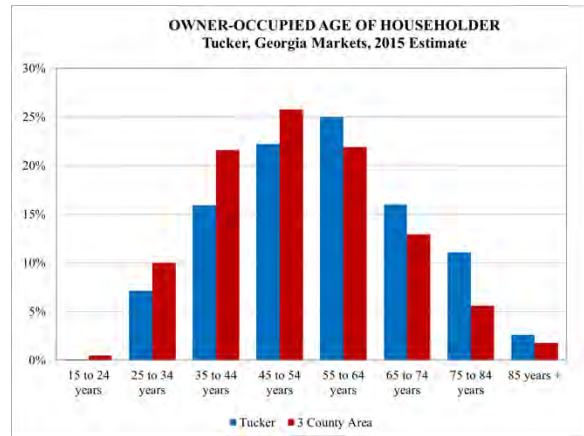
Figure 2



Source: ESRI

The age of head of householder is correlated to housing tenure. Within Tucker, the head of household for owner-occupant households tends to be older than renter-occupant households. Owner-occupant households are clustered in the 45-year old to 65-year old household categories (Figure 3). In contrast, renter-occupant households are highly concentrated in the 25-year old to 45-year old categories (Figure 4). This finding is not surprising, given the barriers to homeownership (i.e. need for down payment, more expensive monthly payments, maintenance costs...). It also reflects the more transient nature of younger households, as they seek to solidify their personal and professional lives (i.e. careers, marriage, children...).

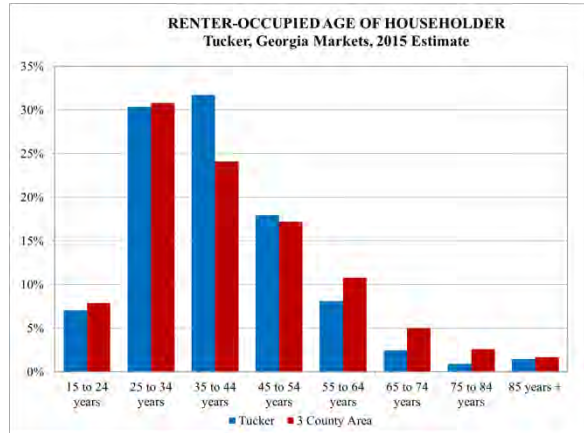
Figure 3



Source: U.S. Census Bureau

That said, there are notable levels of crossover between householder age and housing tenure. On one hand, the pricing analysis reveal values for ownership units are diverse in Tucker, particularly within the ‘Tucker Ranch’ category. This diversity provides opportunity for households seeking to enter homeownership to locate in Tucker. On the other hand, there are almost 1,750 households headed by a person over 45-years old that currently rent. Ensuring new ownership and rental housing development accommodate a range of potential tenants is critical to preserving the diversity that helps define the Tucker community.

Figure 4

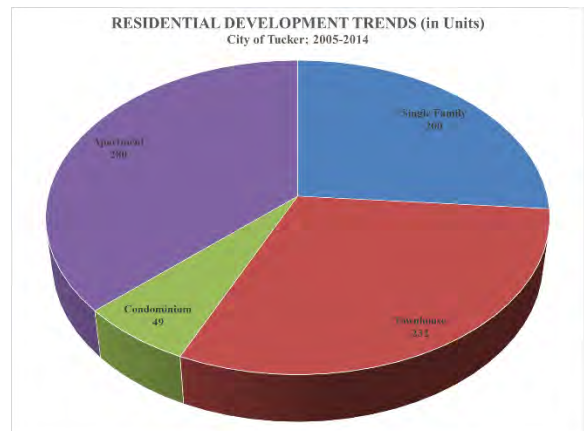


Source: ESRI

SUPPLY ANALYSIS

Residential development has been impacted by the economic downturn. Property assessment data indicate that 730 new housing units have been built in Tucker between 2005 and 2014. However, only eight of those units were constructed since 2010. The economic downturn effectively halted residential development locally (and regionally). That said, anecdotal data from local real estate professionals indicate development investment interest has been increasing recently, indicating market interests have returned.

Figure 5



Source: DeKalb County

Development patterns reflect a transitioning building market. Approximately 60% of housing in Tucker is single-family detached housing. However, construction activity since 2004 reveal only 27% (200 units) is detached housing (Figure 5). Townhomes account for the same amount of activity (only 9% of all units). Apartments accounted for the largest share of new construction (280 units). This data is consistent with other locales in metro Atlanta, as market pricing and limited land resources are motivating developers to maximize yield on all new construction projects.

