

PlanFirst



Columbus | GPA

Adriane Wood, DCA

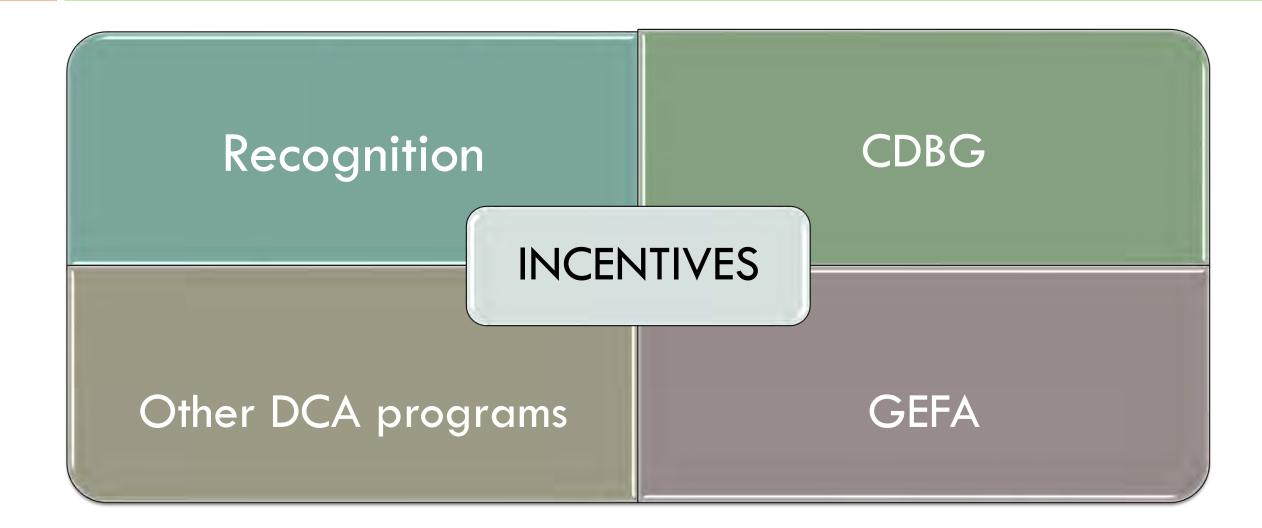
### WHAT IS IT?

- Recognition of successful comprehensive planning
- Rewards to further comp plan implementation activities
- Developed 2014 by DCA and
  - External partners: GMA & ACCG, GPA, DEcD, GEFA, EPD, UGA, others
- 2015 was first class of 10: 1 consolidated government, 6 cities and 3 counties
- 2016: 1 consolidated government, 4 cities and 2 counties
- **2017:** 1 county, 3 cities
- 2018 will be announced at the DCA conference on October 4 in Savannah

## HOW DO I PARTICIPATE?

- □ You must be a Qualified Local Government, and have a history of same
- Must also have an approved SDS, and have submitted the required surveys (GOMI, RLGF)
- Must have met (and hopefully exceeded) the MINIMUM Performance Standards established by the local regional commission
- Completely fill out the application and sign it- due May 15
- □ If make the short list, must host a site visit to tell the local planning story
- Must show how planning is important to your community

## WHY DO YOU WANT TO PARTICIPATE?



#### PLANFIRST SUCCESS STORIES

# City of Vienna Columbus Consolidated

Government

City of Madison



- Population: 4, 011
- ✤ Founded: February 8, 1841
- Rural Agricultural Community
- ✤ 140 miles south of Atlanta located at I-75 Exit 109

#### **Beautiful Downtown Vienna**











#### Total Employment = 1500+

#### **Tyson Foods, Inc.**











Georgia's Official BBQ Cooking Competition

The City of Vienna is proud to be a **Plan**First Community



"What are you doing in your community to shift from merely surviving to thriving?"



«دوریر *"Use your comprehensive plan!"* 



## Strategic Planning

- Allocates resources in a way that you can reach your goals
- Helps you create development patterns that are orderly and rational.
- Helps you stay focused on the big picture
- Helps you be prepared to be proactive instead of reactive all the time.

#### Public Participation Who to include?

- Staff & Elected Officials
- Business Owners
- Tax Payers
- Senior Citizens
- Youth
- Civic Organizations
- All Boards and Committees
- New Residents



## **Vienna's Vision Statement**

2007: To maintain our strong agricultural base, but also utilize other economic opportunities that will increase quality of life and prosperity for all our citizens.

#### \*\*\*\*\*

**2017:** The City will develop a more diverse economy and facilitate growth to better support quality-of-life features that will make living in the community more attractive to residents and more enticing to prospective residents.

#### **Greater Dooly Comprehensive Plan**

#### **GOAL - HOUSING**

To ensure the provision of a sufficient supply and variety of sound, safe, and affordable housing facilities for all residents of the community.

**Policy 1)** - Dilapidated or substandard housing will be reduced or eliminated through rehabilitation or elimination.

#### **Short Term Work Plan**

Make housing and/or related public infrastructure improvements using CHIP, USDA, and CDBG funds.

#### 2017 Community Development Block Grant Neighborhood Revitalization \$715,000

Benefit 53 low to moderate income people

4 units rehabbed

8 units reconstructed

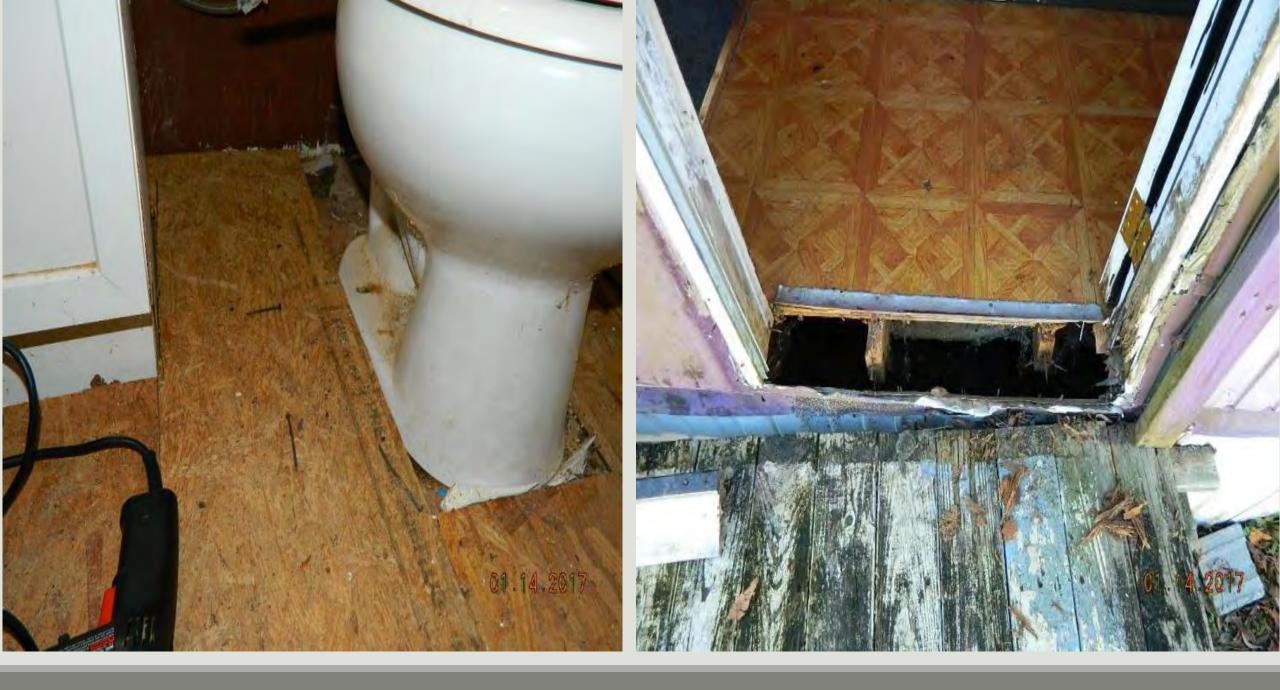
3 units acquired, demolished, and cleared

#### **Gregory Street**









#### CDBG

#### **Fire Protection for Braxton-Snyder Subdivision** Water lines replaced with larger lines and fire hydrants installed.

