



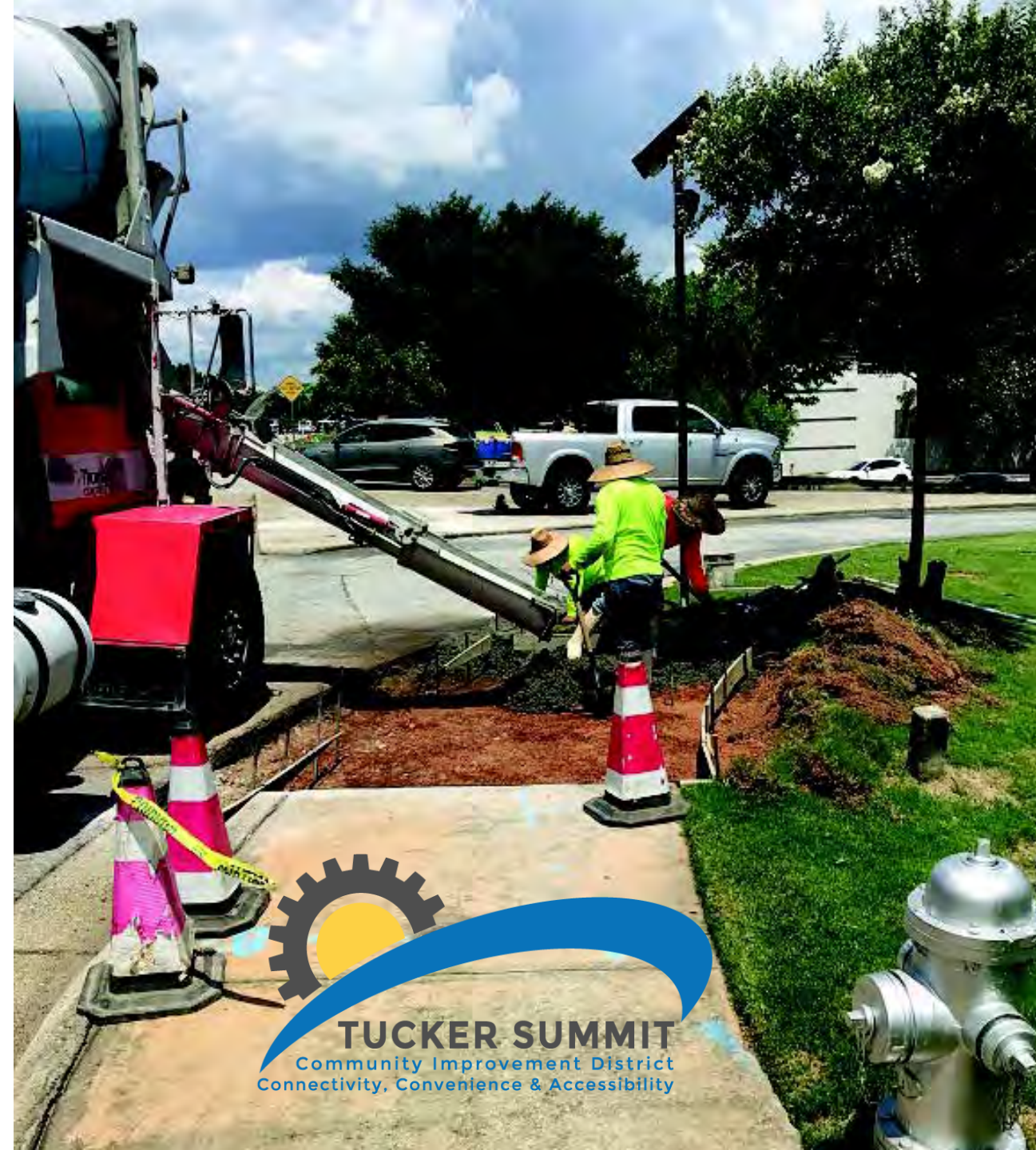
TUCKER SUMMIT

Community Improvement District
Connectivity, Convenience & Accessibility



Infrastructure Status Update

- 1 Mountain Ind Blvd @ US Hwy 78 Interchange Improvements
- 2 Rock Mountain Blvd @ E Ponce De Leon Ave Operational Improvements
- 3 Mountain Ind Blvd @ Tuckerstone Pkwy Operational Improvements
- 4 Hugh Howell Rd @ Mountain Ind Blvd Intersection Improvements
- 5 Mountain Ind Blvd @ South and North Royal Atlanta Intersection Improvements
- 6 Various Sidewalk and ADA Ramp Improvements on Mountain Ind Blvd
- 7 District-Wide Street Lighting





