

# Overall Development Concept



The resource team feels that West Carrollton has tremendous potential to become an increasingly vibrant and diverse part of the Carrollton community. Nearby employment centers offer potential to better link neighborhood residents to suitable jobs, thus improving the economic vitality of the neighborhood. West Georgia University is a fantastic asset, whose growth can be channeled in a manner that adds to the character and vibrancy of the entire neighborhood. West Carrollton can be a community of thriving, diverse residential enclaves, linked together by a common, well designed “town center” for commercial and retail activity located at the intersection of Alabama and Burson streets. The two major corridors through the area (Alabama and Maple streets) can be upgraded into handsome thoroughfares that also encourage pedestrian and bicycling activity in the neighborhood. New housing can be developed on infill sites throughout the neighborhood, particularly at Mandeville Mill. But this new housing can be developed in a manner that preserves the economic and racial/ethnic diversity of the neighborhood, while increasing home ownership.

The resource team identified five different focus areas with the West Carrollton neighborhood and recommends unique development strategies for each of these areas. The focus areas are mapped in Illustration 1 and the strategies for each are described below:

**Maple Street Corridor** – this corridor should be gradually converted to an attractive boulevard linking Downtown Carrollton and West Georgia University, serving as a restaurant/entertainment district catering to the student population and downtown employees. The appearance of the corridor can immediately be improved through major streetscaping enhancements (street lights, landscaping, etc.). Longer-range, design guidelines for new development, including minimal building setback requirements from the street, will ensure that the corridor becomes more attractive as properties gradually redevelop.

**University (& Brumblow Road)** – The University should accommodate as much new growth as possible by increasing density on the existing campus. This can be accomplished by building on parking lots or vacant land between existing buildings and gradually transitioning from surface parking to parking decks. Where expansion is necessary, this should occur along Brumblow Road, including redevelopment of the Brookwood Apartments site. Expanding the University’s transit service along Brumblow and Alabama Streets would also permit these areas to serve for offcampus student housing, while reducing the need for additional parking on campus.

**Mill Village** – Mandeville Mill and the surrounding Mill Village housing area should be listed on the National Register of Historic Places, making tax credits available for rehabilitation of these structures. The Mill buildings should be converted to loft housing, including a small area for resident-oriented commercial businesses (laundromat, coffee shop, etc.). The surrounding vacant land should be developed for new townhouses, including a recreational area/clubhouse with pool and gardens.

**Alabama Street Corridor** – This corridor should be gradually converted to an attractive, primarily multi-family residential area, with improved streetscaping and pedestrian facilities to serve the new residents. A well designed commercial “town center” for the neighborhood should be built on the north side of Alabama at Burson (near Smith Grocery), incorporating all existing businesses in the area. This town center could become the focal point and meeting place for the entire neighborhood, while also giving West Carrollton a newfound sense of place, defining the identity of the neighborhood.

**North of Alabama Neighborhood** - Single-family detached homes predominate in this area and a significant part of the area is publicly-owned housing. Several substandard properties have been removed leaving vacant lots available for infill housing. These infill and public housing sites should be redeveloped for new, architecturally compatible, owner-occupied housing. A few street realignments will significantly improve traffic flow in this area. Finally, the Westside Recreation Complex can be expanded into a significant multi-purpose community center complex, serving many area residents’ needs.



