
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

City of Mableton

Name

Tina Garver

Job Title

Deputy Community Development Director

Department

Community Development

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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

N/A

Section 3: Study Information

Name of Study

Mableton Town Center LCI Plan

LCI Area

The LCI area encompasses an expanded Mableton Town Center district, building upon the historic “Old Town” core and extending along the Veterans Memorial Highway, Mableton Parkway, and Floyd Road corridors.

Last Study or Plan Adoption Date

01/01/2009

Total Cost of Study

200,000

Proposed Local Match

40,000

Study Area Location/Extents

The proposed LCI study area encompasses the expanded Mableton Town Center district, organized around the intersection of Veterans Memorial Highway and Floyd Road and extending both north and south to include the community’s primary redevelopment and connectivity corridors. The southern portion of the study area includes the largely commercial corridor along Veterans Memorial Highway, stretching from approximately Vonda Lane east to Puckett Drive and including the Mableton Parkway intersection. This segment represents the City’s most visible redevelopment frontage and includes multiple underutilized commercial parcels identified for catalytic mixed-use and civic investment. North of Veterans Memorial Highway, the study area incorporates the original “Old Town” Mableton core as defined in the 2009 Historic Mableton Preservation and Improvement Plan LCI Study, generally bounded by Daniel Street, Clay Road, and Floyd Road. This area contains civic institutions, parks, and historic assets that form the historic center of Mableton. The study area then extends north along the Floyd Road corridor from Clay Road to approximately White Boulevard, incorporating adjacent residential and commercial properties that function as the northern gateway into the Town Center and represent key opportunities for improved walkability, multimodal connectivity, and compatible infill development. These three segments form a continuous Town Center district linked by shared infrastructure, redevelopment opportunity sites, civic anchors, and transportation corridors.

Study Area Location/Extents

- [mableton-town-center-lci-map.pdf](#)

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.

2009 Historic Mableton Preservation and Improvement Plan LCI Study

South Cobb Implementation Strategy Plan - January 24, 2012 (Page 12, Page 32)

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 goal of this study is to update and expand the Mableton Town Center LCI to reflect the City's incorporation and to create a clear, implementable roadmap for a walkable, connected, and economically vibrant town center. The previous LCI was completed prior to incorporation and under Cobb County leadership. This update will align land use, transportation, housing, economic development, and capital improvements under City direction.

The study will evaluate redevelopment opportunities along Veterans Memorial Highway and the Floyd Road corridor, address connectivity across the railroad and major roadways, and establish a cohesive Town Center framework that supports mixed-use development, civic investment, and improved pedestrian and bicycle access.

Deliverables will include an updated land-use plan, a transportation and multimodal network plan, a market-supported development strategy, an implementation plan with phasing and cost estimates, zoning and regulatory recommendations, a priority capital project list, and updated illustrative master plan graphics. The study will also identify potential funding sources and provide guidance for site assembly and public-private partnerships.

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

Mableton was incorporated in 2022 after decades as an unincorporated community. Now home to nearly 80,000 residents, the City has grown into one of the largest municipalities in Cobb County, yet lacks a defined, cohesive town center. While prior planning efforts identified the vision for a central district, the City has never had the opportunity to lead a unified plan under its own governance. Residents consistently express the need for a recognizable center of community life, safer streets, and places they can walk, gather, and access daily services without relying solely on a car.

Today, Veterans Memorial Highway functions more as a barrier than a connector, and key civic uses north of the railroad lack cohesive pedestrian and bicycle connections. Commercial corridors are underutilized and not designed to support a true downtown environment.

This LCI update addresses these needs by creating a clear framework for a livable Town Center that reflects the priorities of an incorporated city. It will focus on walkability, housing options, local-serving retail, civic space, and improved multimodal safety. The study will also align redevelopment opportunities with realistic market conditions and provide an implementation strategy that the City can actively pursue.

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

This LCI update will help Mableton shape a Town Center that is safer, more connected, and easier to navigate for residents of all ages. The study will focus on improving pedestrian crossings, bicycle connectivity, and street design along Veterans Memorial Highway and Floyd Road, while addressing barriers created by the railroad and high-speed corridors. Planning for mixed-use development and a more connected street network will support healthier lifestyles and reduce reliance on single-occupancy vehicles.

The study will also strengthen Mableton's economic competitiveness by developing a redevelopment framework for its core. Updated land-use guidance and implementation strategies will support housing diversity, small-business growth, and neighborhood-serving retail in a centralized location. A defined Town Center will help attract private investment and better leverage public infrastructure.

Community engagement will be central to the process. As a newly incorporated city of nearly 80,000 residents, Mableton is committed to broad outreach that includes homeowners, renters, business owners, faith communities, and

youth. The goal is to ensure the plan reflects the community's priorities and builds long-term support for implementation.

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 City of Mableton coordinated with several community-based organizations and local leaders in developing this LCI application, including the Mableton Development Authority, the Mableton Improvement Coalition, the Concord Covered Bridge Historic Group, and members of the Mableton City Council.

These partners provided input on study boundaries, redevelopment priorities, historic preservation considerations, and Town Center goals. If selected, these organizations will continue to serve as key stakeholders throughout the planning process by participating in advisory meetings, assisting with community outreach, and helping to engage residents and local businesses in dialogue about the future of the Mableton Town Center.

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.

Prior to incorporation in 2022, Mableton was an unincorporated area of Cobb County. As a result, many residents felt disconnected from planning decisions that affected their community. Historically underrepresented voices have included renters, lower-income households along Veterans Memorial Highway, minority-owned small businesses, apartment residents, seniors, and youth who had limited direct access to county-level planning processes.

As a newly incorporated city of nearly 80,000 residents, Mableton is committed to creating a more accessible and inclusive planning process. Outreach for this LCI study will include meetings held at multiple locations within the study area, evening and weekend options, digital engagement, and coordination with local churches and community groups to reach residents who may not typically attend public meetings. Materials will be shared in accessible formats, and the City will actively invite participation from apartment communities, small business owners, and historically underrepresented neighborhoods to ensure the Town Center plan reflects the full community.

Report of Accomplishments

- [2011southcobbimplementationstrategyfinal-01242012reduced-000-pages-32-to-36.pdf](#)

Commitment

Funding Commitment and Support Documents

- [mableton-lci-resolution-and-letters-of-support.pdf](#)