



Community Development
Assistance Program

ARC
Atlanta Regional Commission

Georgia
CONSERVANCY

Partnerships as a Tool for Meaningful Planning and Plan Implementation

Athens, GA – GPA Fall Conference | October 9, 2025



Renderings by Sizemore Group from CDAP Project: Old Fourth Ward Planning Priorities



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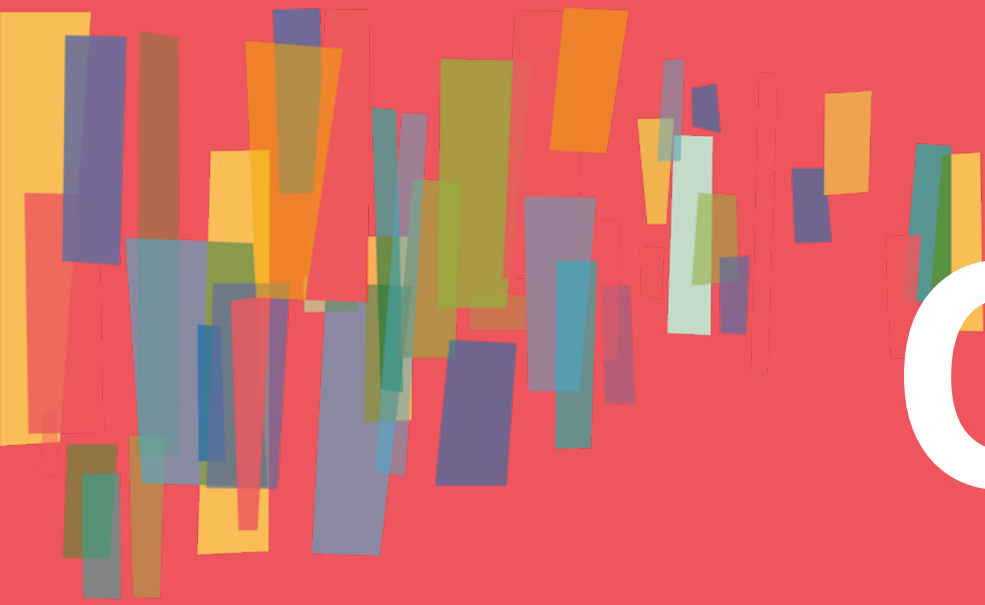
Georgia Conservancy CDAP Project Highlights

- Marietta: M2R Trail Activation & Placemaking
- Decatur: NOAH Preservation
- Blacksville: Historic Preservation & Activation

ARC CDAP Project Highlights

- Suwannee: Roundabout Master Plan
- Little 5 Points CID: Arts and Culture Assessment
- Cherokee County: Pearidge Community Area Plan

Partnership Takeaways



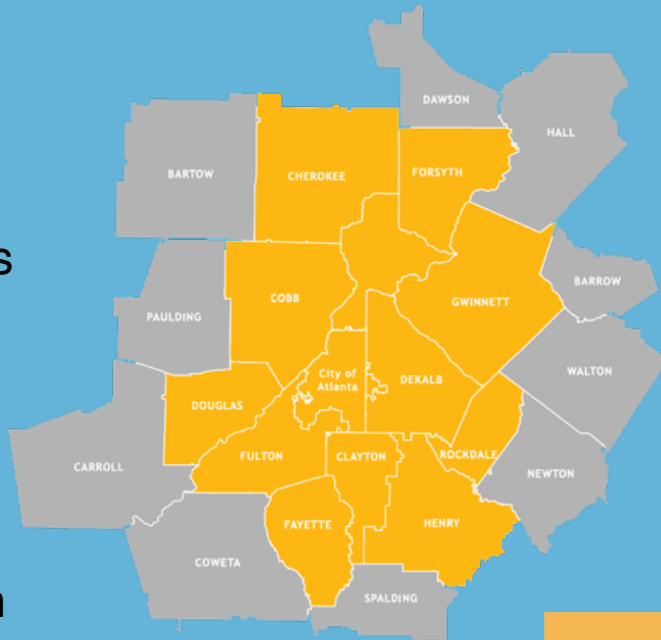
CDAP OVERVIEW



PROGRAM PURPOSE

What is CDAP?

- ▮ A planning assistance program managed by the RC
- ▮ Three different types of assistance
- ▮ Open to local governments, CIDs, & non-profits across the 11-county Atlanta metro region

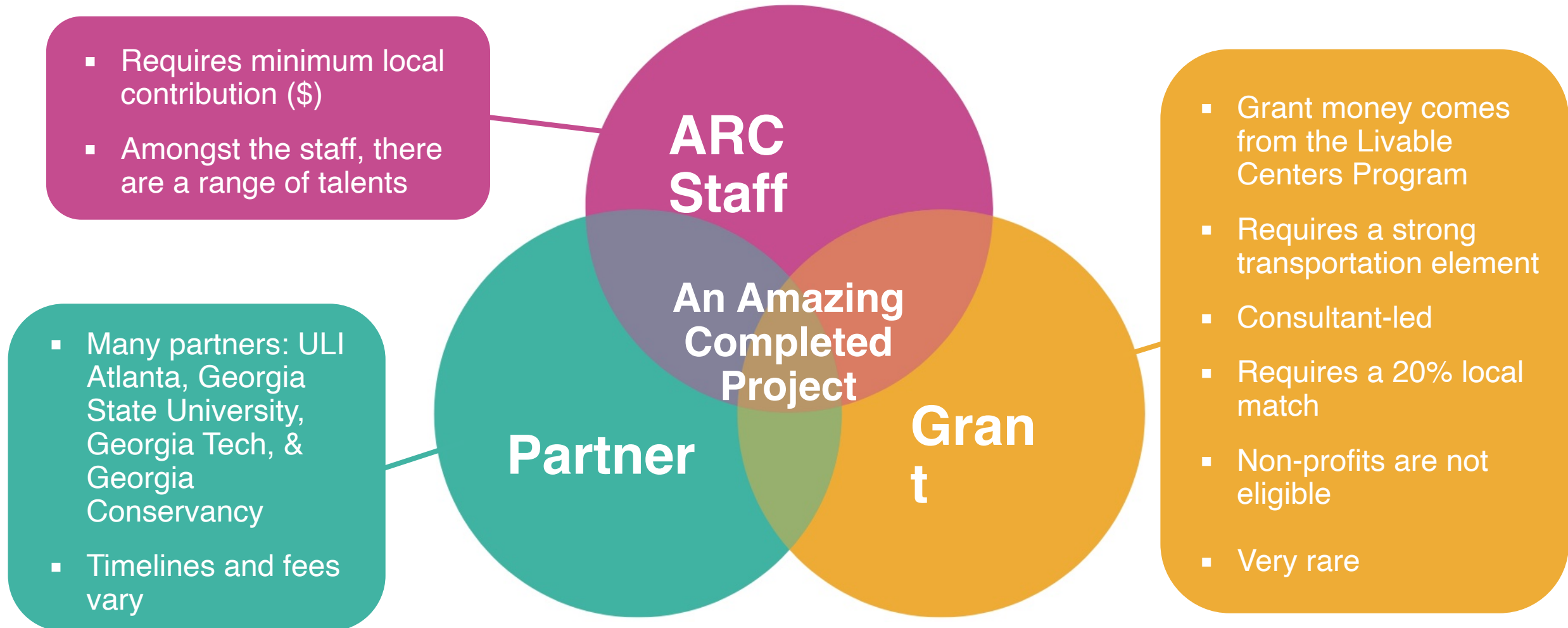


Why CDAP?

- ▮ Our communities are in need
- ▮ To assist in undertaking local planning activities that address community concerns
- ▮ Programmatic Goals
 - Implement ARC's regional planning initiatives
 - Advance social equity
 - Promote community resiliency
 - Foster comprehensive and meaningful community engagement



TYPES OF ASSISTANCE



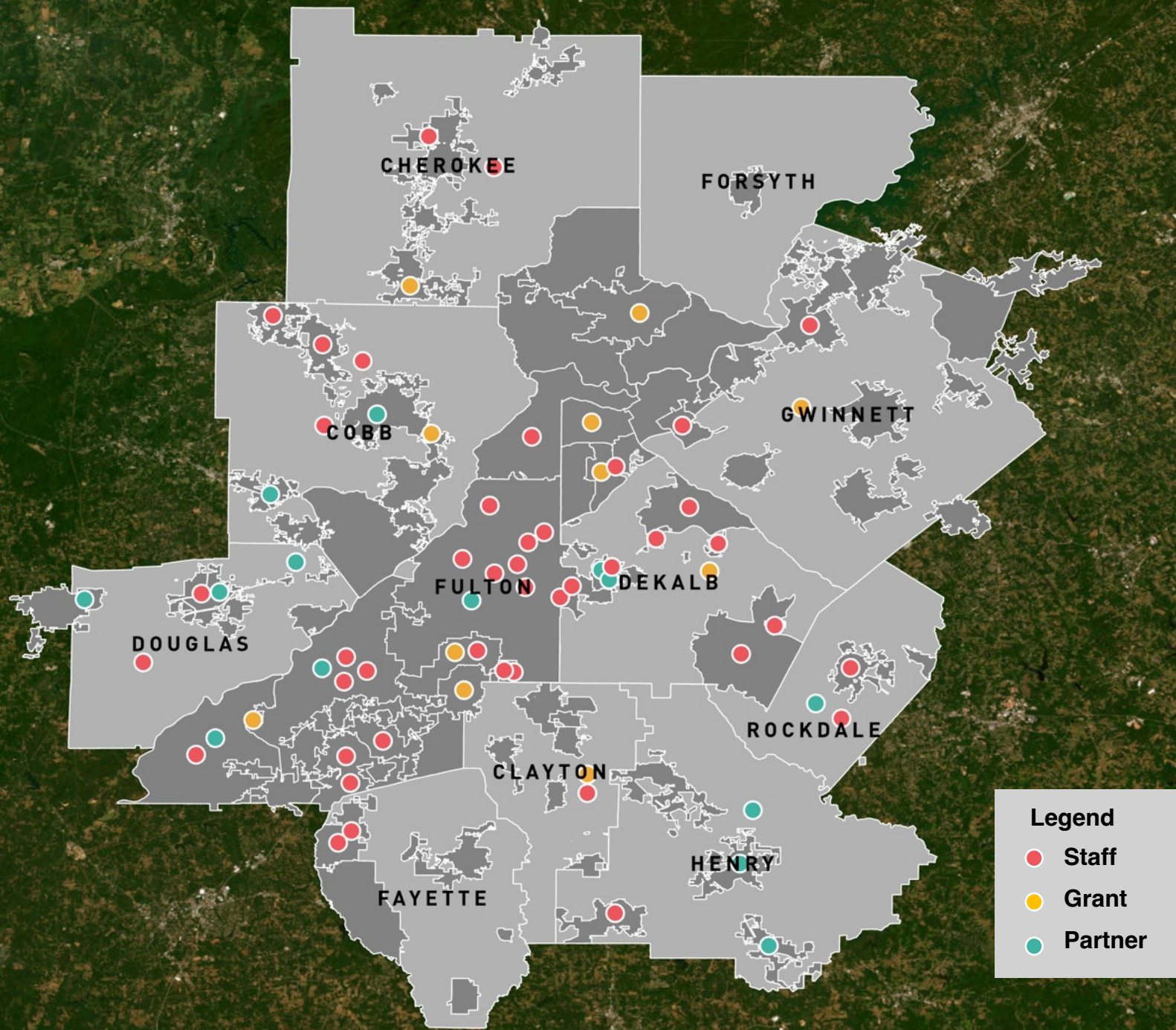
CDAP IMPACT



The type of project varies... There has been

- ▮ Housing assessments
- ▮ Housing summits
- ▮ Small-area plans
- ▮ Placemaking plans
- ▮ Zoning assessments
- ▮ Corridor studies
- ▮ Board training
- ▮ Historic preservation initiatives
- ▮ Trail plans and activation studies
- ▮ Arts and culture plans
- ▮ Climate and heat studies
- ▮ Transit-related plans and studies
- ▮ Economic strategies

CDAP ON THE MAP





GEORGIA CONSERVANC Y





HOMEGROWN CONSERVATION WORKING FOR GEORGIA'S FUTURE

At Georgia Conservancy, our *mission* is simple: *healthy* lands, *thriving* communities, and a *future* where every Georgian can enjoy the outdoors for generations to come.

Why is a conservation org doing community planning?

Goal of **conserving** land → focus on **sustainable growth** for communities statewide

Sustainable Growth project work includes:

- Housing studies and reports
- Conservation and growth strategy
- Neighborhood/NPU/small area master planning
- County comprehensive planning
- Community placemaking
- Good urbanism lecture series



Sustainable
Growth



Partnerships as a Tool for Meaningful Planning and Plan Implementation

Georgia Conservancy & ARC

Georgia Conservancy & CDAP – a brief history

Current/past projects have included:

- Blacksville Historic Preservation and Activation (2026)
- Decatur NOAH preservation study (2025)
- Marietta M2R Trail Activation and Placemaking (2024)
- Villa Rica Placemaking and Alleyway Activation Plan (2023)
- Lithia Springs Character Area Implementation Strategy (2022)
- Rockdale County Milstead Village Historic Preservation and Design Guidelines (2019)



Past CDAP Projects

ARC's **Community Development Assistance Program** has been providing planning assistance to local governments, CIDs, and nonprofits since 2018. Below, you will find the full list of completed CDAP projects.

+ [2022 CDAP Projects](#)

+ [2021 CDAP Projects](#)

+ [2020 CDAP Projects](#)

+ [2019 CDAP Projects](#)

+ [2018 CDAP Projects](#)

CDAP PARTNERS



What's in it for GC?

CDAP projects:

1. Provide GC opportunities in:
 1. Skills development
 2. Subject matter expertise development
 3. Project outcomes that align with mission
2. Create connections with communities throughout Atlanta region
3. Are fun, interesting, & unique

GC is empowered by ARC to determine where our best fit is, given any year's applications



Case study 1: Marietta Mountain to River Trail Activation

M2r Project Background

- Project Purpose: Enhance the existing Mountain to River Trail's usage, design, and navigation; with emphasis on activation through **art and placemaking**.



| partnerships

- City of Marietta (main contact)
- Marietta Arts Council
- Engagement partnerships
 - Strong marketing of engagement by the city
 - Hosted at the farmers market and local coffeeshop
 - Lots of local groups caught wind from the city's marketing and spread the word - particularly bike groups given proximity to the Silver Comet Trail



SESSIONS STAND
coffee · pastry · community



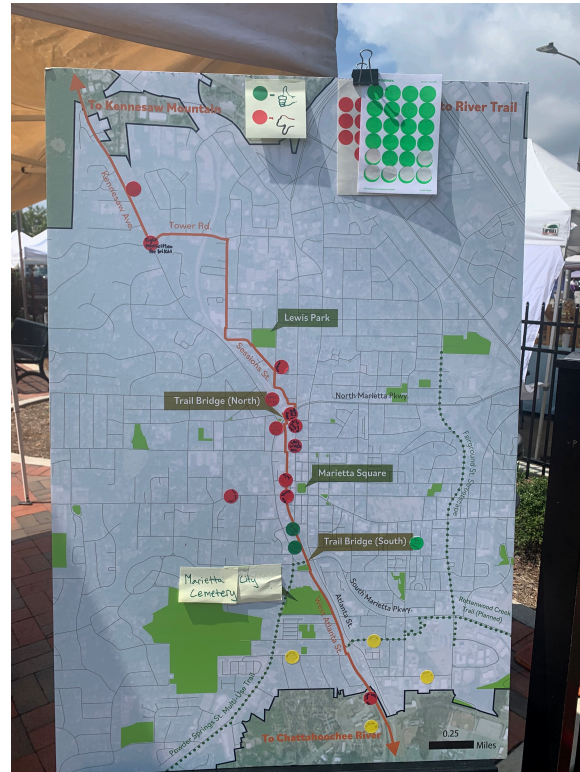
Synopsis of planning activities

- 2 in-person public engagements
- Online survey
- Multiple trail walks
- Data analysis and summaries (land use, undeveloped properties, amenity and signage mapping)
- Design mock-ups & case study examples
- Recommendations
- Final presentation to city council (see photo to the right)



Community engagement – in person

- 2 events across 2 different areas of the trail
 - Downtown Marietta Farmer's Market
 - Sessions Stand Coffee Shop



Community engagement – online survey

- **226 people responded in 2 month window!**
- 10 questions, including multiple choice, open response, and identifying a location on a map
- Important takeaways on trail usage, trail access, preferences for additional amenities and future development



Mountain to River Trail User Survey

Welcome to the Mountain to River Trail (M2R Trail) User Survey. This survey asks questions that will gather essential feedback on how to improve the M2R Trail experience within the City of Marietta. Thank you for your time and input in filling out the survey.