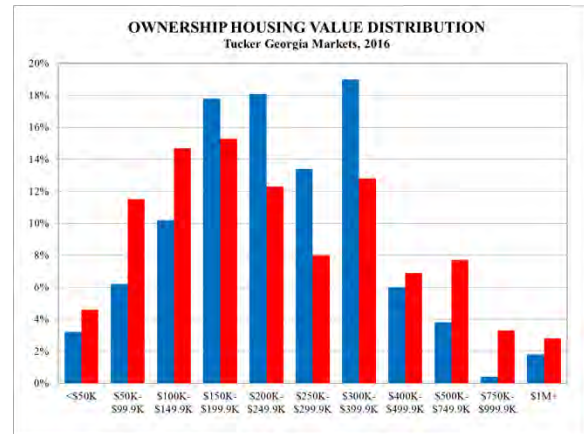
As mentioned, Tucker has a diversity of homeownership values and rental housing pricing.

Most traditional owner-occupied housing in Tucker is priced between \$100,000 and \$400,000 (Figure 6). Less than 6% of this supply is priced over \$500,000. In contrast, the 3-County region has less concentration in housing valued below \$400,000 and substantially more in the \$500,000 and above range (13.8%). Similarly, gross rents in Tucker are more heavily concentrated below \$1,000 (71% of all units) compared to the Fulton-DeKalb-Gwinnett region (51% of all units). Rental units in Tucker with gross rents above \$1,500 account for only 6.2% of the rental supply (Figure 7).

That said, market opportunities are skewed toward the highest cost housing.

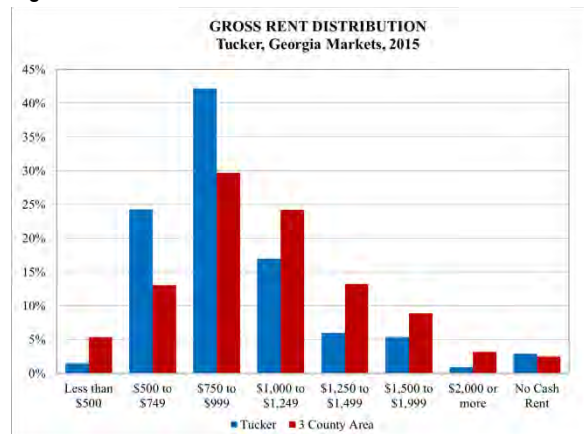
The growing demand to be located closer to the regional employment centers has allowed new development projects to focus on the highest end of the market. The median value of owner-occupied single-family housing is approximately \$235,000. However, the average value of newly constructed units (since 2004) is almost \$375,000. Similarly, housing valued over \$500,000 accounts for less than 6% of the City’s supply, while approximately 18.5% of newly built units are priced above this threshold. This is due, in part, to the redevelopment of existing smaller housing units into larger units on the same parcel (good examples are located across from City Hall). This finding is consistent with the income data presented in the demand section, where incomes are rapidly transitioning towards the highest income levels.

Figure 6



Source: ESRI

Figure 7



Source: U.S. Census Bureau

ECONOMIC DEVELOPMENT DATA

This section analyzes the economic base and real estate conditions that are influencing the economic development opportunities and constraints for the City of Tucker. The Collaborative Team analyzed current and past market conditions in the City, as well as for the region to understand the market health within Tucker and its current role in the metro Atlanta regional economy. The results of this analysis have influenced the recommendations presented in the Community Work Program.

EMPLOYMENT

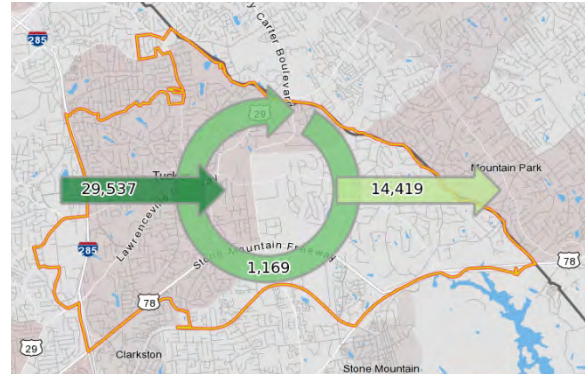
Per the U.S. Census Bureau, the City of Tucker is an employment center within DeKalb County. The City has approximately 30,700 jobs. In comparison, there are only 15,588 residents of the City that are employed (Map 1). To this point, there are roughly two jobs in Tucker for every one working resident.

However, Tucker residents generally do not work in the City. Less than 10% (1,169) working residents in Tucker are employed within the City limits. This accounts for less than 4% of the total jobs in the City. The remaining 14,400 working residents work elsewhere in the Metro Atlanta region.

Not surprisingly, most Tucker residents are employed in Atlanta and Decatur. Most of the City's working population travels southwest to get to work, particularly to Atlanta and Decatur (Map 2). Other smaller, but substantial, locations include Chamblee (FBI/CDC) and Perimeter (pill hill).