		More Information About Recommendation
Recommendation	Why Necessary	Further Details
<b>Modify the city plans, codes, and ordinances to allow implementation of the overall development concept for the neighborhood and to support quality growth.</b>	Some recommendations of the resource team may not be consistent with existing plans and development regulations.	<a href="#">Appendix G</a>
<b>Analyze the neighborhood (perhaps using GIS tools) to determine population densities by distinct demographic and geographic qualities. Latino, African-American, and West Georgia University. These then become targeted areas for retail recruitment and economic growth.</b>	To identify areas of concentrated populations that could be utilized to create and/or promote centers of trade and cultural exchange. The areas could be marketed to the entire community as unique shopping destinations.	It appears that the area of greatest Latino concentration is bordered by the Little Tallapoosa River and Brumelow on the west; Alabama and Aycock on the North; Maple to the East and Georgia Dr/South Street on the South. The area of greatest concentration of African-American is bordered by the Little Tallapoosa on the North; North Park St to the East; Aycock to Alabama on the South. Maple St would be the area best served by the creation of a University shopping district.
<b>Perform a detailed market analysis of the consumer base in the three targeted areas identified above.</b>	A market analysis of the consumers within the target areas identifies the types of businesses that are required and desired by the neighborhood populations. Matching this to the general population would indicate what types of businesses would have a high potential for success. A market analysis becomes the basis for business recruitment and the development of a marketing plan.	<a href="#">Appendix G</a>
<b>Develop a marketing plan that is specific to the targeted areas and also to the general population.</b>		<a href="#">Appendix G</a>
<b>Develop funding programs and incentives that assist Latino and African-American entrepreneurs in gaining access capital for business creation and or expansion. Incentives might include:</b>  <b>A facade grant program operated by Carroll Tomorrow and funded, in part, through a contract for services with city/county.</b>  <b>A fixed-asset low interest loan program administered by local banks for improving the rentability of buildings in the target areas.</b>  <b>Abatement of occupation taxes and fees as provided by the Enterprise Zone.</b>  <b>Promotion of the Downtown Development Loan Program from the the Georgia Department of Community Affairs and the loan fund from the Georgia Cities Foundation for low interest money on favorable terms for building rehabilitation and acquisition.</b>	Access to capital has been identified as one of the major obstacles for job creation and growth. Incentives such as façade grants, low interest loan programs for both fixed asset and working capital, availability of state provided programs that will enhance the area.	<a href="#">Appendix G</a>

Implementation of Recommendation						For Local Use		
Project Type	Cost	Recommended Timeframe	Funding Source	Technical Assistance	Applicable Toolkit at	Status	Responsible Party	Notes
					<a href="http://www.georgiaqualitygrowth.com">www.georgiaqualitygrowth.com</a>			
Development Regulations	Low	Immediate	<a href="#">Quality Growth Grant Program; Appendix A</a>	DCA Office of Quality Growth	<a href="#">Audit of Barriers to Quality Growth</a>			
Economic Development	Low	Immediate	<a href="#">Appendix A</a>	Regional Development Center				
Economic Development	Moderate	Immediate	<a href="#">Quality Growth Grant Program; Appendix A</a>	University of Georgia Business Outreach Services, Sharon Kane, Director 706-542-6664 or Bill Russell, CEcD, 706-583-8046				
Economic Development	Low	Immediate	<a href="#">Quality Growth Grant Program; Appendix A</a>	A marketing plan template has been provided by the University of Georgia Business Outreach Services.				
Economic Development	High	Immediate	<a href="#">Appendix A</a>	Bill Russell, CEcD, 706-583-8046; DDRLFund, Steed Robinson, 404-679-1585; Ga Cities Foundation, Perry Hiott, 678-686-6207				

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<b>Market existing and/or create new programs for identifying job opportunities for the Latino, African-American and University student populations.</b>	To help address chronic unemployment and improve the economic conditions that exist within the neighborhood.	Illustration 2	
<b>Survey the existing manufacturing and non-manufacturing sectors for needed job skills and training. Include with the survey the barriers that prevent them hiring targeted groups.</b>	Industries prefer a labor pool that has been trained in or has access to training in the specific skills they need.	English/Spanish & Spanish/English classes should be made readily available. Some resources already exist in the local area: West Central Technical College provides Adult Education Classes; Carroll County Chamber of Commerce has a resource manual of Educational & Job Training Resources; West Georgia University provides Customized Training for businesses; Carroll County Chamber of Commerce provides an Existing Industry Resource Directory.	
<b>Establish a consolidated workforce training center in the neighborhood (perhaps adjacent to Westside Recreation Center, near the industrial park - reuse an existing building if possible).</b>	Opportunities to consolidate training programs and introduce new programs at this site could make this a more important neighborhood focal point, while addressing important neighborhood need of access to employment opportunities.	<a href="#">Appendix G</a>	
<b>Partner with State University of West Georgia for workforce training in neighborhood.</b>	Take advantage of a local resource to address an important neighborhood need. Could improve relations between the neighborhood and the University.	<a href="#">Appendix G</a>	
<b>Form a neighborhood association. A more unified neighborhood can begin to work more closely with local government agencies to arrange activities beneficial to all residents of the community, including:</b>	A neighborhood association will help foster community pride and serve as a mechanism to build and maintain community consensus.		
<b>Establishing a centralized community center adjacent to the Westside Recreation Center, to serve the identified needs of residents. Location could also house workforce development training center, tool exchange, baby-sitting co-op, and other community driven programs as desired.</b>	Local resource meeting specific needs of citizens will foster community pride. Will provide positive leisure time activities to keep children occupied. Will also encourage residents with similar interests to find one another. Exhibitions of artwork would provide another community activity.		
<b>Locating a police precinct in neighborhood and establishment of a neighborhood watch program. Use of police patrols on bikes or on foot should be investigated.</b>	To create a greater sense of safety for the residents of the area and for visitors to the area.		
<b>Encouraging the continued and expanded use of the existing neighborhood schools.</b>	The existing school buildings are in continuous use for other educational and community purposes. As such, they are great community uses.		
<b>Sponsoring a yard of the month competition.</b>	Yard of the Month programs help foster community pride and often spur property owners to maintain and improve their property's appearance.		