The survey takes 5-10 minutes to complete.

Have you heard of the Mountain to River (M2R) Trail?*

☐ YES, I've heard of the M2R Trail

☐ NO, I have not heard of the M2R Trail



(Quick) Project outcomes

Amenities, signage, and navigation inventory

Signage

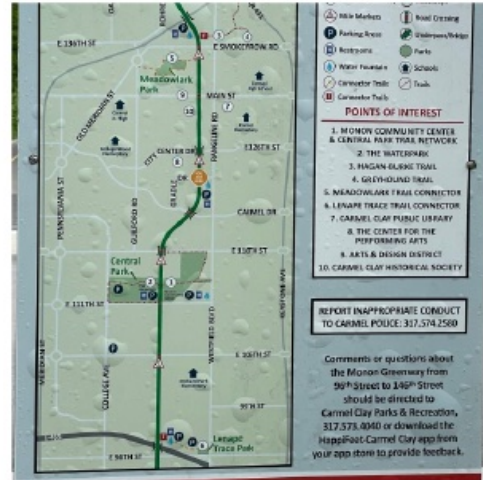
- Clear signage over short distances is necessary for way finding.
- It can be signage for preferences, such as yield to pedestrians or skaters. Signage can also be the map of the entire trail, showing where we are located on the trail.
- Should be readable from a reasonable distance and should not be too small.
- Should have icons more than text which make it more communicative to users.
- Signage should have brighter colors which catches the eye of the user. It should not be merged with the surroundings or hidden due to foliage.



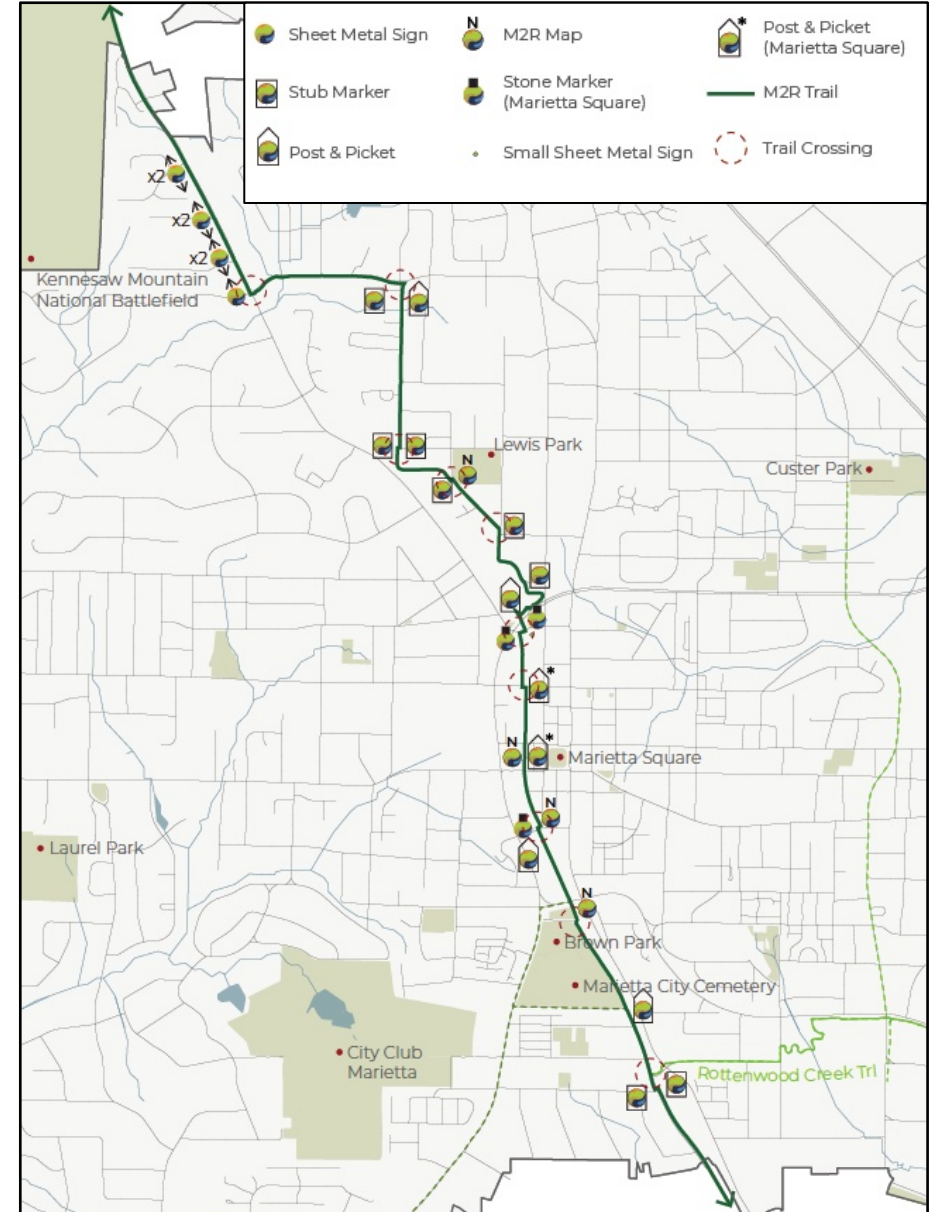
Monon Trail, Indianapolis, Indiana



Ann and Roy Butler Hike and Bike Trail, Austin, Texas

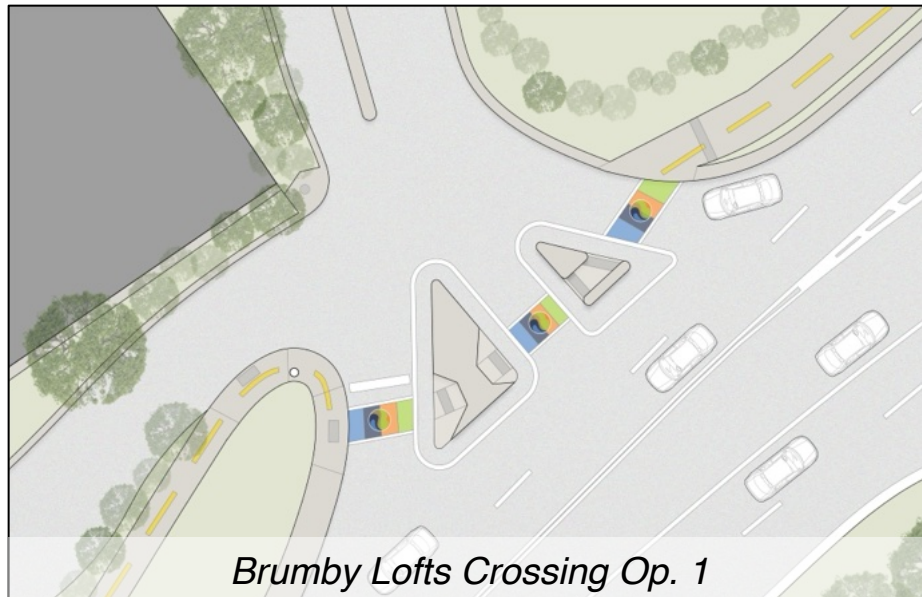
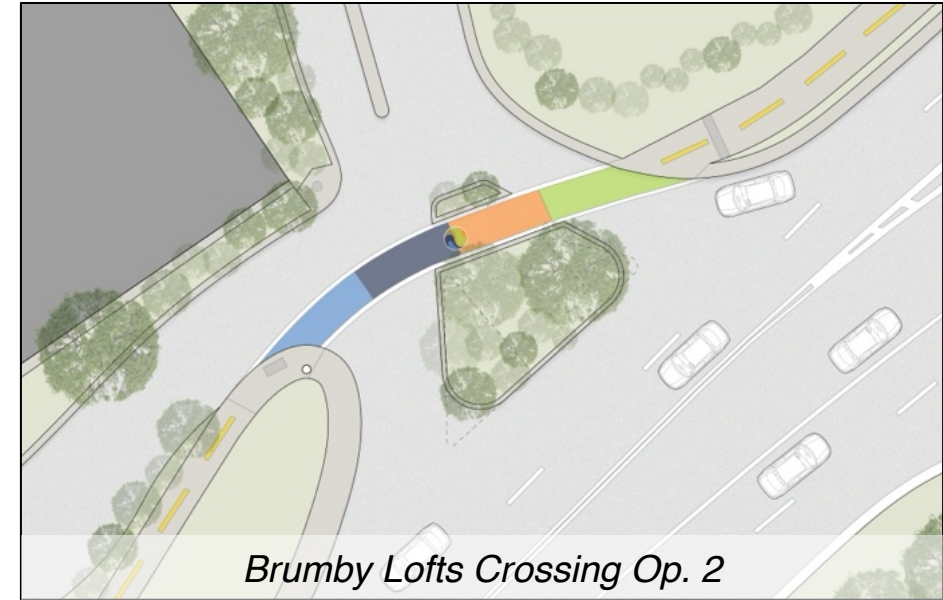


Monon Trail, Indianapolis, Indiana



Intersection Improvements

- Focus on **wayfinding, art and trail markings, crossings**
- Suggested design mockups with multiple options provided



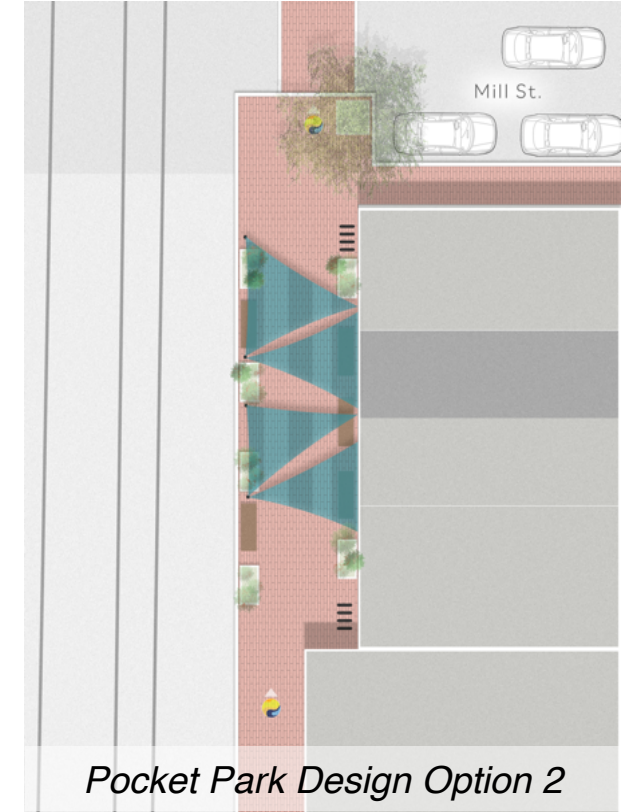
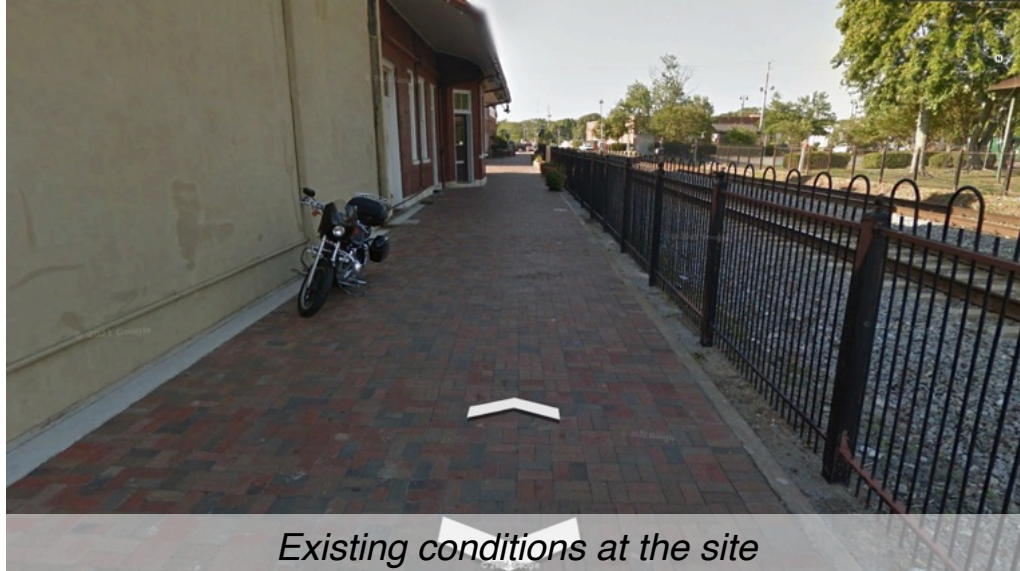
intersection improvements

- Focus on **wayfinding, art and trail markings, crossings**
- Suggested design mockups with multiple options provided



POCKET PARKS & PARKLETS

- Focus on **underutilized spaces, placemaking and activation**
- Suggested design mockups with multiple options provided



POCKET PARKS & PARKLETS

- Focus on **underutilized spaces, placemaking and activation**
- Suggested design mockups with multiple options provided



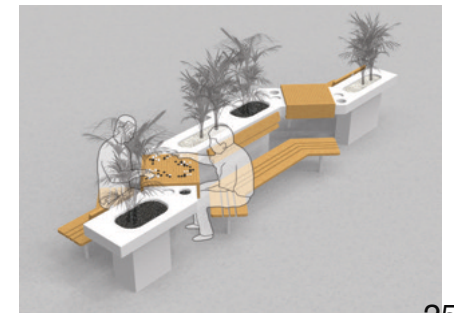
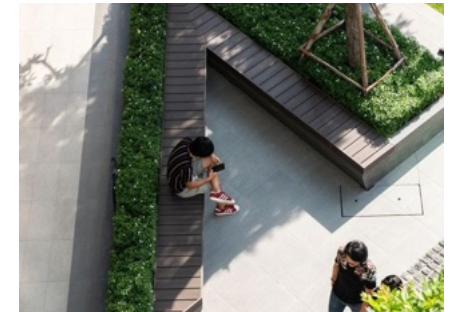
Existing conditions at the site



Parklet Design Option 1



Parklet Design Option 2



POCKET PARKS & PARKLETS

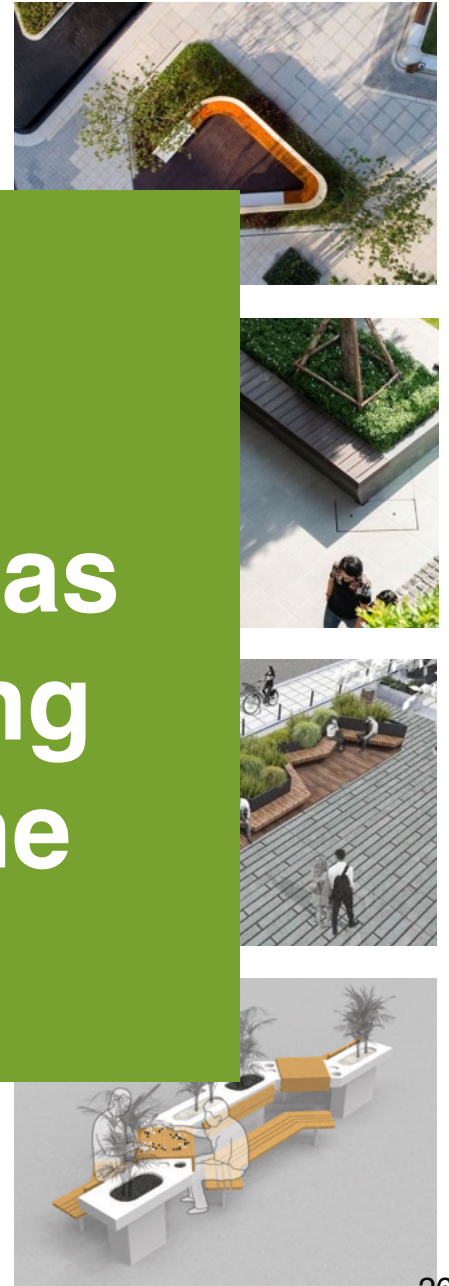
- Focus on underutilized spaces
- p
- S
- n

Update:

The M2R Trail Activation Study has been selected as an “Outstanding Planning Document” through the Georgia Planning Association!