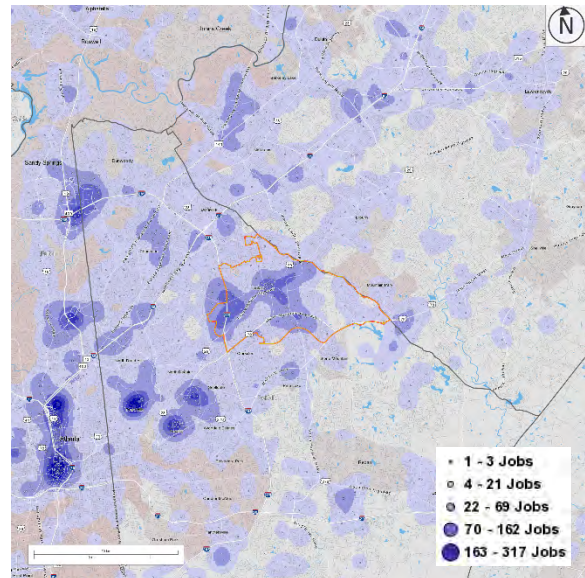
In contrast, workers that commute to Tucker are more evenly distributed. However, there are some concentrations in Gwinnett County and the southwestern portion of DeKalb County. This indicates that workers in Tucker tend to locate further away from the urban centers of Atlanta and Decatur.

Map 1 - Inflow/Outflow of Workers
City of Tucker, GA



Source: U.S. Census Bureau

Map 2 - Tucker Residents, by Place of Work
City of Tucker, GA



Source: U.S. Census Bureau

Tucker residents tend to have skill sets in service industries, while jobs in Tucker have higher concentrations in the trades. A greater portion of Tucker residents work in the Finance & Insurance, Real Estate, Professional-Technical-Scientific Services, and Education Services industries compared to jobs available in Tucker (Table 1). In contrast, companies in the City tend to have greater proportions of Manufacturing, Construction, Wholesale Trade, and Retail Trade jobs.

Table 1
Employment, By Industry
City of Tucker, GA

Industry	Tucker Residents	Tucker Jobs	Difference
Agriculture, Forestry, Fishing and Hunting	0.1%	0.0%	-0.1%
Mining, Quarrying, and Oil and Gas Extraction	0.0%	0.0%	0.0%
Utilities	0.3%	2.2%	1.8%
Construction	2.8%	6.3%	3.5%
Manufacturing	6.9%	13.0%	6.1%
Wholesale Trade	4.9%	7.6%	2.7%
Retail Trade	10.0%	11.4%	1.3%
Transportation and Warehousing	4.1%	3.4%	-0.7%
Information	4.4%	5.5%	1.1%
Finance and Insurance	4.8%	2.3%	-2.5%
Real Estate and Rental and Leasing	1.7%	0.8%	-0.9%
Professional, Scientific, and Technical Services	8.5%	4.9%	-3.6%
Management of Companies and Enterprises	2.5%	2.8%	0.3%
Administration & Support, Waste Management and Remediation	8.4%	9.9%	1.5%
Educational Services	9.6%	6.7%	-2.9%
Health Care and Social Assistance	11.3%	12.1%	0.8%
Arts, Entertainment, and Recreation	1.4%	0.8%	-0.6%
Accommodation and Food Services	9.5%	7.1%	-2.5%
Other Services (excluding Public Administration)	3.0%	2.7%	-0.3%
Public Administration	5.7%	0.7%	-5.0%

Source: U.S. Census Bureau

The data indicate potential economic opportunities.

Most notably, the out-commuting of residents to Chamblee and Perimeter indicate the chance to enhance the City’s research and health services sectors. Furthermore, the high concentrations of production-based companies in Tucker reflect the strength of those sectors, and the opportunity to preserve and expand them.

Working-aged residents of Tucker are less likely to participate in the labor force. Census data indicate that fewer Tucker residents (64.3%) between 16 and 64 years old participate in the labor force than DeKalb County (69.5%), Fulton County (68.2%) and Gwinnett County (68.6%).

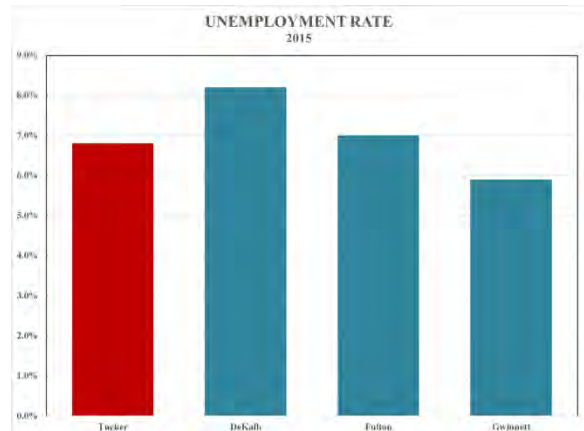
Figure 1



Source: U.S. Census Bureau

However, the City’s unemployment rate is consistent with the regional levels. Tucker’s unemployment rate was less than 7% in 2015, slightly below DeKalb County and Fulton County, but slightly above Gwinnett County.

Figure 2



Source: U.S. Census Bureau

MARKET ANALYSIS

The City of Tucker has a diverse nonresidential development base. There are in addition to the commercial corridors of Lawrenceville Highway and Lavista Road, four unique nonresidential market areas within the City: [1] Northlake Commercial Center; [2] Medical Center; [3] Mountain Industrial; and [4] Downtown Tucker. Each brings a unique market for different nonresidential development types. The following analysis focuses on those typologies and their potential within Tucker (and where within Tucker).

