



**BOARD OF DIRECTORS**

**METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY**

**PLANNING AND CAPITAL PROGRAMS COMMITTEE**

**THURSDAY, JUNE 22, 2023**

**ATLANTA, GEORGIA**

**MEETING MINUTES**

**1. CALL TO ORDER AND ROLL CALL**

Committee Vice Chair Kathryn Powers called the meeting to order at 10:46 A.M.

**Board Members**

**Present:**

Al Pond  
Freda Hardage  
Kathryn Powers  
Roderick Frierson  
Thomas Worthy  
William Floyd  
Rita Scott  
Valencia Williamson  
Jennifer Ide

**Board Members**

**Absent:**

James Durrett  
Stacey Blakley  
Russell McMurry  
Sagirah Jones  
Jacob Tzegaegbe  
Jannine Miller

**Staff Members Present:**

Collie Greenwood  
Raj Srinath  
Rhonda Allen  
Luz Borrero  
George Wright  
Ralph McKinney  
Peter Andrews  
Carrie Rocha

**Also in Attendance:** Justice Leah Ward Sears of Smith, Gambrell & Russell, LLP, Paula Nash, Abhay Joshi, Debbie Frank, Kenya Hammond and Phyllis Bryant

**2. APPROVAL OF THE MINUTES**

**Approval of the May 25, 2023 Planning and Capital Programs Minutes.**

Approval of the May 25, 2023, Planning and Capital Programs Minutes. On a motion by Board Member Frierson, seconded by Board Member Worthy, the motion passed by a vote of 8 to 0 with 8 members present.

**3. RESOLUTIONS**

**Resolution Authorizing the Award of a Contract for the Procurement of Architectural and Engineering Design Services in Support of Atlanta Streetcar East Extension Project, AE50293**

Approval of the Resolution Authorizing the Award of a Contract for the Procurement of Architectural and Engineering Design Services in Support of Atlanta Streetcar East Extension Project, AE50293 On a motion by Board Member Williamson, seconded by Board Member Hardage, the resolution passed by a vote of 8 to 0 with 8 members present.

**Resolution Authorizing the Award of a Contract for the Single Source Procurement of Bus Shelters for Cleveland Avenue ART and Metropolitan Parkway ART Projects, RFPP P50364**

Approval of the Resolution Authorizing the Award of a Contract for the Single Source Procurement of Bus Shelters for Cleveland Avenue ART and Metropolitan Parkway ART Projects, RFPP P50364 On a motion by Board Member Pond, seconded by Board Member Worthy, the resolution passed by a vote of 8 to 0 with 8 members present.

**4. BRIEFING**

**Kensington Station Master Plan**

Debbie Frank, Director Transit Oriented Development, provided a briefing of the master plan to advance transit-oriented development at the Kensington Station.

**5. OTHER MATTERS**

None

**6. ADJOURNMENT**

The Committee meeting adjourned at 11:32 A.M.

Respectfully submitted,



Tyrene L. Huff

Assistant Secretary to the Board

YouTube link: <https://youtube.com/live/eQH0m5-CFeM?feature=share>

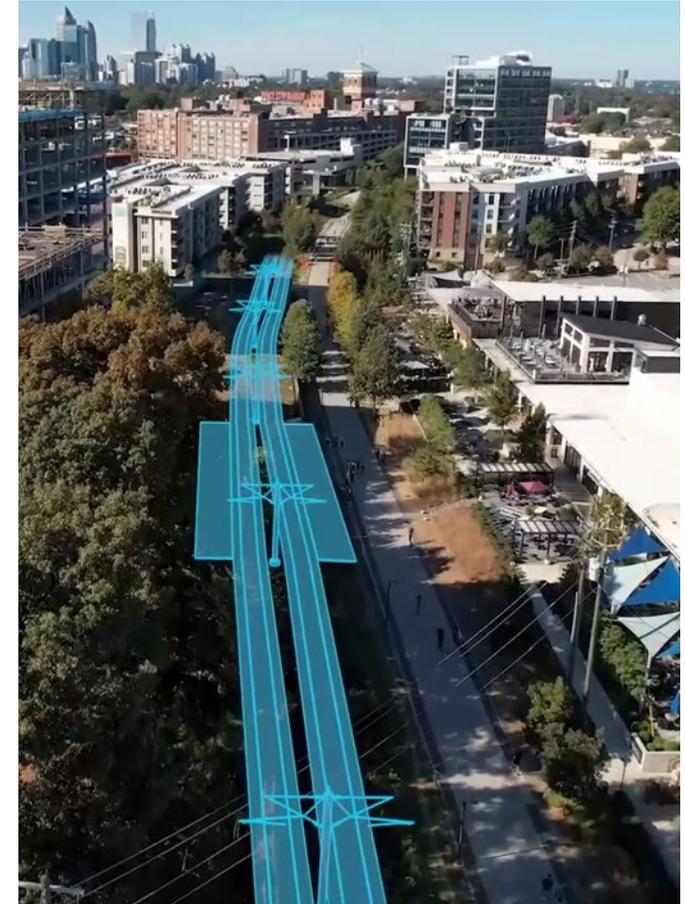


**RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR THE PROCUREMENT OF ARCHITECTURAL AND ENGINEERING DESIGN SERVICES IN SUPPORT OF ATLANTA STREETCAR EAST EXTENSION PROJECT AE50293**

June 22, 2023

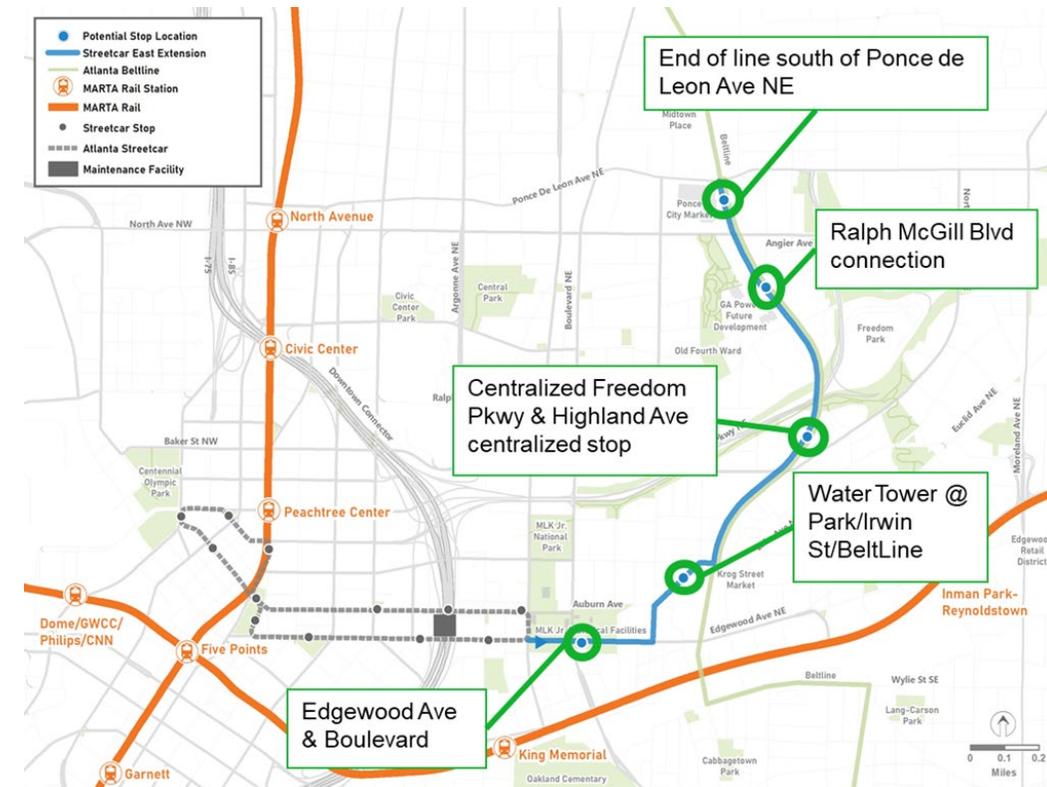
## Status

- On January 26, 2023 the Planning & Capital Programs Committee was briefed and on February 9, 2023, the Board approved, the plan to conduct a qualifications-based selection process to solicit firms to provide Infrastructure Architectural & Engineering Final Design Services for the Streetcar East Extension.
- On April 11, 2023 the Board approved the Locally Preferred Alternative (LPA) was approved.
- On May 25, 2023 qualification statements were received from three (3) Architecture & Engineering firms which the Source Evaluation Committee (SEC) members independently reviewed and scored to determine a shortlist of two firms.
- On June 20, 2023 oral interviews were conducted with the two shortlisted firms.