Parklet Design Option 2

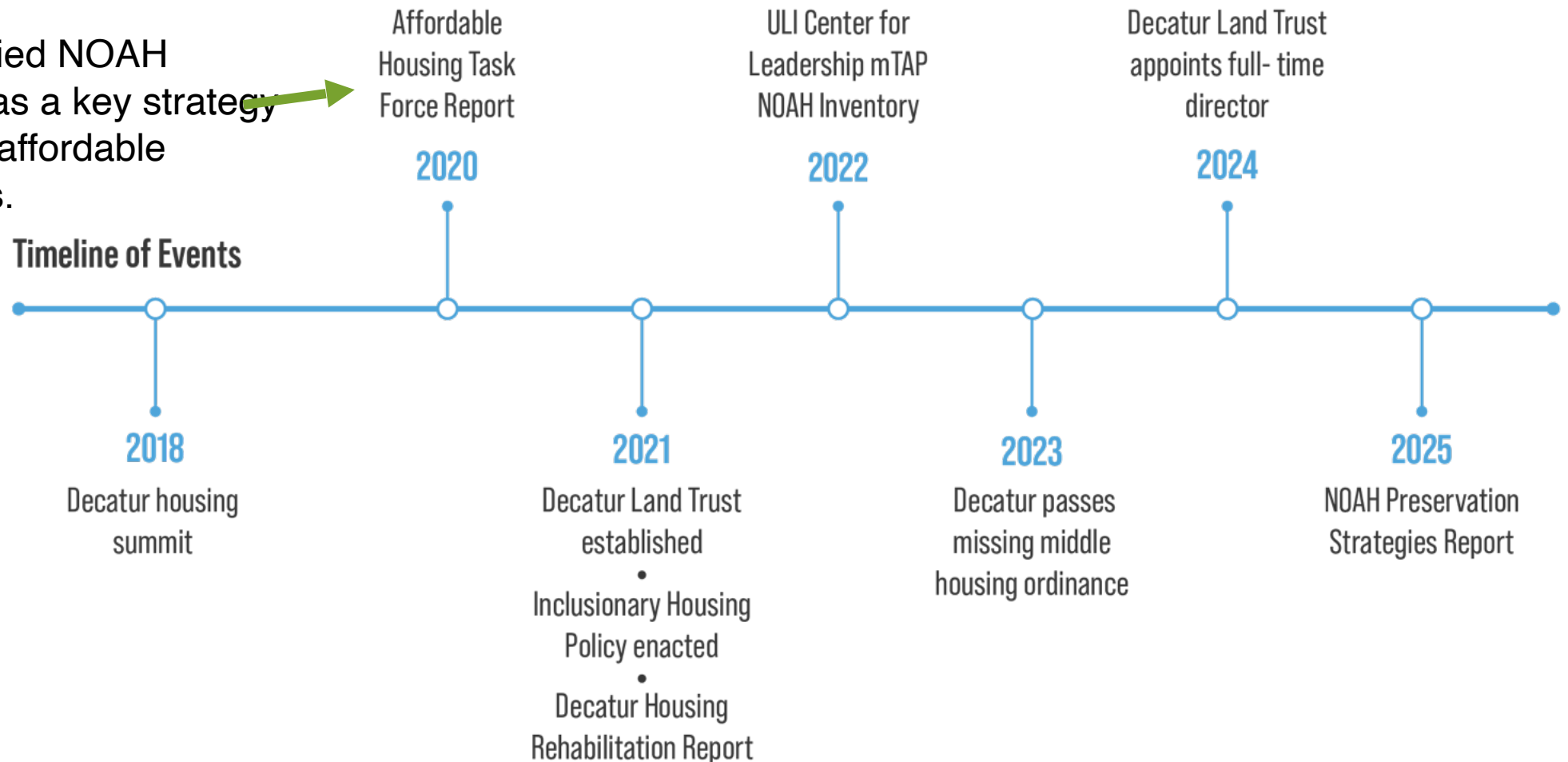


Case study 2: decatur noah preservation

Noah preservation project background

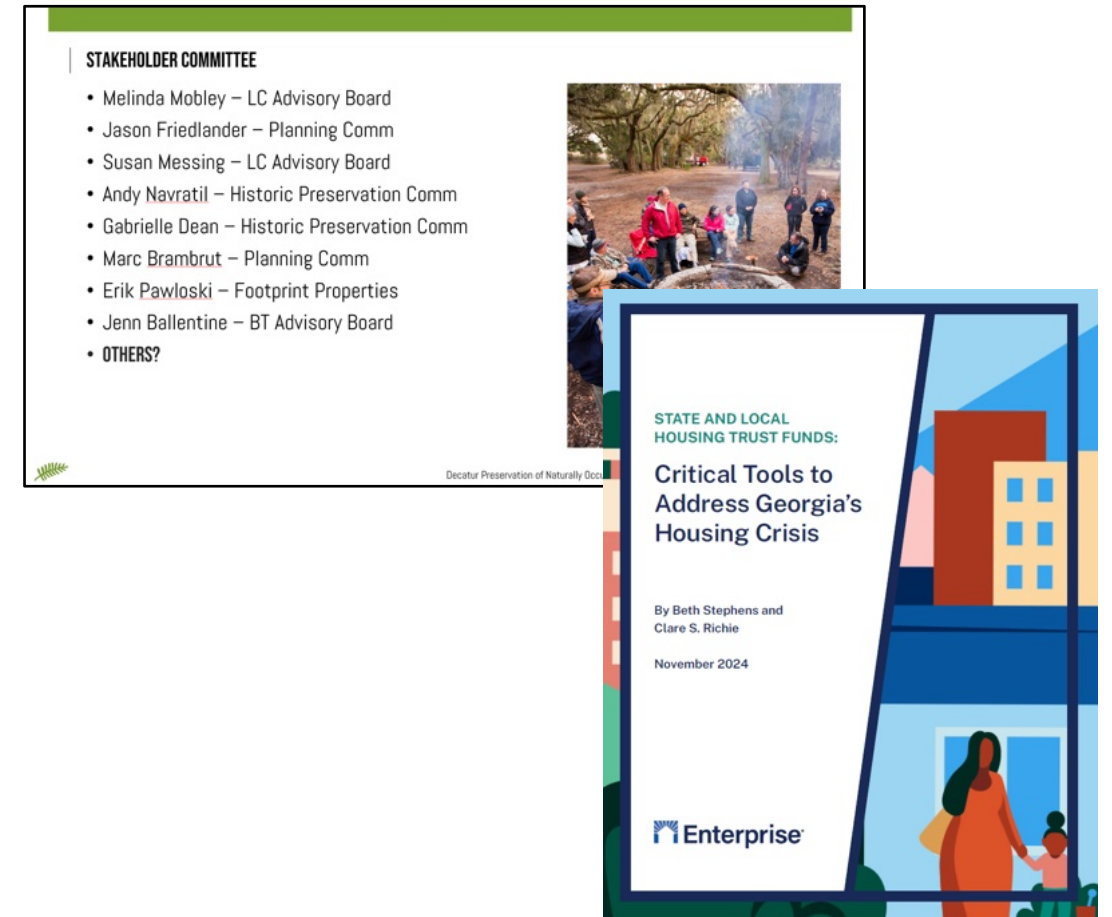
- Project goal: research methods to preserve *Naturally Occurring Affordable Housing (NOAH)* within the City of Decatur

Report identified NOAH preservation as a key strategy for Decatur's affordable housing goals.



partnerships

- City of Decatur
- Kristin Allin, ARC (previously w/City of Decatur)
- Project Stakeholder Committee, which included:
 - Members from the disbanded Affordable Housing Task Force
 - Other subject matter experts local to Decatur
- Stakeholder interviews with people, generally, way smarter than us
 - GC's expertise is not typically policy - we learned a ton and got more in depth than we typically go in a planning project



Synopsis of planning activities

- 16 Stakeholder interviews
- Project Stakeholder Committee
- Inventory of City NOAH properties (both ownership and rentals)
- Review of policy tools, separated into:
 - Program implementation levers
 - Funding levers
- Case studies of successful NOAH preservation policy intervention
- Recommendations table
- Final presentation to city council (see photo to the right)



Stakeholder Interviews --> fostering collaboration

- Decatur Land Trust
- Enterprise Community Partners
- Decatur Housing Authority
- DeKalb Land Bank Authority
- Legacy Decatur Residents
- Local Boutique Residential Developers

Very technical project, both in policy research and data analysis – neither easily accessible/available

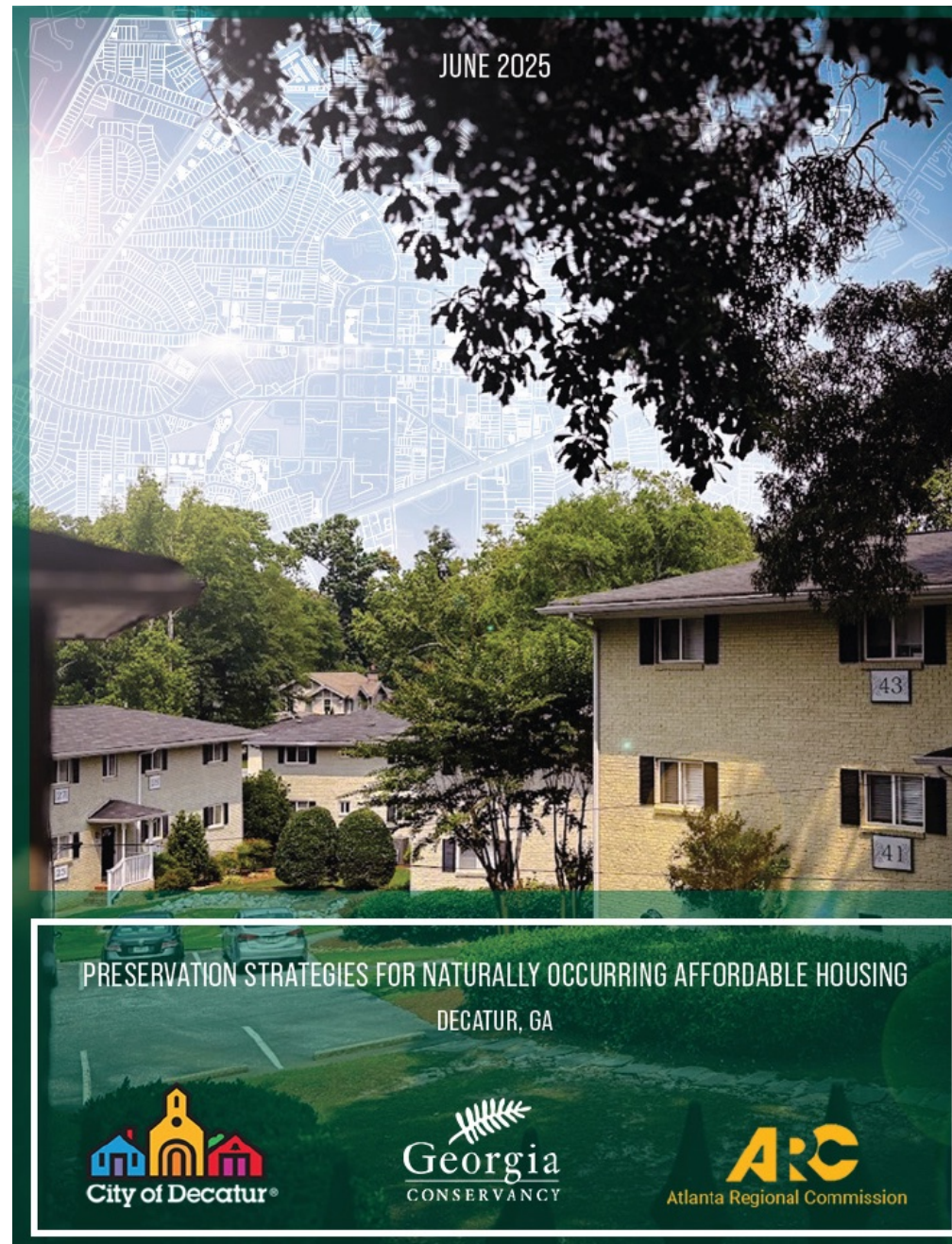


GC in action with partners - Decatur MLK Day of Service!



Project outcomes

Final report



Introduction to Naturally Occurring Affordable Housing



INTRODUCTION

HOW TO USE THIS DOCUMENT

The following report outlines strategies to address preservation of Naturally Occurring Affordable Housing (NOAH) within the City of Decatur. The report includes an in-depth analysis of Decatur's existing NOAH stock and opportunities specific to the city.

However, the report can, and should, be reviewed as a toolkit for any community in Georgia thinking about implementing policies and programs related to NOAH preservation. This is by no means a comprehensive list of possible actions, though it is the hope that those explored here can be useful to help communities address this component of the housing crisis.

WHAT IS NOAH?

NOAH, or Naturally Occurring Affordable Housing, refers to rental and for-sale properties that are affordable without financial subsidies. NOAH units constitute the majority of workforce

a wide range of households, strengthening the social fabric of communities overall.

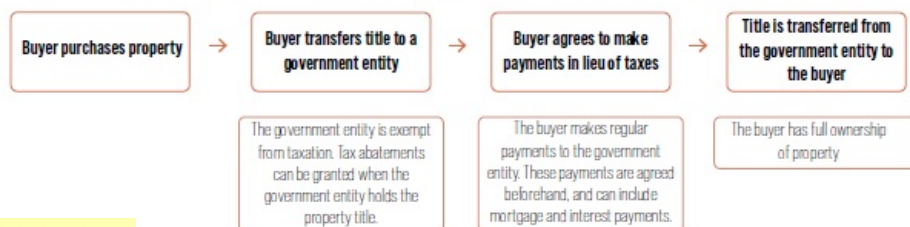
NOAH units may be found in older buildings, have limited amenities, and may have smaller footprints (square footage and/or lot size). These characteristics make NOAH units relatively more affordable than other properties. As their name implies, NOAH properties are defined by their cost, not any other characteristic. NOAH units can be of any housing type, such as apartments, duplexes, small multi-family buildings, older townhome complexes, and older small single-family. All of the above could be either renter- or owner-occupied. The preservation of these affordable homes is critical to address the housing crisis that communities like Decatur are facing nationwide.