Nonresidential development activity within Tucker has been limited in recent years. The City of Tucker has approximately 27.3 million square feet of nonresidential, nonexempt building space. Since 2005, less than 770,000 square feet of nonresidential, nonexempt space has been built (approximately 3% of the total). This finding is consistent with the built-out nature of the City, where there is limited undeveloped land left.

Most of this activity has been industrial development. Approximately 590,000 of the 765,000 new nonresidential, nonexempt space built since 2005 has been industrial in nature. Approximately half of the industrial development activity was in a single project, the Pepsi facility south of the Stone Mountain Freeway (Hwy. 78). In contrast, retail/service space had the second highest total at 90,176 square feet.

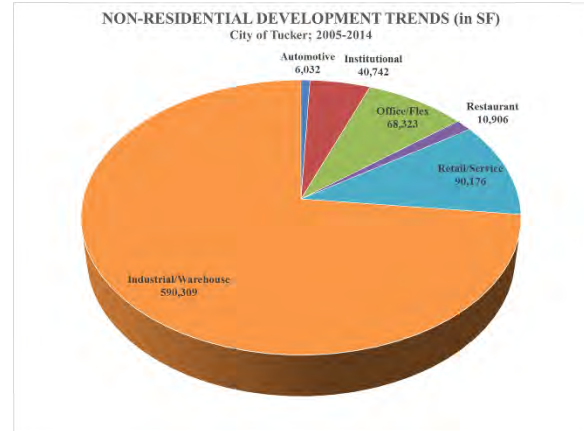
INDUSTRIAL MARKET

Industrial occupancy is historically high in the metro region. Data provided by Costar shows that industrial vacancy levels have steadily declined, reaching approximately 6% by the end of 2015 (Figure 4). This result is a combination of the continued success of the region in attracting industrial and logistics companies combined with the slow conversion of industrial space for mixed-use and higher-density development.

Space acquisition has accelerated recently. As Figure 4 shows, net absorption of space increased substantially in the fourth quarter of 2014. The 10-county metro region experienced a net absorption of more than 21 million square feet between October 2014 and December 2015. As noted in the previous section, Tucker has also benefitted from industrial investment with almost 600,000 square feet delivered since 2005.

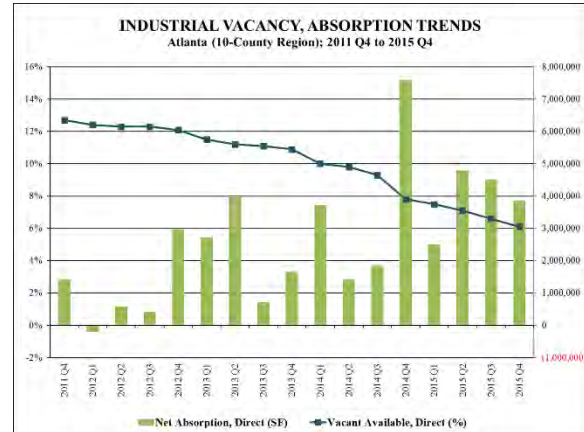
Despite the strength of the regional market and construction in Tucker, activity for existing space has been mixed locally. The Mountain Industrial submarket had a vacancy rate of 9.1% at the end of 2015, 3% higher than the regional average (Table 2). Furthermore, the average asking rent in the Tucker area (\$4.10 PSF) was slightly lower than the regional average (\$4.24 PSF). The Collaborative Team’s research and windshield survey revealed many industrial buildings in the Mountain Industrial area are older, and have become functionally obsolete (low ceiling heights, limited clear span, marginal condition). These

Figure 3



Source: DeKalb County

Figure 4



Source: Costar Properties

challenged have made them less competitive in the market, adversely impacting the area’s ability to meet the market potential.

OFFICE MARKET

The regional office market has been recovering, but has not returned to market equilibrium levels. Like the industrial market, office vacancies have been declining since 2011, decreasing from approximately 16.5% to 12.0%. However, market equilibrium to attract speculative office investment typically is 10%, meaning new speculative office investment likely is only occurring in stronger submarkets.

The Northlake submarket has a vacancy rate is nearly 17%. Tucker’s primary office market near Northlake Mall and along I-285 had a vacancy rate of 16.9% at year-end 2015, substantially higher than the region and the equilibrium point to attract speculative development (Table 3). While office investors will build to suit in Tucker, it likely will be some time before speculative investment for larger office product returns to the City.

