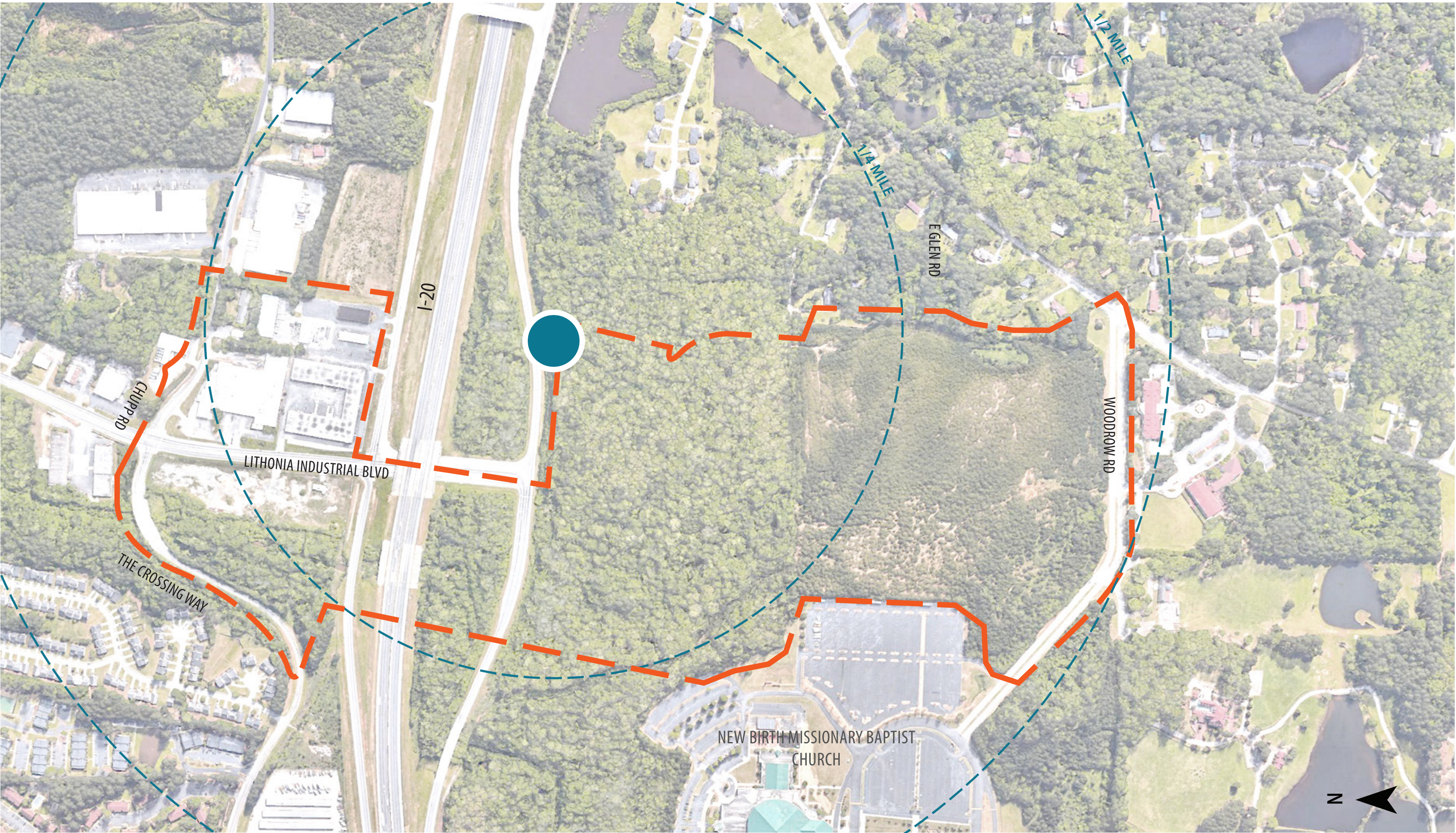