# Proposed

- Part of the More MARTA Atlanta Program
- Procurement of Professional Architectural & Engineering Design Services to provide final design bid documents for the construction of the Streetcar East Extension
- Expertise required during the term of this contract may include, but are not limited to the following:
  1. Project Management
  2. Architectural and Engineering Facility/System Design Services
  3. Safety Certification Support Services
  4. Public Engagement Support Services
  5. Utilities Support Services

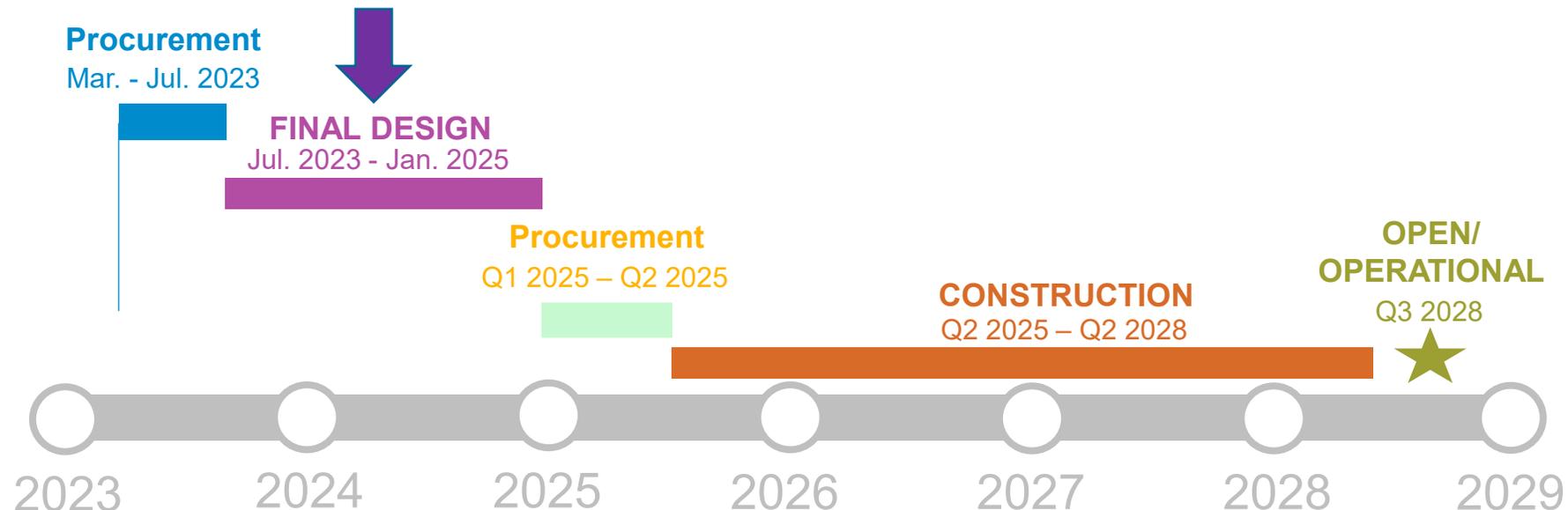


## Cost

- The A&E services are estimated to be approximately \$11.5M
  - The term will be 4-year base with a single, 1-year option
- The total construction cost is approximately \$115M and an estimated total project cost of \$230M (based on the current 30% design)

## Schedule

- Procurement schedule to allow start of final design July 2023



## Recommendation

- The SEC recommends the Approval of a Resolution authorizing the General Manager/CEO or his delegate to enter into a Contract for the Procurement of Final Design Services for the Streetcar East Extension, AE50293 with **HDR**.

Core Team:

**HDR – (Prime)**

Axis Infrastructure, VHB, The Collaborative Firm (DBE), C2G (DBE)

Support Team:

Aulick (DBE), Facet (DBE), Lumenor (DBE), PCS (DBE)

Specialty Services Team:

Accura (DBE), Perez Planning (DBE), Sycamore Group (DBE)

- The Office of Diversity and Inclusion assigned a 26% Disadvantaged Business Enterprise (DBE) goal on this procurement. **HDR has committed to exceeding the assigned goal on this project with a 30% goal.**



**REQUEST FOR APPROVAL OF THE RESOLUTION  
AUTHORIZING AWARD OF A CONTRACT FOR THE  
PROCUREMENT OF ARCHITECTURAL AND  
ENGINEERING DESIGN SERVICES IN SUPPORT OF  
ATLANTA STREETCAR EAST EXTENSION PROJECT  
AE50293**

Thank You



# Resolution Authorizing the Award of Contract for the Single Source Procurement of Shelters for Cleveland Avenue ART and Metropolitan Parkway ART Projects, RFPP P50364



## Projects Overview

- Part of More MARTA Atlanta Program
- ART will provide faster service with improved amenities and safer pedestrian access
- Cleveland Avenue ART – roundtrip service begins at East Point Station to Jonesboro Road with a newly installed cul-de-sac at the east end of Cleveland Avenue
- Metropolitan Parkway ART – roundtrip service begins at West End Station to Cleveland Avenue with a turnaround near the Walmart on Springdale Road

## Projects Overview

- MARTA current standard Tolar's Signature Series Sunset model bus shelter
- 970 have been installed over the past 11 years
- Tolar is the only manufacturer that makes this model of bus shelter, meets design recommendations of the City of Atlanta's Urban Design Commission
- Use of similar shelters helps with scalability, asset management, maintainability and procurement lead times
- The proposed ART bus stop shelters have enhanced amenities to improve the ridership experience

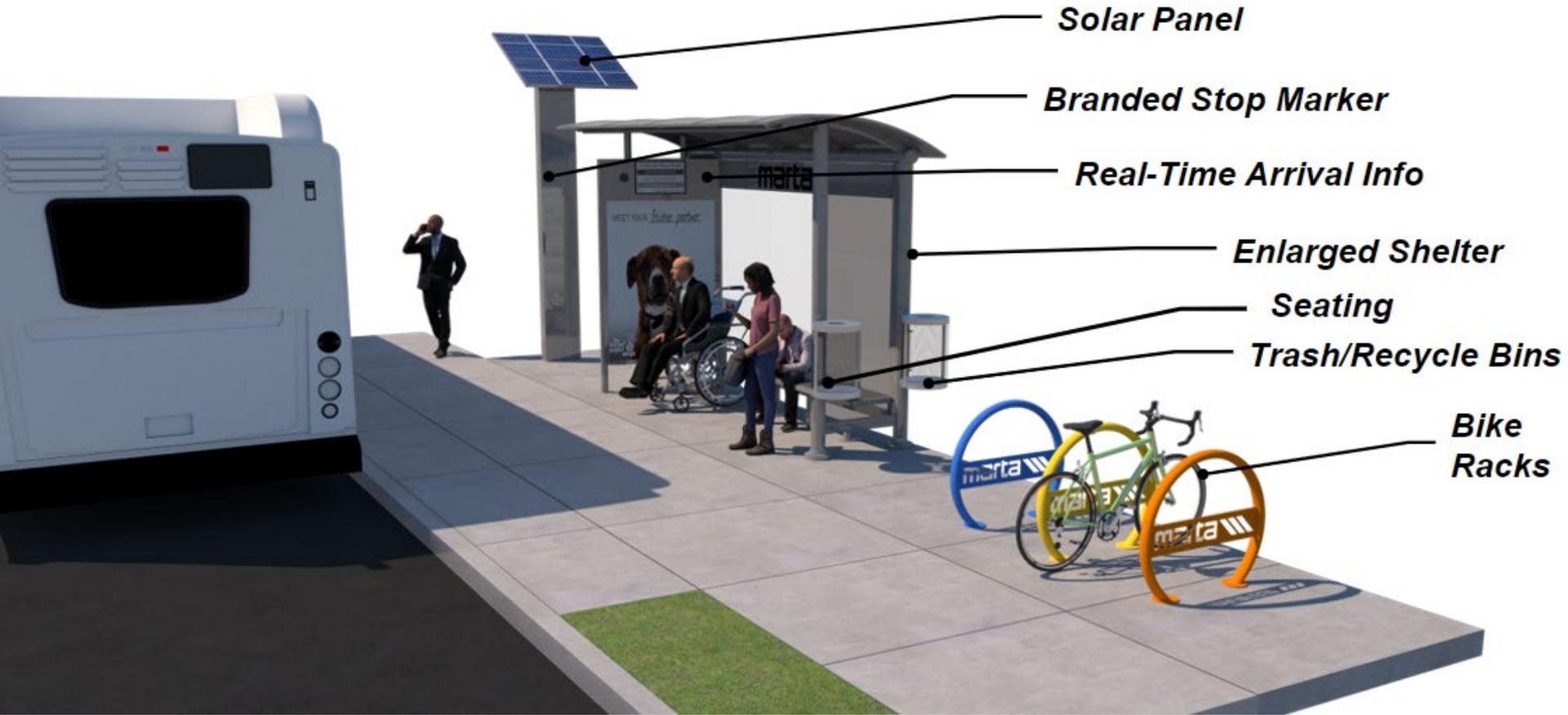
### Cleveland Avenue

**16** STOP LOCATIONS 

### Metropolitan Parkway

**17** STOP LOCATIONS 

# ART Proposed Bus Stop Shelter and Amenities



## ART Bus Stop Real-Time Arrival

- Real-time arrival sign
- “E-Paper” Screen for lower electrical demand and better contrast for readability
- Speaker annunciator for visually impaired using push button