#### **Sewer Infiltration Project**

Sewer lines re-lined and manholes raised to prevent inflow and infiltration of storm water into the City's sewer system.

#### **Streets and Drainage Project**

Installation of 2" and 6" water PVC main, curb and gutter, curb inlets, underground storm pipes, street paving overlay, and related items

#### **Greater Dooly Comprehensive Plan**

#### **GOAL- COMMUNITY FACILITIES**

To develop and maintain community facilities and services which adequately promote efficient growth and development patterns.

#### 2013-2017 Short Term Work Plan

Acquire land for wastewater Land Application System (LAS) expansion.

#### Land Application System Expansion Project



#### 264 acres

Adjacent to City's existing spray fields

Laid 3 miles of piping to carry wastewater from treatment facility to the new spray fields.







#### LAS Project Financial Package

\$6,712,000 GEFA Loan <u>750,000</u> Edge Grant \$7,462,000 Total Project Cost



# Georgia® Department of Affairs



## PlanFirst



# COLUMBUS, GA



## PlanFirst Pursuits...



- Applied during original round of designation in 2015
  - And how did that go? Not too good.
  - Application was poorly written.
  - One particular DCA rep was very displeased
  - Met with said DCA rep to review application and informed we needed to tighten it up for 2016
- And we did!
  - Columbus is a 2016 designee
  - More interested in the designation than the benefits
    - More on that later...

## 2028 Comprehensive Plan

- Community Agenda broken up into 6 policy areas
  - Community Revitalization
  - Quality Community Infrastructure
  - Balanced Transportation
  - Preserving and Enhancing the Environment
  - Managing Impacts of Growth
  - Regional Coordination and Local Partnerships
- Two STWPs over the last 9 years
  - 2009–2013
  - 2014-2018

## COMMUNITY REVITALIZATION



## **Community Revitalization**

- Location: Benning Drive & Victory Drive
- Opportunities
  - A-1: New Growth
  - A-5: Mixed-Use Development Opportunities
- Issues
  - A-10: Barriers to Redevelopment
    - IS.30 Provide tax abatement during redevelopment process for quality redevelopments based on project evaluation criteria prepared by Mayor's Revitalization Council
  - A-11: Quality of Housing Developments
    - IS.97 Work towards passing local legislation to permit Tax Allocation Districts (TADs) by continuing public education efforts. These redevelopment districts can play an important role in redevelopment initiatives.
    - IS.101 Complete an analysis of the potential impacts of expanding the Enterprise Zone in South Columbus. This tool has the potential to incentivize a larger quantity of businesses to locate within in-town areas of Columbus.

#### Follow Me Trail.

Baker Middle School

Frank Chester Recreation & Senior Center Arbor Pointe Apartments

000

Dorthy Height Elementary

Walmart Supercenter Shopping Center

## **Tools of Redevelopment**

- Tax Allocation District (TAD)
  - Passed by voters in 2014
  - 6 Have been approved:
    - Fort Benning
    - Uptown
    - Liberty District
    - City Village
    - Midtown East
    - Midtown West
- Enterprise Zone
- Opportunity Zone
- Military Zone
- CDBG
- HOME

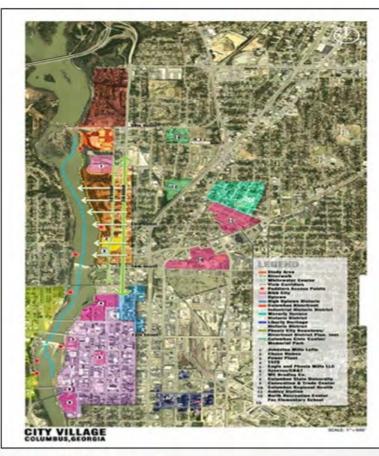
## **Community Revitalization**

#### Location: City Village

- Opportunities
  - A-1: New Growth
  - A-2: Changing Demographics
    - IS.4 Ensure that amounts of in-town land are zoned for small lot and higher density zoning classifications that are attractive to seniors and young adults.
  - A-3: Developable Land In In-Town Neighborhoods
    - IS.8 Prepare an overlay zoning district to establish appropriate development standards and incentives for infill and redevelopment. Prepare design standards for compatible infill development.
- Issues
  - A-9: Gentrification
    - IS.20 Review the City's experience with implementation of mixed-use developments and loft conversions, interview developers and identify barriers, such as City policies, regulations, procedures and codes that need to be reviewed in order to encourage retention of existing residents.

## **City Village**

- Area immediately north of TSYS
  - Borders:
    - North: 35<sup>th</sup> Street
    - South: TSYS
    - East: 2<sup>nd</sup> Avenue
    - West: Chattahoochee River
  - Issues:
    - High poverty
    - 20% home ownership
    - Topography
    - Homeless population
- After purchasing a home on Bradley Circle, the Historic Columbus Foundation (HCF) became interested in the area
- Using CDBG funds, CCG and HCF hired Zyschovich Architects to create a master plan for City Village
- Master Plan completed in 2016





## **Community Reinvestment**

- Location: Liberty District
- Opportunities
  - A-1: New Growth
  - A-2: Changing Demographics
    - IS.4 Ensure that amounts of in-town land are zoned for small lot and higher density zoning classifications that are attractive to seniors and young adults.
  - A-3: Developable Land In In-Town Neighborhoods
    - IS.8 Prepare an overlay zoning district to establish appropriate development standards and incentives for infill and redevelopment. Prepare design standards for compatible infill development.
- Issues
  - A-9: Gentrification
    - IS.20 Review the City's experience with implementation of mixed-use developments and loft conversions, interview developers and identify barriers, such as City policies, regulations, procedures and codes that need to be reviewed in order to encourage retention of existing residents.

## **Liberty District**

- Area immediately north of east of Uptown
  - Borders:
    - North: 11<sup>th</sup> Street
    - South: Victory Drive
    - East: 10th Avenue
    - West: Veterans Parkway
  - Issues:
    - High poverty
    - Little to no home ownership
    - Floodplains
    - Vacant land
- The Liberty District was the original black neighborhood in Columbus
  - It was a town unto itself because of Jim Crow laws
  - In 2003, a master plan was created for the area; however, little has been accomplished because of the massive combined sewer project which took years to complete
  - Renewed focus has shifted back to the Liberty District now that infrastructure improvements have been made