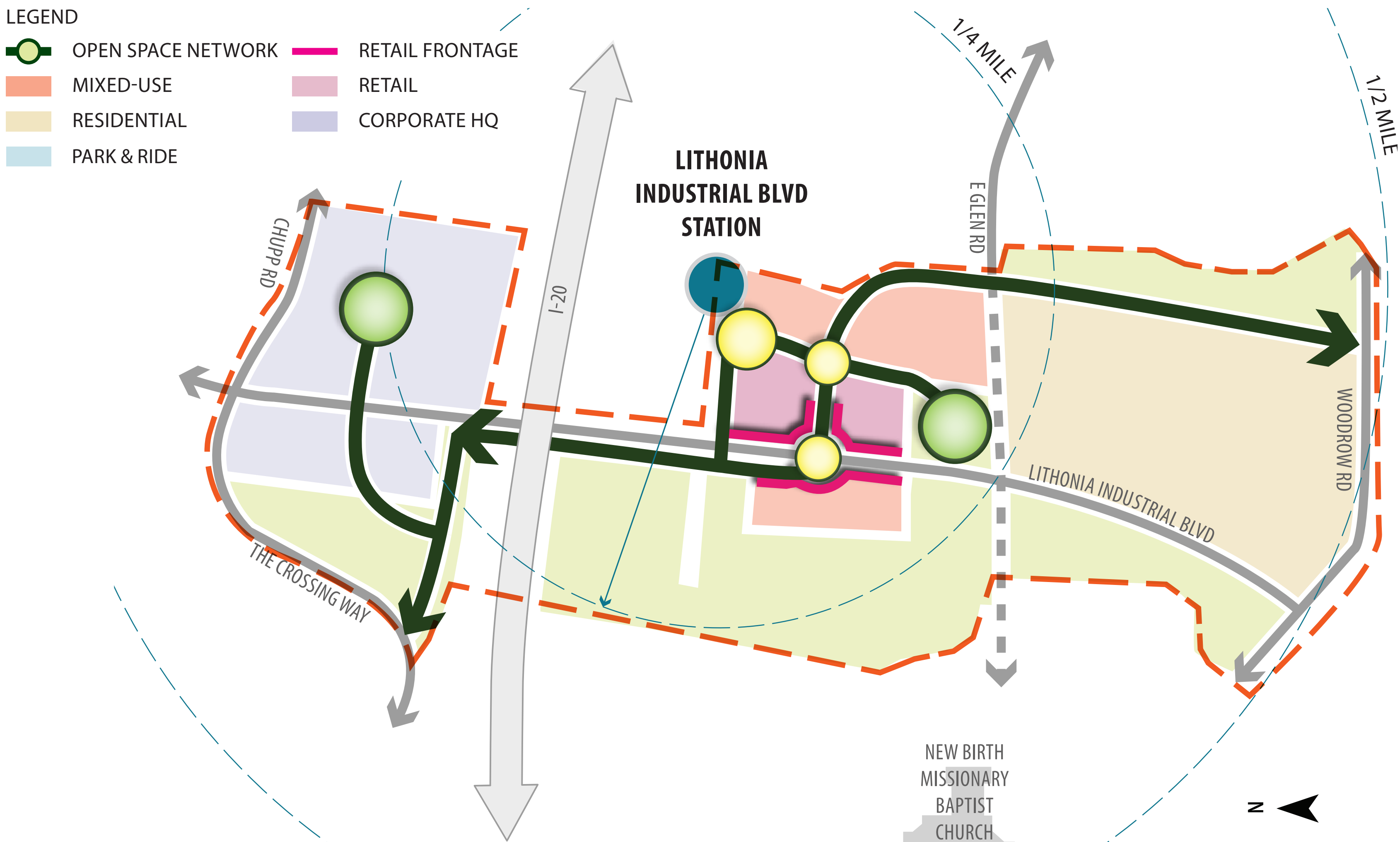