PAYMENT IN-LIEU OF TAXES (PILOT) AND TAX ABATEMENTS

Bond for Title Process

An approach that can facilitate property tax incentives in exchange for providing affordable units through an agreement with a government entity.



KEY ROLE(S):

- Decatur Development Authority, Downtown Decatur Development Authority, City of Decatur, Georgia Municipal Association, Association of County Commissioners of Georgia

CASE STUDIES:

1. Chattanooga PILOT for Affordable Housing

- This is a tax incentive program designed to encourage mixed income and affordable unit rental development in Chattanooga. The Payment in Lieu of Taxes grants tax abatement to developers in exchange for providing affordable units. The program requires that the developer commits to a 15-year period during which the title of the property is transferred to the Health, Educational, and Housing Facility Board of the City of Chattanooga.

2. Florida Tax Exemptions for Affordable Housing

- As of July 2024, there are six different types of affordable housing-related property tax exemptions available in the state of Florida. Each program has different eligibility criteria and degrees of property tax exemptions available based on the number of units that are affordable to qualifying households.

ACTION(S):

- Advocate for the General Assembly to pass legislation that would allow local governments to offer tax abatements outright to residential property owners leasing affordable units.
- Create a process whereby property owners can apply for tax abatements through a PILOT program. A PILOT program for affordable housing would need to operate similarly to the Chattanooga PILOT program in that title should be held by a downtown development authority or other governmental tax-exempt organization.
- Create a process whereby multiple NOAH properties can be bundled together under one bond-for-title transaction to limit associated title transfer and other fees. The title should be held by a downtown development authority or other public agency.
- Explore the possibility for other public agencies, such as housing authorities, to hold title to property providing affordable units in exchange for reduced payments.

PREFERENTIAL ASSESSMENT FOR EXISTING AFFORDABLE HOUSING

Although local governments may not offer tax abatements to property owners in most cases, lower tax payments for properties providing affordable housing units can be achieved through a preferential assessment program. Preferential assessments achieve the same effect—a lower property tax payment—through different means than an abatement or exemption. Under preferential assessment programs, the value of the property or some component of it (e.g. land value) is assessed at a lower rate than other properties, resulting in a lower tax payment rather than a discounted one. Properties are eligible for preferential assessments if they meet the criteria stipulated by the assessment program.

Preferential assessment programs are not unfamiliar in Georgia, but they are used to incentivize benefits other than affordable housing. Conservation Use Valuation Assessment (CUVA) and Preferential Agricultural Assessment are two examples of preferential assessment programs in Georgia, the former incentivizing conservation, agricultural, or timber use, and the latter also supporting agricultural uses. For example, CUVA incentivizes conservation and agricultural uses by allowing property to be assessed at its current use value rather than the fair market value for a period of ten years. Preferential assessments for brownfield properties, historic properties, and timber and fiber are other preferential assessments offered in Georgia.

Local governments may advocate for a new preferential assessment program that targets existing and new affordable housing to promote affordable housing development and preservation. Since 2021, Illinois has offered preferential assessment for eligible properties providing affordable housing. The level of the assessment incentive depends on the percentage of affordable units provided and the cost of construction or rehabilitation. Existing properties must perform some rehabilitation action to qualify. Enacting a similar program in Georgia will require legislative action by the General Assembly.

KEY ROLE(S):

- City of Decatur, Georgia Municipal Association, Association of County Commissioners of Georgia

CASE STUDIES:

1. Illinois Affordable Housing Preferential Assessment Program

- This program provides and preserves affordable rental homes across the state of Illinois. Qualifying properties must be multi-family containing a minimum of 7 rental units. To be eligible for the assessment program these properties must allocate at least 15% of the units to be affordable for low-income households for a period of 10 years.

2. 4D Affordable Housing Incentive

- The 4D Affordable Housing Incentive aims to preserve affordability, reduce energy use, and foster healthy homes in Minneapolis. This incentive program is designed for owners of market-rate multifamily properties who meet certain criteria as outlined by the program. If property owners keep 20% or more of their rental units affordable to households making 50% to 60% of the area medium income, for ten years, they will receive 10-year eligibility for a reduced property tax class rate.

ACTIONS:

- Advocate for the General Assembly to pass legislation that would establish a preferential assessment program for affordable housing in Georgia.



Podcast: The state of affordable housing in DeKalb County|Decatur Dish



Atlanta News First and Decaturish take you through your latest DeKalb County news headlines and the stories people are talking about most!

By [Atlanta News First staff](#) and Decaturish

Published: Sep. 8, 2025 at 2:59 PM EDT



ATLANTA, Ga. (Atlanta News First) - Affordable properties are at risk of being redeveloped as market pressures increase, according to a report presented to City of Decatur Commissioners.

The report examined Naturally Occurring Affordable Housing (NOAH) and was created in collaboration with Atlanta Regional Commission and Georgia Conservancy.

The project looked at methods to preserve affordable housing options through energy and sustainability updates.

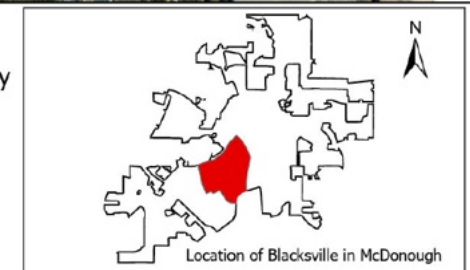
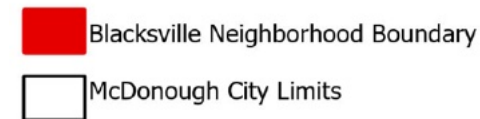
Larry Padilla, CEO of the Decatur Housing Authority, joined Decatur Dish to talk about the current state of affordable housing.



Case study 3: Blacksville Historic Preservation and Community Action Plan

project background

- Working in Blacksville: a small, historic neighborhood within McDonough
- Project goals include:
 - Preserving the area's rich cultural and historic identity
 - Enhancing public spaces
 - Increasing green spaces and green infrastructure.
- Project kicked off in August, will be complete by May 2026



Project partners

- Build a Better Blacksville (CBO)
 - City of McDonough
 - Henry County Board of Education
 - More to be determined!
- Engagement opportunities to pursue include:
- Local churches
 - Local businesses
 - Local Artists
 - Boys and girls club and other public serving institutions
 - Rosenwald School organization



Planning as community visioning

- Tabling at BaBB events
- Public open houses and workshops
- Conducting oral histories
- Cataloging historic assets
- Improving public spaces, including:
 - Opportunities for community gathering spaces
 - Placemaking and beautification
- Identifying tactical urbanism opportunities for implementation by BaBB
- Case studies that are appropriate to Blackville's character and history



BaBB Annual White Party (sept)



WE WANT *YOUR* INPUT!

INTRODUCING: THE BLACKSVILLE NEIGHBORHOOD PLANNING EFFORT

Build a Better Blacksville is leading a community driven planning process focused on preserving the area's rich **cultural and historic identity**, **enhancing public spaces**, and **increasing green spaces and green infrastructure**. This project is in partnership with Georgia Conservancy, the City of McDonough, and the Atlanta Regional Commission.

The project team will be at BaBB's annual white party - come say hi, meet the team, and share your input to shape this planning effort for the future of Blacksville!





ARC STAFF



SUWANEE ROUNDABOUT MASTER PLAN

2023 - 2024

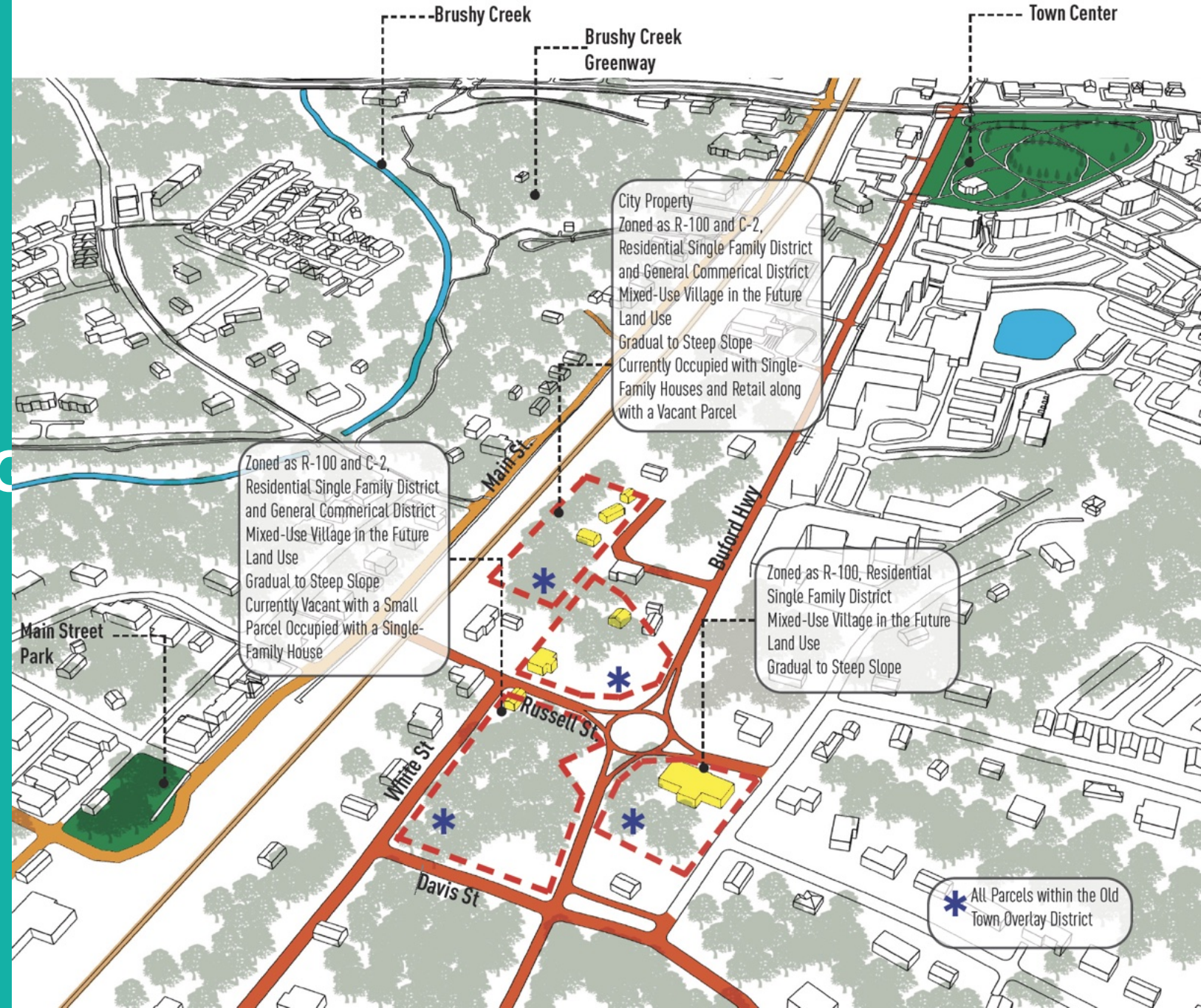


STUDY AREA

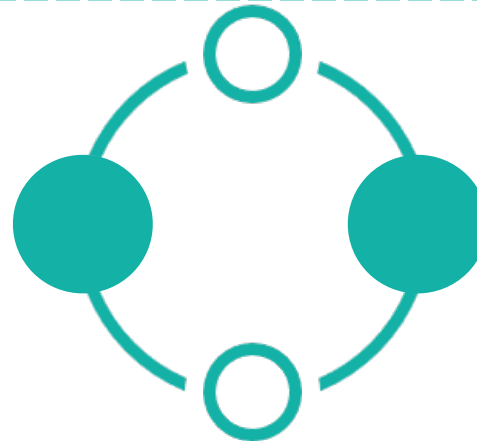
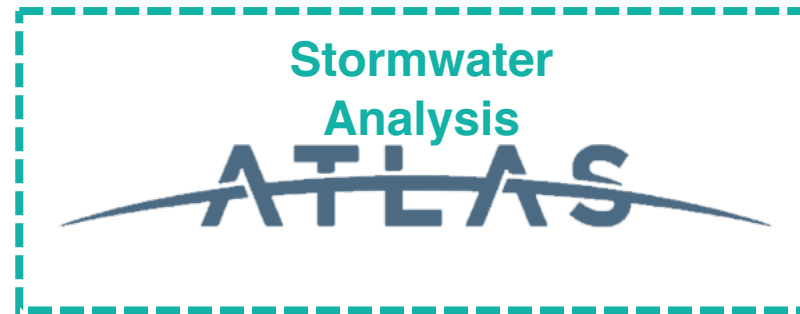


ROUNDAABOUT INSIGHTS

- Gateway into Town Center
- Traffic control and calming
- Connection between historic Old Town and Town Center
- Continue existing mixed-use and urban character



PROJECT PARTNERS



PROJECT BACKGROUND

- 2020 Comprehensive Plan (adopted in 2000)
- 2002 Old Town Master Plan (LCI)
- 2008 Master Plan Update
- 2010 Buford Highway Transportation Study
- 2015 Downtown Master Plan Update
- 2040 Comprehensive Plan



MARKET ANALYSIS

Market Analysis

Real Estate Type	5-Year Demand
Townhomes	115-200 units
Multifamily	375-500 units
Traditional Office	60,000-70,000 sf
Medical Office	45,000-55,000 sf
Retail	25,000-35,000 sf

Retail Market Potential: 5 Year Outlook

	Restaurants 10,000-15,000 SF
	Neighborhood Market 8,000-11,000 SF
	Novelty & Specialty Retailers 7,000-9,000 SF

With historic deliveries in the area and projected capture of the county’s future construction, **there is an estimated five-year demand for 115-200 townhome units and 375-500 multifamily units at and near the subject site.** This demand was not adjusted for local zoning and infrastructure capabilities, which may create limitations on the subject site meeting this demand in full.

Based on the office market outlook analysis, the subject site and immediate surrounding area **have the potential to support 60,000 to 70,000 square feet of traditional office and 45,000 to 55,000 square feet of medical office** over the next five years.

The delivery of traditional office on the subject site is supported by current post-pandemic trends, which favor office that has more amenities and greater access to lifestyle centers like Suwanee Town Center. The subject site’s vicinity to Suwanee Town Center, limited pipeline of future projects, and minimal recent new deliveries nearby positions it well to capture both the local traditional office and medical office demand.

Based on the retail market outlook analysis, the subject site and immediate surrounding area **have the potential to support 25,000 to 35,000 square feet of retail space** over the next five years.

