LCI @ 25:
Looking Back, Moving Forward

LCI Academy | September 30, 2026



LIVABLE CENTERS INITIATIVE LCI 25th ANNIVERSARY Powered by ARC

ARC



Vision

ONE great REGION

Mission

Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.

Values

Excellence | **Integrity** | **Equity**

Goals

Healthy, safe, livable communities in the Atlanta Metro area.

Strategic investments in people, infrastructure, mobility, and preserving natural resources.

Regional services delivered with **operational excellence** and **efficiency**.

Diverse stakeholders engage and take a regional approach to solve local issues.

A competitive economy that is inclusive, innovative, and resilient.

Positive Feedback from Participants

The LCI Program is highly valued. Stakeholders are overwhelmingly supportive of the program and see benefits across the region.



"overcoming silos"

"transformative"

"tremendous impact"

"changed the whole culture of Atlanta"

"not perfect, but awesome"

"game changer"

"great framework"

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Investment in Communities

Since the inception of the LCI Program, ARC has awarded **$26.6M for LCI studies** and **$389M for multimodal transportation improvements.**



PEDESTRIAN FACILITIES
$75.4 M 53 PROJECTS

BIKE & PEDESTRIAN FACILITIES
$114.0 M 32 PROJECTS

SIDEPATHS & TRAILS
$67.6 M 22 PROJECTS

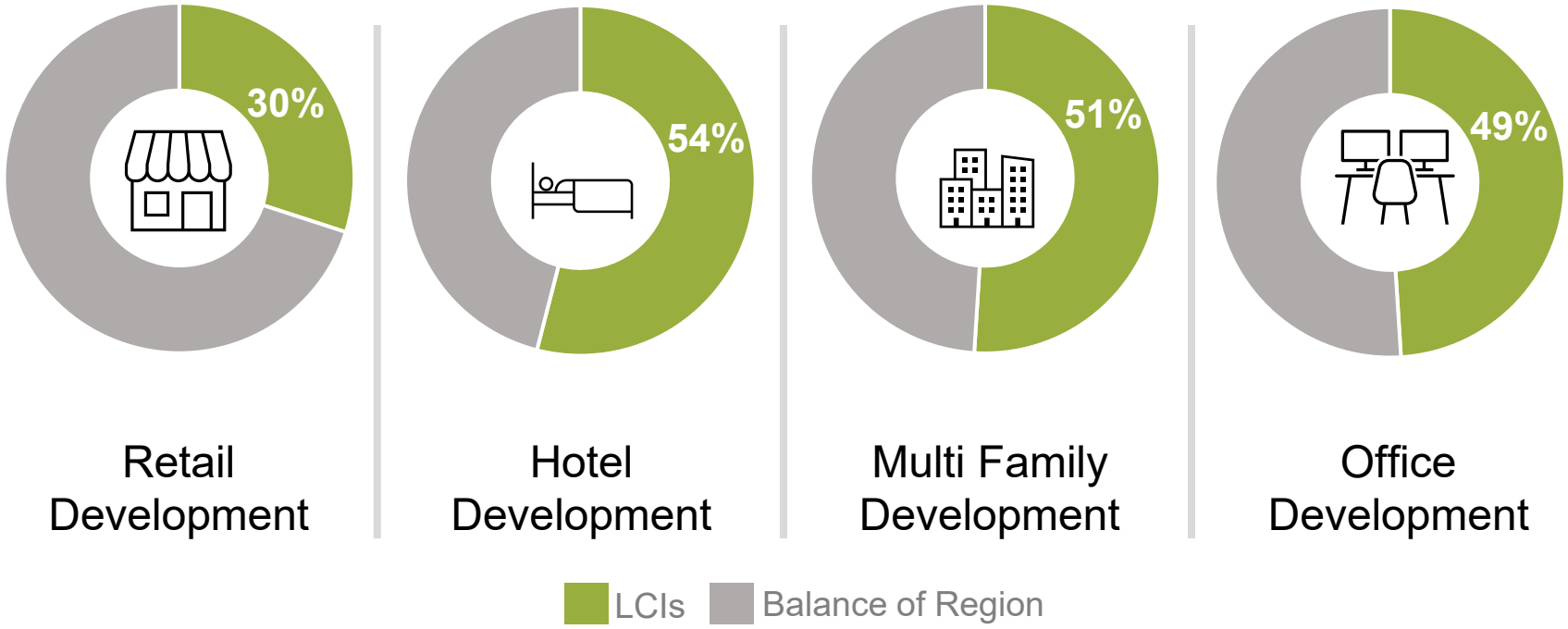
ROAD DIET & COMPLETE STREET
$57.8 M 13 PROJECTS

