



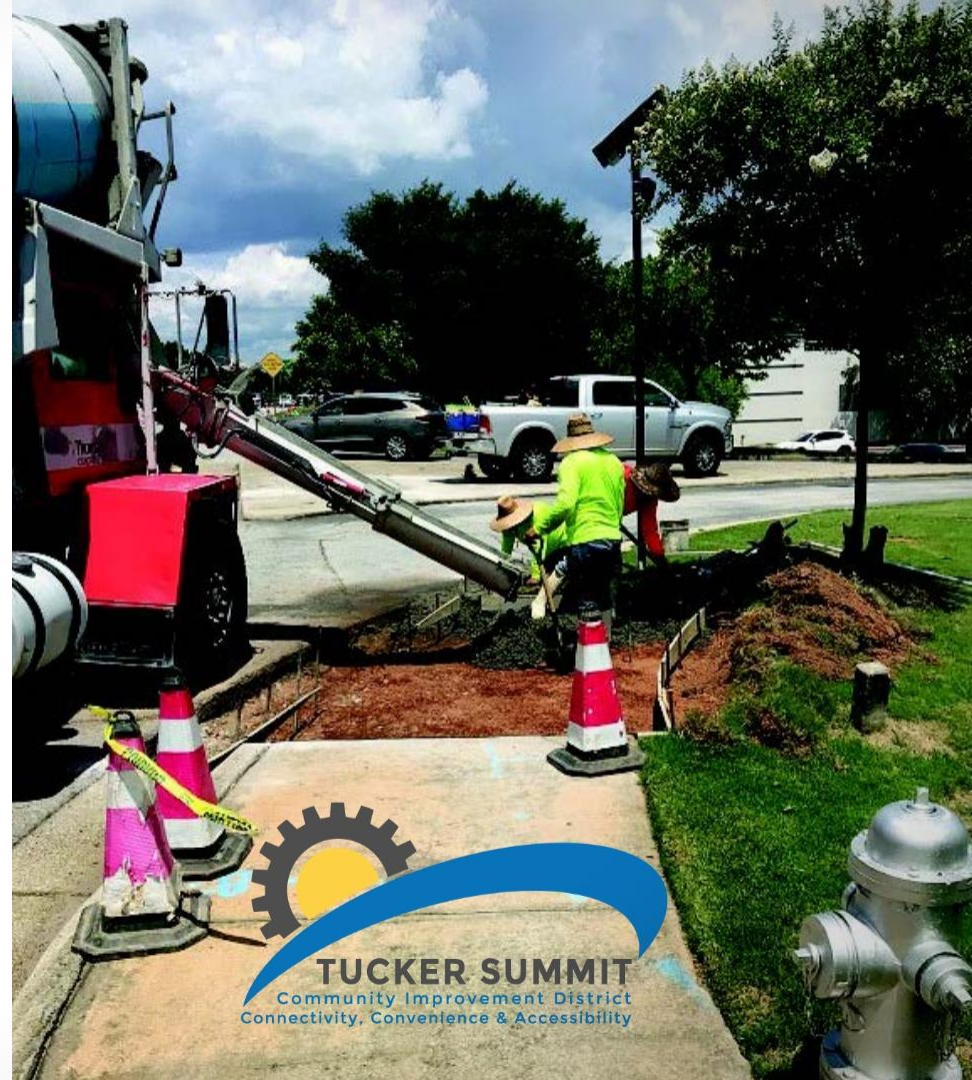
**TUCKER SUMMIT**  
Community Improvement District  
Connectivity, Convenience & Accessibility





# 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 District-Wide Street Lighting







EXIT 4  
Mountain Ind Blvd  
Tucker

78

ETHIOPIAN  
EVANGELICAL  
CHURCH

2  
SAMS REAL ESTATE  
BUSINESS TRN

PROPOSED CURB & GUTTER  
CLOSING OFF SAND PUMP

END RAISED MEDIAN

END PROJECT

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



**OPEN HOUSE MEETING**  
 US 78 AT MOUNTAIN INDUSTRIAL BLVD  
 INTERCHANGE IMPROVEMENT  
 PI NO. 0017399  
 FEBRUARY 16, 2023  
 SCALE: 1" = 600'