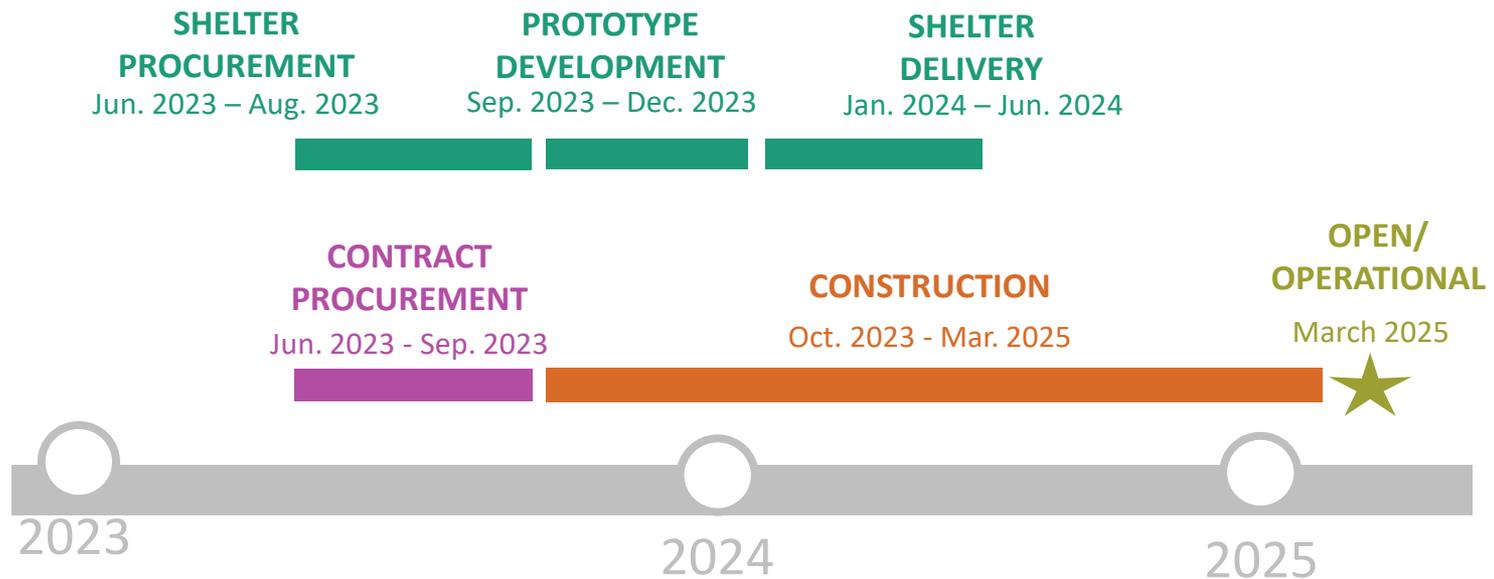
## Scope

- Scope includes fifty-six (56) shelter assemblies with amenities, spare parts, training program for the solar panel installation, and three-year technical support services for real-time arrival signs.

## Cost

- Contract amount is \$3,368,878

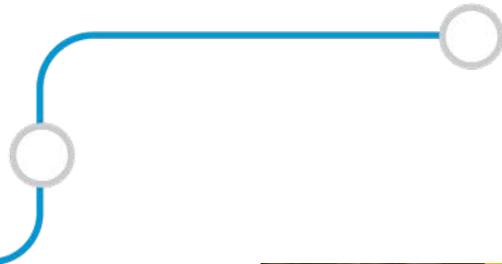
## Schedule



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**Resolution Authorizing the Award of Contract for the Single Source  
Procurement of Shelters for  
Cleveland Avenue ART and Metropolitan Parkway ART Projects, RFPP  
P50364**