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Economic Development	Low	Immediate	<a href="#">Appendix A</a>	Utilize the Burson Center of Business Development provided by the Carroll County Development Authority/Carroll Tomorrow				
Economic Development	Moderate	Immediate	<a href="#">Appendix A</a>	Kathy Oxford, GaDITT Regional Representative; DCA can assist with a BREP survey of local industries; For model programs contact the Dalton/Whitfield County Chamber of Commerce, and the Georgia Project.				
Economic Development	Moderate	Mid-term	<a href="#">Appendix A</a>	Kathy Oxford, GaDITT Regional Representative				
Economic Development	Low	Immediate	<a href="#">Appendix A</a>					
Organization	High	Immediate	<a href="#">Appendix A</a>	DCA Regional Representative				

		More Information About Recommendation	
Recommendation		Why Necessary	Further Details
<p><b>Establishing a Community Garden program. Possible location could be on the greenspace adjacent to the housing authority property on Park Lane.</b></p>		<p>Community gardens allow area residents to learn valuable skills, take pride in their community's appearance, and would provide community residents with produce to sell at the downtown Cotton Mill Farmers' Market, which is held each Saturday in downtown Carrollton.</p>	
<p><b>As part of the Community Gardening program, create Community Tool Bank (similar to one in Grant Park in Atlanta), which would enable area residents to check out gardening tools to use in the community garden on in their own yards.</b></p>		<p>A tool bank would provide tools for Community Garden work, assist in fix up projects for elderly citizens free of charge and coordinate block clean up projects. In addition, community residents could learn valuable maintenance skills by taking care of the equipment. Seek equipment donations from local hardware retailers/garden shops or contractors.</p>	
<p><b>Encourage the many churches in the area to become active partners in the community revitalization effort. All of the churches in the area should be identified and a contact person be established at each. These contact persons would serve as facilitators to begin the process of organizing a neighborhood association.</b></p>		<p>Churches already have a level of trust in the community. Church leaders would be more successful in getting the community involved.</p>	
<p><b>Explore the history of West Carrollton through an oral history project enlisting older residents, local churches, schools, and West Georgia University students. Through this process, a new name for the neighborhood may be forthcoming.</b></p>		<p>Helps build community pride by recognizing area's history; allows property owners to take advantage of state and federal tax incentives for rehab of the mill and mill housing for rental and for owner-occupied dwellings.</p>	
<p><b>Using information found in the history research project to create appropriately designed logo/signage for the neighborhood, to be placed at major intersections entering the West Carrollton area.</b></p>		<p>A new name/logo for the neighborhood would help to eradicate old misconception and stereotypes about the area giving it a "fresh start" while undergoing rehabilitation. Having residents make the choice of name based on historical facts would give them a sense of participation and "ownership" in the project.</p>	<p>Illustration 3 &amp; 4</p>
<p><b>Hold a Revitalization Workshop sponsored by DCA and GMA for Carroll and surrounding counties' code enforcement officers, police, KAB affiliates, judicial officers, etc. in order to review Ga codes and share information that has worked for others.</b></p>		<p>Will provide review of Georgia code and allow networking and problem solving amongst local officials.</p>	