EXIT 4  
Mountain Ind Blvd  
Tucker

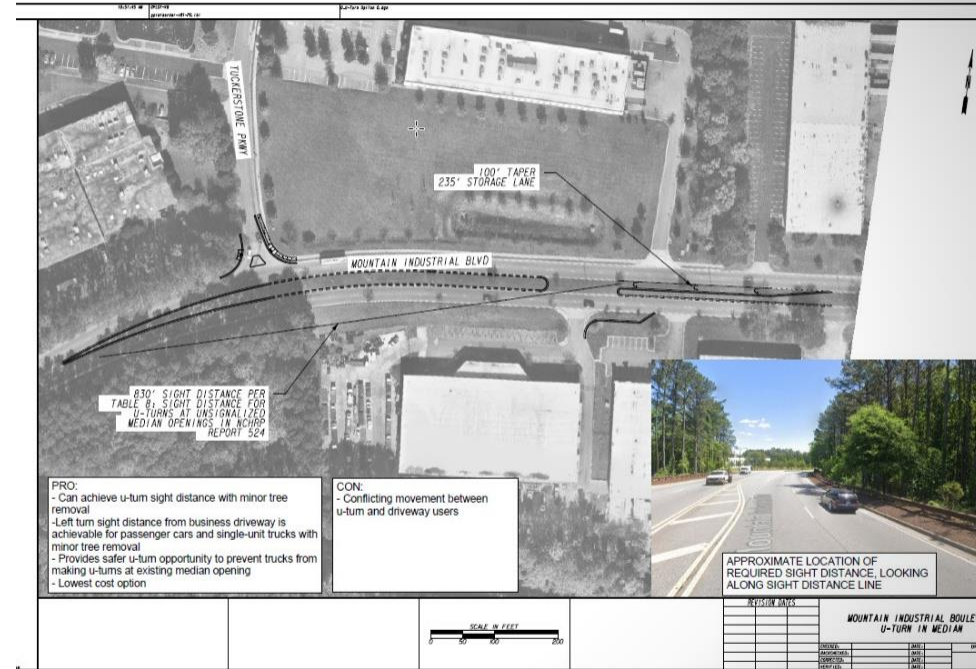
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0 150 300 600  
SCALE: 1" = 600'

# MIB @ US Hwy 78

## Interchange Improvements

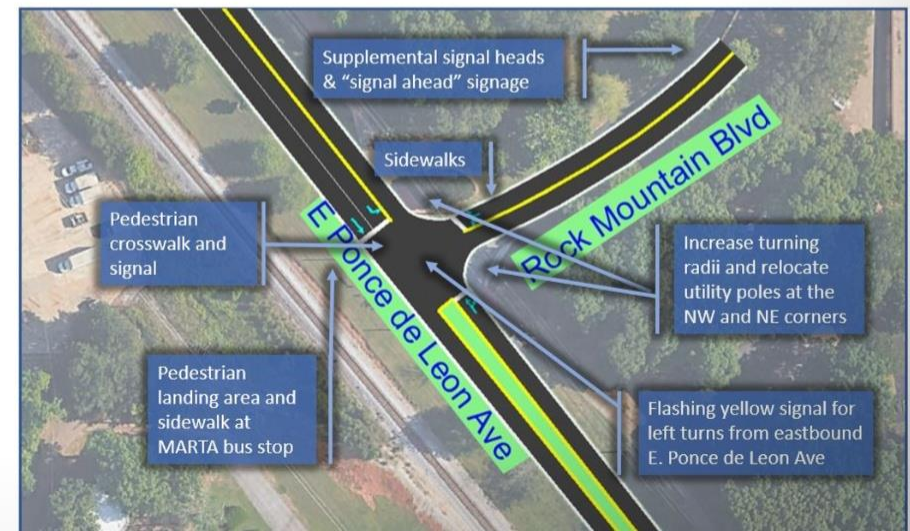
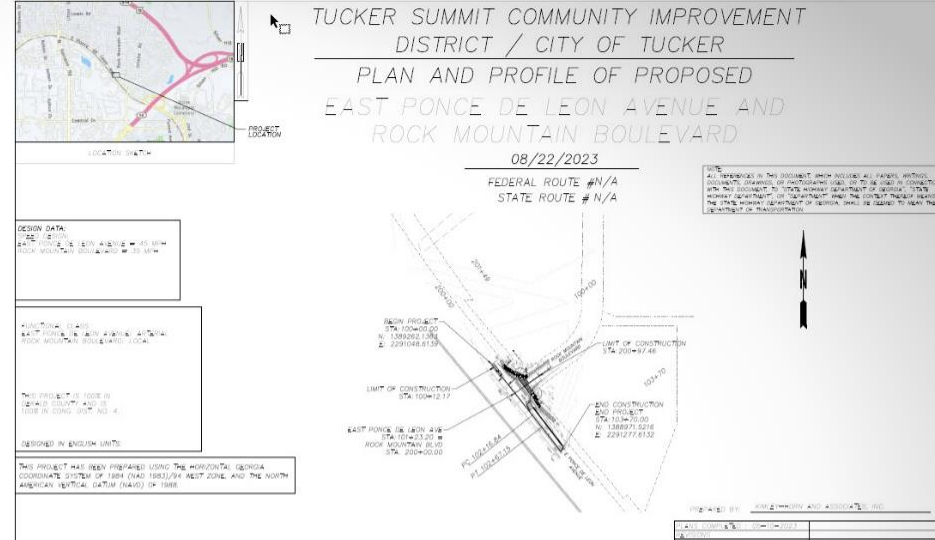
- 1 Relocate off-ramps; narrow median from Greer Cir to Elmdale; truck U-Turn @ Elmdale; close Sarr Pkwy at MIB
- 2 Most of the work within existing right-of-way
- 3 TSCID/City of Tucker/GDOT/SRTA funding partnership
- 4 Advertise to-bid Spring 2025
- 5 2-year anticipated construction timeline