## QUALITY COMMUNITY INFRASTRUCTURE



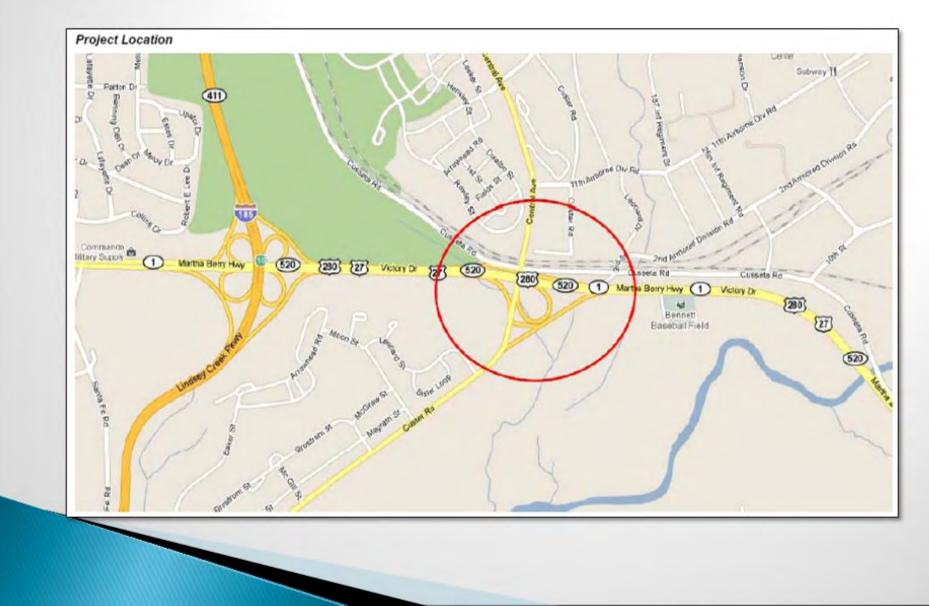
#### Quality Community Infrastructure

- Project: Transportation Improvement Act
- Opportunities
  - B-2
    - Columbus has the opportunity to use infrastructure to direct growth
- Issues
  - B-5
    - Aging infrastructure

## 2010 Transportation Investment Act (TIA)

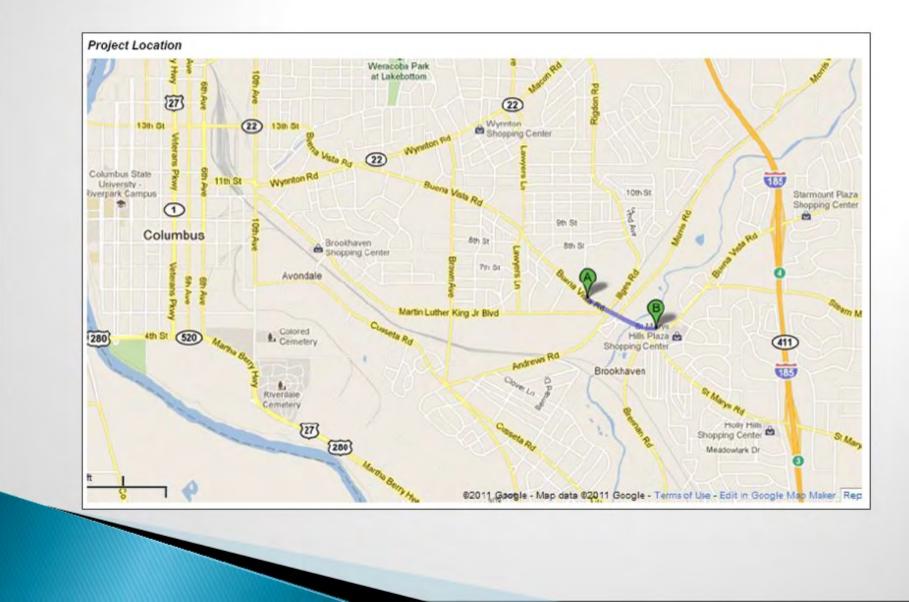
- The legislature passed a transportation funding bill that allowed voters in regions to decide on a one-percent, 10year, regional sales tax for all types of transportation improvements
- The River Valley tax district was one of three districts to pass the TIA referendum in 2012
- Projects
  - River Walk Completion
  - Intercity Express Park-n-Ride
  - Follow Me Trail
  - US 27/Custer Road Interchange
  - Spider web
  - I-185 Buena Vista Road Interchange Diverging Diamond
  - 1–185 Cusseta Road Interchange
- Grand Total = \$387,254,730
- Muscogee County = \$129,529,850

Project Nu	umber: RC08	3-000062	Project Name:	US 27/Custer Road Interchange Reconstruction/Modification at Fort Benning		
GDOT ID:						
Project De	escription:	This project wo	ould reconstruct th	he US 27/Custer Road Interchange.		
Regional	Commission:	River Valley				
County:	Muscoge	e County				
Phase	Total Project C	cost Total TI	A Amount C	Comments:		
PE	\$1,000,	000 \$		he property is located within the City of Columbus. The property in question is bounded		
CST	\$19,000,	000 \$1		by US 27 to the south, I-185 to the west, and Cusseta Road to the north and east, which is the western boundary of Fort Benning at this location. Public access to this property is		
Total	\$20,000,	\$20,000,000		currently restricted by the US ARMY for security reasons. The project will reconstruct the existing interchange to accommodate future growth of Fort Benning due to BRAC and provide permanent public access to the proposed development that will not inter with Base security.		
Public Be	nefit	Notes	17.0			
Ensuring Safety and Security		This project would benefit the public by potentially reducing the incidence of crashes along this roadway segment, corridor, and/or intersection.				
Additional Benefits		This project would benefit the traveling public by alleviating the congestion at the main entrance to Fort Benning by providing additional access to the largest activity center in Muscogee County. Additional benefits would potentially decrease the frequency and severity of crash incidents. An additional benefit will be providing a smoother surface for travel, along with optimizing capital asset management.				

