



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Agenda Item

File ID: 2025-0915

Substitute

8/12/2025

Public Hearing: YES ☐ NO ☒

Department: Planning and Sustainability

### **SUBJECT:**

Commission District(s): all

Acceptance of the Livable Centers Initiative grant from the Atlanta Regional Commission in the total amount of \$200,000 for the Kensington LCI full update, with a local match of \$50,000 required.

Information Contact: Juliana Njoku, Director of Planning & Sustainability

Phone Number: 404-687-7154

### **PURPOSE:**

To consider accepting \$200,000 from the Livable Centers Initiative from the Atlanta Regional Commission for the grant period through October 31, 2027, for the Kensington LCI full update – including the hiring of a consultant to conduct an overall study – and to authorize the CEO or her designee to execute all necessary documents.

### **NEED/IMPACT:**

The goal of the Kensington LCI update is to reevaluate and update the LCI work program for the Study Area considering the significant growth and development that has taken place over the last decade, to strategize and develop catalytic opportunities, and to further promote the creation of transit-oriented development. DeKalb County conducted an LCI study for the Kensington MARTA Station and its surrounding area starting in 2002, with a supplemental update completed in 2012. Recently, DeKalb County also incorporated MARTA's 2023 Kensington Station Transit-Oriented Development Master Plan into the 2012 "Supplemental" Kensington LCI Transit-Oriented Development (TOD) plan as an amendment to the county's comprehensive plan. DeKalb County seeks a consultant to develop the Kensington LCI Master Plan for the approximately 870-acre Kensington LCI area in Decatur, Georgia beyond the TOD area. The plan update will consider the area's growth and change over the last decade, with a focus on potential redevelopment opportunities for a large catalytic site owned by the county just a short distance from the MARTA station. With the community's input and updated policies, the county seeks to refine and enhance recommendations from previous studies, creating a community-driven concept for land use and connectivity within the larger LCI area.

### **FISCAL IMPACT:**

The County is required to commit a local match of 20% of the total project cost. The total project cost is estimated at \$250,000 so the local match is estimated as \$50,000.00.

### **RECOMMENDATION:**

To approve the resolution and authorize the chief executive officer to execute all necessary documents. This includes consideration in accepting \$200,000 from the Livable Centers Initiative from the Atlanta Regional



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Commission for the grant period through October 31, 2027, for the Kensington LCI full update – including the hiring of a consultant to conduct an overall study.