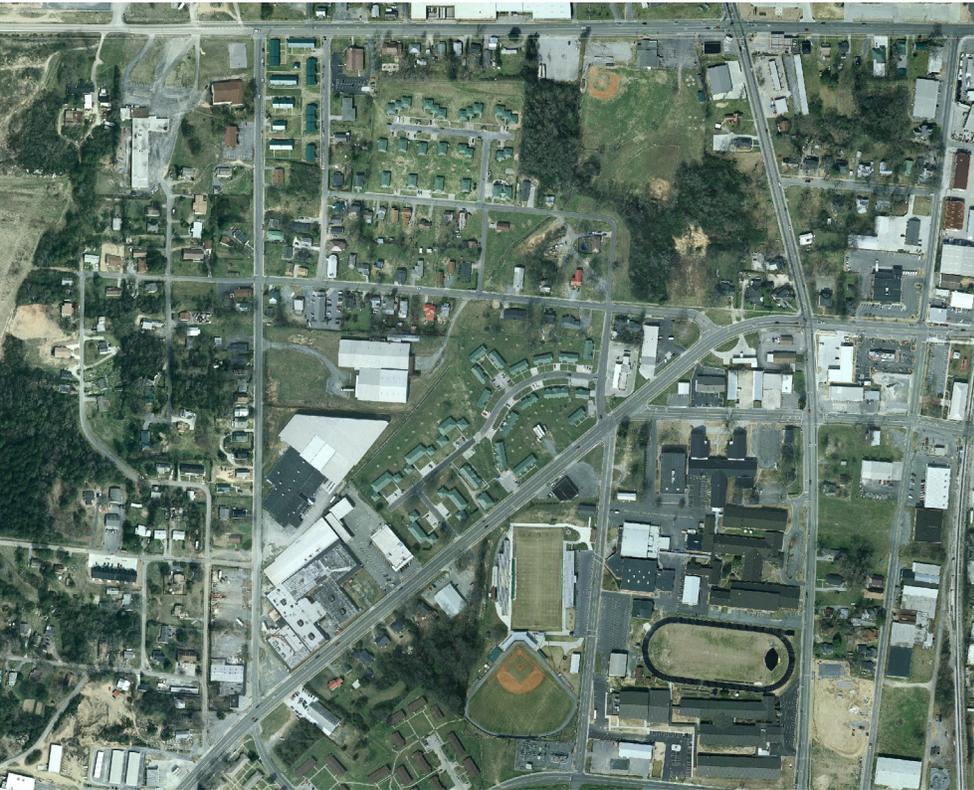


WEST CALHOUN

Neighborhood Revitalization Plan



June 2010

Prepared For
CITY OF CALHOUN

Prepared By

 **MACTEC**

Contents

CHAPTER I. INTRODUCTION AND BACKGROUND	2
Purpose of the Plan.....	2
Organization of the Plan.....	2
Planning Process.....	3
Study Area Context.....	4
Recent Revitalization Efforts.....	5
Consistency with the Comprehensive Plan.....	6
What Makes a Livable Neighborhood.....	7
CHAPTER II. EXISTING CONDITIONS.....	8
Community Profile.....	10
Housing Conditions.....	12
Existing Land Use.....	16
Existing Zoning.....	18
Natural Features.....	20
Transportation.....	22
Community Services.....	25
CHAPTER III. COMMUNITY VISION	27
Community Vision Statement.....	27
Revitalization Goals.....	27
Recommended Strategies.....	28
CHAPTER IV. IMPLEMENTATION	31
Revitalization Program.....	31
Next Steps.....	35
APPENDIX. COMMUNITY PARTICIPATION DOCUMENTATION.....	40

CHAPTER I. INTRODUCTION AND BACKGROUND

The West Calhoun community, or “Westside,” is a predominantly residential area located west of downtown. It includes a mix of single-family residences, public housing units and private multi-family units. Several small businesses and churches are also located in the area, as well as older industrial sites, several of which are vacant. Notably, the area includes the City’s oldest African American neighborhood. Over time, housing and infrastructure conditions have deteriorated significantly, causing the City to undertake a comprehensive revitalization initiative in West Calhoun. The most recent effort is the *West Calhoun Revitalization Plan*. The sections below describe in detail the purpose of this plan, its organization, an overview of the West Calhoun area, and recent plans and public projects focused on the area.