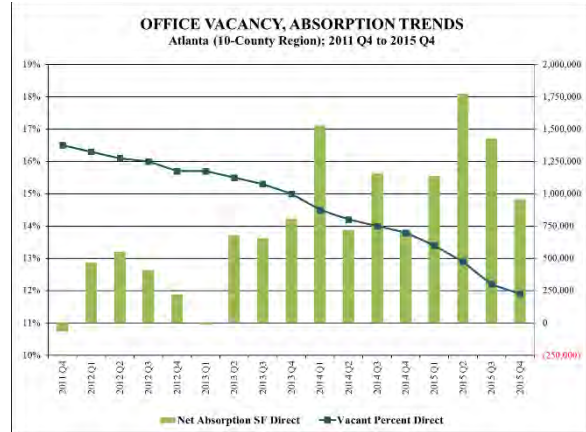
Class “A” office performing the best within the City. Costar reports that class “A” office has a vacancy rate of 5.9% in the City of Tucker, compared to the 21.1% for Class “B” and 10% for Class “C.” Interviews with local commercial brokers revealed that the recent downturn brought pricing for Class “A” and Class “B” space closer together, making the jump up in quality less cost prohibitive. To this point, the data indicate that the market strength in Class “A” is a value reaction, and likely would not support new, speculative development.

RETAIL MARKET

The regional retail market has strengthened in recent years. The regional economic recovery benefitted the retail market as well, showing steady positive absorption (albeit a modest rate compared to industrial absorption) and declining vacancy. End of year 2015 data indicate regional vacancy was approximately 7%, down from slightly above 10% at the end of 2011.

The local retail real estate market is performing similarly to the region. The Northlake/I-85 market had a vacancy rate of 5% at the end of 2015, while the Stone Mountain/Clarkston market had a vacancy rate of 7.9% (Table 4). Local average asking rents also are consistent with regional averages. The performance of the Northlake area is not surprising, given the amount of national credit tenants (i.e. Target) and the convenient transportation access.

Figure 5



Source: Costar Properties

Figure 6



Source: Costar Properties

However, a retail supply/demand analysis indicated there is limited unmet demand in Tucker. Based on data provided by ESRI, the City of Tucker is capturing a substantial amount of local retail demand. There are only a few retail categories where local sales demand exceeds the capture of local retailers (Figure 7). Based on conservative and aggressive estimates about sales recapture, unmet retail demand from Tucker residents could support approximately 41,000 to 85,000 additional square feet of retail space (an 1.3% to 2.6% increase of existing space). That said, the City's 6.5% vacancy (estimated) could support the additional demand with no additional retail development.

Figure 7

**POTENTIAL RETAIL RECAPTURE RATES (in SF)
10-Minute Drive Time From Downtown Tucker
2016 Supply/Demand Comparison**

RETAIL CATEGORY	25% Recapture	50% Recapture
Lawn & Garden Equip & Supply Stores	3,890	7,779
Health & Personal Care Stores	8,701	17,401
Clothing Stores	7,386	14,771
Sporting Goods/Hobby/Musical Instr Stores	13,763	27,526
Book, Periodical & Music Stores	3,643	7,287
Florists	214	429
Special Food Services	844	1,688
Restaurants/Other Eating Places	3,831	7,663