TRANSIT FACILITIES
$45.8 M 12 PROJECTS

OPERATIONS AND SAFETY
$15.6 M 9 PROJECTS

NEW STREETS OR EXTENSIONS
$12.7 M 4 PROJECTS

Robust Development





LCIs - which only comprise 4% of the region's land area - have attracted a large share of real estate development in the region since 2000, including retail, hotel, office, and multifamily development.

Source: Esri Business Analyst, US Census Bureau, SB Friedman

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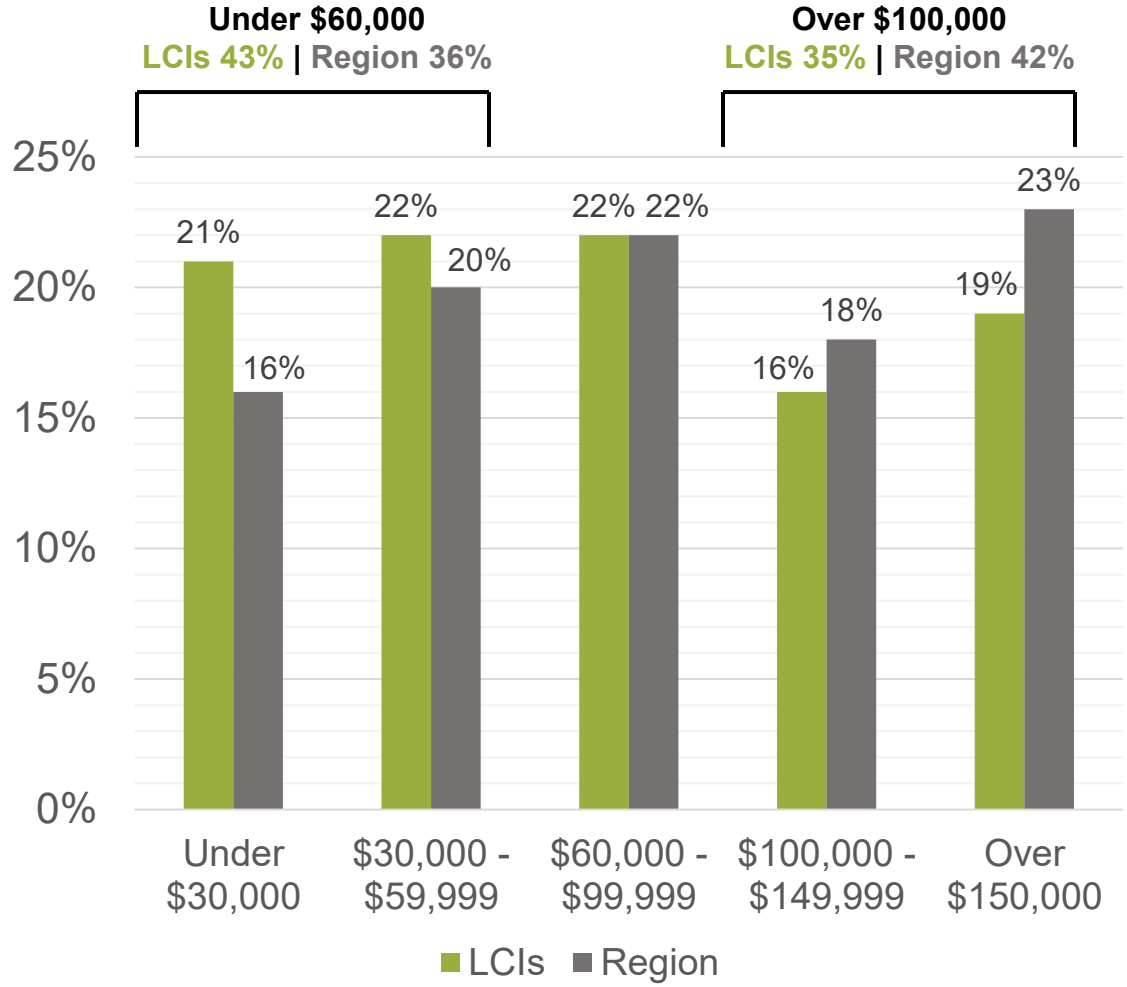
Mixed-Income Communities