SITE PLANNING

Southeast Property

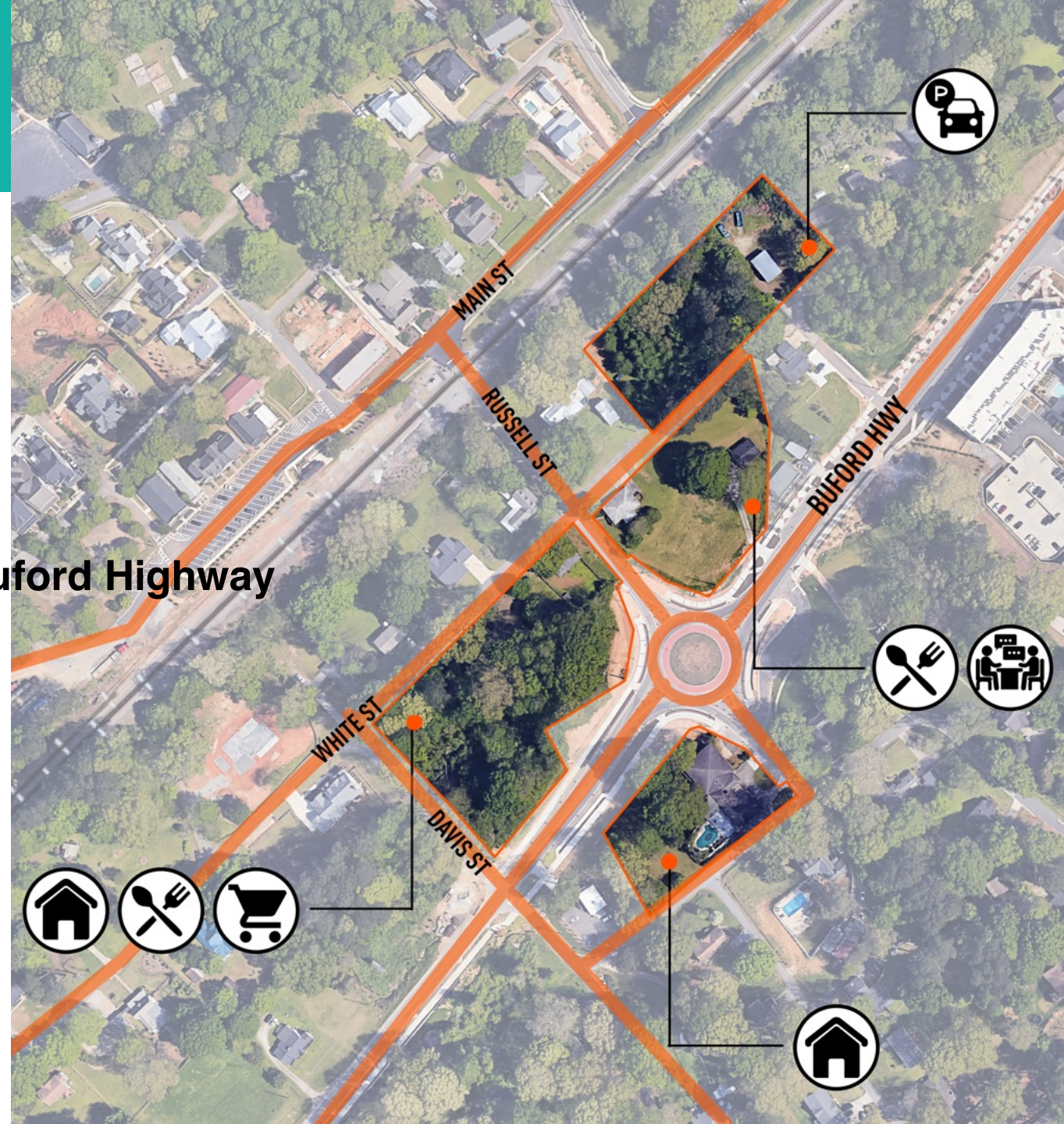
- Residential Block

Southwest Property

- Mixed-Use Block
- Retail/Residential/Restaurants along Buford Highway
- Residential along White Street

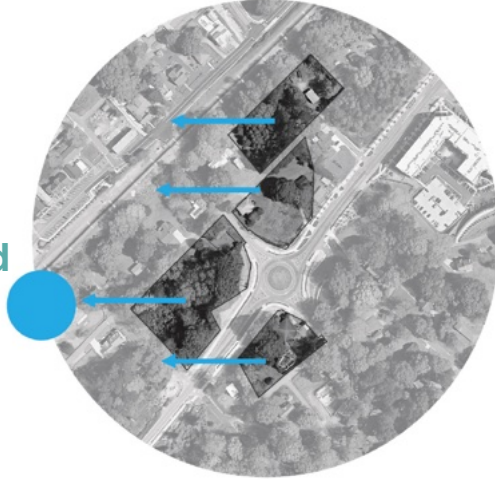
Northwest Property

- Third-Place District
- Restaurants
- Co-Working Space
- Parking

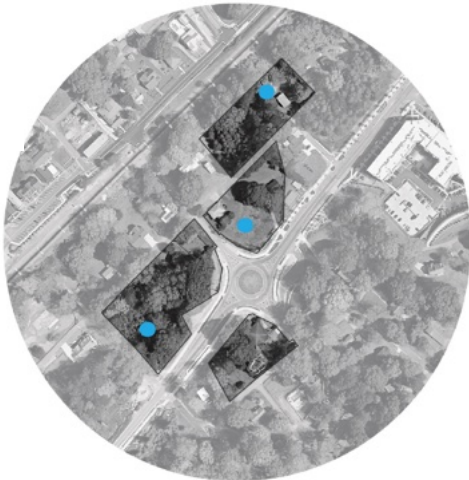


STORMWATER ANALYSIS – CONCEPT SCENARIOS

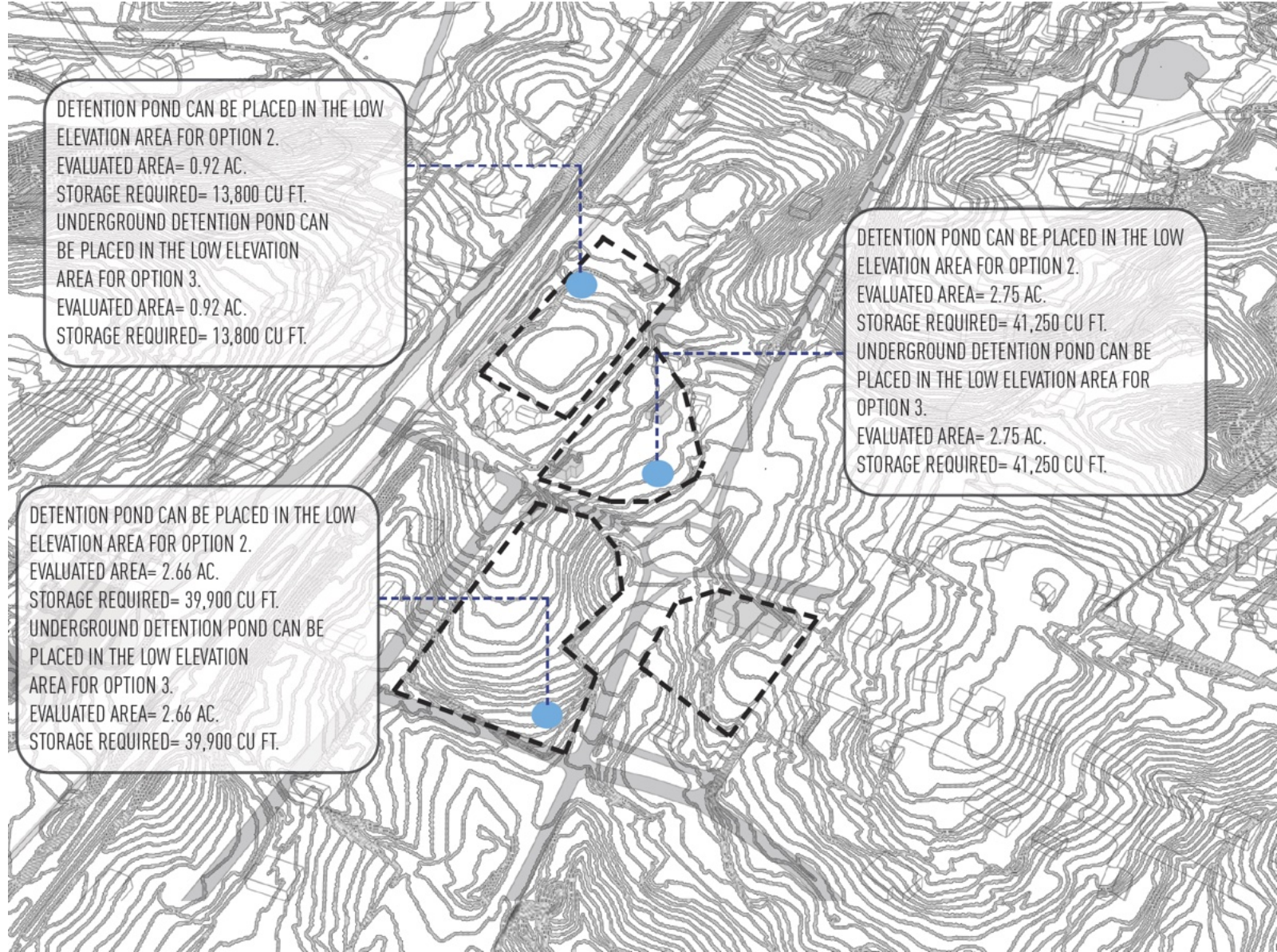
**Concept 1:
Off-Site Detention Pond**



**Concept 2:
On-Site Detention Pond**

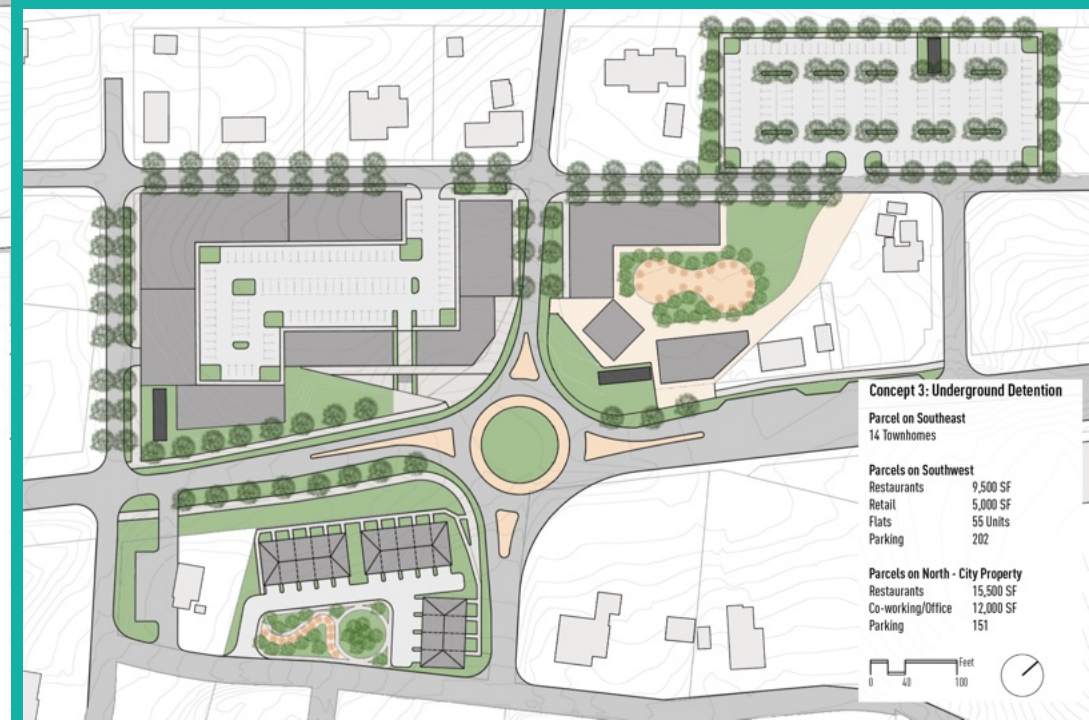
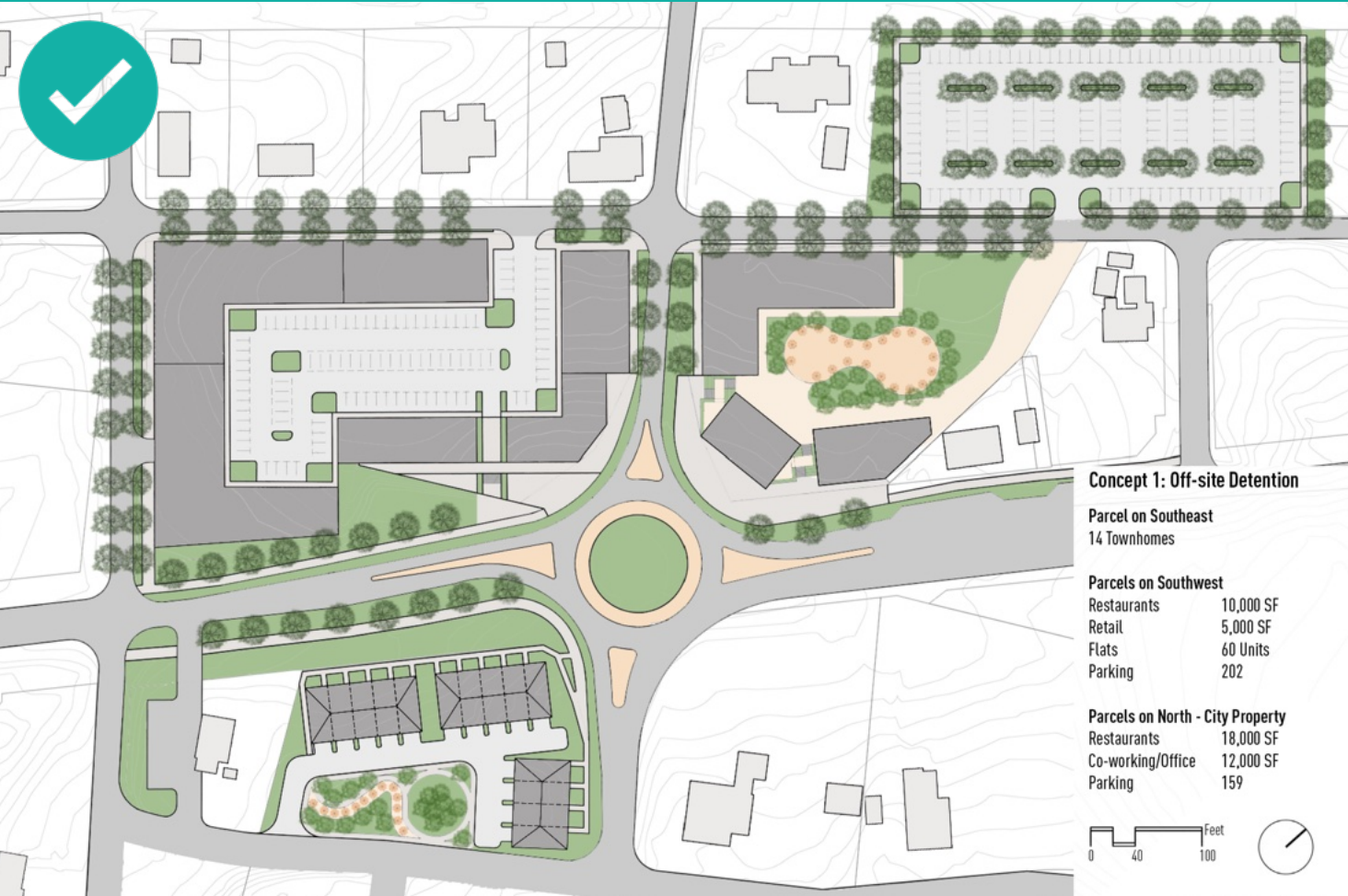