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			Grants available from the USDA Sustainable Agriculture Research and Education program for projects that promote sustainable agriculture. For more info, <a href="http://www.sare.org">www.sare.org</a> or contact Gwen Roland at (770) 412-4786 or <a href="mailto:groland@gaes.grif.tn.peachnet.edu">groland@gaes.grif.tn.peachnet.edu</a> .	The American Community Gardening Association – <a href="http://www.communitygarden.org">www.communitygarden.org</a> – has information and resources about community garden programs. Contact Cathy Vaughn at the Columbus Housing Initiative for information on the East Wynnion Community Garden.				
			Home Depot makes small community grants – contact the local store for more information.	<a href="http://www.AtlantaCommunityToolBank.com">www.AtlantaCommunityToolBank.com</a>				
Organization	Low	Immediate						
Neighborhood Identity	Low	Immediate	<a href="#">Appendix A</a>	DCA Regional Representative				
Neighborhood Identity	Low	Immediate	<a href="#">Appendix A</a>	DCA Regional Representative				
Appearance	Low	Immediate	<a href="#">Appendix A</a>	DCA Regional Representative				

	More Information About Recommendation	
Recommendation	Why Necessary	Further Details
<b>Begin a block-by-block clean up program - encouraging neighborhood residents to clean up one block at a time. Partner with police, public works and code enforcement to use their services during clean up. Consider backing the cleanup effort with threat of code enforcement on non-compliers.</b>	Helps build community pride by gradually improving neighborhood appearance through grass-roots efforts.	Partner with police, code enforcement and public works during the day of the block clean will create an atmosphere of safety and provide resources for disposing of bulky items such as sofas, white goods and tires.
<b>Establish a Keep Carrollton/Carroll Co. Beautiful program to assist in Litter Education and Beautification issues.</b>	Would connect Carrollton to other resources in the state and prevent recreating the wheel in Litter Education.	Costs approximately \$2500 to become certified depending on population.
<b>Schedule a Code Enforcement Workshop to encourage communication between police, code enforcement officers, and the court system (similar to what was done in the City of Gainesville - agenda can be duplicated from similar models).</b>	This will insure that all departments are working on the same page and can focus on correcting the violations.	Both enforcement officials and court officials can receive educational credits for attending.
<b>Study the possibility of grouping environmental and safety code violations on one court docket for a champion judge to hear.</b>	Cases of like concern will get more attention if separated from more violent crimes.	
<b>Establish a focused approach to addressing code violations. For example target trash first, then follow sequentially with focus on particular visible-from-the-street building violations.</b>	This reduces the burden on code enforcement officers, while immediate improvement of maintenance on exteriors of housing will raise the pride of the block / neighborhood.	
<b>Consider requiring Business licensing of all rental property owners with more than 2 properties and/or be required to hire a licensed Property Manager.</b>	This allows code enforcement officers a clear identification of who is responsible and puts all owners on equal footing. This would provide established guidelines and would give a Board of Licensing censure/revocation of license if guidelines are not followed by landlord or professional manager. Landlord would feel pressure to either comply or get out of the rental business.	
<b>Create a Community Development Corporation (CDC) to undertake housing revitalization activities in the neighborhood. Structure the CDC to also function as a Community Housing Development Organization (CHDO). CDC activities could include:</b>	A Community Development Corporation (CDC) will be able to obtain funding from a variety of public sources to provide rehabilitation services in the neighborhood. A CDC would also allow the community the resources to determine how the neighborhood is redeveloped. This organization could develop the capacity to acquire properties and control the mix of owner-occupied to rental properties in each neighborhood. The CHDO designation allows the CDC to access HUD funds and requires a specific board structure that includes a section occupied by members that would represent those individuals who would actually occupy the targeted housing.	<a href="#">Appendix F</a>
<b>Provide rehabilitation funds for owner-occupants.</b>		
<b>Construction of new infill housing on vacant lots.</b>		

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Appearance	Low	Immediate	<a href="#">Appendix A</a>	<a href="http://www.keepgeorgiab beautiful.org">www.keepgeorgiab beautiful.org</a>				
Appearance	Low	Immediate	<a href="#">Appendix A</a>	<a href="http://www.keepgeorgiab beautiful.org">www.keepgeorgiab beautiful.org</a>				
Appearance	Low	Immediate	<a href="#">Appendix A</a>	City of Gainesville, Georgia				
Appearance	Low	Immediate						
Appearance	Low	Immediate	<a href="#">Appendix A</a>	DCA Building Codes Program				
Appearance	Low	Immediate						
Housing	High	Immediate	<a href="#">Appendix E</a>	DCA Housing Finance Division	<a href="#">Infill Development Program</a>			