# LITHONIA INDUSTRIAL BOULEVARD STATION AREA TOD



## EXISTING AERIAL

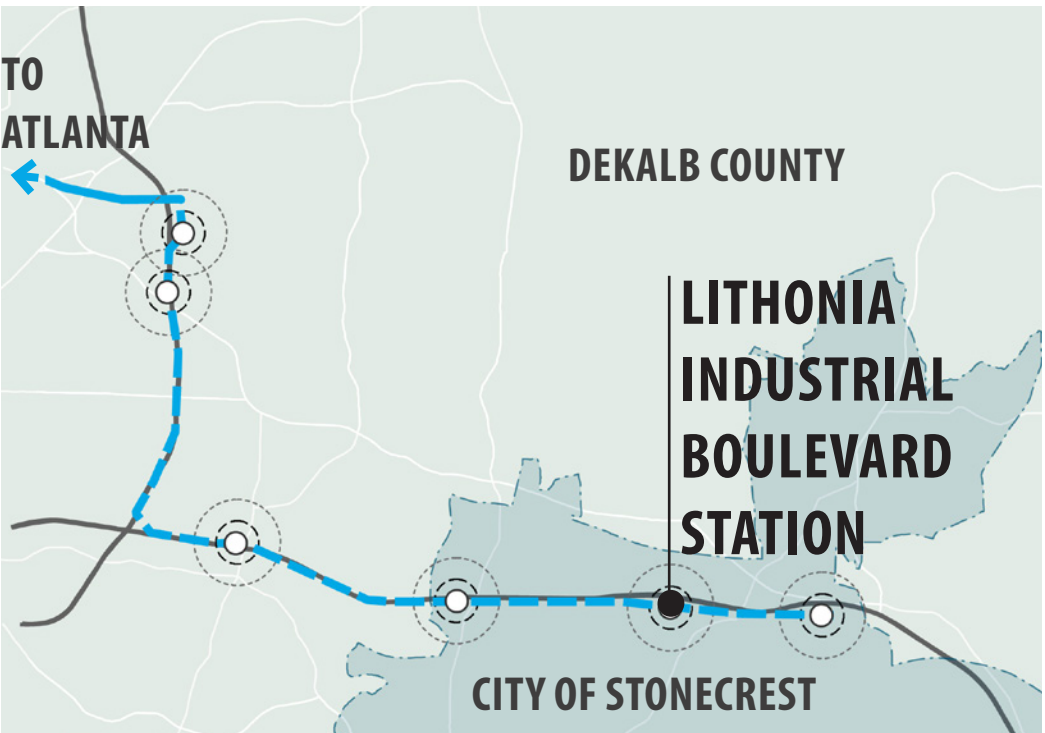
The proposed Lithonia Industrial Boulevard Station is located south of I-20, at the terminus of Lithonia Industrial Boulevard. To the north of I-20, the station area is home to residential neighborhoods, with some retail and commercial destinations along Lithonia Industrial Boulevard. Commercial/Industrial parks have not found much success in the northern parts of the station area. To the south of I-20, the station area consists primarily of undeveloped land and the 25,000-member New Birth Missionary Baptist Church.



## DESIGN FRAMEWORK DIAGRAM

- Create a corporate HQ campus that will be an anchor to the industrial corridor to the north
- Introduce a trail that connects to Arabia Mountain
- Densify the south of I-20 with residential use to complement business uses

## EXISTING CONDITIONS



SOURCE: GOOGLE EARTH

## WHAT WE HEARD

### ADVISORY COMMITTEE & PUBLIC AGENCIES

- Improve connectivity and accessibility
- Increase density

### DEVELOPERS & STAKEHOLDERS

- Attract corporate headquarters, create a job center

### THE PUBLIC

- Create bike and pedestrian paths
- Create service retail and a mix of use south to I-20
- Improve existing I-20 underpass