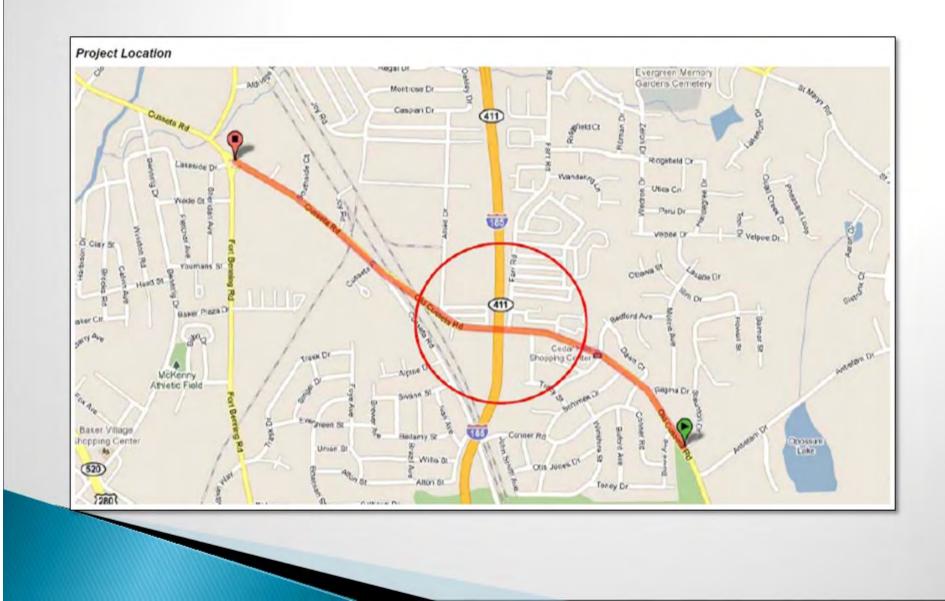


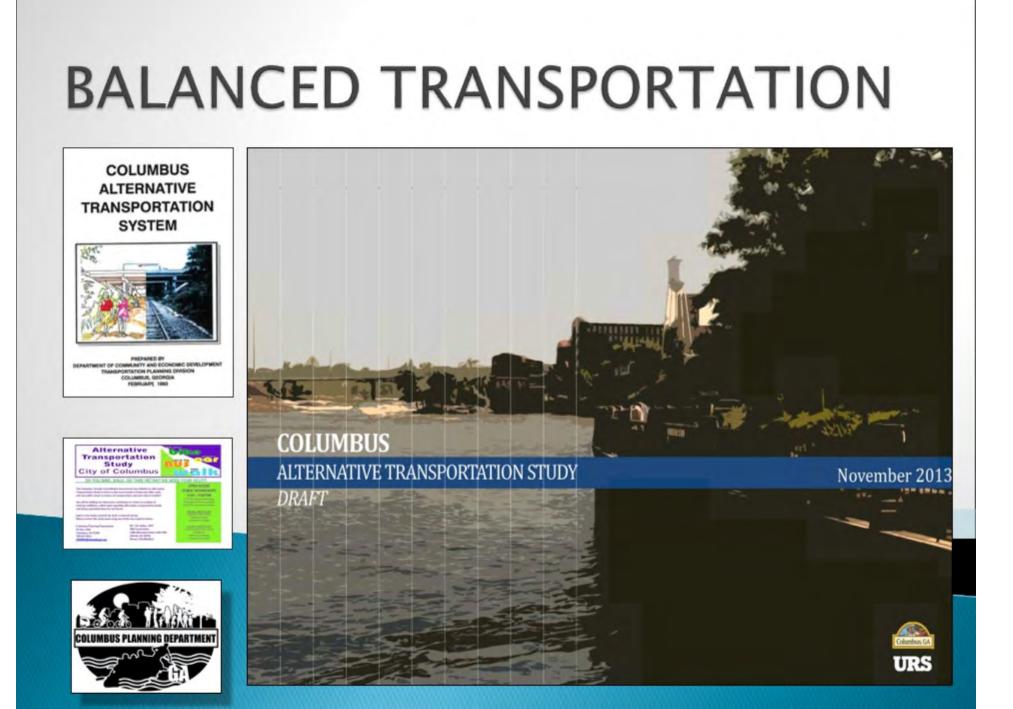
Project Nu	imber:	RC08-00005	7 Project Name:	Intersection Improvements along Buena Vista Road (Columbus Spider Web Network)			
GDOT ID:							
Project De	escription:			alignments and/or a possible overpass on Buena Vista Road due to a Norfolk Southem limits on Buena Vista Road are between Martin Luther King Jr Blvd and St. Marys Rd.			
Regional	Commission	n: River V	/alley				
County:	M	iscogee Count	у				
Phase	Total Pre	oject Cost	Total TIA Amount	Comments:			
PE	\$	2,522,522		Construction of project will include road realignments and a possible overpass.			
NOW	5	8,648,648		Approximately seven (7) trains a day cross Buena Vista Road daily. Of the seven, six are through trains that travel through Columbus during the daytime (3) and evening (3).			
CST	\$2	5.225.225	\$25,225,225	There are seven (7) roads that are impacted and are heavily congested when the trains are traveling through this area.			
UTL	\$	3,603,605	\$3,603,605				
Total	\$4	0,000,000	\$40,000,000				
Public Ber	nefit	Notes					
Maximizing the value of Georgia's Assets		will be capital	This project could potentially maximize the full utility of an existing transportation facility(s). In some cases, bypasses will be necessary. Example benefits could be: mitigating congestion (e.g. operational improvements) and optimizing capital asset management (e.g. resurfacing, rehabilitation). The impacts would apply to this roadway segment, corridor, and/or intersection.				
Additional Benefits		arterial Vista R the roa	This project would benefit the traveling public by alleviating the congestion at the critical convergence of several arterial roadways in Southeast Columbus by removing the existing at-grade railroad crossing. Currently, the Buena Vista Road comidor has approximately 27,130 cars per day that are regularly delayed by slow moving trains blocking the roadway for extended periods. The benefit of a new flyover bridge would decrease average travel times and improve emergency services response time by eliminating the delays created by the regular train blockages.				

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Project Nur	mber: RC08-	000055	Project Name:	Cusseta and Old Cusseta Road Improvements		
GDOT ID:						
Project Des				of improvements on Cusseta Road/Old Cusseta Road/CR 62 from Fort Benning Road th is approximately 1.72 milles.		
Regional C	ommission:	River Valley				
County:	Muscogee	County				
Phase	Total Project Co	st Total	TIA Amount	Comments:		
ROW	\$41,402,4	48		The existing two-lane roadway from Fort Benning Road to Farr Road would be improved		
CST	\$16,866,9	64		to a four-lane roadway with curbs and gutters; a 20' raised grass median, sidewalks in each direction, and bicycle lanes in each direction. The existing two-lane roadway from		
Total \$58,269		,412 \$58,269,412		Farr Road to Staunton Drive would be improved to a two-lane roadway with curbs and gutters, sidewalks, a center turn lane, and bicycle lanes in each direction.		
Public Ben	efit I	Notes				
Maximizing Georgia's A	ssets )	vill be neces capital asset	sary. Example be	naximize the full utility of an existing transportation facility(s). In some cases, bypasses enefits could be: mitigating congestion (e.g. operational improvements) and optimizing g. resurfacing, rehabilitation). The impacts would apply to this roadway segment,		
Ensuring Safety and Security		This project would benefit the public by potentially reducing the incidence of crashes along this roadway segment, corridor, and/or intersection.				
Supporting I Growth/Con	npetitiveness f	or the entire Example ber mproved eff	state. Its impact hefits could be: im iciency and reliabi	ring a positive impact on the economic vitality for this region, and in some cases possibly could also be observed along the roadway segment, corridor, and/or intersection. proved access to jobs; improved travel times for drivers; increased lane capacity; lity for freight cargo/goods movement; providing border to border and inter-regional I connectivity to statewide transportation network.		
Additional B	t	This project would benefit the traveling public by alleviating the congestion on Cusseta Road and Old Cusseta Road in the vicinity of I-185 in Southeast Columbus. Additional benefits would potentially decrease the frequency and severity of crash incidents. Currently, the Old Cusseta Road corridor has a level of service of D, and has approximately 7,060 cars per day traveling on it. An additional benefit will be providing a smoother surface for travel, along with optimizing capital asset management. This project has been in the MPO's LRTP for a number of years, but funding shortfalls have prevented the project from moving forward.				





### **Balanced Transportation**

Opportunities

•C-1

Better Land Use-Transportation Coordination

•IS.58 Continue to improve access control requirements, such as medians, turn lanes and supportive local ordinances, in developing areas, including. Such controls help improve the driving atmosphere, preserve existing character, and improve safety for bikers and pedestrians.

•IS.61 Update Greenway Master Plan to connect existing trails to neighborhoods, preserve green space from future development and promote exercise.

#### ∘C-2

 Rising Gasoline Prices and Community Awareness of the Need for More Sustainable Energy Practices

 IS.63 Improve the connectivity of streets, sidewalks, and paths between activity centers, neighborhoods and greenways to promote alternative modes of transportation.
 Implementation should focus on overlay districts.

 IS.65 Conduct a comprehensive operational analysis for transit to identify underserved transit market, determine hours of service, identify capital needs and maximize efficiencies.
 Focus should be placed on providing transit options for the City's growing senior population.

## **Balanced Transportation**

Issues

∘C-5

Incomplete Pedestrian Networks

•IS.71 Actively maintain an inventory of pedestrian facilities in GIS, including a record of their condition.

•C-8

·Balance between New and Existing Road Infrastructure

•TIA!