PURPOSE OF THE PLAN

This plan has four primary objectives in support of neighborhood revitalization and redevelopment activities in West Calhoun:

- Identify a community vision for the West Calhoun community that can guide both public projects and private investment in the community.
- Facilitate application for community improvement grants from Federal and State agencies that are intended for use in areas that have experienced disinvestment, blight and deterioration.
- Identify specific implementation measures that the City, community groups and other organizations can pursue to assist in the West Calhoun revitalization efforts.
- Provide an update to the 2009 *West Calhoun Urban Development Plan*, which was prepared in accordance with the requirements of the Georgia Urban Redevelopment Law (O.C.G.A. 36-6). The 2009 plan focused on a smaller area within West Calhoun; this plan is intended to examine issues and potential opportunities for the entire area as shown on Figure I. West Calhoun Study Area.

ORGANIZATION OF THE PLAN

The plan is organized with five chapters to document the extent of disinvestment in West Calhoun, define the community’s desired vision for the future of West Calhoun, and provide an implementation program that can guide revitalization efforts and decision-making related to the area. Below is a brief description of each section.

- | | |
|-------------------|--|
| Chapter 1. | Introduction and Background: Provides an overview of the plan document, a brief description of the West Calhoun community, outlines the plan’s relationship to the larger City planning context and identifies guiding principles. |
| Chapter 2. | Existing Conditions: Documents the existing social, economic, and physical conditions in West Calhoun. This chapter is used to inform and guide the Community Vision and Implementation sections of this plan (see Chapters 3 and 4). |
| Chapter 3. | Community Vision: Presents the collective community vision and concept plan for West Calhoun. This chapter is intended to guide the physical development (with specific goals and strategies) recommended to occur as part of the revitalization efforts. |
| Chapter 4. | Implementation: Identifies an organized list of actions and potential projects that can help the community achieve its collective vision. |
| Appendix: | Documents the community participation process |

I Introduction and Background

PLANNING PROCESS

The planning process for the West Calhoun Neighborhood Revitalization Plan included several steps to ensure understanding of the current conditions in the study area, to involve the community in establishing a collective vision for the future of the area, and to ensure that the plan has the full support of the community and the City of Calhoun. Below is a summary of the primary steps in the planning process.

Background Research

An extensive review and analysis of the current conditions in and around the study area was conducted at the onset of the planning process. Elements of the community that were examined ranged from demographic and economic information to existing land uses and zoning. By conducting the analysis, a comprehensive understanding of the community conditions impacting the study area was established. The analysis was used to identify issues impacting the community that need to be addressed as well as potential opportunities that can help revitalize the West Calhoun area.

Public Involvement

To have a full understanding of the community's desired future for West Calhoun and to ensure sufficient coordination between public and private interests in revitalization efforts, the planning team conducted a community workshop and open house meeting during the planning process. Below is a summary of the public meetings conducted to create this plan. Additional information, including workshop displays and public information materials are provided in the Appendix.

Community Workshop

The first public meeting was held the evening of May 27, 2010 at the McConnell Road Community Center to begin the development of a community vision to guide revitalization efforts in the West Calhoun area. Fifty attendees participated in a "visioning" exercise to identify current issues impacting the community, important assets to be preserved or enhanced, and their dreams for what their neighborhood should be. The planning team used the input received during the meeting to create a draft Community Vision Statement, Revitalization Goals and Strategies, and a conceptual Master Plan.

Stakeholder Meeting

The day of the Community Workshop, the planning team met with community leaders and City officials. The purpose of the meeting was to have a better understanding of the roles of key individuals and organizations involved in revitalization efforts, how they coordinate with one another, and a status report of projects in the study area that have been completed or are underway. The group also identified issues they felt needed to be addressed as part of revitalization efforts and discussed ideas for future improvements in the community.