- LEGEND**
- RAISED MEDIAN
 - RETAINING WALL
 - TEMPORARY EASEMENT FOR CONSTRUCTION
 - REQUIRED RIGHT-OF-WAY
 - EXISTING ROW AND PROPERTY LINES



ATLAS
 OPEN HOUSE MEETING
 US 78 AT MOUNTAIN INDUSTRIAL BLVD
 INTERCHANGE IMPROVEMENT
 PI NO. 0017399
 FEBRUARY 16, 2023
 SCALE IN FEET
 0 150 300 600

MIB @ US Hwy 78

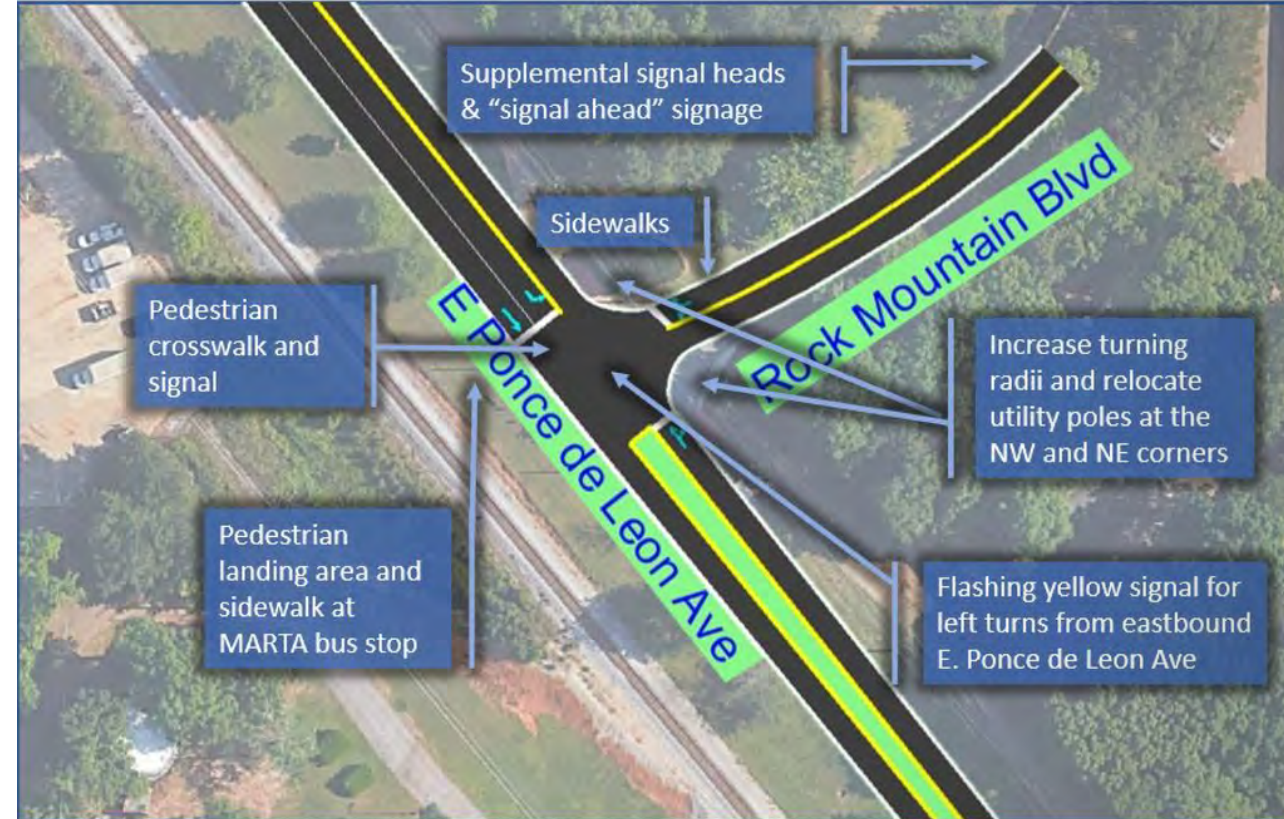
Interchange Improvements

- 1 Relocate off-ramps; narrow median from Greer Cir to Elmdale; truck U-turn @ Elmdale; close Sarr Pkwy at MIB
- 2 Most of the work within existing right-of-way
- 3 TSCID/City of Tucker/GDOT/SRTA funding partnership
- 4 February 16 Public Open House
- 5 Advertise to-bid Spring 2025
- 6 2-year anticipated construction timeline



Rock Mountain @ E Ponce de Leon Operational Improvements

E. Ponce de Leon Avenue and Rock Mountain Boulevard



- 1 Widen radii to accommodate tractor-trailers and pole uprights with mast arm and internally illuminated street sign
- 2 City of Tucker/TSCID funding partnership
- 3 Advertise to-bid Spring 2024
- 4 12-month construction timeline