#### ∘C-9

Traffic Signalization

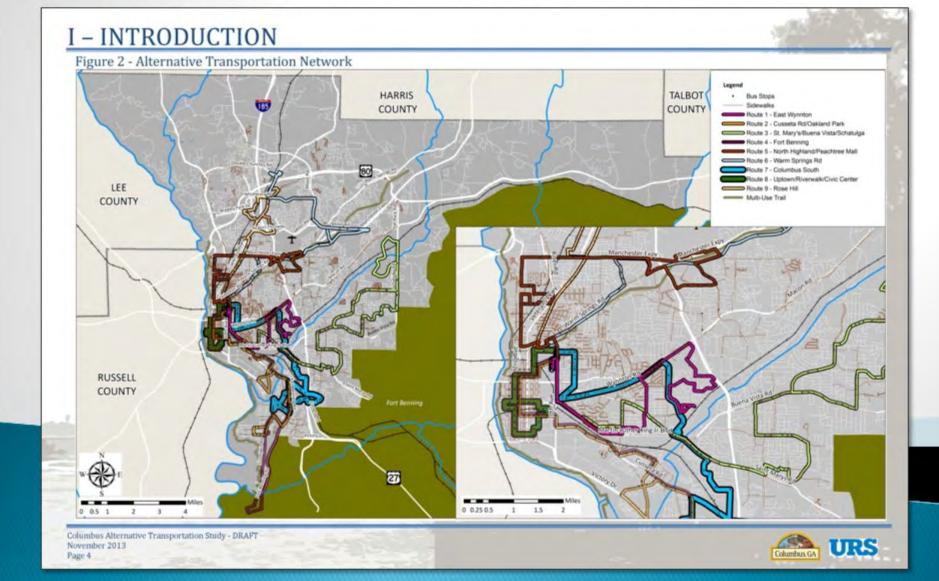
•IS.64 Develop a formalized policy for implementing appropriate Transportation System Management (TSM) techniques throughout the city. A formalized policy should be created by completing the following steps: (1) categorizing intersections by volume levels and (2) establishing specific techniques and equipment that should be incorporated within each category of intersections. The following TSM techniques should be considered: inter-connected signals, turn signals, autoscope video detection methods (to actuate traffic signals), security sensors, and surveillance equipment. TSM activities should be managed from the Traffic Management Center (TMC).

#### Implementation of Balanced Transportation

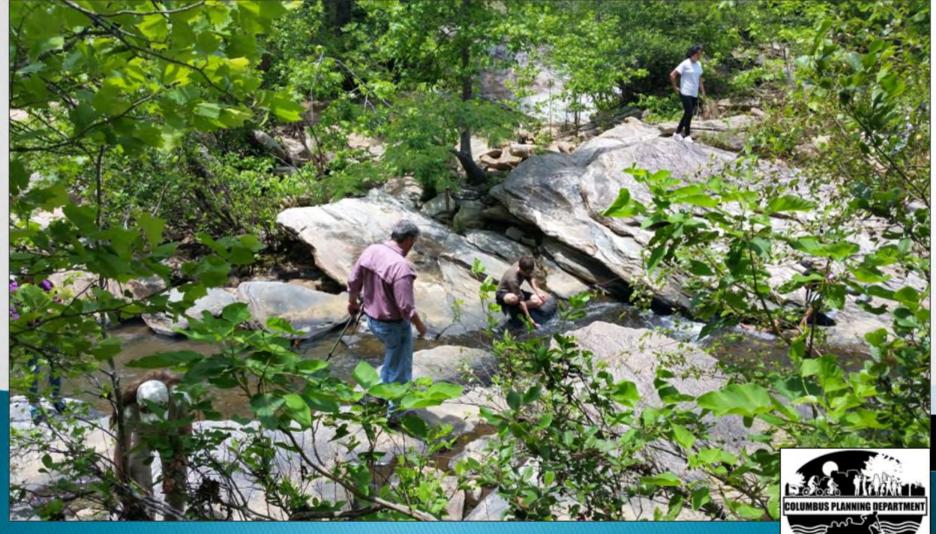
- Alternative Transportation Plan
- Metra Intercity Express Bus Study
- Complete Streets Policy
- Columbus RiverLink (PATH Foundation)
- Updated Sidewalk Inventory (GIS)
- Columbus-Atlanta High Speed Rail Feasibility Study

- Fountain City Cycling Mobile App
- Bicycle Friendly Community Bronze Designation
- Bicycle Parking in Lieu of Minimum Parking
- Dragon Fly Trail Projects
- Bike Lane Resurfacing Program
- Minimum Grid Project
- Bicycle Facilities Inventory (GIS)
- Buena Vista Spider web

#### ALTERNATIVE TRANSPORTATION PLAN







### Preserving and Enhancing the Natural Environment

- Opportunities
  - D-1
    - The Chattahoochee River is the main stream of ecological health for the region.
      - IS.78 Continue to expand the Columbus River walk to link to a city-wide system trail and pathway system. The City should work towards connecting the River walk to the existing and planned sidewalk network as well as adjacent parks and neighborhoods.
  - D-3
    - Protecting a green corridor along I 185
      - Scenic Byway Designation

### Preserving and Enhancing the Natural Environment

#### Issues

- D-6
  - Protecting the City's tree canopy
- D-7
  - Monitoring and protecting water quality as the city grows.
- D-8
  - Protecting deep slopes and fragile soils.
- D-9
  - Noise impacts of Fort Benning's Future Missions

### 20 Year Comprehensive Parks & Recreation Master Plan

Columbus Community Vision....to achieve common goals in which individuality and diversity are embraced and respected."

The 2014 Parks and Recreation Master Plan will set a vision for ensuring that Columbus' parks, multi-purpose trails, recreation facilities, and programming maintain their presence as a core entity within the community.

Parks and recreation facilities help create a sense of place and are vital to the concept of live, work, and play. They strengthen the structure, connectivity, and image of the city as well as the region.



## **Ewart Park**

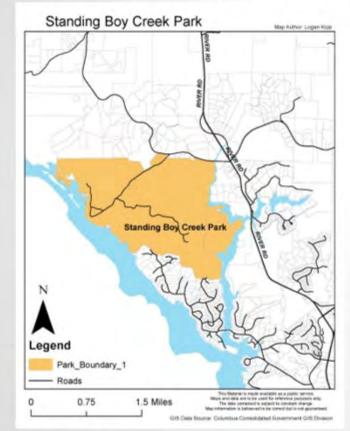




Work will continue with a Free Little Library.



## Standing Boy Creek WMA



- 1579 acres
- Owned by the GA Department of Natural Resources (DNR)

- Currently there are efforts underway to construct 20 miles of mountain biking and hiking trails for the public
- The GA DNR prefers the City to be the land manager
- The construction of a mountain bike trail will greatly enhance tourism especially for the outdoor audience who already visits Columbus to experience the urban whitewater course.
- The Southern Off-Road Bicycle Association (SORBA) is hiring TrailSolutions, a professional engineering group that solely focuses on designing and building state of the art mountain biking trails in a sustainable way.
- Currently in the fundraising and organizational phase but negotiations to transfer ownership of the lands is expected to be brought before city council