# Rock Mountain @ E Ponce de Leon Operational Improvements

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



# MIB @ Tuckerstone Pkwy Operational Improvements

- 1 MIB is a GDOT-controlled roadway and they require submittal for alternatives. Working through the process.
- 2 Right in-Right out concrete island on Tuckerstone Pkwy @ MIB
- 3 Left turn lane and U-turn at MIB median near the intersection
- 4 Construction funding partnership TSCID/City of Tucker
- 5 Advertise to-bid Spring 2024



Image is the City- and CID-preferred option



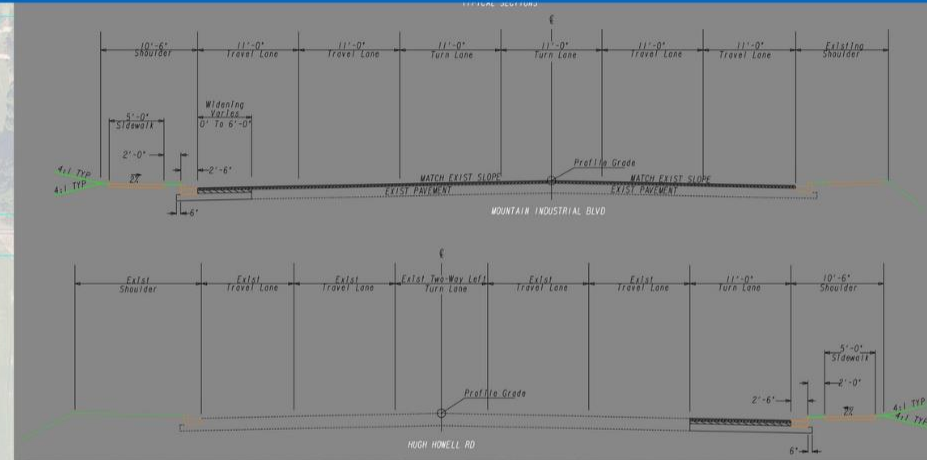
# Hugh Howell Rd @ MIB Intersection Improvements

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 The City has commenced right-of-way acquisition

3 TSCID/City of Tucker funding partnership

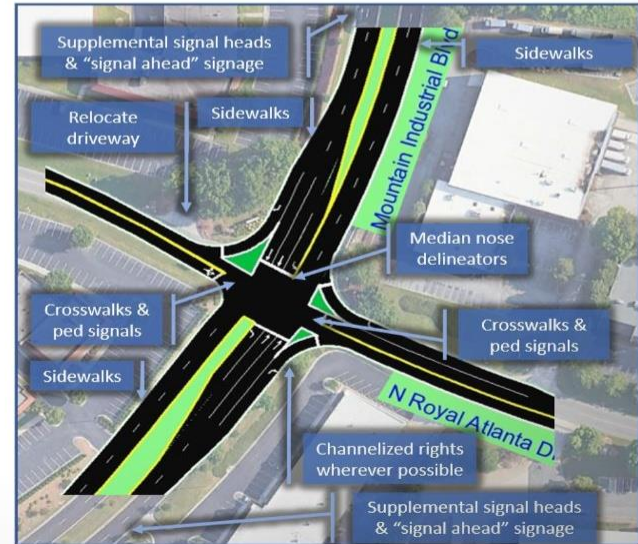
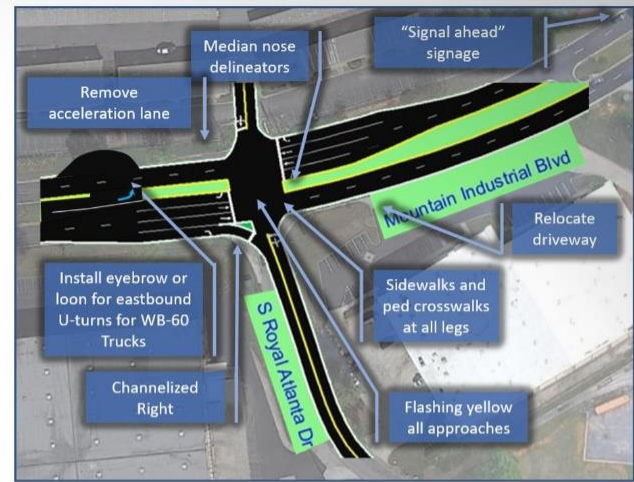
4 Advertise to-bid late 2024



# MIB @ South and North Royal Atlanta Intersection Improvements

Intersections include MIB at N. Royal Atlanta Dr., S. Royal Atlanta Dr., Elmdale Dr./Roger Marten Way, Hammermill Rd. (South), Lewis Rd., and Greer Circle

- 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 - \$288K
- 3 City/TSCID to share in cost of design in excess of \$288,000
- 4 City advertised for design services - proposals due late September
- 5 City & TSCID to pursue federal construction funds in 2025, contract proposed for 2026





# 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 improvement in 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.
- 5 CID began meeting with owners, sending out petition letters and petition forms in July, 30% participation to date
- 6 CID/City funding partnership - 100% cost of pole and luminaire installations and electrical service connections. Owners funding power and maintenance costs





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Questions?

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