Source: ESRI, ULI and RKG Associates 2017

Table 2
Total Industrial Submarket Statistics - Year End 2015

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Airport/North Clayto.	1,479	93,319,024	7,952,872	9,405,761	10.1%	2,878,760	1,864,112	6,383,639	\$3.48
Butts County Ind	25	944,160	87,771	87,771	9.3%	(50,042)	0	0	\$2.15
Central Atlanta Ind	649	16,342,965	1,143,253	1,143,253	7.0%	302,611	0	0	\$4.97
Central Perimeter In.	35	900,373	263,844	263,844	29.3%	20,244	0	0	\$10.05
Chamblee Ind	395	8,876,256	513,396	519,806	5.9%	62,349	0	0	\$6.72
Chattahoochee Ind	685	22,691,399	1,450,944	1,453,944	6.4%	228,677	0	0	\$6.16
Dawson County Ind	32	868,335	182,380	182,380	21.0%	160	0	0	\$7.45
Doraville Ind	606	33,381,509	2,223,617	2,254,952	6.8%	509,012	0	0	\$4.94
Duluth/Suwanee/Bufor.	800	48,271,991	2,499,144	2,540,263	5.3%	2,208,636	1,018,874	1,057,679	\$4.62
Fayette/Coweta Count.	552	21,922,597	2,636,572	2,697,199	12.3%	(1,744,953)	0	0	\$3.52
Fulton District Ind	632	51,321,277	3,780,234	3,852,318	7.5%	1,760,458	1,200,000	0	\$3.32
GA-316/Lawrenceville.	501	19,090,749	890,513	921,678	4.8%	288,407	0	166,934	\$4.29
Haralson County Ind	53	1,583,042	727,620	727,620	46.0%	42,768	0	0	\$1.58
Heard County Ind	4	45,335	6,410	6,410	14.1%	15,500	0	0	\$0.00
I-20 W/Douglasville .	940	45,840,538	3,819,390	3,822,524	8.3%	2,889,651	3,142,932	763,028	\$3.92
I-985/Gainesville In.	875	21,589,740	970,657	970,657	4.5%	359,012	34,194	300,000	\$3.96
Jasper County Ind	4	79,120	0	0	0.0%	0	0	0	\$0.00
Kennesaw/Acworth Ind	780	35,848,401	1,889,896	1,976,296	5.5%	(75,306)	7,564	3,080,200	\$4.48
Lamar County Ind	17	829,404	40,000	40,000	4.8%	53,400	0	0	\$1.31
Meriwether County In.	19	922,522	189,608	189,608	20.6%	0	0	0	\$0.87
Monroe County Ind	16	264,624	14,500	14,500	5.5%	(2,000)	0	0	\$5.15
N Fulton/Forsyth Cnt.	1,120	30,091,981	2,115,352	2,197,056	7.3%	515,921	0	342,891	\$7.61
Norcross Ind	771	32,747,283	2,713,262	2,798,220	8.5%	830,690	0	0	\$5.56
North Walton County .	41	1,672,660	162,808	162,808	9.7%	13,192	0	0	\$6.57
Pickens County Ind	94	1,124,555	228,702	228,702	20.3%	(23,102)	0	0	\$4.69
Pike County Ind	10	329,737	0	0	0.0%	0	0	0	\$4.75
Rockdale/Newton Cnty.	752	26,483,252	778,297	778,297	2.9%	1,497,379	0	175,000	\$4.14
S Barrow Ind	275	7,090,843	428,130	428,130	6.0%	(99,740)	0	0	\$3.65
S Clayton/Henry Cnty.	791	50,092,272	3,154,810	3,154,810	6.3%	1,731,514	180,000	3,600,646	\$3.02
SE Cobb Cnty/Mariett.	966	28,356,968	2,007,046	2,080,543	7.3%	16,416	0	0	\$6.39
Snapfinger Ind	416	15,846,791	1,003,401	1,078,401	6.8%	166,602	0	0	\$3.54
South Walton County .	122	7,469,637	676,552	676,552	9.1%	(13,600)	0	1,000,000	\$2.73
Stone Mountain Ind	1,029	29,743,138	2,687,227	2,696,587	9.1%	(121,718)	0	0	\$4.10
W Carroll County Ind	118	3,459,775	33,700	33,700	1.0%	(129)	0	0	\$2.76
Woodstock/Canton Ind	562	9,158,636	379,727	385,727	4.2%	(55,418)	0	0	\$6.20
Totals	16,166	668,600,889	47,651,635	49,770,317	7.4%	14,205,351	7,447,676	16,870,017	\$4.24

Source: CoStar Property®

Table 3
Total Office Submarket Statistics - Year End 2015

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Barrow County	142	675,277	52,427	52,427	7.8%	12,195	6,000	0	\$12.81