# **GROWTH IMPACTS**





## Managing Impacts of Growth

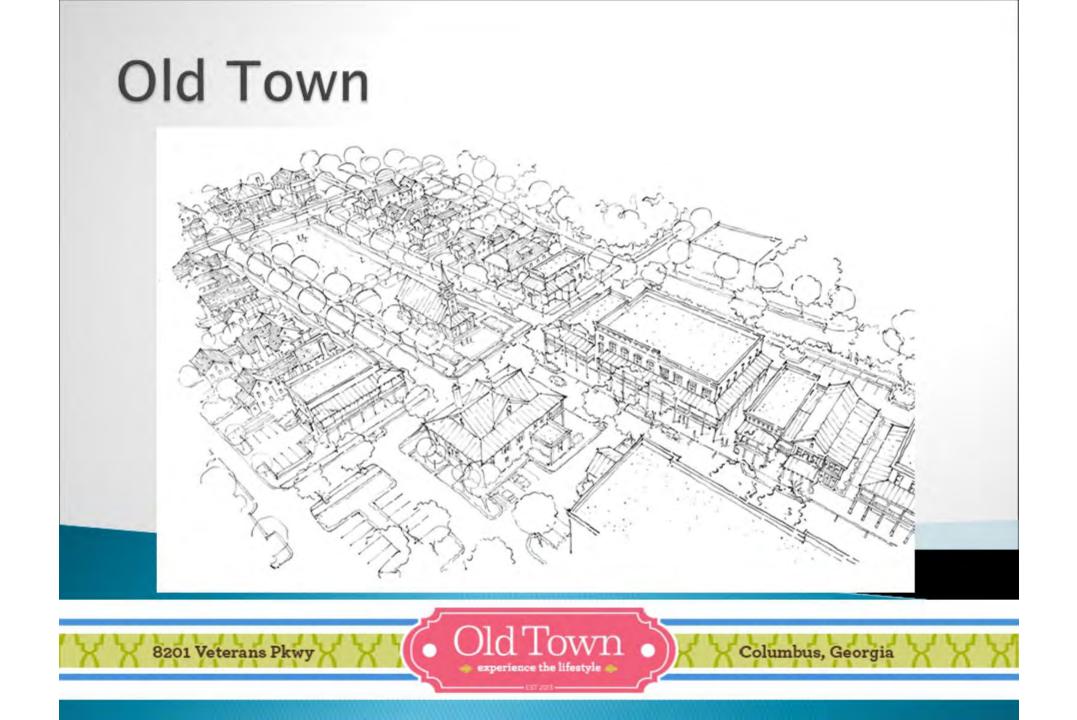
- Opportunities:
  - E-1: Growth increases tax base and municipal revenues.
    - "Thaw the Freeze" = DOA
  - E-2: Garnering Public Trust in new funding mechanisms.
    - Two words: Local Government
  - E-3: Columbus Champions
    - Uptown
    - Midtown
    - Coalition for Sound Growth
    - Trees Columbus
    - Chattahoochee Land Trust
    - Fort Benning
    - Chattahoochee River Keeper
    - Columbus Community Foundation



## Managing Impacts of Growth

- Issues:
  - E-4: Increasing Number of School Children
    - Never happened.
  - E-5: Low-Density Residential Zoning
    - Infill only in 2017.
  - E-6: Garnering Public Trust in Capital Project Delivery
  - E-7: Potential Impacts of Raising City Revenues
    - That's funny.
  - E-8: Inadequate Revenues
  - E-9: Level of Service





## Living In Old Town

- Less than 20 SF housing units.
- Many styles of single family residential homes offered, as well as apartments. Phase 1 has 19 single family lots, 11 are under contract already. Swallowtail apartments is 100% occupied, with 140 lots.
- Old Town has it's own by-laws, covenants, and residential guidelines.
- Old Town also offers locations for offices, retail, and restaurants.



## Old Town "Main Street Shops"



## **Old Town Community Outreach**

- They have pocket parks, pools, a town hall, and host events for all of Columbus like Christmas tree lightings and Easter egg hunts on the lawn.
- Southern Living Community.



#### Currently Existing in Old Town





## REGIONAL COORDINATION (TOURISM)



## Tourism

## Opportunities

 F-5: Increased Tourism -Columbus has a strong base of tourist sites both historic and recent.
 Columbus State University's expansion downtown and the National Infantry Museum are two great examples of growth and a draw for people and tourism.





## **Public Engagement**









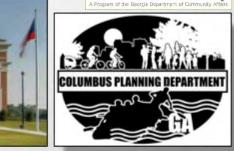
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TAXABLE IN COLUMN



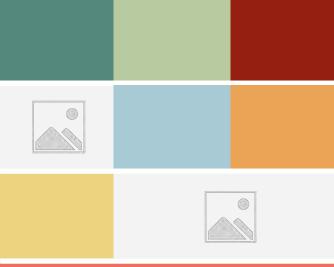
DOWINLOAD THE OFFICIAL COLUMBUS, GA APP NOW!











#### CITY OF MADISON

Monica H. Callahan, Planning & Community Development Director

# Using Your Plan for Development

HOW DO YOU DEFINE "EFFECTIVELY"?







## Comprehensive Plan

#### USING PLANNING EFFECTIVELY FOR DEVELOPMENT

#### Resource Assessment

An <u>effective</u> plan starts with a baseline – a frank perusal of the resources at hand and the stark reality of impediments.

## **Focused Aspirations**

An <u>effective</u> plan dreams BIG – establishing not funding-based goals and objectives but outcome-oriented strategies.

#### **Incremental Achievements**

An <u>effective</u> plan outlines measured steps – the known tasks as well as a few blanks and a mote of flexibility as to be pragmatic.









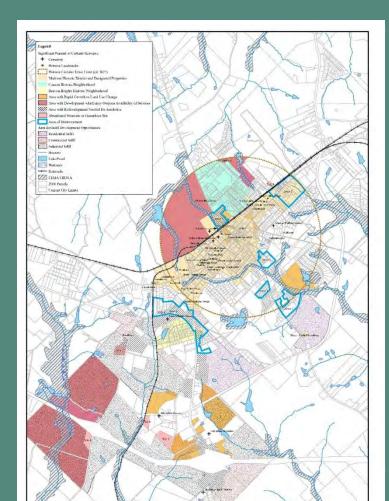


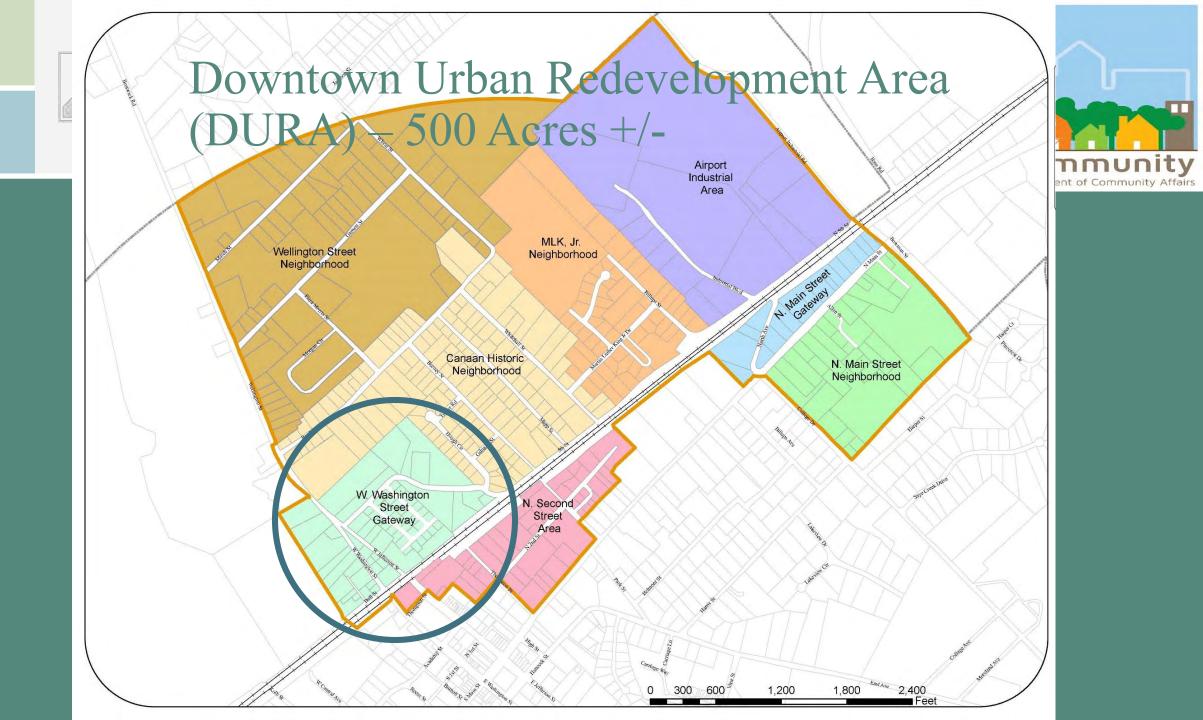


## Comprehensive Plan

#### USING PLANNING EFFECTIVELY FOR DEVELOPMENT

- Areas Requiring Special Attention Map (2009)
   2 DISINVESTMENT AREAS
- General Idea... Address Slum & Blight
   RE-DEVELOPMENT
- First Leg of the Journey & What to Pack DURA (Legislation) URA (Leader) URP (Plan) IGA (Funding)