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<b>Assemble properties and either redevelop or offer for private sector redevelopment as larger-scale traditional neighborhood developments.</b>	Opportunity for creating attractive, walkable new developments that bring new housing and activity into the neighborhood.	Illustration 5; <a href="#">Appendix E</a>
<b>Redevelop properties currently in public ownership &amp; resell to encourage home ownership.</b>	Amount of publicly-owned land (Housing Authority and City) is very high in W. Carrollton. This land could be turned into private use (new development or redevelopment), increasing local tax revenues while improving the neighborhood.	
<b>Purchase housing in floodplains and convert this area to passive open space (ballfields, etc.).</b>	Currently, there are homes in the flood plain. Long-term this area should revert to needed greenspace for the neighborhood.	
<b>Provide low cost first mortgages</b>		
<b>Home buyer education, including home ownership and credit counseling.</b>		
<b>Negotiate an Interagency Agreement to define the respective roles of local agencies (Housing Authority, CDC, etc.) in the revitalization of West Carrollton.</b>	This agreement between relevant governments, government departments and/or agencies will clarify the charge of the CDC, the services it will provide and the product to be delivered.	<a href="#">Appendix E</a>
<b>Create a Landbank Authority.</b>	A Landbank Authority is the legal entity needed for the City of Carrollton to be able to donate assets to the CDC.	<a href="#">Appendix E</a>
<b>Create an inventory of vacant properties (suitable for infill development), properties owned by the city or other government agencies, and tax delinquent properties in the neighborhood.</b>	Identifies prime redevelopment opportunities in the neighborhood: vacant parcels for new infill construction, publicly owned or tax delinquent properties that could easily be obtained and rehabilitated or offered for private sector redevelopment.	<a href="#">Appendix F</a>
<b>Review existing development regulations pertaining to infill development.</b>	Existing development regulations may inadvertently be creating barriers to new infill development in the neighborhood.	Minimum lot size - recommend a minimum lot size of 5,000 s.f.
<b>Create infill design guidelines for the neighborhood, including improved standards for new multi-family infill developments.</b>	Ensures that new developments are compatible with the existing character of the neighborhood.	Illustration 6 & 7
<b>Interface with state and local Home Builders Associations to utilize programs which enhance accessibility (EasyLiving Homes) and environmentally friendly building (Earth Craft House).</b>	The EasyLiving Homes program, developed in part by the Home Builders Association of Ga, increases usability and accessibility for residents and visitors. The Earth Craft House program, developed by the Greater Atlanta HBA in partnership with Southface, is an environmentally friendly construction method that makes houses more energy efficient and can cut a home's energy costs in half.	<a href="#">Appendix F</a>
<b>Establish local public transit shuttle serving West Carrollton and other sections of the city, with transfer point in Downtown Carrollton. Start out small and expand service as demand justifies.</b>	Lower income population in the neighborhood does not have transportation access to jobs and services around the community.	Illustration 8
<b>Investigate job access and social service funding to partially subsidize low-cost vanpool services to transport workers directly to job sites in the area.</b>	Lower income population in the neighborhood does not have transportation access to jobs and services around the community.	Illustration 2

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Housing	Low	Immediate		DCA Housing Finance Division				
Housing	Low	Immediate		DCA Housing Finance Division				
Housing	Low	Immediate	<a href="#">Quality Growth Grant Program; Appendix A</a>	DCA Housing Finance Division	<a href="#">Infill Development Program</a>			
Housing	Low	Immediate	<a href="#">Quality Growth Grant Program; Appendix A</a>	Regional Development Center; DCA Office of Quality Growth				
Housing	Moderate	Immediate	<a href="#">Quality Growth Grant Program; Appendix A</a>	Regional Development Center; DCA Office of Quality Growth	<a href="#">Infill Development Program</a>			
Housing	Low	Immediate		Home Builders Association of Georgia				
Transportation	Moderate	Immediate	<a href="#">Appendix A</a>	GaDOT Regional Representative				
Transportation	Moderate	Immediate	<a href="#">Appendix A</a>	Douglas Co. Rideshare currently operates a vanpool program - good resource for information and planning				