Bartow County	183	1,101,887	96,257	96,257	8.7%	50,977	0	0	\$12.70
Butts County	52	210,292	4,114	4,114	2.0%	2,430	0	0	\$0.00
Central Perimeter	699	34,192,248	3,839,088	4,118,701	12.0%	864,675	578,000	617,402	\$23.45
Chamblee/Dville/N D .	579	11,267,965	1,150,386	1,169,912	10.4%	133,459	0	0	\$16.90
Cherokee County	507	3,678,771	290,807	307,997	8.4%	62,007	0	56,000	\$16.20
Cumberland/Galleria	753	29,311,670	4,209,449	4,397,731	15.0%	769,255	0	458,000	\$20.83
Dawson County	57	425,089	80,998	88,753	20.9%	5,930	0	0	\$12.11
Decatur	428	7,597,841	238,512	253,551	3.3%	173,997	35,189	0	\$21.40
Douglasville/Lithia .	361	2,643,416	217,661	217,661	8.2%	49,977	0	0	\$16.12
Downtown Atlanta	392	36,248,078	4,451,587	4,511,404	12.4%	(1,831)	0	0	\$21.55
Duluth/Suwanee/Bufor.	983	16,328,251	2,414,057	2,454,303	15.0%	264,940	5,680	0	\$17.00
East Cobb	351	3,185,519	257,886	260,791	8.2%	50,338	0	0	\$14.99
Fayette/Coweta Count.	720	6,010,779	792,926	819,672	13.6%	69,178	10,546	0	\$17.78
Gainesville/Hall Cou.	529	4,041,496	412,248	412,248	10.2%	9,255	0	53,500	\$17.92
Haralson County	25	110,294	4,400	4,400	4.0%	30	0	0	\$10.66
Heard County	1	11,996	0	0	0.0%	0	0	0	\$0.00
I-20 East/Conyers	582	4,138,893	421,153	421,153	10.2%	60,912	38,000	32,000	\$17.19
Jasper County	5	25,460	2,300	2,300	9.0%	0	0	0	\$8.34
Kennesaw/Town Center	1,266	11,590,618	1,042,413	1,063,864	9.2%	216,064	4,000	16,000	\$17.04
Lamar County	10	49,348	0	0	0.0%	0	0	0	\$0.00
Lawrenceville/Lilbur.	1,021	7,043,408	858,053	858,053	12.2%	138,866	12,800	12,000	\$16.99
Lower Buckhead	53	2,508,579	191,745	202,259	8.1%	15,317	0	43,690	\$22.68
Meriwether County	18	60,480	2,077	2,077	3.4%	0	0	0	\$0.00
Midtown/Pershing Poi.	296	23,185,547	2,764,564	2,845,254	12.3%	831,014	0	0	\$25.99
Monroe County	16	55,764	6,500	6,500	11.7%	3,917	0	0	\$16.27
N Fulton/Forsyth Cou.	1,784	35,812,955	3,792,180	3,946,011	11.0%	1,011,172	64,670	21,689	\$19.85
Newton County	185	949,303	77,286	77,286	8.1%	17,868	0	0	\$14.06
Norcross/Ptree Corne.	457	10,473,309	2,347,033	2,507,977	23.9%	(191,294)	0	0	\$16.18
North Clayton/Airpor.	972	12,976,198	1,534,742	1,566,925	12.1%	352,235	200,000	0	\$15.76
Northlake/Lavista	320	5,333,434	791,066	902,076	16.9%	17,258	0	9,410	\$17.27
Northside Dr/Georgia.	97	1,530,856	165,407	166,387	10.9%	(11,629)	81,629	0	\$22.97
Pickens County	59	347,765	34,630	34,630	10.0%	(3,267)	0	0	\$14.60
Pike County	7	96,662	0	0	0.0%	0	0	0	\$0.00
South Clayton/Henry .	573	4,448,685	414,441	417,841	9.4%	35,751	0	0	\$17.33
Spalding County	142	765,209	79,790	80,890	10.6%	28,328	0	0	\$11.59
Stone Mountain	242	1,273,630	99,641	99,641	7.8%	21,326	0	0	\$14.19
Upper Buckhead	353	20,460,730	2,186,092	2,237,189	10.9%	598,600	0	500,000	\$31.04
Villa Rica/West Outl.	173	1,001,193	147,101	147,101	14.7%	22,417	0	0	\$16.17
W Carroll County	122	795,950	24,961	24,961	3.1%	5,636	0	0	\$11.70
Walton County	169	774,609	75,508	75,508	9.7%	8,886	0	0	\$14.10
West Atlanta	109	1,039,699	33,581	33,581	3.2%	63,046	0	0	\$13.57
Totals	15,793	303,779,153	35,605,067	36,889,386	12.1%	5,759,235	1,036,514	1,819,691	\$20.70