**Concept 3:
Underground
Detention Pond**

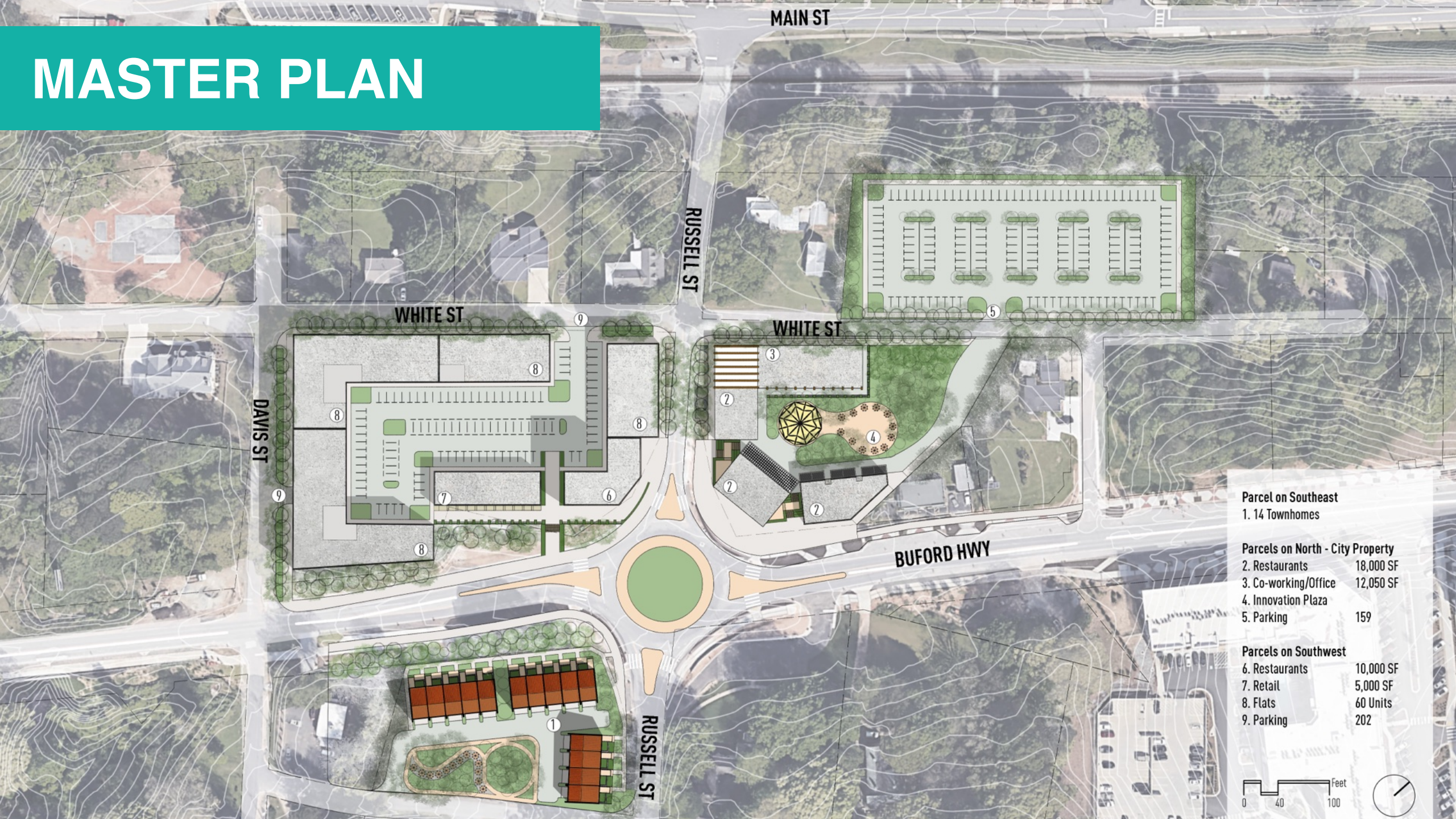


CONCEPT DEVELOPMENT ALTERNATIVES

The inclusion of detention ponds on the site reduces the potential for development. Therefore, the optimal scenario for the study area involves purchasing off-site land for stormwater detention.



MASTER PLAN



Parcel on Southeast
1. 14 Townhomes

Parcels on North - City Property

2. Restaurants	18,000 SF
3. Co-working/Office	12,050 SF
4. Innovation Plaza	
5. Parking	159

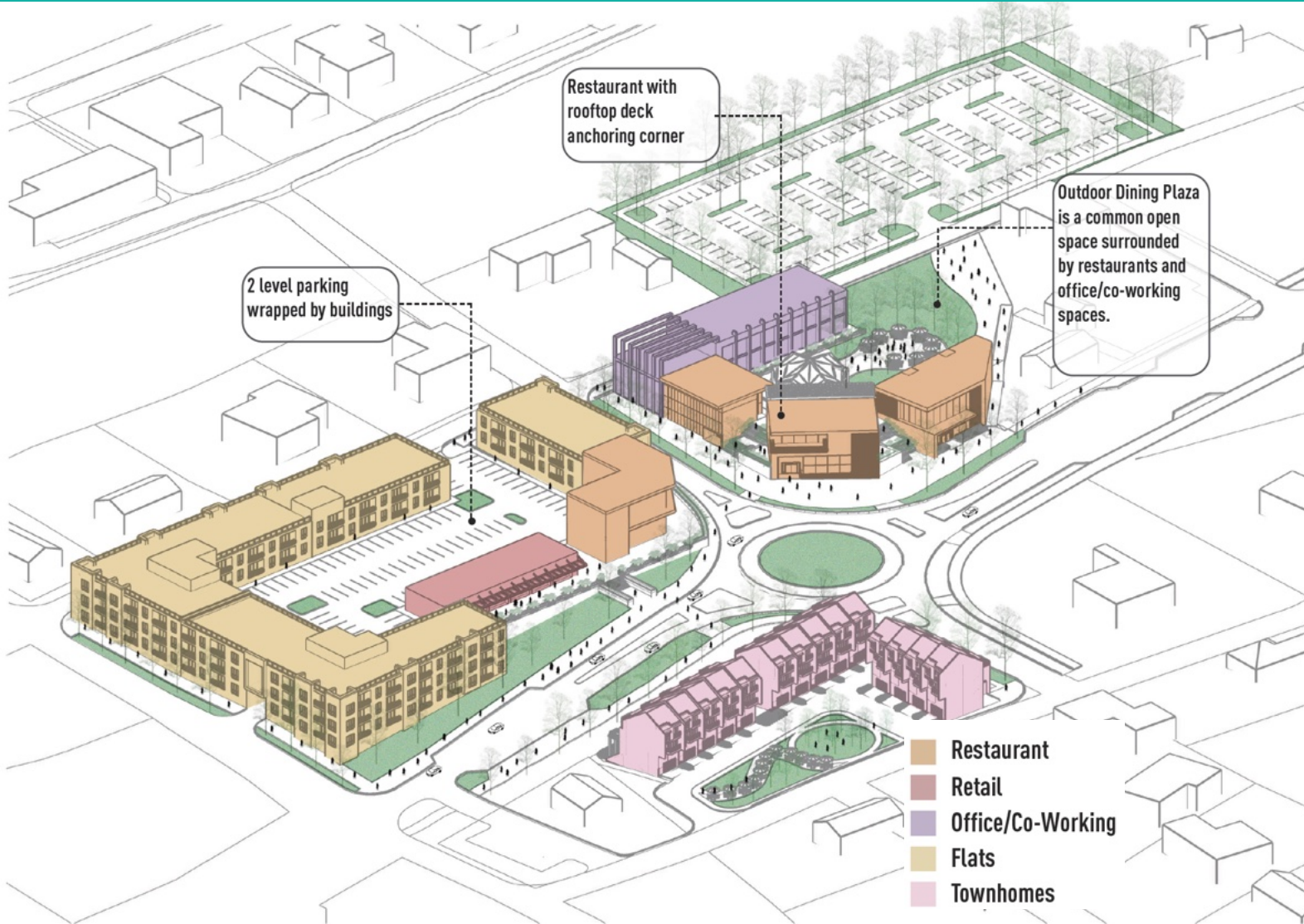
Parcels on Southwest

6. Restaurants	10,000 SF
7. Retail	5,000 SF
8. Flats	60 Units
9. Parking	202

0 40 100 Feet



KEY DESIGN ELEMENTS



KEY DESIGN ELEMENTS



Market District at Crabapple, Example for Roundabout Corners

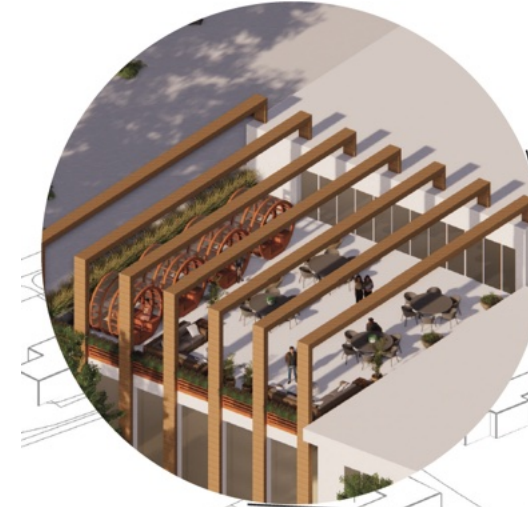


Example – Roundabout Corners



Parsons Alley, Duluth, Example for Placemaking in the Plaza

Placemaking Ideas



Rooftop office/co-working area has an open area.



The connection between Russell Street and Buford Highway and the upper outdoor dining plaza is a combination of stairs and outdoor sitting/dining space.



This area connects the parking to Buford Highway with a small alley between the restaurants and retail stores. Public art could be incorporated in the design of the parking connection.

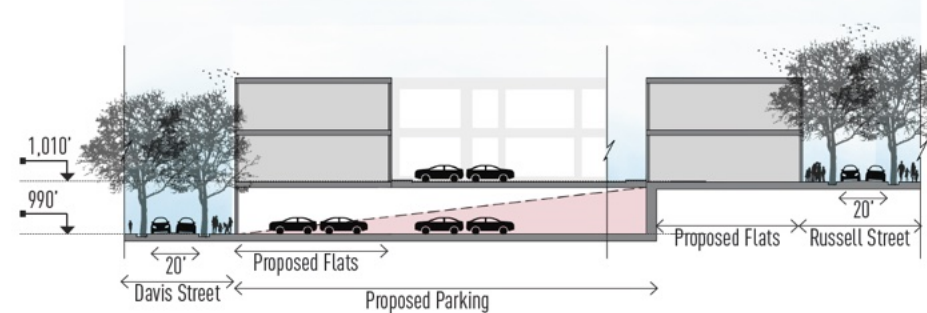
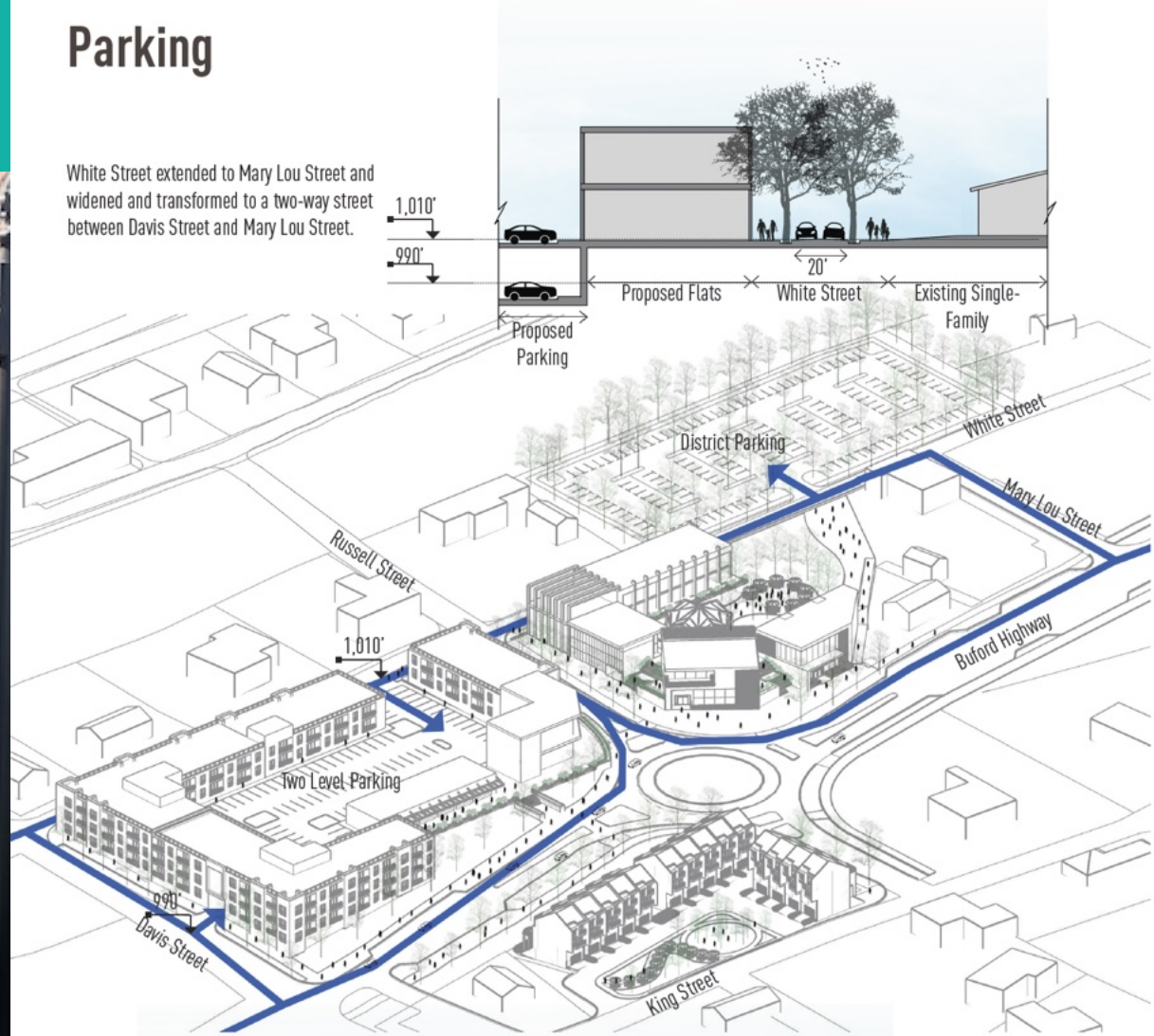


KEY DESIGN ELEMENTS



Parking

White Street extended to Mary Lou Street and widened and transformed to a two-way street between Davis Street and Mary Lou Street.



The parking on the Southwest parcel has two entrances, one from White Street, serving the upper level, and one from Davis Street, serving the lower level. The parking does not need a ramp since topography accommodates the level differences. The covered parking is dedicated to the residential buildings.