LCI households tend to have lower incomes compared to the region, indicating there are affordable housing options in LCIs (likely due to smaller unit sizes than single-family housing stock that dominates the rest of the region, and younger demographic living in LCIs)

A substantial number of new affordable housing units have been added in LCIs – 35% of all new affordable housing units in the region since 1999 are located in LCIs.





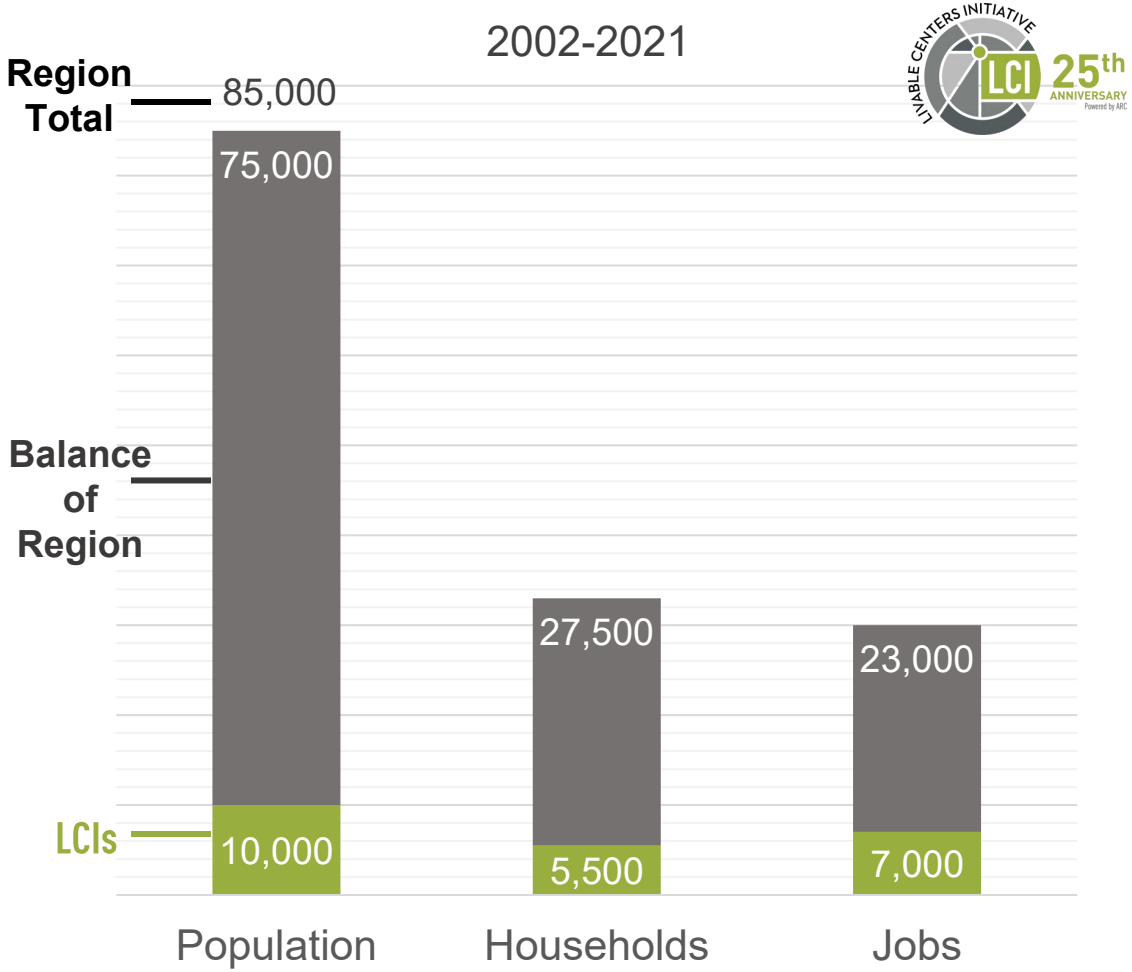
Source: Esri Business Analyst, SB Friedman

Job Growth and Mixed Uses

LCIs are strong job centers - 37% of the region's jobs are in LCIs, and 23% of all new jobs regionwide has been in LCIs.

