
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

DeKalb County

Name

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Job Title

Planner

Department

Planning & Sustainability

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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: Promotes the creation of transit-oriented development around an existing or planned Autonomous Rail Rapid Transit (ART), Bus Rapid Transit (BRT), Light Rail Transit (LRT), or Heavy Rail Transit (HRT) station.

Full Study Management Assistance Pilot Program

- We can ensure timely procurement, contracting, and invoicing throughout the study process and do not need ARC assistance.

Section 3: Study Information

Name of Study

Candler Road/Flat Shoals Parkway LCI

LCI Area

Candler Road/Flat Shoals Parkway LCI

Last Study or Plan Adoption Date

04/24/2007

Total Cost of Study

250,000

Proposed Local Match

50,000

Study Area Location/Extents

The Candler Road/Flat Shoals Parkway LCI Study Area is located in unincorporated South DeKalb County. The Study Area size is approximately 1,900 acres and is anchored by the Gallery at South DeKalb (also known as South DeKalb Mall). The primary point of access is the I-20 / Candler Road (State Route 155) interchange. The northern Study Area boundary follows I-20. Doless and Doolittle Creeks border the Area to the west, while Columbia Drive and Shoals Creek border the east, and the South River delineates the southern edge.

Study Area Location/Extents

- [boundary-area-map-1.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.

2050 Unified Plan (Land Use Plan - pg. 29, 78, 80, 107, 122; Transportation Plan - Candler Rd. listed as a #2 candidate for a "Smart Corridor" on pg.49/135 and CTP strongly recommends coordination with MARTA for high-capacity transit along the Candler Road corridor)

Additionally, the LCI study has several interrelated plans impacting or supporting the Candler corridor, including: the 2024 Candler Road Public Art Initiative (not adopted), 2019 I-20 East TOD Plan and I-20 East TOD Community Plans, I-20 East Corridor study in 2002 and 2003, and the Candler Revitalization Study.

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 Candler Road/Flat Shoals Parkway neighborhood, the greater South DeKalb area, DeKalb County, and key stakeholders have an opportunity to transform historic underinvestment into a coordinated planning movement. A starting point for mobilization, DeKalb County is updating the Candler Road/Flat Shoals Parkway LCI to bring current its recommendations and catalytic investments both realized and on the horizon.

Originally studied in 2007, the Candler Road/Flat Shoals Parkway LCI recommendations consist of creating cohesive, enhanced streetscape and pedestrian scale experiences, consolidated and interconnected parcel development, and

multimodal connectivity appropriate for a Regional Center designated land use. In addition to updating and advancing these recommendations forward, it is the goal of the County to align planning efforts with MARTA's upcoming major transit investments in the South DeKalb area. Lastly, the goal of this study is to bring all major stakeholders, including key community-based organizations, back to the table to create a multi-modal blueprint strategy for the Candler Road/Flat Shoals Parkway area.

To aid in executing this vision in partnership with MARTA, Decide DeKalb, elected officials, and select CBOs, DeKalb County seeks funding to hire a consultant to develop a Candler Road/Flat Shoals Parkway LCI Master Plan for the 1900-acre study area.

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

The proposed Candler Road/Flat Shoals Parkway LCI Study addresses a critical community need by updating an outdated 2007 plan and responding to current transportation, safety, and access challenges. The corridor contains major destinations but lacks safe, connected infrastructure to link residents to jobs, services, and transit. Many residents already walk to bus stops, yet gaps in sidewalks, crossings, and multimodal facilities limit reliable first- and last-mile access. Although designated a Regional Center in the County's 2050 Unified Plan, the area presently does not function as one due to these barriers. This study will deliver an implementation-focused blueprint with prioritized projects that improve mobility, equity, safety, and economic opportunity. It will also align local planning with upcoming investments from MARTA, ensuring residents can fully benefit from regional transit improvements.

Overall, with strategic infill development, improved pedestrian infrastructure, and transit supportive land use, DeKalb County united with stakeholders will position the corridor for coordinated growth and an improved quality of life.

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

This LCI study drives multimodal connectivity and livable, vibrant communities along Candler Road/Flat Shoals Parkway. It will build upon catalytic MARTA projects within the boundary - including the South DeKalb Transit Hub, Candler ART, Bus Network Redesign, MARTA Reach, and Safe Routes to Transit - while advancing County-led improvements: from raised medians, signal upgrades with pedestrian enhancements to expanded sidewalks, trail expansions, and proposed Candler corridor placemaking. Together, these initiatives enhance safety, accessibility, equity, and regional mobility.

The study area's updated land use designates it as a Regional Center, supporting higher density, compact, walkable development, and a stronger economy. Decide DeKalb established the SW DeKalb TAD in 2024 (covering 50% of the area) and is advancing redevelopment opportunities, marketing sites to developers, and partnering with major economic anchors.

The County launched Community 101, an empowerment program for unincorporated DeKalb communities with an ongoing pilot in South DeKalb. The program informs residents about planning projects, early engagement opportunities, and supports short-term, community-led initiatives through neighborhood Ambassadors. Separately, we will engage GSU Perimeter College, New Life Church, Porter Sanford, and more to advance a diverse community-centered planning model.

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 County has engaged New Life Church, GSU Perimeter College Decatur Campus, and the Porter Sanford Performing Arts Center as key partners. In coordination with Decide DeKalb, the County will work with New Life Church to align on economic and community development initiatives, supporting existing programs while exploring innovative opportunities to benefit the study area. GSU Perimeter College will be engaged through student-focused

and educational activities, including committee participation and volunteer opportunities tied to short-term plan priorities.

In support of elected officials' vision for the Candler Road corridor as a future arts and entertainment hub - and in discussions around a potential civic center site - the County will collaborate with Porter Sanford staff on arts and culture opportunities along the corridor and invite their participation on an appropriate advisory committee.

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.

The County is taking a creative, intentional approach to engage both major and minor anchor institutions in the study area. South DeKalb has historically been underrepresented, and many of its residents express the weight of this issue. To address this, the County will implement a robust public-private partnership strategy to broaden both community-building resources and engagement. Building on the successful and expanding ambassador model from the DeKalb Community Academy, this approach can be adapted for universities, religious institutions, and other local anchors.

Using a multilingual and accessible approach, the County will also engage multiple generations through platforms such as GSU Perimeter College's Student Ambassador Program and Porter Sanford Performing Arts Center, fostering collaboration, fresh ideas, and diverse community feedback.

Report of Accomplishments

- [lci-report-of-accomplishments-candler-flat-shoals-vf1.pdf](#)

Commitment

Funding Commitment and Support Documents

- [lci-support-documents-candler-flat-shoals-lci.pdf](#)