**Thank you**



**marta**



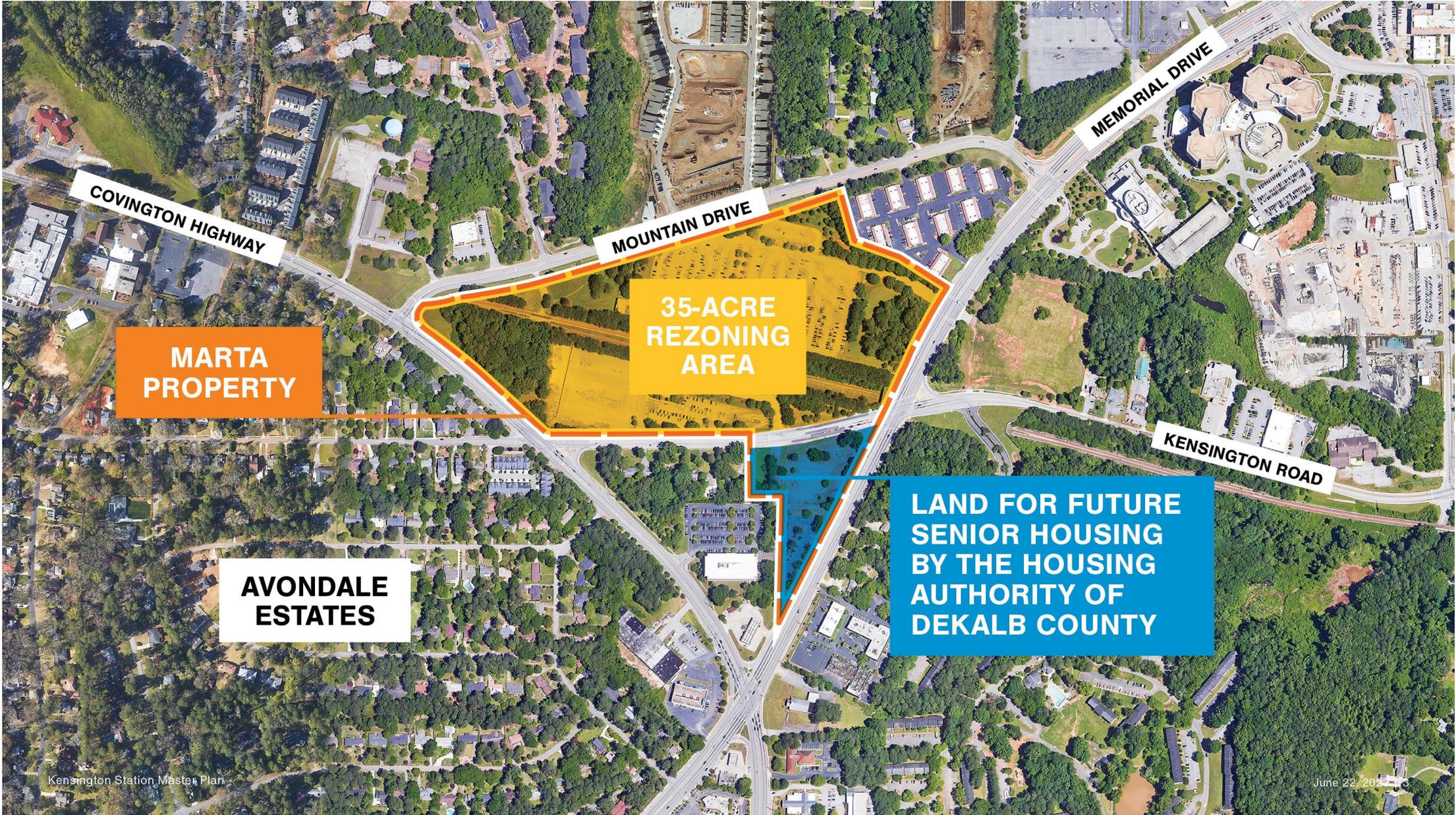
# Kensington Station Master Plan

**Debbie Frank**  
*Director*  
Transit-Oriented Development  
June 22, 2023

Kensington Station

Master Plan Project Team

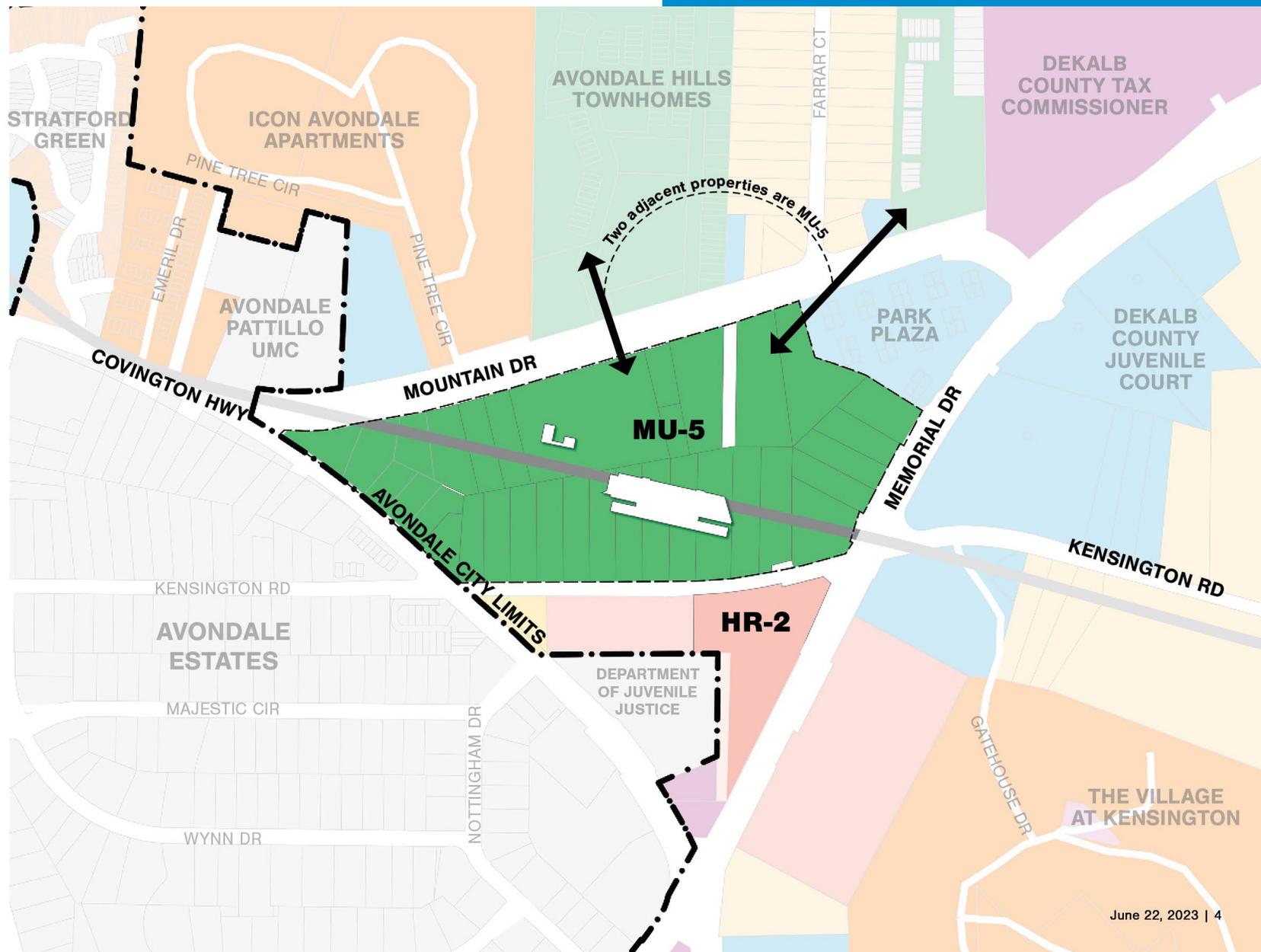
PROJECT LEAD	ENGAGEMENT	TRANSPORTATION	MARKET ANALYSIS
<p>Project Management Transit-Oriented Design Community Engagement</p> <p><b>Perkins&amp;Will</b></p>	<p>Engagement Lead Project Website</p> 	<p>Transit Streets Parking Pedestrians &amp; Bikes</p> <p><b>Kimley»Horn</b> Expect More. Experience Better.</p> <p><b>HNTB</b></p>	<p>Demographics Residential &amp; Commercial Demand</p>  



Rezoning

# DeKalb County approved rezoning the site to MU-5

- C-1
- HR-2
- HR-3
- MR-1
- MR-2
- MU-5
- NS
- OI
- R-75
- RSM





MARTA's Goals

Encourage a mixed-use, **walkable environment** with housing, retail, office and a new approach to parking.

Offer a variety of **housing choices** at different price points.

Increase **ridership** and generate **revenue** for MARTA.

Improve multimodal **access and safety** (to station entrances, on the streets around the station).

Apply for **rezoning** on the MARTA property that will allow for housing density and a mix of uses that support transit.

## Site Analysis

**Kensington is envisioned  
as a Regional Center.**

Existing Plans

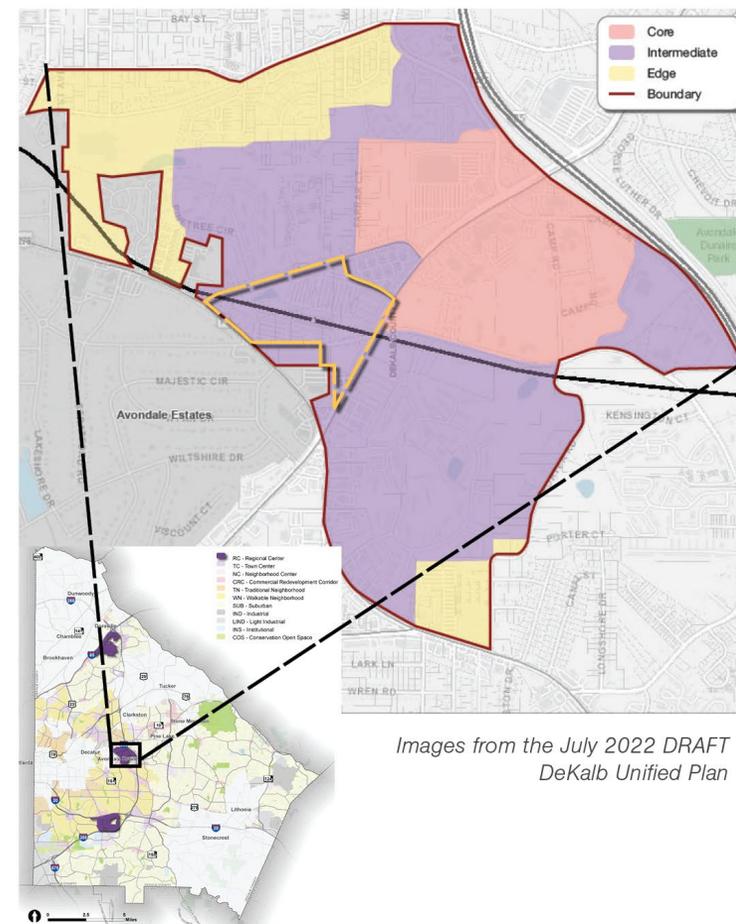
# We've also aligned with new plans.

