
New submission from LCI Application (New)

From Atlanta Regional Commission <info@atlantaregional.org>

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To Lauren Blaszyk <LBlaszyk@atlantaregional.org>

Application Disclaimer

✔ Yes, I acknowledge that I read the guidebook and fully understand the LCI program and the sponsor's responsibilities.

Section 1: Applicant Information

Organization

Buckhead Community Improvement District

Name

Denise Starling

Job Title

Executive Director

Department

Livable Buckhead

Phone

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Email

denise@livablebuckhead.org

Section 2: Type of Study

Select the type of study for which you are seeking grant funding. You may check multiple boxes if your study fits more than one category.

- Catalytic: Supports the revitalization of the community's existing or planned downtown district/town center.

Full Study Management Assistance Pilot Program

- Other reason

Other Reason for Seeking ARC Study Management

None

Section 3: Study Information

Name of Study

Buckhead Master Plan

LCI Area

Buckhead

Last Study or Plan Adoption Date

10/01/2017

Total Cost of Study

\$200,000 (estimate...needs to be bid out to determine fully)

Proposed Local Match

\$40,000 (Provided by the Buckhead CID)

Study Area Location/Extents

The study area shall encompass the officially defined Buckhead area, generally bounded by: • Interstate 85 to the east • Interstate 75, Peachtree Creek, and the Chattahoochee River to the west • The City of Atlanta northern city limits, and • The Brookwood Amtrak Station area to the south

Study Area Location/Extents

- [study-area-map.png](#)

Has the proposed study been identified in a previous LCI study or plan, comprehensive plan update, or another recently completed study or plan?

Yes

Please name the study or plan and reference the section(s) or page(s) that relate(s) to this proposed study.

Buckhead LCI Area – Last adopted October 2017 (Buckhead ReDefined LCI)

The Buckhead Master Plan builds upon prior LCI studies, Atlanta City Design, applicable SPI districts, adopted transportation plans and individual neighborhood master plans. It updates and consolidates previous planning efforts into a unified district-wide framework, with focused Mini Master Plans in key Growth Areas to guide implementation.

Buckhead has been an LCI area for decades. Lindbergh was previously identified for a focused subarea study, but that effort was paused during the COVID-19 disruption. Since that time, market conditions and regional infrastructure convergence have intensified, reinforcing the need for a comprehensive, updated district-wide vision that can move directly toward implementation. Additionally, we will be synthesizing a variety of local neighborhood plans into the broader community-wide vision while working in the context of Atlanta City Design.

Provide a brief study goal and description. In your project description, please briefly describe the specific products and/or deliverables that this study will create.

The Buckhead Master Plan is a comprehensive district-wide LCI study encompassing the full Buckhead LCI boundary, with focused attention on the Lindbergh, Buckhead, and Lenox MARTA station areas and their connected mixed-use districts. A pivotal regional opportunity within the study area is the convergence of PATH400, the Atlanta BeltLine, and

the Peachtree Creek Greenway and trail systems at Lindbergh, creating one of the most strategically significant multimodal nodes in metropolitan Atlanta.

Despite its infrastructure investment, Buckhead's Growth Areas lack a cohesive land use, mobility, and public realm framework, and redevelopment is occurring incrementally rather than strategically. The Plan will establish a unified, district-wide framework aligning land use, multimodal transportation, transit- supportive development patterns, economic development, placemaking, and environmental resilience.

The study will identify and prioritize LCI-eligible multimodal projects with defined phasing, measurable performance outcomes and funding pathways, including first- and last-mile improvements, pedestrian and trail connectivity, and safety upgrades. Focused Mini Master Plans will guide catalytic implementation in the Buckhead Commercial Core, Buckhead Village, and the Lindbergh / Armour / Piedmont district, designated as the Strategic Demonstration Area.

How does this proposed LCI Study address a need in your community?

Buckhead stands at a defining moment. Across the Buckhead LCI Study Area, major infrastructure investment—including the convergence of PATH400, the Atlanta BeltLine, and the Peachtree Creek Greenway at Lindbergh MARTA—has created a significant multimodal node. Yet Buckhead's Growth Areas lack a cohesive land use, mobility, and public realm framework, and redevelopment remains incremental rather than strategic.