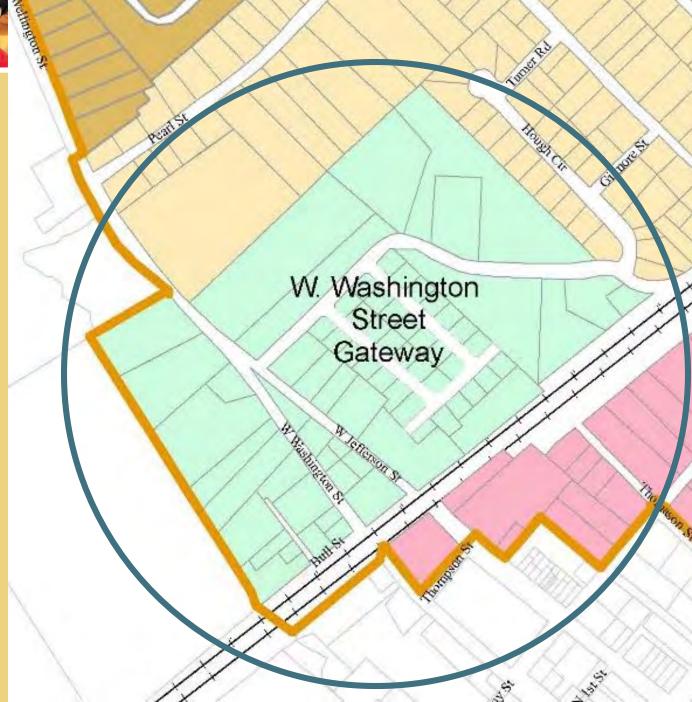




#### IN GENERAL

- Glean, Don't Copy
- Tailor One-Size
   Does Not Fit All
- Identify Quick Items
- Determine Strategies
- Ask for Help
- Think Loss-Leaders
- Recognize Partners
- Be "Plan Stubborn"
- BUT....Be Open to Opportunity
- Plan to be Patient







## Assessment

## RESOURCES

- Historic Buildings
- Usable Buildings
- Streets & Utilities
- Streetscape
- Extant Businesses
- Property Owners
- Public Property
- Natural Resources
- Proximity Factors







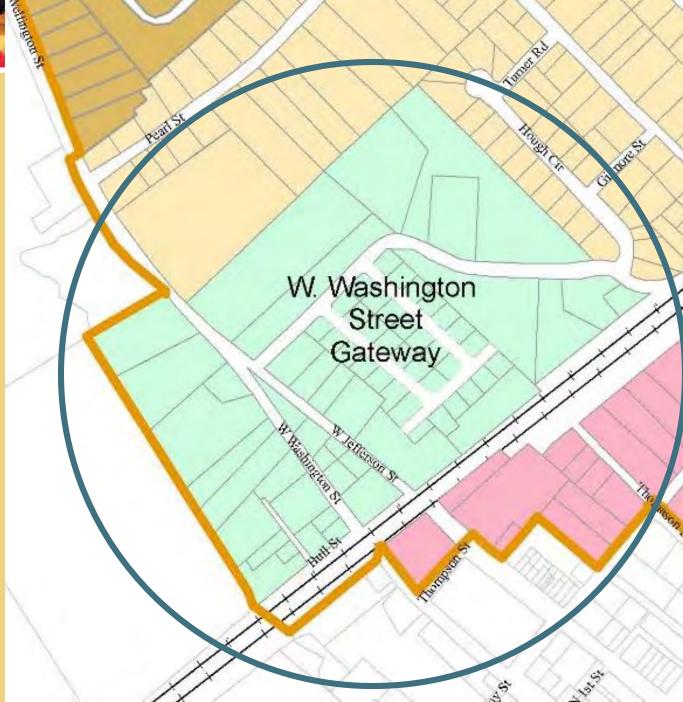














## Assessment

#### IMPEDIMENTS

- Dilapidated
   Structures
- Vacancies
- Code Issues
- Nuisance Factors
- Businesses
- Property Owners
- Tax Base Issues
- Poor Parcel Division
- Poor Land Uses