LITTLE 5 POINTS ARTS AND CULTURE ASSESSMENT

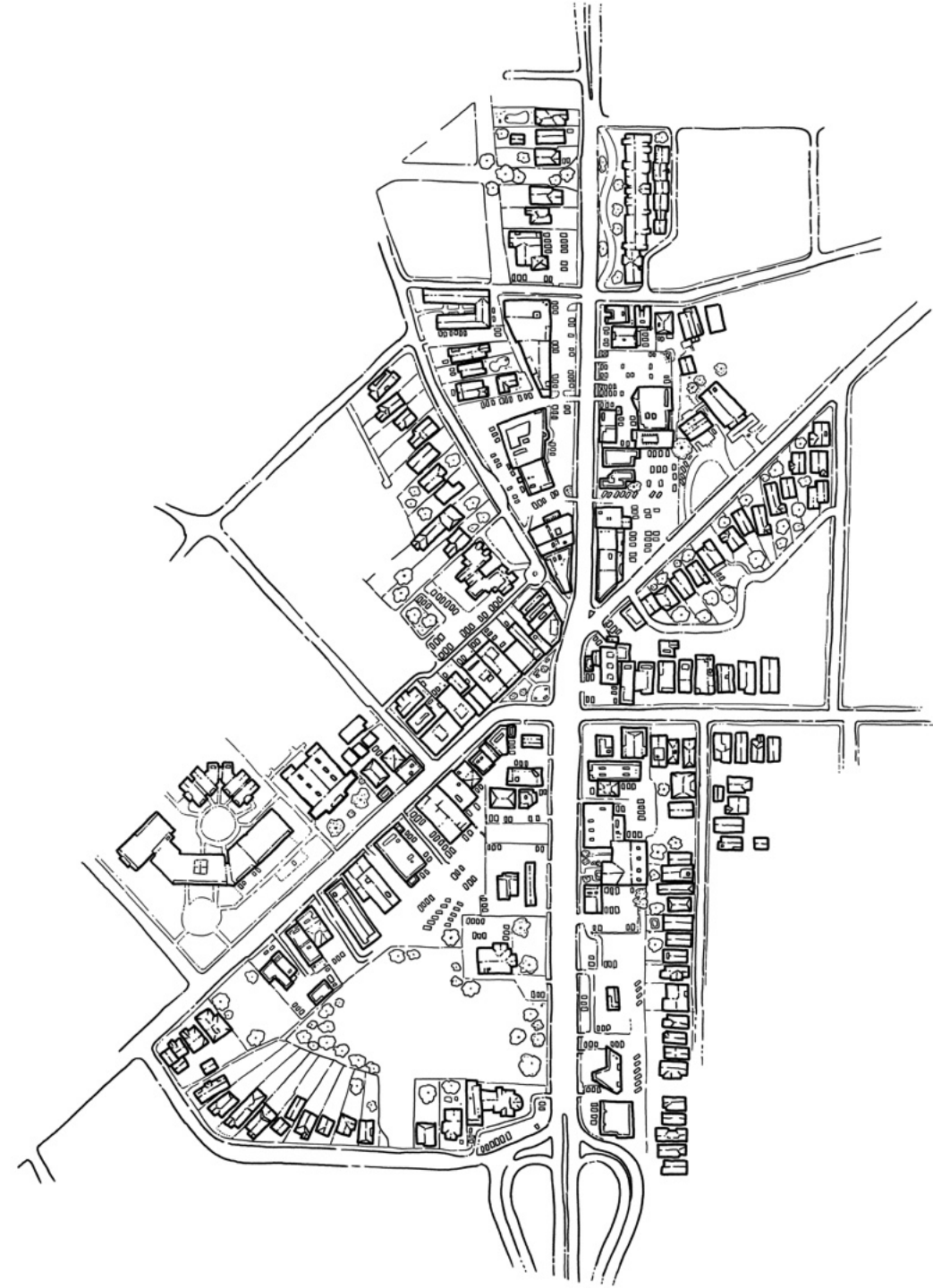
2024 - 2025



PROJECT OVERVIEW

The goals of the assessment are:

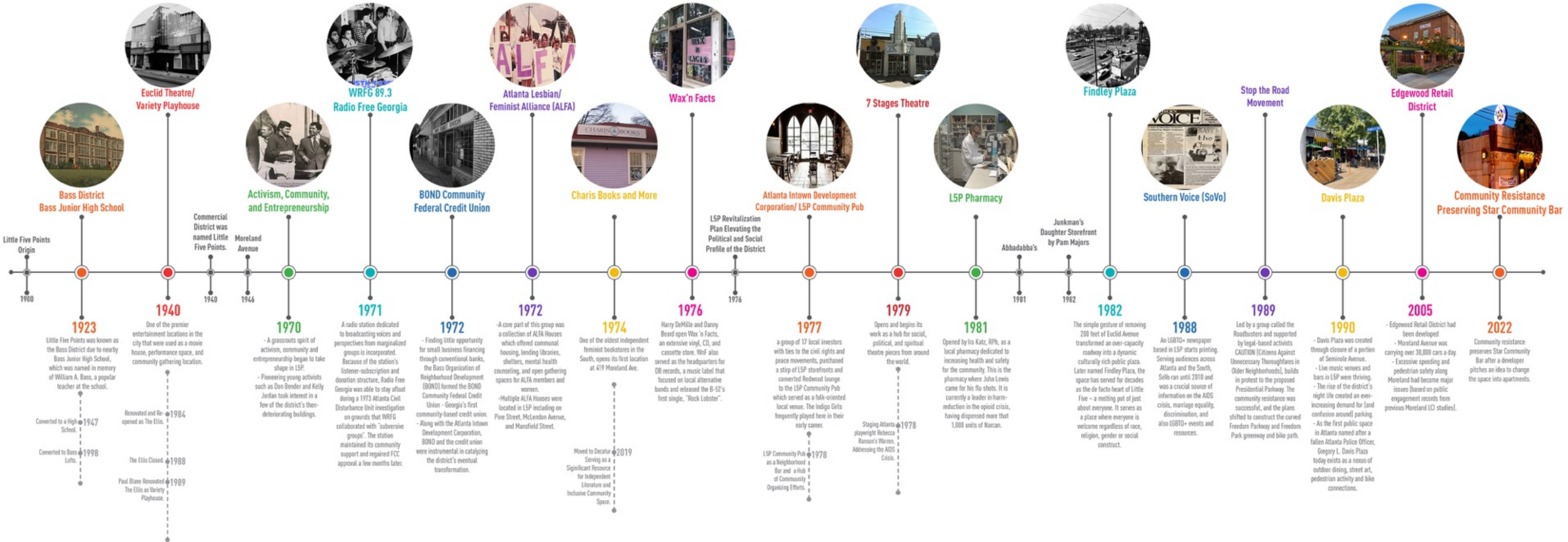
- 1.To create a shared definition of arts and culture** in Little 5 Points by capturing the unique arts and culture that already exist.
- 2.To engage with the artists, culture bearers, organizations, and small businesses** to take ownership of preserving Little 5 Points' culture.
- 3.To identify community needs and tools and strategies necessary** for preserving Little 5 Points' culture



PROJECT PARTNERS



HOW WE STARTED - RESEARCH



HOW WE STARTED - INTERVIEWS



"Little Five Points is more than a location – it's a living archive of resistance, imagination, and community core"

Wanique Shabazz - WRFG



"Our collective formed in a very organic way. We were a big network of locals seeking to own our own labor"

Dr. Sanala Gupta – Wavelet Labs –
Liminal Space Collective.



"Little 5 Points is a place to be your authentic self. You can be quirky and outside of the box. As a young Black girl, I could transcend stereotypes"

Laverne Perry - Development
Director , WRFG



"It is vital to embrace diversity as this is the most effective way for a society to learn and grow. Art has been used as an incredible tool in that work to shape L5p into the vibrant cultural center it is today."

Mack Headrick – 7 Stages

L5P Cultural Landscape – Forming organically as a living archive of resistance and community core.

Infrastructure

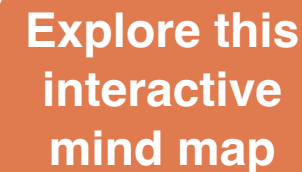
- ## Organizations and Institutions

- ## Activism

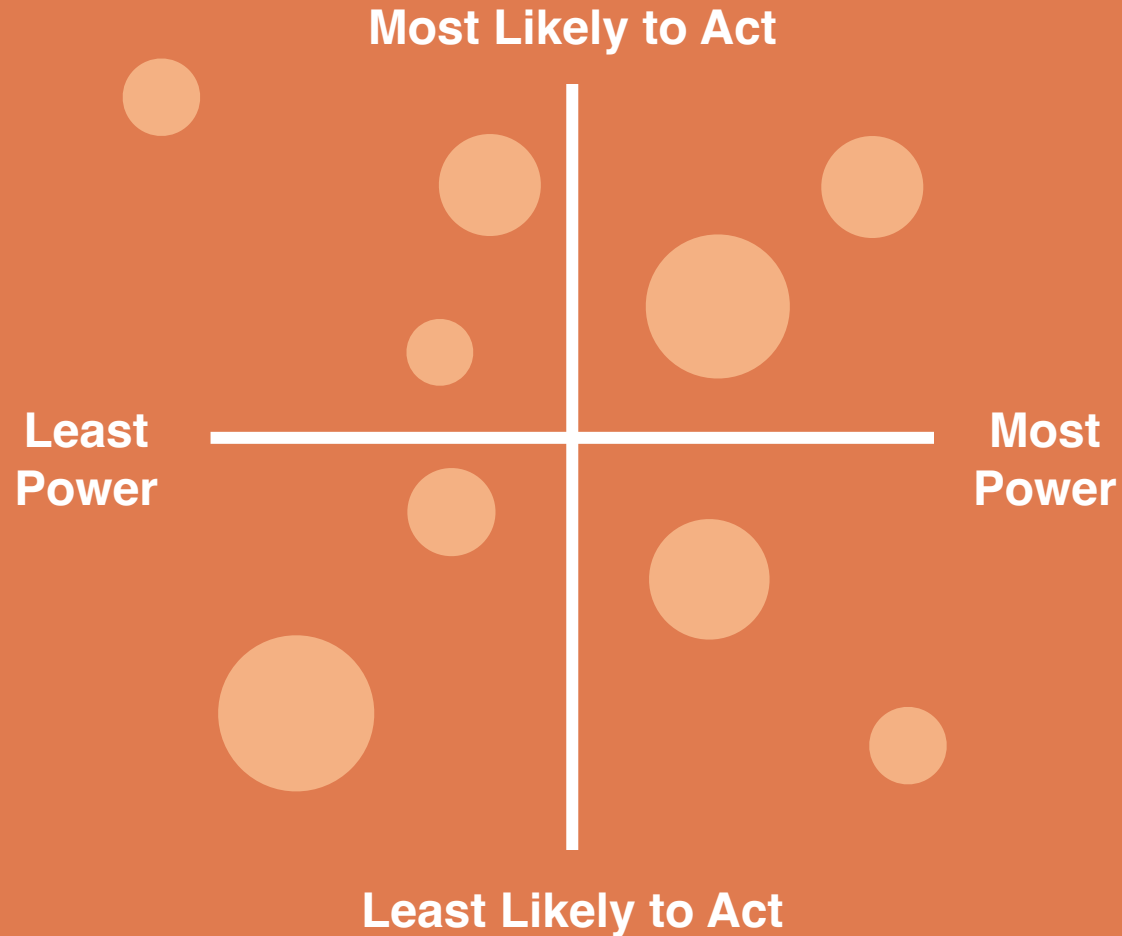
- ## People

- ## Small Business

- Culture shaping
- Resource and Services
- Co-Ops and Business Incubators



COMMUNITY ENGAGEMENT TACTIC – POWER MAPPING



We knew the primary community members we wanted to include were:

- Residents
- Small Business Owners and Property Owners
- Visitors/Public
- Artists
- Activists

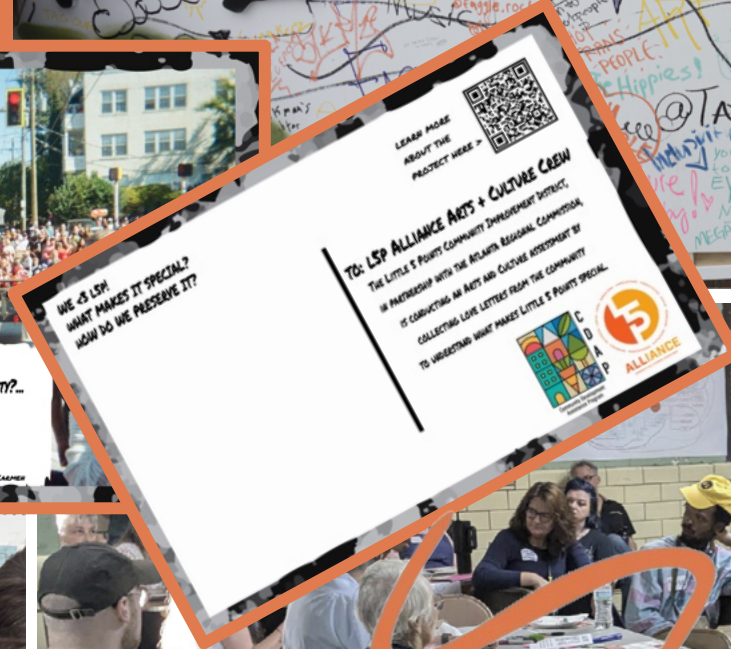
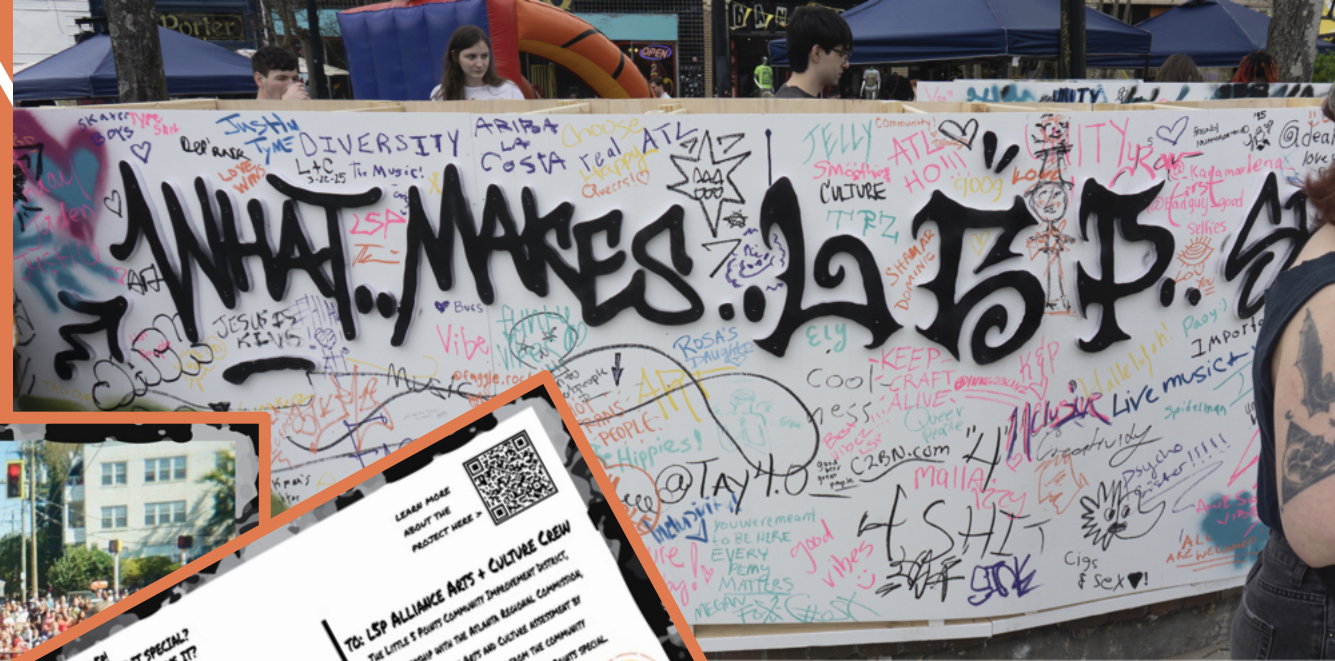
PARTNERSHIP EXPANDED!

- L5P CID
- L5P BUSINESS ASSOCIATION
- L5P BUSINESS IMPROVEMENT DISTRICT
- LITTLE 5 POINTS CULTURAL DISTRICT (FOUNDED IN 2024)!