The growth in both jobs and housing in LCIs points to a **healthy jobs/housing balance** and indicates an **increased mix of uses.**





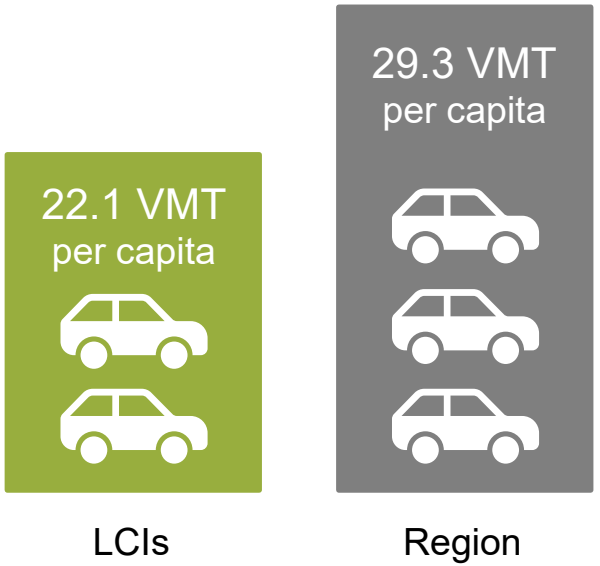
Source: Esri Business Analyst, US Census Bureau, Longitudinal Employment-Housing Dynamics (LEHD), SB Friedman

Transportation

Vehicle Miles Travelled (VMT) is nearly 1/3 lower in LCIs compared with the Region.

- Among the original goals of the program was to reduce VMT and solo vehicle trips
- Resulted from an analysis of home-based trips on a typical Fall weekday
- Indicates more trips in LCIs are taken by transit, biking, walking or micromobility





Source: Replica data analysis platform

Implementation



Some LCIs have seen a total transformation,
but *other LCIs have made incremental or minimal progress.*

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Challenges

- ***Staff turnover and limited staff resources***
- ***Elected officials with changing priorities***
- ***Lack of local funding***
- ***Limited coordination with outside agencies***
- ***Challenges in building momentum behind big changes***
- ***Project delivery & cumbersome federal process***