## STATION AREA VISION

### STATION TOD TYPOLOGY

#### TOWN CENTER

#### COMMUTER TOWN CENTER

#### ARTERIAL CORRIDOR

### THEME

#### PILOTING AN OFFICE PARK HEADQUARTERS FOR NEW BUSINESSES





# LITHONIA INDUSTRIAL BOULEVARD STATION AREA TOD



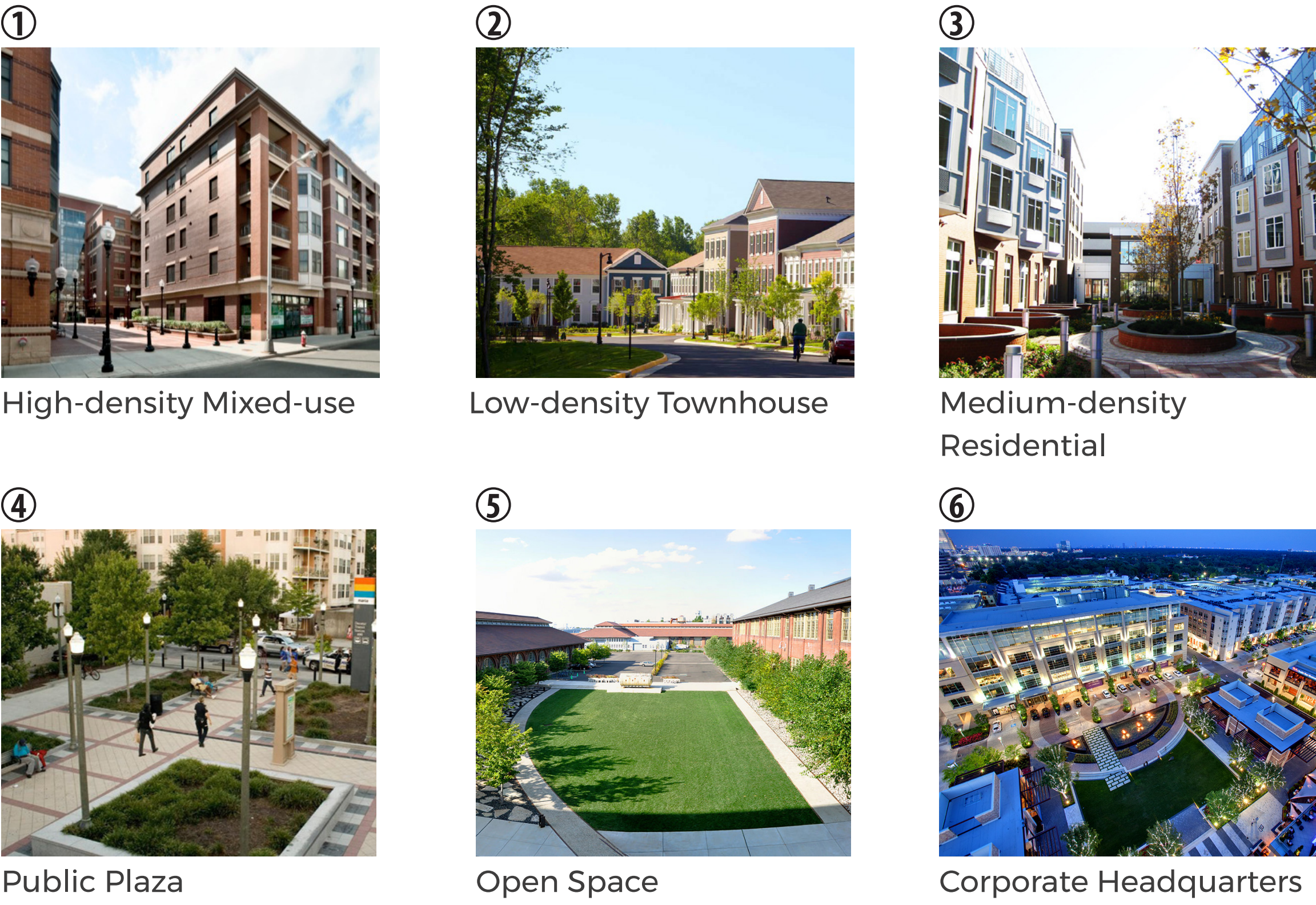
AERIAL VIEW OF DEVELOPMENT IN THE LITHONIA INDUSTRIAL BLVD STATION AREA (LOOKING SOUTHWEST)