Source: CoStar Property®

Table 4

Total Retail Submarket Statistics - Year End 2015

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total GLA	Direct SF	Total SF	Vac %				
Bartow/Cartersville .	454	4,719,116	346,053	374,190	7.9%	(5,497)	9,100	0	\$10.96
Buckhead/Lenox Ret	693	13,216,883	439,587	441,749	3.3%	182,102	23,826	14,017	\$28.60
CBD Ret	661	6,208,522	603,975	603,975	9.7%	237,991	39,000	139,356	\$18.24
Chamblee/Doraville R.	403	4,853,656	470,167	475,167	9.8%	(6,784)	41,604	0	\$15.83
Chattahoochee Ret	368	4,575,858	262,670	268,672	5.9%	35,603	15,080	0	\$15.41
Cherokee/Woodstock R.	843	12,583,840	746,178	746,178	5.9%	286,421	38,546	0	\$13.38
College Park/SW Atl .	1,013	8,547,036	640,789	665,553	7.8%	13,287	14,806	0	\$13.94
Coweta County Ret	628	7,531,265	390,518	390,518	5.2%	7,981	16,900	0	\$14.21
Cumberland/Galleria .	600	9,543,751	379,621	379,621	4.0%	92,604	0	26,855	\$15.83
Cumming/Forsyth Cnty .	827	11,066,866	503,721	509,241	4.6%	131,434	24,589	0	\$13.68
Dawson County Ret	108	1,765,466	76,318	76,318	4.3%	(12,554)	0	98,146	\$14.65
Decatur/East Atl Ret	727	7,381,584	798,571	798,571	10.8%	95,755	149,876	40,000	\$11.91
Fayette/Peachtree Re.	573	8,884,903	569,609	569,609	6.4%	130,574	10,000	13,140	\$14.18
Forest Park/Morrow R.	1,063	11,422,473	967,879	1,038,601	9.1%	210,837	13,300	3,037	\$11.35
Gainesville/Hall Cnt.	952	10,328,887	678,412	683,723	6.6%	125,461	47,173	199,593	\$13.60
Gwinnett Mall/Duluth.	860	18,635,517	1,368,678	1,387,189	7.4%	371,732	104,710	80,000	\$12.15
Haralson County Ret	126	910,938	86,174	86,174	9.5%	8,731	0	0	\$8.79
Heard County Ret	21	138,385	0	0	0.0%	0	0	0	\$0.00
Jasper County Ret	23	173,951	3,915	3,915	2.3%	8,500	0	0	\$0.00
Kennesaw/NW Cobb Ret	964	13,365,276	670,060	671,460	5.0%	133,289	0	0	\$12.82
Lamar County Ret	57	444,164	13,429	13,429	3.0%	500	0	0	\$10.00
Lawrenceville/Dacula.	664	8,819,566	626,748	626,748	7.1%	106,075	69,175	54,000	\$12.30
Lilburn/Snellville R.	616	8,627,626	733,860	735,910	8.5%	103,378	0	0	\$10.42
Lithonia/Conyers Ret	1,040	13,755,843	1,093,500	1,140,732	8.3%	144,257	14,546	0	\$12.61
McDonough/Butts Ret	610	5,831,501	285,859	307,532	5.3%	50,082	0	0	\$12.69
Meriwether County Re.	82	577,454	28,973	28,973	5.0%	4,798	0	0	\$0.00
Midtown/Brookwood Re.	209	2,220,034	89,828	89,828	4.0%	(8,397)	0	0	\$29.44
Norcross/Peachtree R.	755	10,469,894	954,427	961,895	9.2%	227,447	0	16,967	\$11.91
Northlake/I-85 Ret	547	7,916,313	392,109	392,109	5.0%	12,766	0	0	\$13.38
Paulding Cnty/Dallas.	358	5,262,077	315,363	315,363	6.0%	30,598	23,290	0	\$12.31
Pickens County Ret	167	1,615,667	121,289	121,289	7.5%	21,977	25,591	0	\$10.97
Pike County Ret	30	203,358	17,981	17,981	8.8%	8,521	0	0	\$0.00
Powder Spring/Austel.	891	11,378,961	787,154	927,550	8.2%	212,991	52,117	0	\$9.42
Riverdale/Jonesboro .	1,056	14,624,252	1,566,219	1,583,475	10.8%	296,797	0	2,175	\$9.47
Roswell/Alpharetta R.	1,181	21,998,229	1,299,397	1,349,341	6.1%	188,270	36,248	104,819	\$14.33
S Barrow Ret	277	2,984,583	254,174	254,174	8.5%	26,776	15,520	0	\$9.91
S Fulton/Union City .	585	7,442,400	760,314	760,314	10.2%	(704)	31,626	0	\$10.27
Sandy Spring/N Ctrl .	510	10,993,988	626,568	629,901	5.7%	60,878	100,152	22,002	\$9.15
SE Atlanta Ret	382	3,321,664	258,870	258,870	7.8%	(1,111)	14,760	0	\$8.53
Stone Mtn/Clarkston .	850	9,058,693	718,780	718,780	7.9%	29,751	0	0	\$12.22
Suwanee/Buford Ret	862	15,783,607	1,283,517	1,323,400	8.4%	(1,075)	33,897	62,174	\$14.18
Town Center/Marietta.	677	12,688,682	825,885	862,400	6.8%	167,435	3,808	18,360	\$12.34
Villa Rica/W Outlyin.	839	11,354,278	754,120	760,048	6.7%	175,006	0	0	\$10.68
W Carroll County Ret	315	3,310,407	257,718	257,718	7.8%	1,152	9,002	0	\$7.43
W Henry/Spalding Ret	483	5,803,303	555,140	555,140	9.6%	40,245	72,640	0	\$11.99
Walton County Ret	282	2,737,943	120,320	149,320	5.5%	82,075	0	0	\$9.18
Totals	26,232	355,078,660	24,744,437	25,312,644	7.1%	4,027,955	1,050,882	894,641	\$12.55



05 Regional Water Plan and Environmental Planning Criteria

Overview

While Tucker lies within the Metropolitan North Georgia Water Planning District water, wastewater and stormwater services for the City are provided by DeKalb County. DeKalb County's water conservation measures apply to the City of Tucker. DeKalb County also is responsible for permitting septic tanks for areas of the City that are not served by public sanitary sewer and for approvals associated with the construction of water wells.

Tucker is responsible for review, permitting and inspection of land development with the city limits and, as such, the City is responsible for stormwater management; stream bank, floodplain and wetlands protection; erosion and sedimentation control and tree protection.

The Tucker City Code, Chapter 14 – Land Development establishes the City's policies for environmental protection and the City's intent to protect the public interest by seeking to ensure maintenance of the natural environment, prevention of its degradation and ensuring high quality land development. This section of the City code also establishes the requirements, standards and procedures for land development that ensure achievement of the City's environmental policies.

As a part of the comprehensive planning process, the City's policies and regulations were reviewed to determine if modifications or amendments to the City's development regulations or the City's implementation practices were warranted to address protection of the City's natural resources. Additionally, the regulations were reviewed to ensure compliance with the regional Water Resource Management Plan and the Environmental Planning Criteria. The community's desire to protect the City's tree canopy led to the Community Work Program Goal that calls for conducting a canopy study as a first step towards assessing any need for amendments to the tree protection regulations.

Certification

The Tucker Tomorrow Comprehensive Plan complies with the Metropolitan North Georgia Water Planning District's Water Resource Management Plan, June 2017, and the Georgia Department of Natural Resources Environmental Protection Division Rules for Environmental Planning Criteria (Chapter 391-3-16).

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