District-wide challenges persist: first- and last-mile gaps, incomplete pedestrian and bicycle networks, and aging public realm infrastructure. Multiple adopted plans guide portions of Buckhead, but no single framework aligns them into an implementation-ready strategy. As a primary employment center and tax base driver, Buckhead directly influences regional job access, housing access, and multimodal system performance. Strengthening multimodal access in transit-served Growth Areas will improve workforce access to employment centers and reduce transportation barriers for service-sector and lower-wage workers. With infrastructure converging and redevelopment pressure rising, now is the moment to shape Buckhead's significant strengths into a cohesive, vibrant community, delivering fundable action through targeted Mini Master Plans and LCI-ready projects.

How does your proposed LCI Study advance or address the following LCI Program Goals?

The Buckhead Master Plan advances ARC's LCI goals by aligning land use, mobility, and public realm investment within transit and transportation served Growth Areas.

Healthy, Safe, Livable Communities: Buckhead's car-oriented network increases crash exposure and limits safe multimodal access for seniors, renters, and the service workforce. The Plan will close first/last-mile gaps to Buckhead's three MARTA rail stations, prioritize safer crossings and walkable corridors linking housing, jobs, healthcare, and daily services, and target measurable safety and access outcomes. With two major hospitals and multiple medical centers, improved pedestrian, transit, and trail access strengthens access to care and supports aging in place. Climate-responsive strategies—tree canopy, green infrastructure, and fewer single-occupant trips—will improve resilience.

A Competitive Economy: Emphasis on the Lindbergh/Armour/Piedmont district—where MARTA, PATH400, the BeltLine, and the Peachtree Creek Greenway converge—positions a regionally significant node for catalytic, transit-oriented redevelopment and LCI-ready implementation.

Diverse Stakeholder Engagement: A representative Steering Committee and targeted outreach will engage key stakeholders using employer surveys, intercept outreach, and digital tools, with participation monitored for balanced representation.

ARC requires that applicants actively engage community-based organizations and/or artists in the development of their LCI application. List CBOs and/or artists involved in the development of this application, as well as how they

will be involved in the planning process, if the proposed study is selected.

The Buckhead Council of Neighborhoods (BCN), ARC's designated Community Based Organization for the Buckhead LCI area, represents Buckhead's neighborhood associations and will serve on the Project Steering Committee throughout the planning process. BCN will coordinate outreach through its member neighborhoods to ensure resident perspectives are incorporated at key milestones.

Livable Buckhead (LBI), which functions locally as a community-based organization and will serve as project manager, was the primary author of this application. LBI shaped the study framework, mobility priorities, workforce access considerations, and placemaking strategy.

In Buckhead, engagement through BCN, LBI, and civic partners is embedded in ongoing practice rather than limited to individual planning efforts. This established engagement framework routinely integrates residential, business, and civic perspectives into policy development and implementation.

Atlanta BeltLine, Inc., also represented on the Steering Committee, will expand outreach within BeltLine-influenced Growth Areas, including engagement of small and minority-owned businesses, artists, and creative entrepreneurs.

Who in your community has been historically under-represented in local planning processes? How will these individuals or groups intentionally be included in this planning process? Please be specific.

Historically under-represented participants in Buckhead planning efforts include renters and multifamily residents, younger adults, seniors with mobility limitations, service-sector employees, and individuals working in hospitality and restaurant industries. Buckhead's hospitality, retail, and service workforce includes many minority and immigrant workers whose schedules and work locations may limit participation in traditional public meetings.

Buckhead also has a significant senior population, including long-term homeowners and high-rise residents who rely on walkability, accessibility, and proximity to services but may face mobility or technology barriers.

The engagement strategy will use targeted outreach to broaden participation, including employer-facilitated surveys, intercept outreach in commercial and transit areas, coordination with residential associations and property managers, accessible meeting formats, varied meeting times, and digital tools available outside standard business hours. Participation will be monitored by housing type, stakeholder category, and geography, with outreach adjusted to ensure broad representation across age groups, income ranges, and employment sectors.

Report of Accomplishments

- [list-of-accomplishments.pdf](#)

Commitment

Funding Commitment and Support Documents

- [combined-document.pdf](#)