## DeKalb Unified Plan: Regional Activity Center

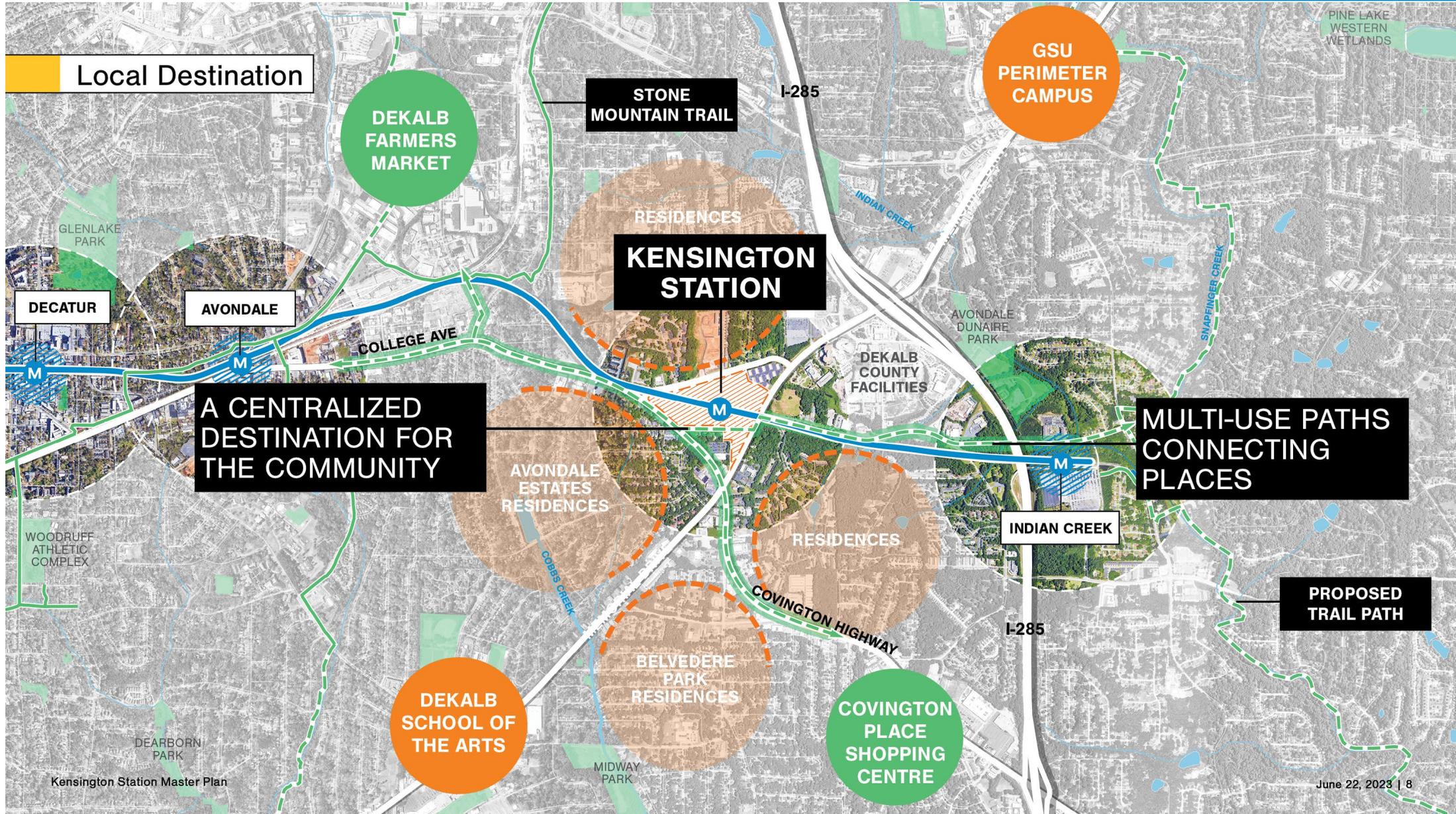
- 1 Promote the concentration of density, development, regional-serving activities.
- 2 Reduce automobile dependence and encourage walking, biking, and taking transit.
- 3 Provide the highest intensity of residential, commercial, office, and education, and serve as a regional destination for employment, shopping, and services.

Development intensity should transition from higher intensity in the core to lower intensity at the edges.

**MARTA rezoned the properties to MU-5 (High-Density Mixed-Use), which supports the DeKalb Unified Plan's vision.**



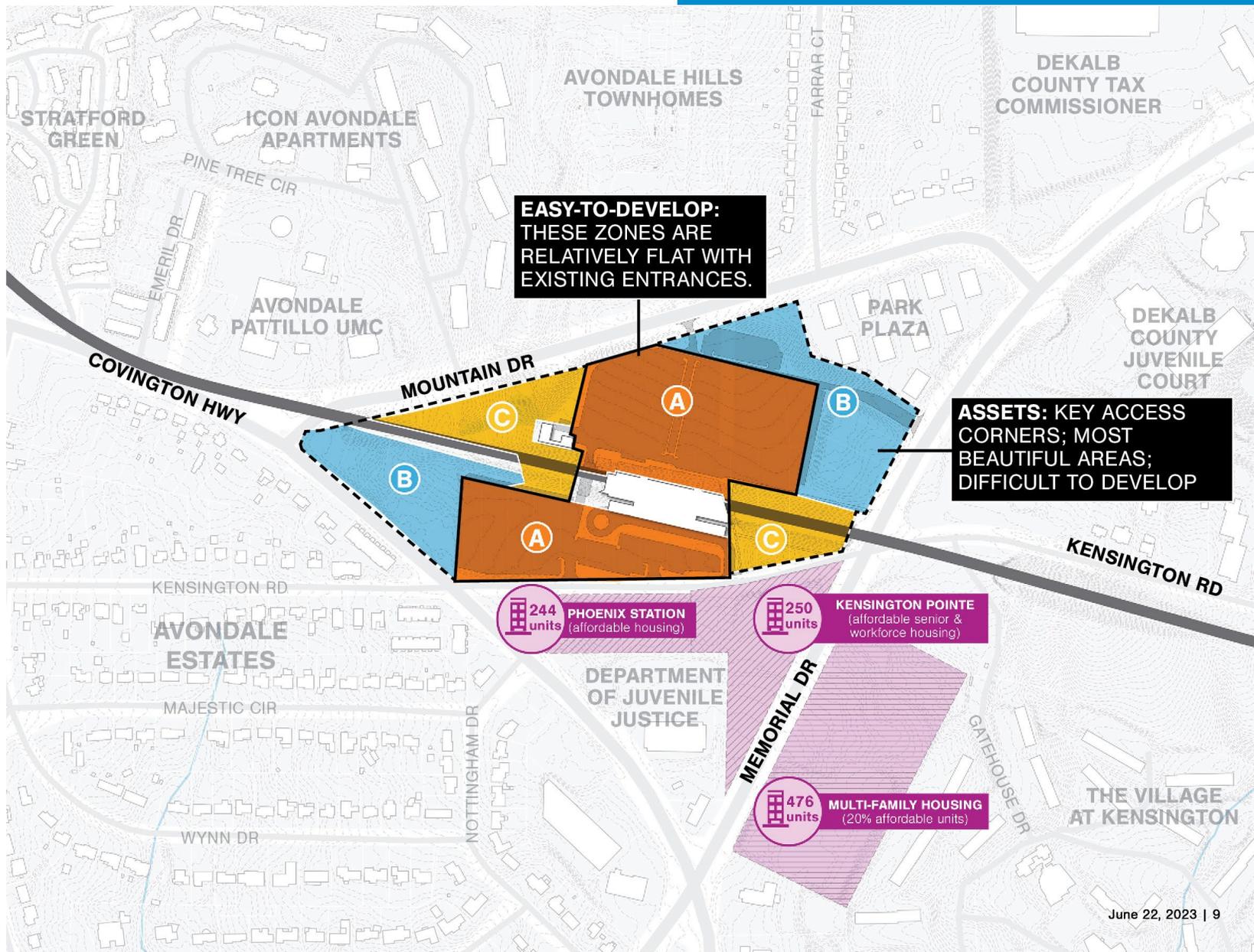
Images from the July 2022 DRAFT DeKalb Unified Plan



## Development Zones

**Zones with fewer challenging conditions will likely develop first**

- A** **Easiest Places to Develop** on the MARTA site because of parking lots and flat land.
- B** **Difficult Places to Develop** because of steep elevation changes, tree cover, and lack of access points.
- C** **Toughest Places to Develop** because the areas currently provide stormwater management for the site or are located right by / over the MARTA tracks.
- Housing developments underway by others



Community Engagement

**We met people where they were.**

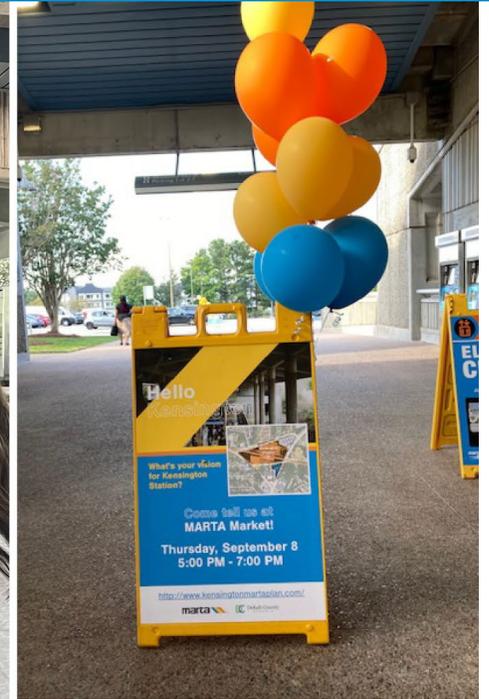
Community Engagement

# We used multiple engagement methods.





Kensington Station Master Plan



### HOW DO YOU USE KENSINGTON?.

- 1. Please place your dot under how you use the Kensington station.
- 2. Answer the next question(s) on a post-it note and place it below the question.