Open House Meeting

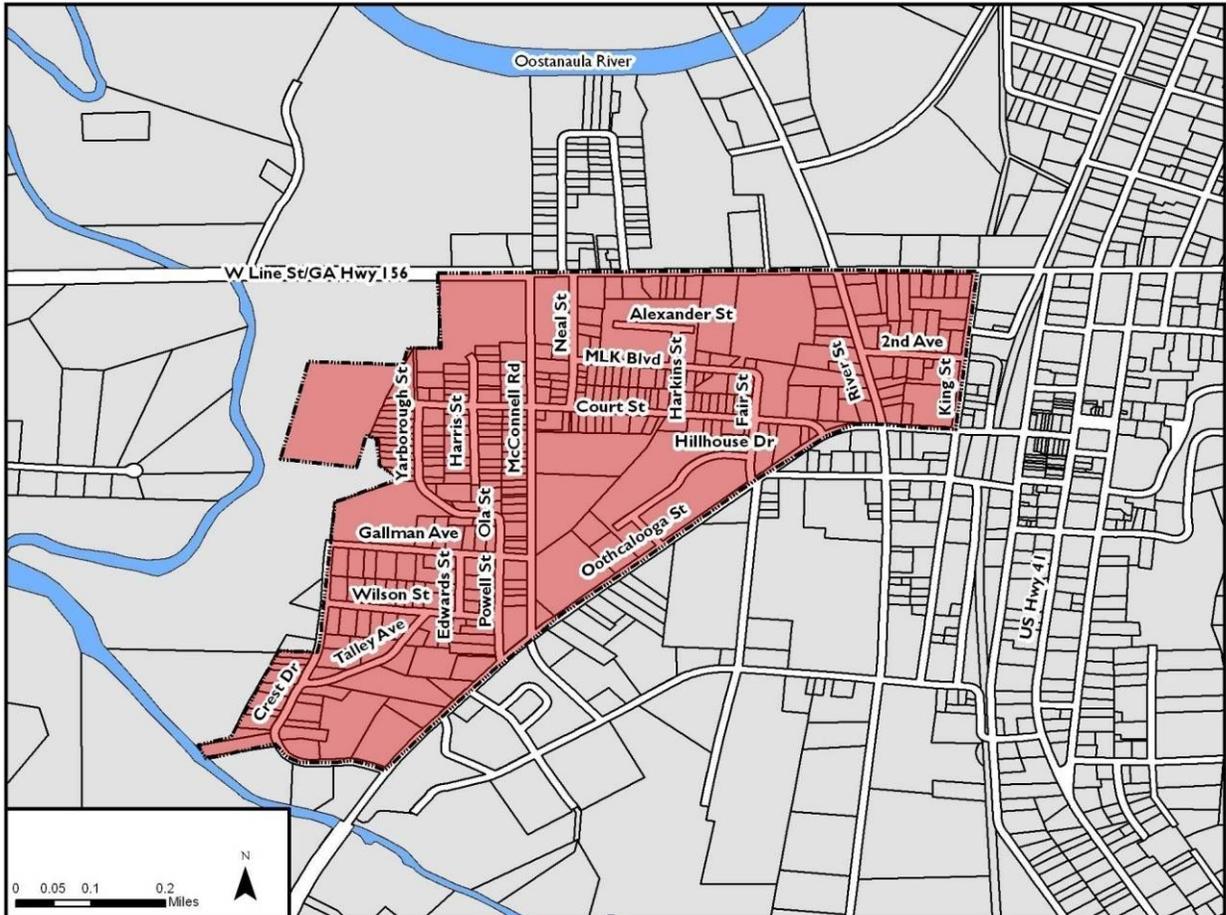
The Open House meeting was held June 17, 2010 at the McConnell Road Community Center to present a draft plan for the area based on input received during the Community Workshop and Stakeholder Meeting. Like the Visioning Workshop, the Open House was held at McConnell Road Community Center. The four-hour open house format allowed community members to attend and review draft plan information at their leisure. A summary of the results from the Community Workshop was presented along with elements of the preliminary draft plan, which was displayed as text, maps and illustrative concepts and photos. The planning team was on hand to explain the overall Master Plan, to answer any questions about the planning process, and to receive community guidance related to the prioritization of the proposed strategies.

I Introduction and Background

STUDY AREA CONTEXT

The West Calhoun study area (“study area”) encompasses 182 acres and addresses properties located inside the City limits. Specifically, it is the area that is bounded by Crest Drive, Yarborough Street and the City limits to the west, West Line Street/GA Hwy 156 to the north, King Street to the east and GA Hwy 53 Spur/Oothcalooga Street to the south, as shown in Figure 1.

Figure 1: West Calhoun Study Area



The study area lies within portions of two Census tracts that include a total of 17 blocks as defined by the U.S. Census. The specific tracts, block groups and blocks are identified in Chapter 2. For purposes of this plan, the 2000 Census is used as the baseline for data pertaining to population, sex, age, income levels, poverty levels, housing occupancy status, housing age, and housing value in the “Existing Conditions” chapter. There are various estimates of population and demographic statistics for years more recent than 2000, however the last Census is the most recent official count. Relevant data from the 2010 Census will not be available until at least April 2011; data and reports will be released through September 2013.