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<b>Reexamine Maple St. to Lovvorn Connector - consider westside alignment. Also consider upgrade of W. Georgia Drive to include wider paths and greenspace corridor adjacent to the roadway.</b>	This missing segment of the bypass results in excessive traffic on some local streets in West Carrollton.		
<b>Improve street connectivity in W. Carrollton area to relieve congestion and enhance circulation. (1) extend 7th Street from 6th Street to Valley Circle. (2) connect House St. to Hendrix St. (north/south direction).</b>	Traffic congestion occurs due to insufficient connectivity to other neighborhood streets. Bike and pedestrian circulation is also impaired due to lack of connectivity.	Illustration 9	
<b>Improve way-finding within study area to include better signage, lighting, and landscaping/design to improve safety.</b>	Area needs attractive sign system to orient travelers to key places in the community (rec center area, commercial core, University, etc.). Heavily used areas (gathering places) need additional lighting.	Illustration 10	
<b>Improve intersection of Maple Dr. and Hwy 27 to promote pedestrian access between West Georgia Univ. corridor and Downtown Carrollton, including median islands, signage, signalization, pavement treatment across US 27. (Coordinate with Alabama Street crossing improvements below.)</b>	Current US 27 corridor makes crossing bike/pedestrian activity difficult/undesirable. Coordinate crossing improvements at this location with crossing improvements at Alabama Street.		
<b>Create high quality pedestrian/bike crossing of U.S. 27 at Alabama Street including signing, marking, ped-actuated signal, crosswalk, and landscaped median (safe refuge for peds) etc.</b>	US 27 is very ped-unfriendly - safer ped/bike linkages needs to be in place between West Carrollton and downtown for students and workers.		
<b>Develop/promote sidewalk network within the neighborhood, especially at student housing areas and around community activity nodes.</b>	Sidewalk network provides safe alternative to driving and creating traffic congestion in the area.		
<b>Add pedestrian/bicycle trails along Little Tallapoosa River (linking West Georgia Univ., new ballfields in floodplain, &amp; industrial park).</b>	River corridor provides opportunity for protection of sensitive lands and recreational trails. Trail would be good asset for entire community and link to regional trail network.		
<b>Direct necessary University expansion to the Brookwood Apts and City owned land to the west of the University, including:</b>	The neighborhood needs more and better housing choices. University transit service along Brumbelow and Alabama Streets would also permit these areas to serve for off-campus student housing.		
<b>Redevelop Brookwood Apartments for student housing. New housing opportunities identified along Alabama Street (below) would be suitable for relocating current Brookwood residents as well as providing additional student housing.</b>			
<b>Relocate outdoor teaching and varsity athletic facilities and commuter parking to adjacent city owned land to allow growth of academic facilities and housing on the existing campus.</b>			

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Transportation	High	Mid-term	GaDOT	GaDOT Regional Representative				
Transportation	High	Long-term	Apply for TEA-3 funds from GaDOT	GaDOT Regional Representative				
Transportation	Moderate	Mid-term	Apply for TEA-3 funds from GaDOT	GaDOT Regional Representative	<a href="#">Traffic Calming</a>			
Transportation	Moderate	Mid-term	Apply for TEA-3 funds from GaDOT	GaDOT Regional Representative	<a href="#">Traffic Calming</a>			
Transportation	High	Long-term	Apply for TEA-3 funds from GaDOT	GaDOT Regional Representative				
Transportation	High	Long-term	Apply for TEA-3 funds from GaDOT	GaDOT Regional Representative				
University	High	Mid-term	<a href="#">Appendix A</a>					