**I drive & park here to take the train**

(place a dot in this space)

*If more parking was provided at Indian Creek in favor of a mixed-use development at Kensington, how would your MARTA use change?*

(place your post-it comment)

**I walk, bike, or get dropped off to take the train**

(place a dot in this space)

*How is your experience getting into the station?*

*Challenges drive to station (1)*  
*More parking*  
*More bike racks*  
*More bike repair stations*

**I take a connecting bus from the train**

(place a dot in this space)

*How is your experience getting from the train platform to the bus bay? How could it be improved?*

*More bike racks*  
*More bike repair stations*  
*More bus seats*  
*More bus stop*  
*More bus shelter*  
*More bus stop*  
*More bus stop*

**I walk, bike, or get dropped off to take a bus**

(place a dot in this space)

*How is your experience getting to the bus bay? How could it be improved?*

**I only park here to take the train to events in Atlanta**

(place a dot in this space)

*If more parking was provided at Indian Creek in favor of a mixed-use development at Kensington, how would your MARTA use change for these events?*

**I never use the station**

(place a dot in this space)

*What would make you want to use transit?*

*(place your post-it comment)*

*More bike racks*  
*More bike repair stations*

*Would you be willing to use retail and open spaces at the Kensington station?*



**PRINCIPLES**

	Love it!	Neutral	Don't Like
<b>Make it easier to access the bus bay from the street and train platform</b>	●●●●●		
<b>Create a usable event space / park next to the station with mixed-use buildings around it</b>	●●●●●		
<b>Include a park location for Station Soccer with redevelopment</b>	●●●●●		
<b>Test smaller-scale development types, like small-multi-family and mixed-use buildings</b>	●●●●●		

Community Engagement

# Top Five Themes



**Make walking & biking easier in and around the station property**



**Add public green spaces with recreation and space for events**



**Offer a variety of housing types and make them affordable and mixed-income**



**Add quality retail and restaurants, including daily essentials**



**Build a walkable, mixed-use community destination**



**The themes have been consistent throughout all events and activities**

Hello, Kensington!

**We imagine this station as  
a neighborhood gathering place.**

## Design Parameters

- 1 | Create a **connected street network** with small, walkable blocks and enhanced crossings over the MARTA tracks.**
- 2 | Re-design the current stormwater pond into a **usable public space** that collects run-off during rain events.**
- 3 | Improve **pedestrian and bike access** to the station with additional access points, trails, and sidewalks.**
- 4 | Make it easier to **access the bus bay** from the street.**

## Design Parameters

**5 | Create a usable event space / park next to the station with mixed-use buildings around it.**

**6 | Include a permanent location for Station Soccer with redevelopment.**

**7 | Test smaller-scale development types, like small multi-family and mixed-use buildings.**

Market Study

# Market demand through 2030

## HOUSING TYPES

**Rental Multi-Family**  
(Highest Use Demand)

**525**  
UNITS

(in 2 projects)

- 4 to 5 stories wrapped around or next to parking deck
- Some ground floor space for retail and offices

### Townhouses

**104**  
UNITS

- 3 stories with 2-car garage
- Similar to Avondale Hills

## COMMERCIAL USES

**Traditional Retail**

**22,000**  
square feet

- Ground floor or outparcels
- Best on Covington or Memorial
- **Tenant types:** snack / coffee shop, full-service restaurant, pharmacy

### Service-Oriented Office & Retail

**30,000**  
square feet

- Ground floor
- **Tenant types:** dry cleaner, hair salon, bank



Image: Coro Realty

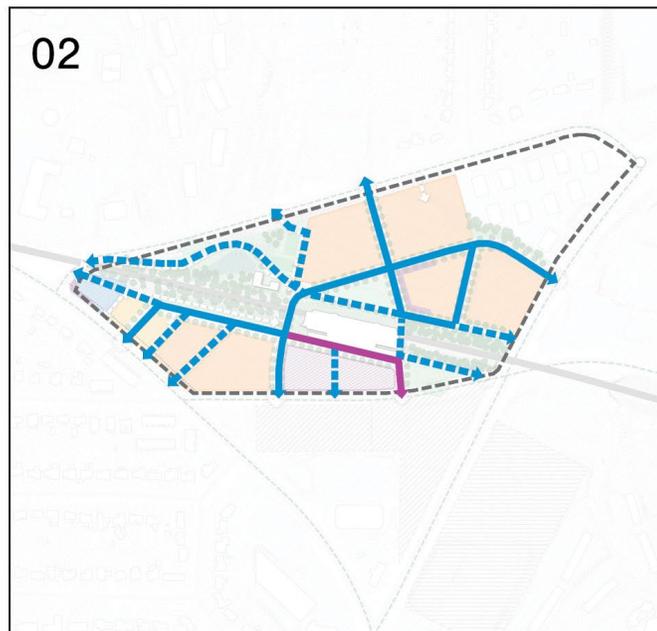
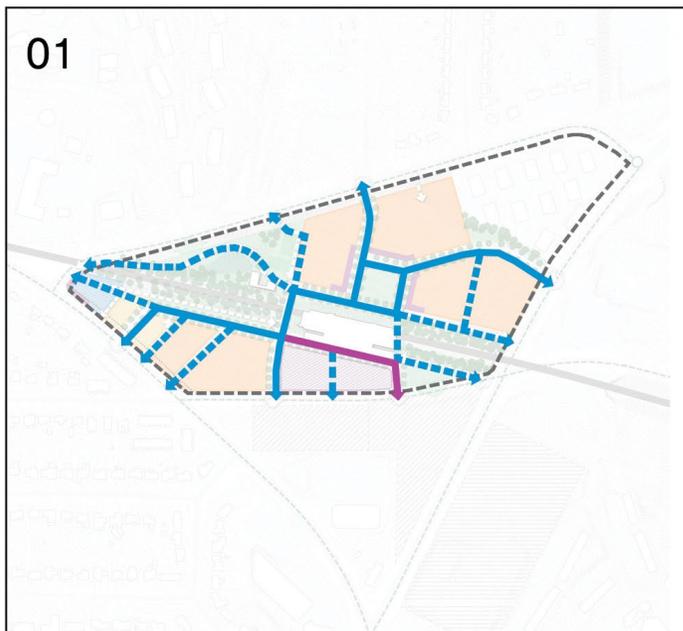