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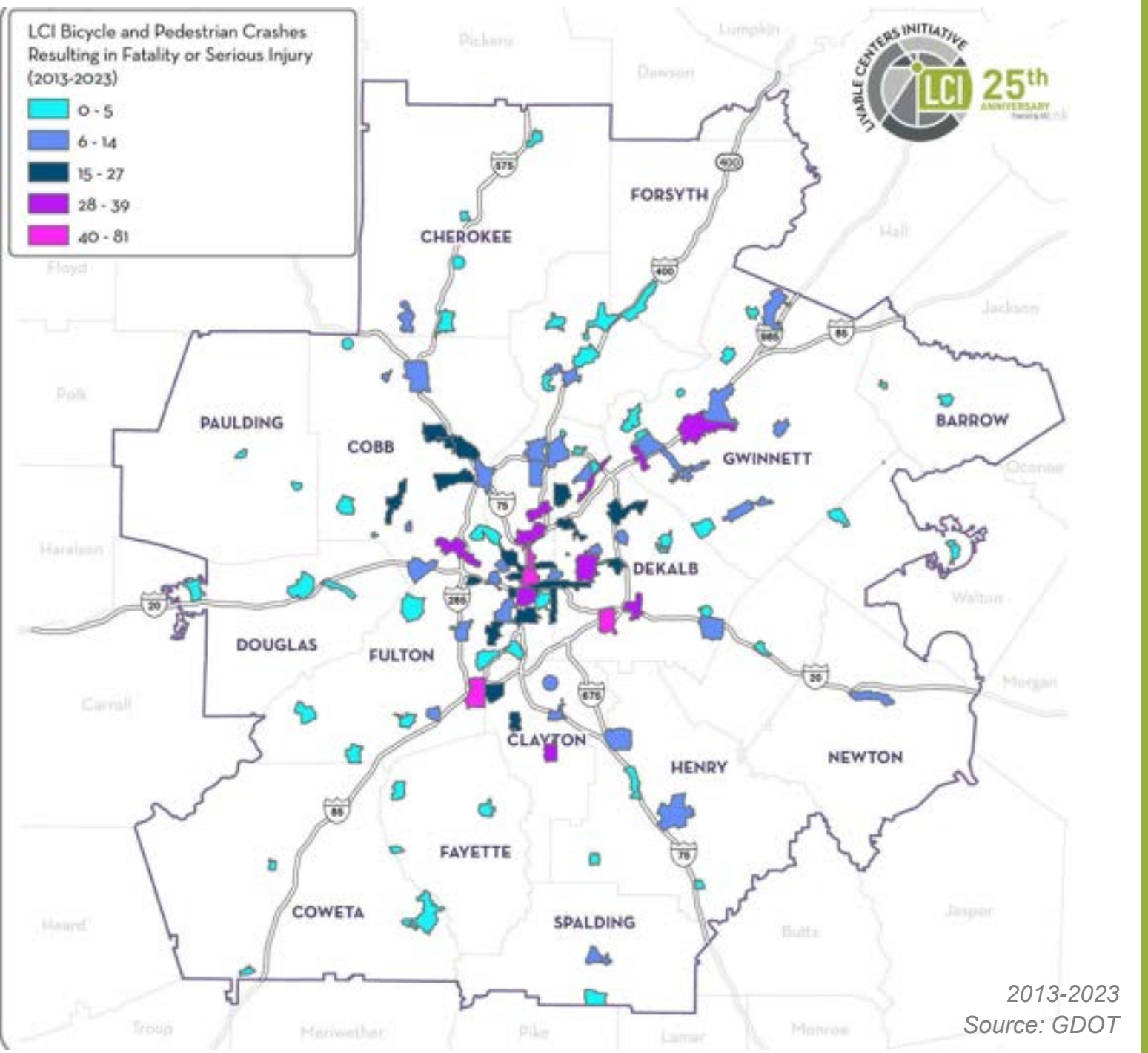

2013-2023
Source: GDOT

Roadway Safety

LCIs have about 34% of the region's bicycle & pedestrian serious injuries and fatalities.

This may be due to high-speed, multi-lane corridors in LCIs and increased exposure in the densest LCI areas.

Call for a renewed focus on safety for the LCI program and the region.

New LCI Program Goals

Healthy, Safe, and Livable Communities: Create multimodal developments that prioritize connectivity, public health and safety for people of all ages and abilities.

A Competitive Economy: Maximize the economic potential of downtowns and transit nodes with a diverse mix of housing, jobs, and community services.

Diverse Stakeholder Engagement: Empower and engage all stakeholders through comprehensive and impactful community outreach.



Recipient Assistance

- Enhanced Website and Resources
- Planning Assistance
- Streamlined Procurement
- Developer Forums
- LCI Academy



Funding

- Funds for Non-Transportation and Small-Scale Transportation Projects
- Funds for Tactical Activities
- Streamlining project delivery & technical assistance to sponsors



Photo courtesy of Atlanta City Design, atlcitydesign.com

Agency Coordination

- Early coordination on transportation recommendations
- Community Development Department coordination
- Intradepartmental coordination



Monitoring

- Five-year updates of program's impact
- Check in on plan implementation
- Communities with lagging plan updates





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LCI

ARC

Atlanta Regional Commission

Contact Information:

Lauren Blaszyk, AICP
Planning Administrator/LCI Program Manager
(E) LBlaszyk@atlantaregional.org I (P) 470.378.1589



Renderings by Sizemore Group from CDAP Project: Old Fourth Ward Planning Priorities