MIB @ Tuckerstone Pkwy Operational Improvements

- 1 Route in-Route out concrete island on Tuckerstone Pkwy @ MIB
- 2 Left turn lane and U-turn at MIB median near the intersection
- 3 Funding partnership TSCID/City of Tucker
- 4 Advertise to-bid Spring 2024



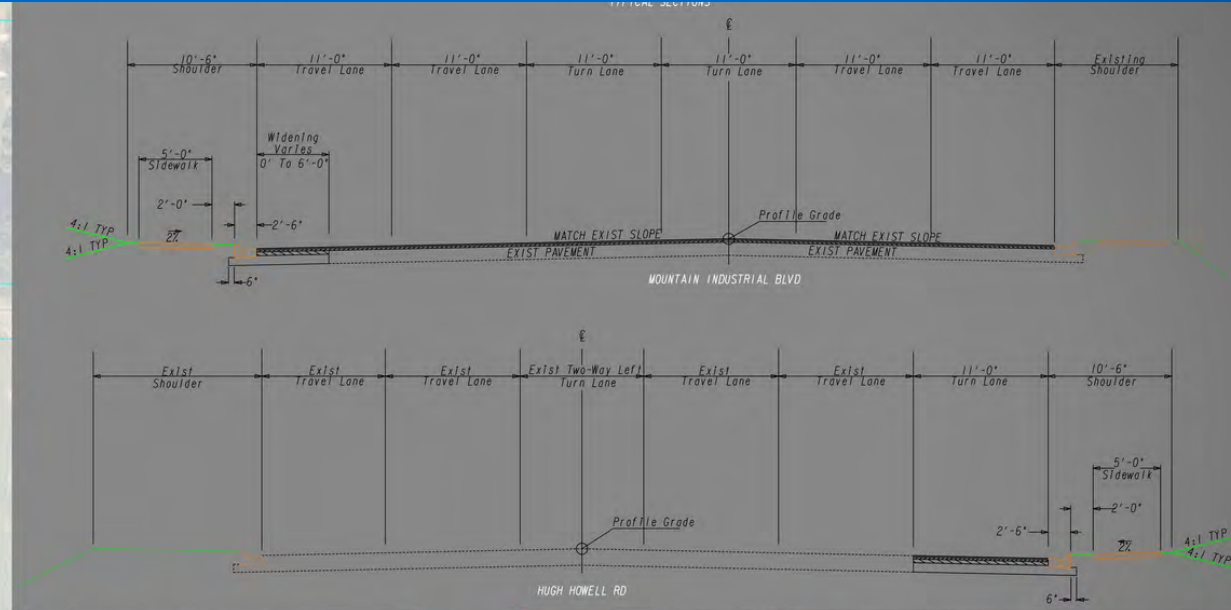
Hugh Howell Rd @ MIB Intersection Improvements

1 Add left turn lane on MIB northbound; add left turn lane on MIB southbound; add right turn lane on Hugh Howell Rd eastbound (Wells Fargo frontage)