## PUBLIC SPACE

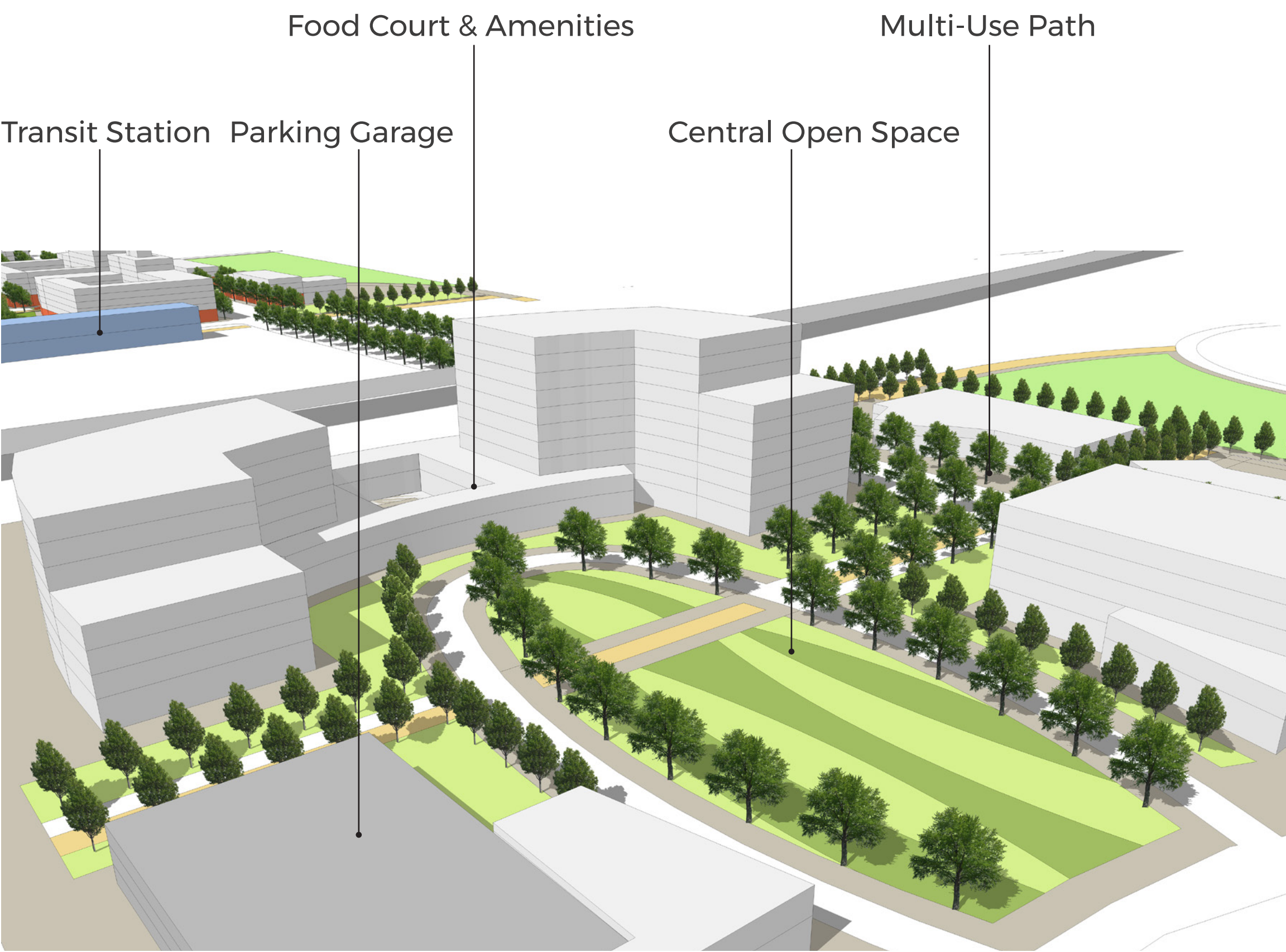


CONCEPTUAL SECTION SHOWING PROGRAMS PROPOSED FOR PUBLIC SPACE (LOOKING NORTHEAST)

## MIX OF USES



- Multi-use path connecting corporate HQ campus to high capacity transit station
- Connected neighborhood parks
- Restaurants and retail amenities in a central open hall



ZOOM-IN VIEW OF CORPORATE HEADQUARTERS NORTH OF I-20 IN THE STATION AREA (LOOKING WEST)