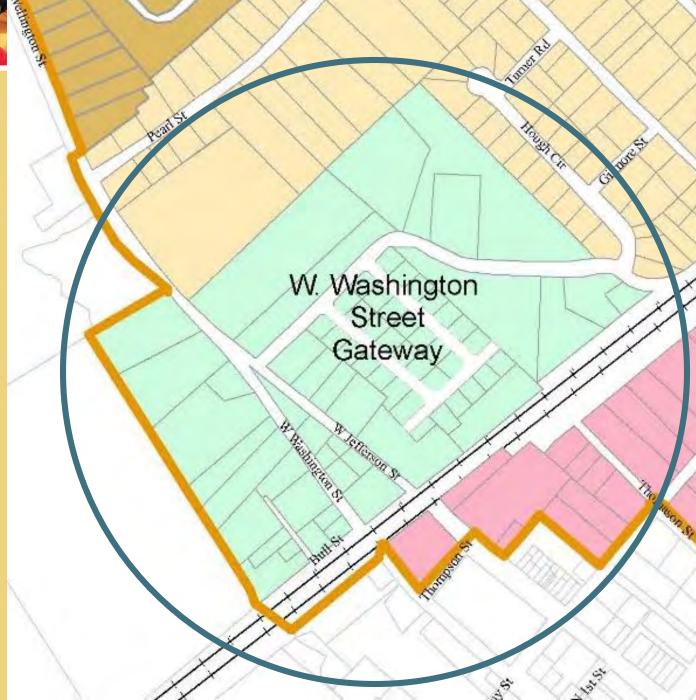








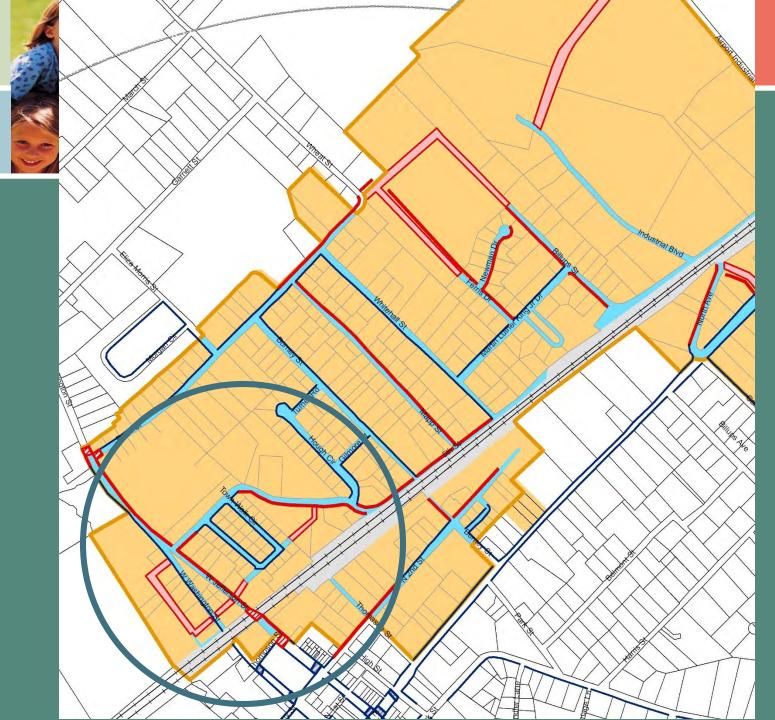






## Aspirations PURPOSE & INTENT

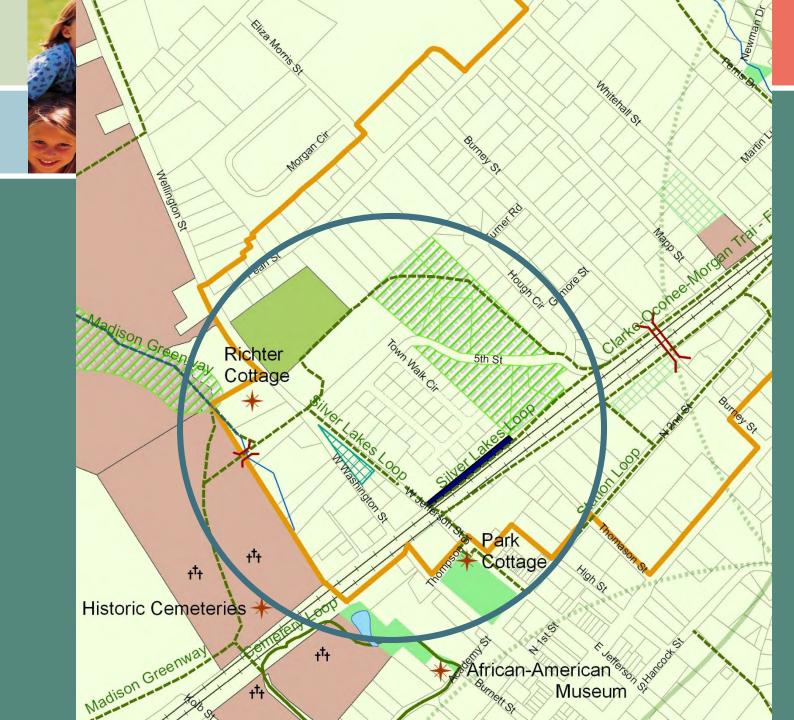
- Primary Goal
  >1 sentence summary
  > foundation paragraph
- Clear Objectives
- What is Valued
- Change that is invited
- Change to be avoided
- Change to be guided – how?





## CHARACTER AREA PLANNING

- Sense of Place are you preserving, reinforcing, creating
- Focal Point (s)
- What buildings go or stay and what new stuff looks like... and why
- How it is served matters – access, parking, sanitation





## CHARACTER AREA PLANNING

- Economic Climate are you maintaining, augmenting, building
- Activity Center (s)
- What land uses go or stay ...what new ones get introduced
- How it is connected matters – sidewalks, trails, street trees, parks, amenities



## Urban Redevelopment Plan

W. WASHINGTON STREET GATEWAY



This is a historic and prominent corridor entrance into the community. Re-establishment of an attractive residential appearance (not necessarily land use) is the primary goal. Development proposals shall execute one or more of the following:

- Demolition of all non-historic structures;
- Rehabilitation of the five (5) viable historic residential structures as identified on the map;
- Construction of new infill cottages, reflective of the extant residential structures (scale, footprint, spacing, materials, etc.) and meeting Historic Preservation guidelines;
- Creation of a gateway point park, reflective of other intersection point parks;
- Realignment of intersection to address traffic at Fifth Street;
- Development of a shared/cross-access parking lot behind new cottages;
- Connectivity to public sidewalk system;
- Installation of a five (5) foot public sidewalk and street trees every twenty-five (25) linear feet of frontage along public rights-of-way.

## THE WRITTEN WORD

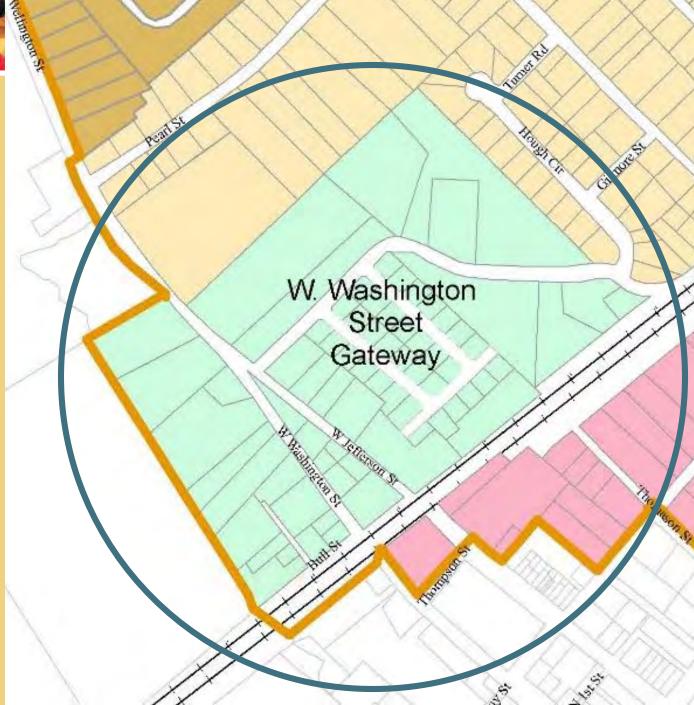
#### LEGEND EXISTING BUILDING INSTITUTIONAL MULTI-FAMILY RESIDENTIAL NEIGHBORHOOD COMMERCIAL mmunity Affairs PARKING STRUCTURE MUNITY BUILD OFFICE / INSTITUTIONAL OFFICE / INSTITUTIONAL OR SINGLE FAMILY RESIDENTIAL ROPOSED ROAD / PARKING DALFIER STERRET GREENSPACE APPROXIMATE PARKING SHOWN ON PLAN: 705 SPACES HIGHWAY 83 - CORRIDOR PRIVATE SUBDIVISION $\overline{2}$ DUNIDARY OF STUDY AREA (IFME)

## **VISUAL CONSUMPTION**



## **PUBLIC PARTICIPATION**







## Incremental

### ACHIEVEMENTS

- Tools (New & Use)
- Land Assembly
- Blight Removal
- Environmental
   Initiatives
- Catalyst Projects
- Sustain Programs
- Investments
- Partnerships
- Volunteer Hours
- Funding/Grants
- Donations
- Recognition













- GA Environmental Finance Authority
   \$1.6M – 20 yrs – 1%
   *Planning Ahead is Rewarded* \$477 interest savings
   \$323 principal
- Local Skin in Game
  \$350 Local (3.58%)
  \$85 SPLOST

## Plan Fir Plan First Community A Program of the ( A Program of the Georgia Department of Community Affairs

#### EFFECTIVE **REDEVELOPMENT:**

**3** Strong Sentinel

#### 165,000 sq.ft.



#### CITY OF MAD

Monica H. Callahan Planning & Commu Director

Mixed-Use Warehouses 93 Residential Units 12 Professional Units (5 live/work options) 1 Catalyst – Trailhead \$2.3 > \$15 M Tax Base 2 Businesses/ 6 Jobs > 25 Businesses/100 Jobs

Gateway-Defining

\*\*\*\*ANNUAL REPORT\*\*\*\*





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