Image: Creative Sources Photography, Ron Harwick



Image: Empire Communities from Urbanize Atlanta

Plan Framework

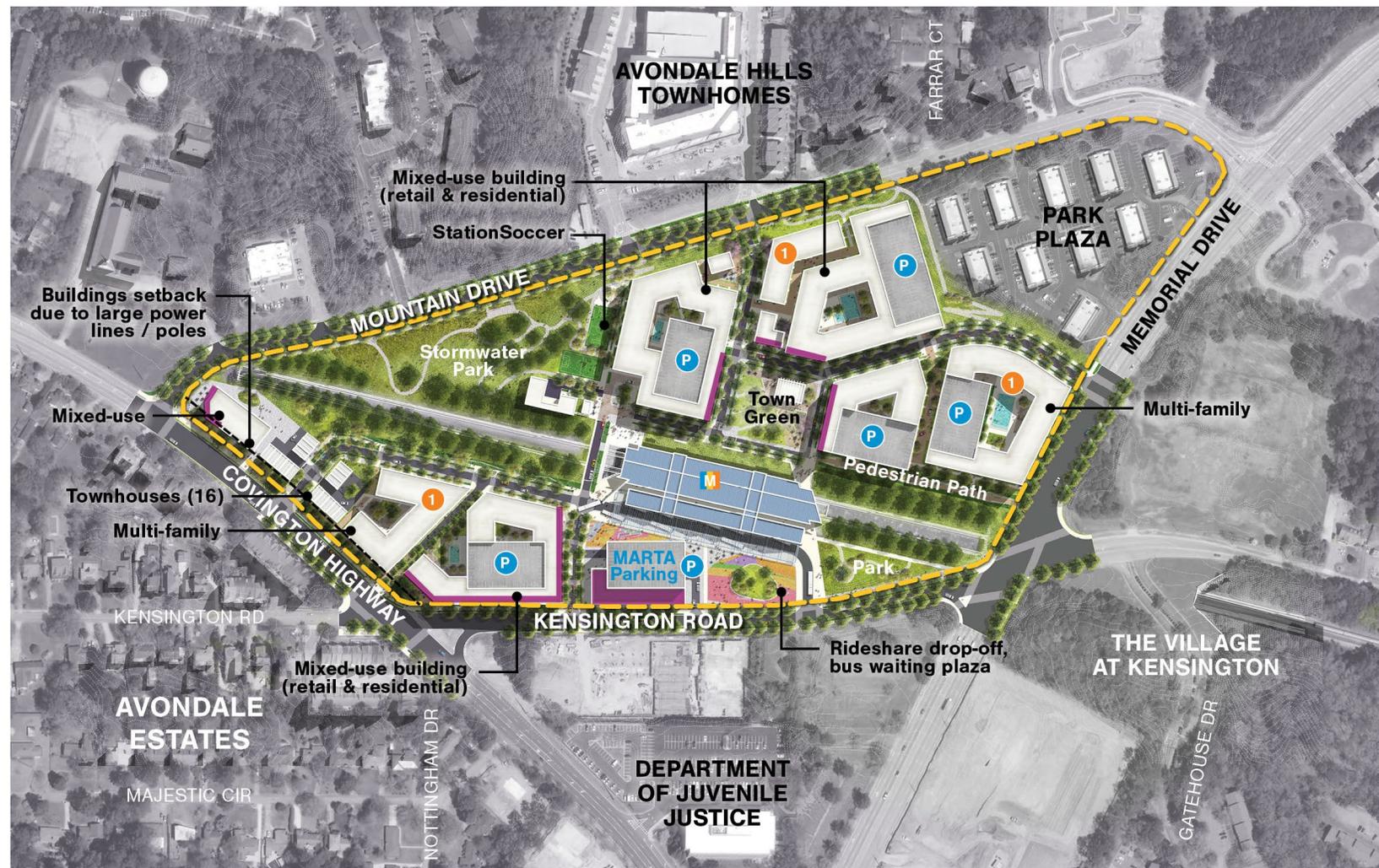


**Three Street & Land Use Frameworks that create walkable, developable blocks.**

Plan Framework 1

# Streets organized by the Town Green

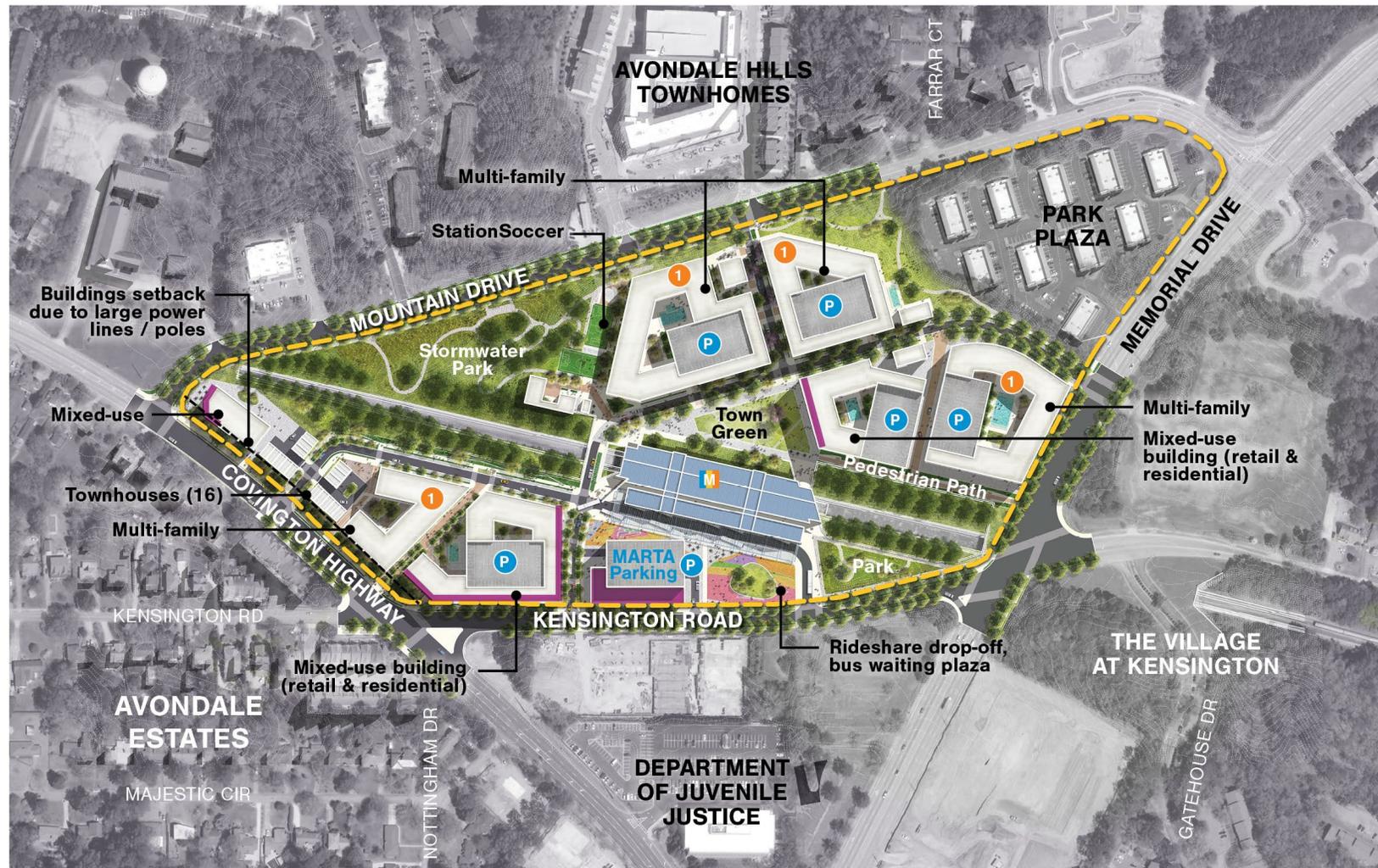
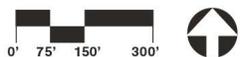
- 1 Multi-family only buildings
- Proposed multi-use path (DeKalb County)
- Retail frontage
- P Parking



Plan Framework 2

**Streets are organized by the adjacent street network**

- 1** Multi-family only buildings
- Proposed multi-use path (DeKalb County)
- Retail frontage
- P** Parking





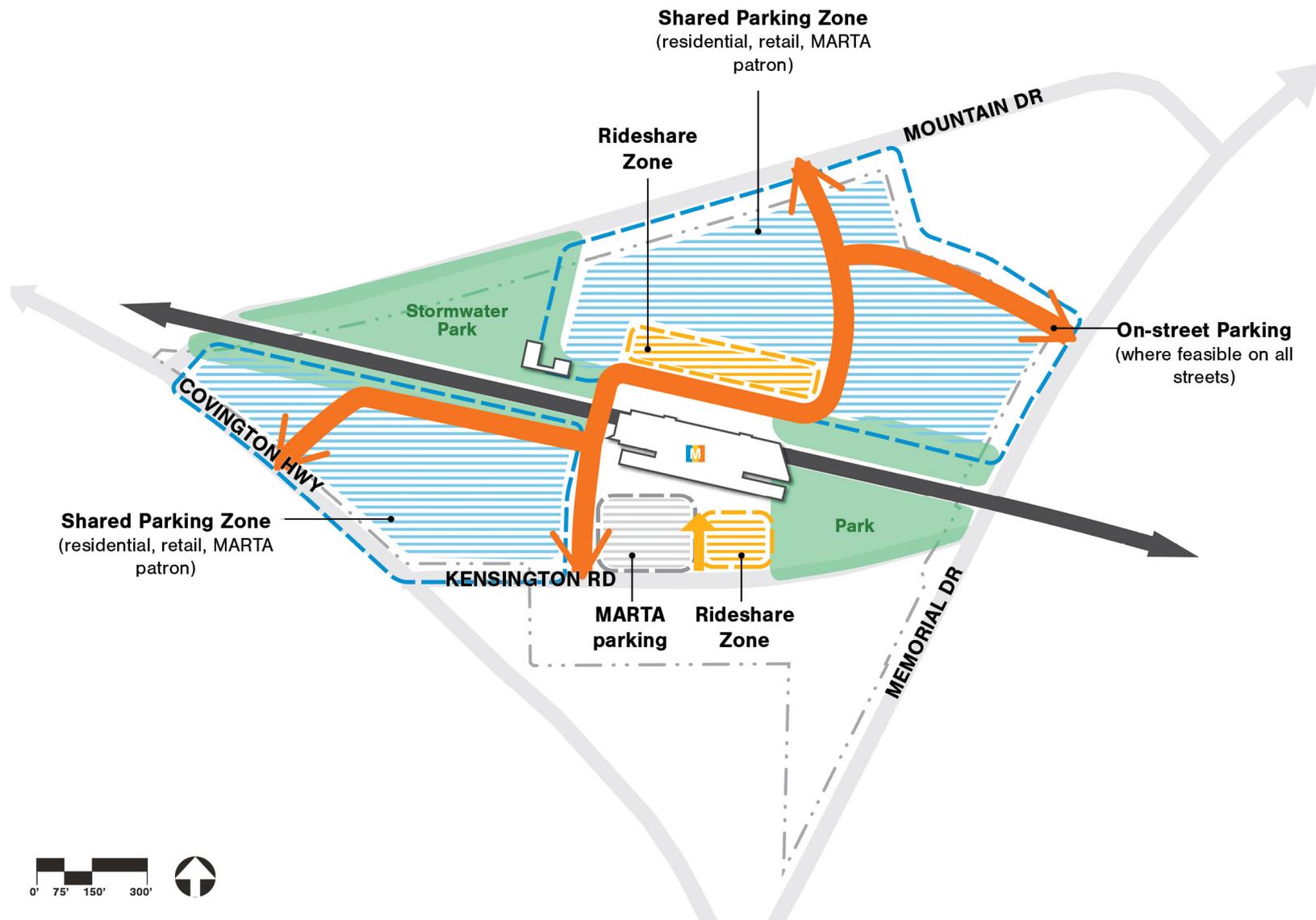
Parking

# This plan meets a range of parking needs

- MARTA patron parking (short- and long-term parking)
- Residential units
- Retail parking
- Uber / Lyft / kiss-and-ride temporary parking