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<b>Promote bicycle use within campus and off-campus while working with the City on bicycle/pedestrian planning.</b>	Bikes are a good travel option for students and others to destinations beyond walking distance (1/2 to 2 miles).	
<b>Enhance pedestrian/bicycle/transit movement by minimizing through traffic on campus roads. This should include realignment of W. Georgia Drive to minimize cut-through traffic on campus</b>	Currently, commuter traffic bound for work sites in the the Brumbelow Road/Columbia Dr. corridor use campus roadways. This makes bike/ped circulation on campus more difficult. An alternative route for commuter travel is needed.	
<b>Redesign Maple Street to serve as a clearly recognizable corridor between West Georgia College and the downtown business district/Main Street area. This will also provide a link between the two important centers of cultural activity in the community. Improvements should include:</b>	This will serve to connect two important cultural centers of Carrollton, through the West Carrollton area, and provide an attractive location for a variety of businesses.	Illustration 11, 12 & 13; <a href="#">Appendix D</a>
<b>Major streetscaping enhancements (street lights, landscaping, etc.) to tie Downtown to the University area with unified theme.</b>	Pedestrian amenities (better sidewalks, street trees, pocket parks, etc.) are needed to create an environment where people will want to walk. Increased pedestrian activity is good for business.	Illustration 11 & 12
<b>Design guidelines for new development (to yield a more unified appearance as the area gradually redevelops). Signage controls. Lowering building setback requirements from the street to encourage walkability and improve the appearance of the street.</b>		Illustration 13
	Corridor currently has varying setbacks which detract from its appearance and ability to encourage pedestrian activity. As new developments are created and redevelopment occurs in the corridor, a more walkable design is recommended.	Illustration 13
<b>Encouraging inter-parcel access and shared driveways to minimize curb cuts and improve traffic flow.</b>	Traffic circulation and pedestrian/bike circulation and safety is degraded by numerous driveways and a continuous center turn lane on Maple Street.	
<b>Encourage as much well-designed infill and medium density multi-family residential development as possible along Alabama Street.</b>	Good location for medium density residential area that could be served by bus transit links to West Georgia Univ. and Downtown. Serves as good buffer between University area and single-family residential neighborhood.	Illustration 14 & 15; <a href="#">Appendix E</a>
<b>Improve streetscaping and pedestrian facilities along Alabama Street.</b>	Will enhance the appearance and walkability along Alabama Street.	<a href="#">Appendix D</a>
<b>Create a neighborhood-scale commercial center on north side of Alabama at Burson (near Smith Grocery) incorporating all existing businesses. Incorporate guidelines for landscaping, signage, appearance to ensure that this area blends well with the surrounding neighborhood.</b>	Neighborhood needs attractive, safe neighborhood commercial node. Can incorporate existing grocery store and provide new place for new neighborhood businesses.	Illustration 16 & 17; <a href="#">Appendix E</a>



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University	High	Long-term	Apply for TEA-3 funds from GaDOT	GaDOT Regional Representative				
University	High	Long-term	GaDOT	GaDOT Regional Representative	<a href="#">Traffic Calming</a>			
Maple Corridor	High	Long-term	Community Improvement District; <a href="#">Appendix A</a>	DCA Office of Quality Growth	<a href="#">Corridor Study; Right-of-Way Improvements; Targeted Corridor Redevelopment</a>			
Alabama Corridor	High	Mid-term	<a href="#">Appendix E</a>	DCA Housing Finance Division	<a href="#">Infill Development Program</a>			
Alabama Corridor	High	Mid-term	<a href="#">Appendix A</a>	DCA Office of Quality Growth	<a href="#">Corridor Study; Right-of-Way Improvements; Targeted Corridor Redevelopment</a>			
Alabama Corridor	High	Mid-term	<a href="#">Appendix A</a>	DCA Office of Quality Growth	<a href="#">Mixed Use Zoning Districts</a>			

More Information About Recommendation		
Recommendation	Why Necessary	Further Details
<b>Apply for National Register designation for the Mandeville Mill and Mill Village.</b>	In addition to providing tax credits, National Register designation would give the neighborhood stature, and foster cultural tourism.	Illustration 4; <a href="http://www.nps.gov">www.nps.gov</a>
<b>Redevelop Mandeville Mills for student housing, including a small area for student-oriented commercial businesses (laundromat, coffee shop, etc.). Also include recreational area/clubhouse with pool, gardens, etc. Another alternative is to encourage residential development using federal tax credits (for rental and owner-occupied units).</b>	A natural location for new housing that will bring life to the surrounding neighborhood. Proximity to West Georgia campus is very good.	Illustration 18

Implementation of Recommendation						For Local Use		
Project Type	Cost	Recommended Timeframe	Funding Source	Technical Assistance	Applicable Toolkit at <a href="http://www.georgiaqualitygrowth.com">www.georgiaqualitygrowth.com</a>	Status	Responsible Party	Notes
Mandeville Mill	Moderate	Mid-term	Historic Preservation Fund grants from DNR, Historic Preservation Division, contact Cherie Bennett 404-656-2840 or <a href="mailto:cherie_bennett@mail.dnr.state.ga.us">cherie_bennett@mail.dnr.state.ga.us</a> .	DCA Regional Representative				
Mandeville Mill	High	Long-term	<a href="#">Appendix A</a>	DCA Regional Representative				

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