I Introduction and Background

RECENT REVITALIZATION EFFORTS

To date, the City of Calhoun has undertaken several activities in support of the revitalization of West Calhoun, including:

- Successful 2007 application to the Georgia Department of Community Affairs (DCA) Signature Community Program. As a designated Signature Community, Calhoun receives two years of customized technical assistance by DCA and its partners, access to grant funds and loans, and assistance in identifying financial resources to implement key initiatives. As part of the Memorandum of Understanding between DCA and Calhoun, the City agreed to undertake an “Urban Redevelopment Plan” for the West Calhoun area, which was the focus of the Signature Community application. In 2009 the *West Calhoun Urban Redevelopment Plan* was prepared in accordance with the Georgia Urban Redevelopment Law and adopted by the City. Both the City and the not-for-profit Calhoun Affordable Housing Development, Inc. are responsible for implementing the plan, which is being updated and expanded upon in the *West Calhoun Neighborhood Revitalization Plan*.
- Successful application to the Georgia Initiative for Community Housing (GICH) program (2008). The DCA administered GICH offers communities a three-year program of collaboration and technical assistance related to housing and community development. The Calhoun GICH mission is to create and implement an urban redevelopment plan for West Calhoun to facilitate and assist its residents in meeting their housing needs while assisting the City with its objective of offering a safe, friendly, small town atmosphere close to a large city.
- Successful 2008 Community Development Block Grant request (CDBG): *West End Revitalization Phase I*. The City was awarded \$800,000 in grant funds to address water, sewer and housing improvements in certain areas of Court Street, Fair Street, MLK Drive and McConnell Road. The funds are being used to provide water and sanitary sewer improvements to 110 residents; to rehabilitate three substandard, owner-occupied structures; to reconstruct one structure; and to demolish and clear six vacant, dilapidated structures to accommodate redevelopment that will provide new housing for low to moderate income residents. Water and sewer improvements are complete, and housing projects are underway. All of the improvement projects are scheduled to be completed by September 2012.
- Completion of a 20-year update to the City of Calhoun Comprehensive Plan. The plan is a policy guide that presents a vision for future growth and development. Recommendations for the West Calhoun area include the preservation and stabilization of single-family neighborhoods through appropriate in-fill and rehabilitation projects, the reuse of vacant warehouse and industrial spaces, and designation of an Urban Redevelopment Area.

City of Calhoun Comprehensive Plan 2007-2027 Community Agenda

2.2.5 West Calhoun

The West Calhoun character area comprises the area west of the Historic Downtown character area and includes the West Calhoun Redevelopment Area that has been identified by the City. Uses include single-family and multi-family residential, vacant industrial sites and the Calhoun High School complex.

Development Pattern

The development pattern should seek to:

- Preserve established single-family neighborhoods
- Increase pedestrian connectivity throughout the area
- Reinforce stability by encouraging home ownership and maintenance or upgrade of existing properties
- Accommodate in-fill development that complements the scale, setback and style of existing adjacent homes
- Maintain existing homes and promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Provide new housing and/or mixed use opportunities that are created out of former warehouse and industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Connect to a network of greenways/trails, wherever possible

Primary Land Uses

- Single-family residential
- Mixed-use
- Public/institutional
- Parks

Implementation Strategies

- Seek Signature Community status through DCA
- Establish boundaries for an Urban Redevelopment Area in accordance with state standards
- Continue to apply for CDBG funds for infrastructure improvements
- Identify and market vacant sites that are suitable for in-fill development and for Brownfield redevelopment
- Establish streetscape standards to enhance aesthetics and safety for pedestrians
- Promote home ownership and building rehabilitation programs available through the City and DCA
- Adopt a Mixed Use Development Ordinance to allow the potential for live-work units in former or underused public/institutional, commercial, warehouse or industrial spaces
- Amend zoning ordinance to permit garage apartments or mother-in-law units in single-family districts, which would include specific guidelines for size, location on the lot, use, parking, etc. to protect neighborhood character
- Create a neighborhood sidewalk inventory and work with local residents to identify needs and prioritize projects: new systems, filling in gaps in existing systems, or replacing sub-standard facilities (can be part of a Bike/Fed/Multi-Use Plan recommended in the 2007 Transportation Plan for Calhoun – Gordon County)



The Calhoun Comprehensive Plan recommends land uses and strategies that support revitalization efforts in West Calhoun