**Through:**

- On-street parking
- Shared parking decks
- MARTA parking deck
- Rideshare drop-off zones

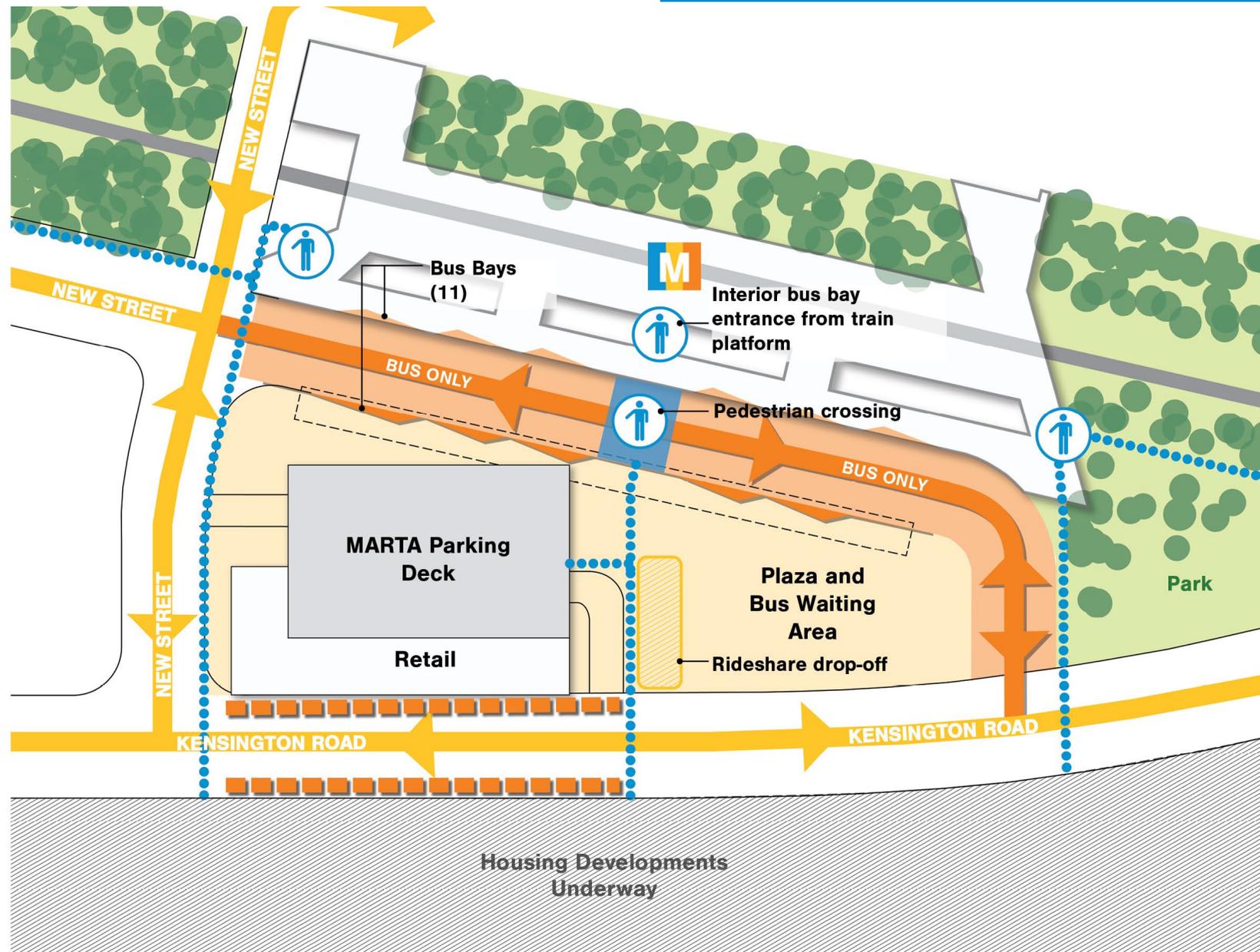


Bus Service

**This plan supports bus service expansion**

**LEGEND**

-  Bus-only lanes
-  Bus bays (11)
-  Streets with mixed traffic
-  Pedestrian access paths
-  Pedestrian access points to bus bay (separated and signed)
-  Rideshare drop-off
-  Plaza & bus waiting area
-  Parking deck with retail
-  Potential on-street bus staging
-  Canopies or shade structure
-  Housing developments underway





Multi-family residential building

Small retail

Community pavilion

Special Event Lawn

Stormwater infrastructure

Mixed-use building with retail & residential





Mixed-use building  
with retail &  
residential

MARTA Station &  
Bus Bays

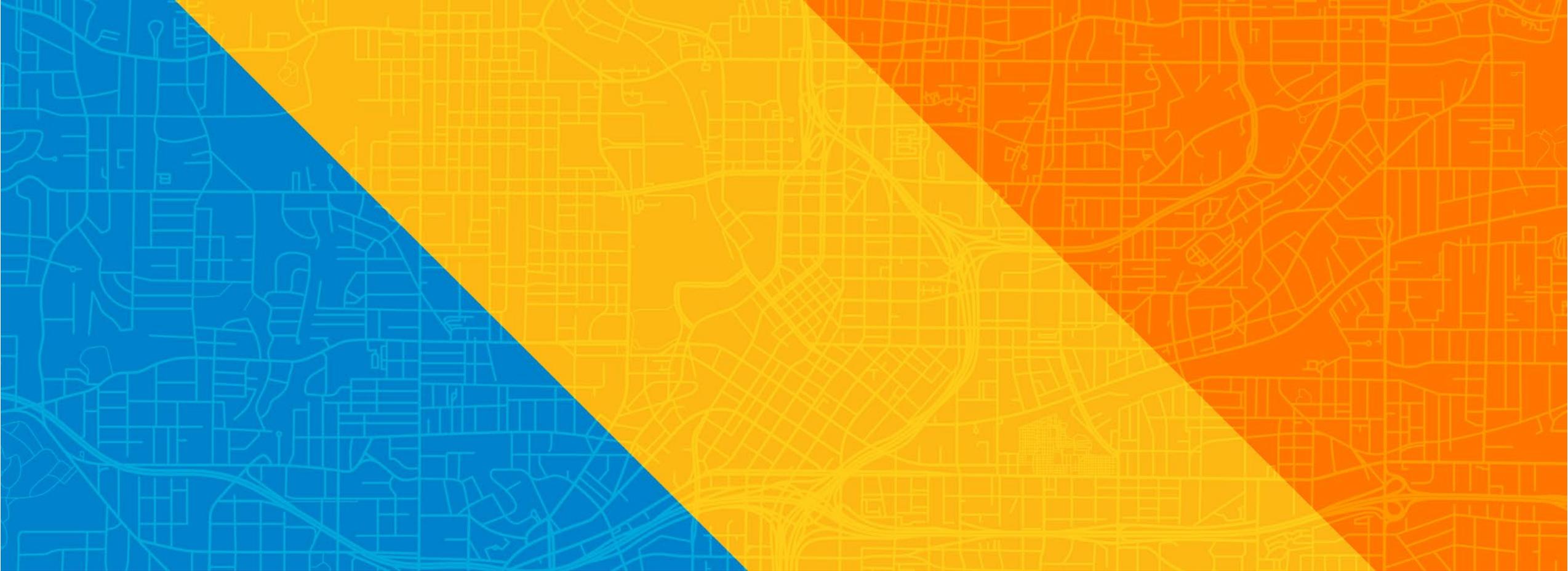


New Street  
Connection

Sidewalk

Outdoor Plaza with  
Movable Seating

Plan Document  
is available for review at:  
**[kensingtonmartaplan.com](http://kensingtonmartaplan.com)**



Thank You