COMMUNITY ENGAGEMENT ACTIVITIES

LOVE LETTERS!
BIG FIVE
PARTY WITH THE PAST
ARTS & CULTURE TOWN HALL



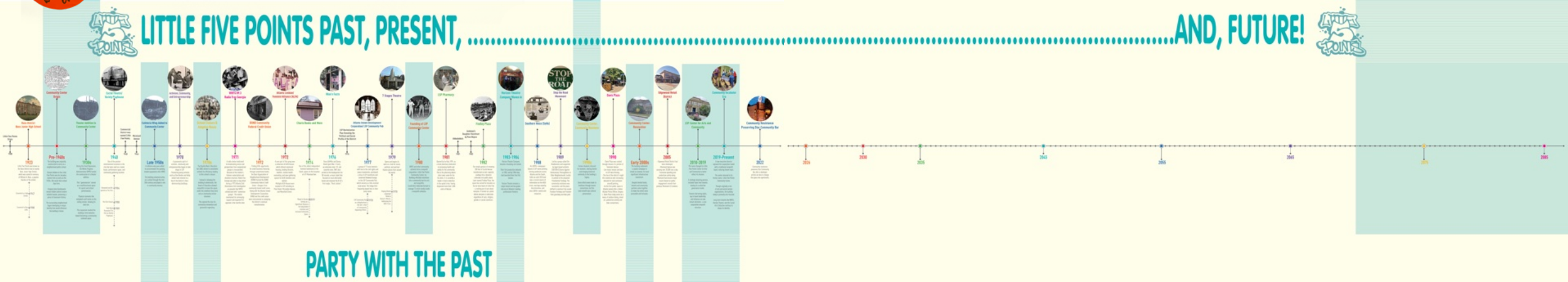
WE'LL LOVE
 HAVING YOU AT THE 150TH
 ANNIVERSARY PARADE

DO YOU KNOW THAT
 YOU ARE THE BEST SMALL TOWN IN A BIG CITY?
 DO YOU REMEMBER THE GOOD TIMES
 WE HAD EATING AT THE RESTAURANTS,
 LISTENING TO LIVE MUSIC ON BAYVIEW PLAZA,
 AND PARKING PERSEUS?

ST. IGNACE 150TH ANNIVERSARY PARADE
 ORDER MORE TICKETS TODAY



PARTY WITH THE PAST



ARTS & CULTURE TOWN HALL

We shared our findings with community members representing the 5 key elements of Little 5 Points at the Arts + Culture Townhall. Community members engaged in small group activities using interactive zines to think through the role that they can play in shaping L5P long-term anti-displacement strategies.



CULTURAL INFRASTRUCTURE & CASE STUDIES

WHO CAN HELP?

AFFORDABILITY



- Land Trusts
- Community Benefit Agreements
- Co-ops
- Community Gardens
- Business Incubators

REPURPOSED SPACES



- The Guild
- Lake Claire Land Trust
- National Trusts for Historic Preservation
- Mayor's Office of Cultural Affairs

PUBLIC SPACE



- City of ATL, P.A.D. Atlanta, L5PA, CID
- Park Atlanta, Land-Owners, Urban Land
- Institute, Housing Justice League, Intown Cares

COMMUNITY FINANCING

RECOMMENDATIONS FOR FURTHER COLLABORATIONS

KEEP THE PARTNERSHIP GOING!

REC- OM- MENDA- TIONS

The *Preservation Recommendations* in the *Cultural Infrastructure* section of this guidebook are to guide the L5P CID in decisions regarding those issues of affordability, reusing spaces, public spaces, and community financing. In the back of this guidebook, you will find a checklist with those recommendations.

In addition, here are some actionable steps to take moving forward:

- The L5P Alliance, the L5P CID, the L5P BID, the L5P Business Association, and The L5P Cultural District need to continue to collaborate.
- The Cultural District can be the lead for cultural preservation. With that, neighborhood organizing needs to happen. The Cultural District can collaborate with local organizers to build a campaign for cultural preservation.
- Any future conversations need to include the 5 key elements on page 27: small businesses, people, organizations and institutions, activists, and cultural infrastructure.
- Regular Arts and Culture Town Halls should be organized for community members.
- All of these actions are with the hope that the key elements in creating L5P's unique culture can evolve to preserve the neighborhood by collectively moving in a shared direction.

CHECKLIST FOR FURTHER COLLABORATIONS

KEEP THE
PARTNERSHIP
GOING!

CHECKLIST

Going to a meeting around the development of Little 5 Points? Use this handy checklist to make sure you are prepared.

- ☐ Incorporate a local artist from the start.
- ☐ Make sure the other orgs are included, CID, L5P Business Association, L5PA, Cultural District, etc.
- ☐ Consider how this fits into the context of L5P History.
- ☐ Does anyone from that history need to be part of this?
- ☐ Consider who will be affected by this development and include them.
- ☐ What metrics of affordability are being used for this project?
- ☐ Has this been tried before in L5P? Include the folks who worked on the previous work.

- ☐ Can this support community events like Cultural District Programming?
- ☐ Who are leaders in your community that would advocate for L5P?
- ☐ What model of community ownership would work with this project?

Or

- ☐ What community benefits can be guaranteed, and how can they be incentivized?
- ☐ Who has power to hold contracts and partners accountable? Include them.
- ☐ Is the community educated on the topic enough to get involved? If not, host a town hall to inform them.

STORYMAP AND FINAL GUIDEBOOK

LITTLE 5 POINTS ARTS + CULTURE GUIDE BOOK

Little 5 Points Arts and Culture Assessment

Little 5 Points CID and Atlanta Regional Commission's Community Development Department



LITTLE 5 POINTS ARTS +
CULTURE GUIDEBOOK
IS ON THE WAY!

Explore the
Story Map
and project
history



PEARIDGE COMMUNITY

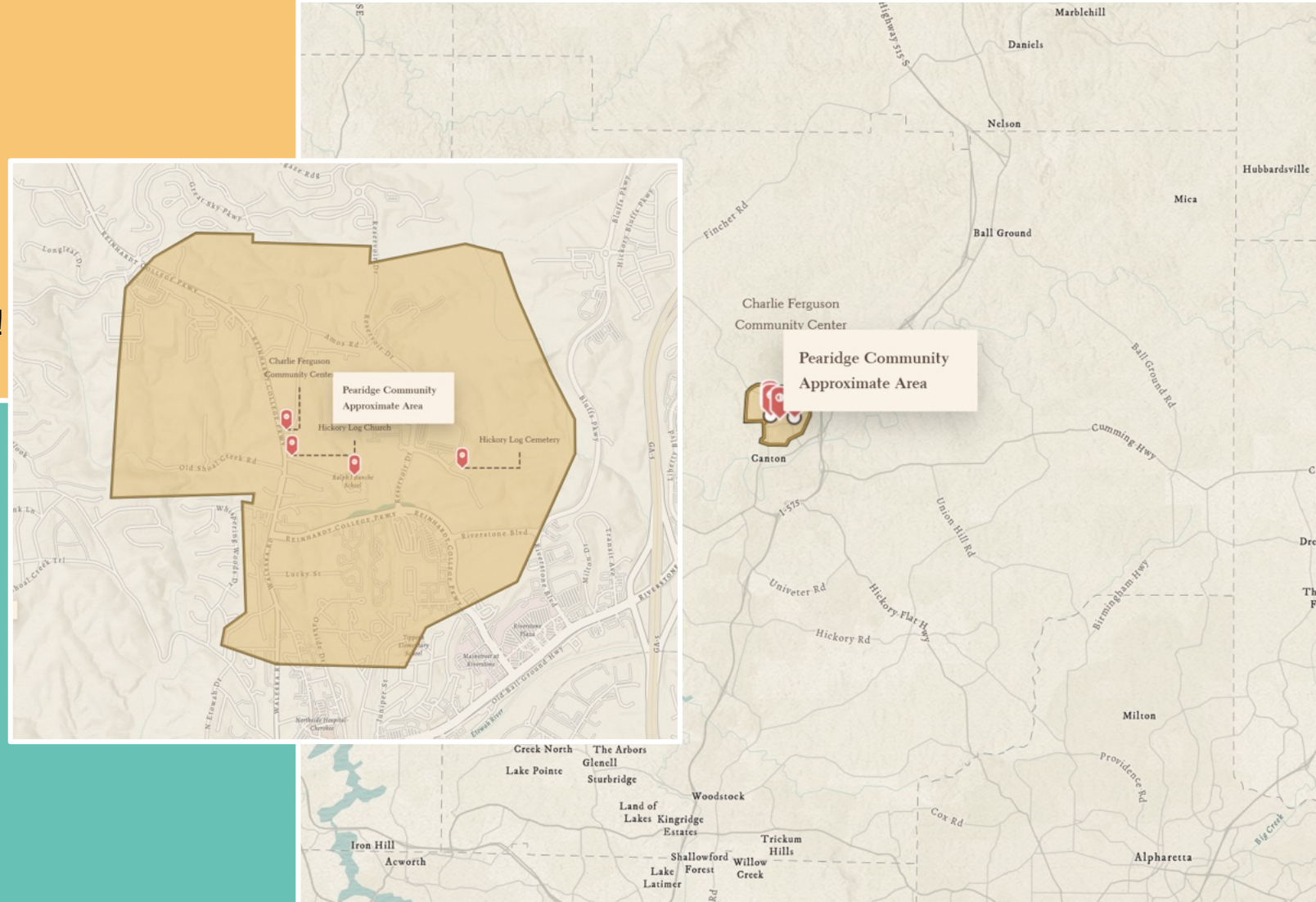
2025 - TBD

Who/What is Pearidge?

- Historic black community
- Located in Cherokee County
- Split governmental oversight
- So much more that we hope to uncover!**

What are we doing?

- Small-area community plan
- Central visioning
- Community needs
- Preparing for the future, while providing for the present without erasing the past!**

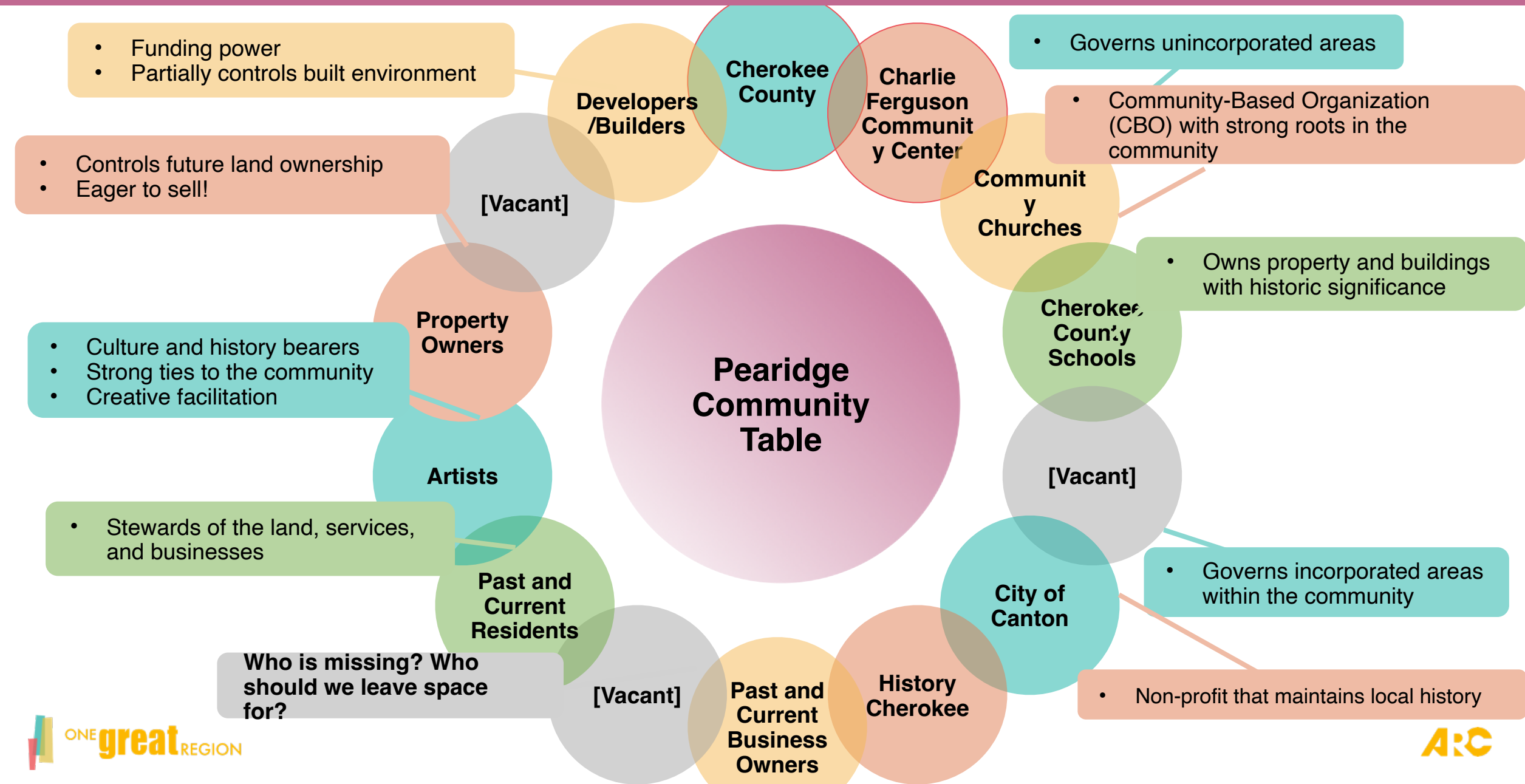




Why are we doing this?

- Lots of history
- Community is **changing**
- **Mixed feelings** towards development
- Increasingly **unaffordable**
- Loss of legacy residents
- History is at **risk of being erased or forgotten**
- No concrete community vision
- Lack of financial investment and infrastructure
- Cultivate meaningful relationships
- **Empower the community**

EVERY PARTNER HAS A ROLE AND PURPOSE...



HOW ARE THEY BEING LEVERAGED?

Cherokee County and City of Canton

- Project pioneers
- Interjurisdictional collaboration
- Knowledge of regulations
- Access to elected officials and decision-makers

Charlie Ferguson Community Center (CFCC)

- Central (physically and figuratively) to the community
- Managed by past and current residents
- Community events
- Houses history
- Community information dispersion

Artists

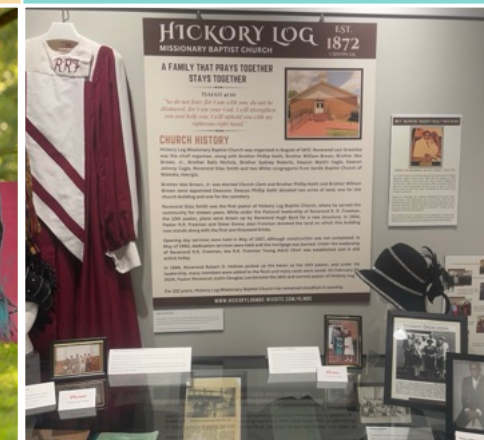
- Community translator
- Engagement facilitator
- Creative sounding board
- Prototyping

History Cherokee

- History recorders
- Archival library
- Local knowledge
- Fact checking
- Oral transcriptions

Community Churches

- Meeting locations
- Community events
- Community information dispersion
- Historic markers
- History keepers



THIS IS ONLY THE BEGINNING...WAY MORE TO COME!



TAKEAWAYS



- CDAP fills a niche for planning in Metro Atlanta communities
 - Projects are specific in scope and technical needs
 - Allows for deep dive in topics and recommendations
- Georgia Conservancy benefits as a partner
- Plenty of support from ARC, with built-in flexibility for each project to find success while advancing ARC's regional goals

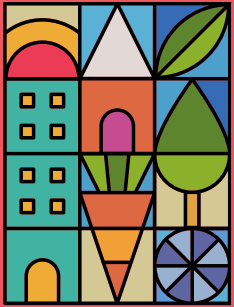
Partners enhance the engagement and planning process!

Opportunity for learning and exposure to areas relevant to our missions

Relationship building within the region

- Make sure every jurisdiction is at the table from the beginning
- A CBO can broaden your outreach and introduce you to significant stakeholders
- Partners = Resources
- Domino/snowball effect!
- There is data in stories
 - BUT do not overcomplicate it!
- The stronger the pioneers/champions of the project, the higher the likelihood that something will come out of it

Connect With Us!



Community Development
Assistance Program



Atlanta Regional Commission



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