2 Right-of-way acquisition will be necessary

3 TSCID/City of Tucker funding partnership

4 Advertise to-bid late 2024



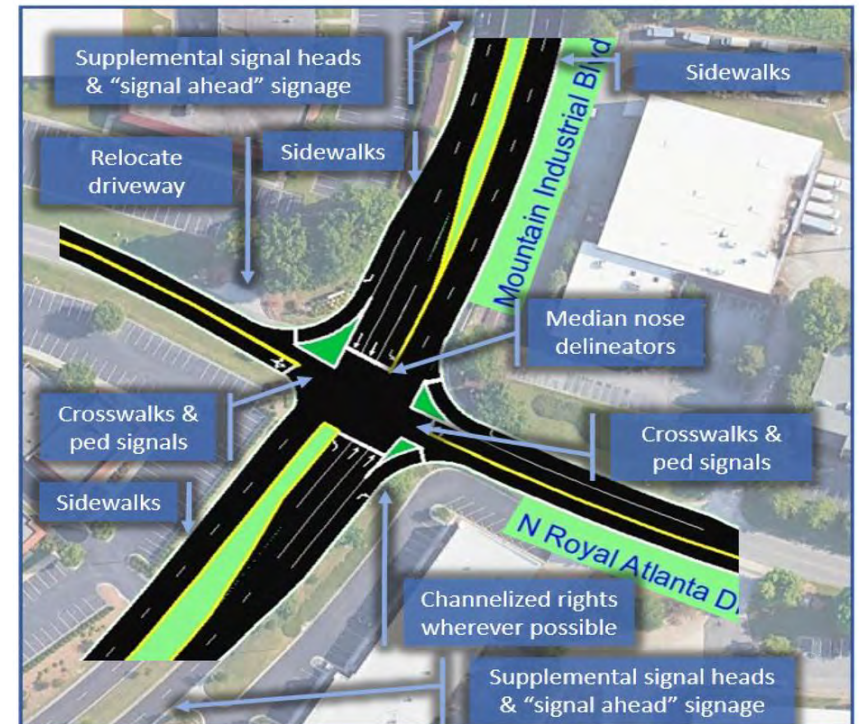
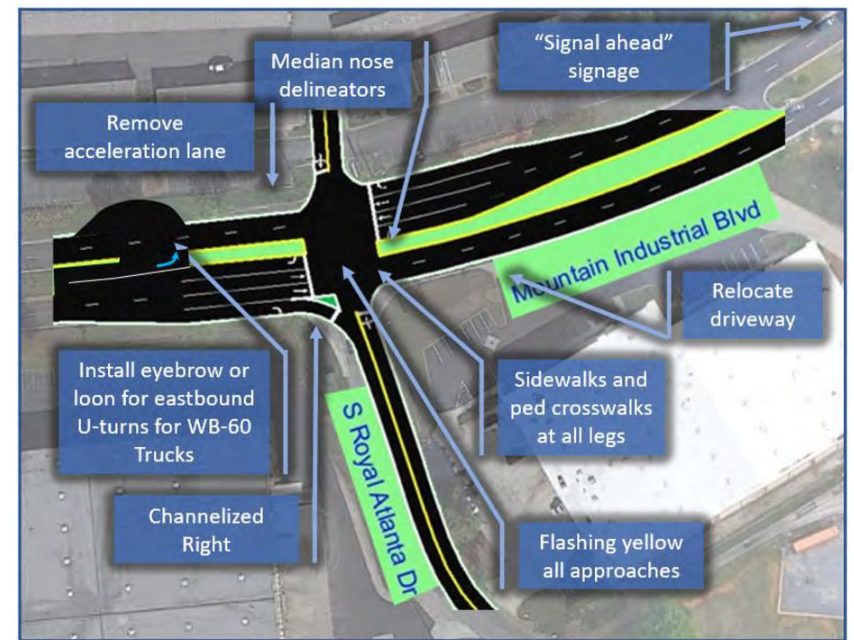
MOUNTAIN INDUSTRIAL AT HUGH HOWELL RD
CONCEPT DESIGN
P. I. NO. 0015216

LEGEND

WIDENING	Green
WALKWAY	Blue
GRAVITY WALL	Red
DRIVEWAYS	Purple
CURB AND GUTTER	Orange
REQUIRED R/W	Yellow
REQUIRED EASEMENT	Light Blue

MIB @ South and North Royal Atlanta Intersection Improvements

- 1 Radii widening; turn lanes on side roads; mast arms with internally illuminated street signs
- 2 Recent federal funding approved by ARC/GDOT for design plans
- 3 Federal funding = 80% of design costs
- 4 Pursue construction funding in 2025



District-Wide Street Lighting

1 New street lights and luminaires; upgrade existing light fixtures and replacement of wooden light poles on all TSCID streets

2 Street lighting has been a priority for business owners for many years — this will have a marked improvements on lowering crime, making pedestrians feel safe walking to work and reducing traffic accidents

3 237 new light poles and/or new luminaires

4 **Street light district requirements: 50% + 1 foot of road frontage**

Example: 1,000 feet of road frontage; two owners agree to participate — they own 501 feet of frontage on both sides of the street. Five owners on both sides of the street have 499 feet of frontage. Street light district is established.

Street light district is established once criteria is met. Requires consent forms to be signed by those owners agreeing to participate.

All parcels within the district are required to participate once the linear feet of frontage requirements are met.

Entire CID will be considered as one street light district.





District-Wide Street Lighting

- 5** 24 miles of road frontage within the CID
- 6** **Cost to Owners:**
Cost of pole and luminaire maintenance and power for each parcel
— see Larry or Emory for details for each parcel
- 7** **Cost to CID Board:**
Contract with Georgia Power to purchase and install poles and fixtures/luminaires with underground conduit; approx. \$820,000
- 8** **City of Tucker has asked to participate financially — partial funding request is in this year's City budget**
- 9** **Will begin meeting owners Spring 2023**

Contact Emory Morsberger

emory@TuckerSummitCID.com

770.409.8100

Questions?

Contact Larry Kaiser

kaiser@co-infra-services.com

404.909.5619