I Introduction and Background

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The City of Calhoun Comprehensive Plan (2007) provides a framework for West Calhoun's revitalization in the form of a recommended development pattern, land uses, and implementation strategies. Specifically, the comprehensive plan includes a set of recommendations that pertain to the West Calhoun area, which are referenced here to show that this neighborhood-level plan is consistent with the goals of the overall comprehensive plan:

Development Pattern

The development pattern should seek to:

- Preserve established single-family neighborhoods
- Increase pedestrian connectivity throughout the area
- Reinforce stability by encouraging home ownership and maintenance or upgrade of existing properties
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Provide new housing and/or mixed use opportunities that are created out of former warehouse and industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Connect to a network of greenways/trails, wherever possible

Primary Land Uses

- Single-family residential
- Mixed-use
- Public/institutional
- Parks

Implementation Strategies

- Seek Signature Community status through DCA
- Establish boundaries for an Urban Redevelopment Area in accordance with state standards
- Continue to apply for CDBG funds for infrastructure improvements
- Identify and market vacant sites that are suitable for in-fill development and for Brownfield redevelopment
- Establish streetscape standards to enhance aesthetics and safety for pedestrians
- Promote home ownership and building rehabilitation programs available through the City and DCA
- Adopt a Mixed Use Development Ordinance to allow the potential for live-work units in former or underused public/institutional, commercial, warehouse or industrial spaces
- Amend zoning ordinance to permit garage apartments or mother-in-law units in single-family districts, which would include specific guidelines for size, location on the lot, use, parking, etc. to protect neighborhood character
- Create a neighborhood sidewalk inventory and work with local residents to identify needs and prioritize projects: new systems, filling in gaps in existing systems, or replacing sub-standard facilities (can be part of a Bike/Ped/Multi-Use Plan recommended in the 2007 Transportation Plan for Calhoun – Gordon County)

I Introduction and Background

WHAT MAKES A LIVABLE NEIGHBORHOOD

Neighborhoods are the backbone of a community. Their appearance, amenities and function are key to creating a vibrant and inviting community that is safe, healthy and affordable. To create a complete neighborhood that is desirable to live in, that is safe and affordable for all community members, there are several principles to incorporate into planning and development decisions:

- Neighborhoods should have a range of housing types to meet the needs of varying ages, family composition and income levels
- Housing should be located in close proximity to shopping and employment opportunities as well as service needs so that residents can meet their daily needs
- Neighborhoods should be compact and walkable to allow residents to walk, bike, drive or take public transportation in a safe, convenient and comfortable manner
- Neighborhoods should include a range of public spaces, such as parks, playgrounds, multi-use trails and community gardens, for all ages to safely interact with their neighbors and play
- Neighborhoods should capitalize on cultural and historic assets, including established homes that create community character and help define the development pattern

These principles were used to guide the planning process for the West Calhoun Neighborhood Revitalization Plan and helped frame the discussions at public meetings.



Linear greenways can provide recreation opportunities, an alternative to driving and connectivity between City parks



Rehabilitation and renovation projects help stabilize neighborhoods, contribute to the local housing stock, and provide opportunities to make homes energy efficient



Community gardens are a form of open space that can provide residents of all ages the opportunity to grow fresh food



Intersection improvements such as realignments and crosswalks can improve safety for vehicles and pedestrians

CHAPTER II. EXISTING CONDITIONS

In order to have a better understanding of the West Calhoun area and to help develop an informed revitalization effort, an analysis of existing conditions was conducted. The information gathered and analyzed in this chapter was used to develop the Community Vision and Implementation chapters of this plan (see Chapters 3 and 4).

Elements of the study area that were examined include:

- **Community Profile**
- **Housing Conditions**
- **Existing Land Use**
- **Existing Zoning**
- **Natural Features**
- **Transportation**
- **Community Facilities**
- **Community Services**

The quantitative data used in the *Community Profile* section was gathered using different levels of geographic information from the U.S. Census Bureau. West Calhoun includes portions of two Census tracts and a total of 17 blocks (see table at right), which is the smallest geographic unit for which the Census Bureau reports data.

U.S. Census Geography for West Calhoun		
Census Tract	Block Group	Block
9704	3	3017
9704	3	3037
9706	1	1005
9706	1	1006
9706	1	1007
9706	1	1008
9706	1	1009
9706	1	1010
9706	1	1011
9706	1	1026
9706	2	2000
9706	2	2012
9706	2	2013
9706	2	2014
9706	2	2015
9706	2	2016
9706	2	2017

Source: U.S. Census Bureau, 2000 Census

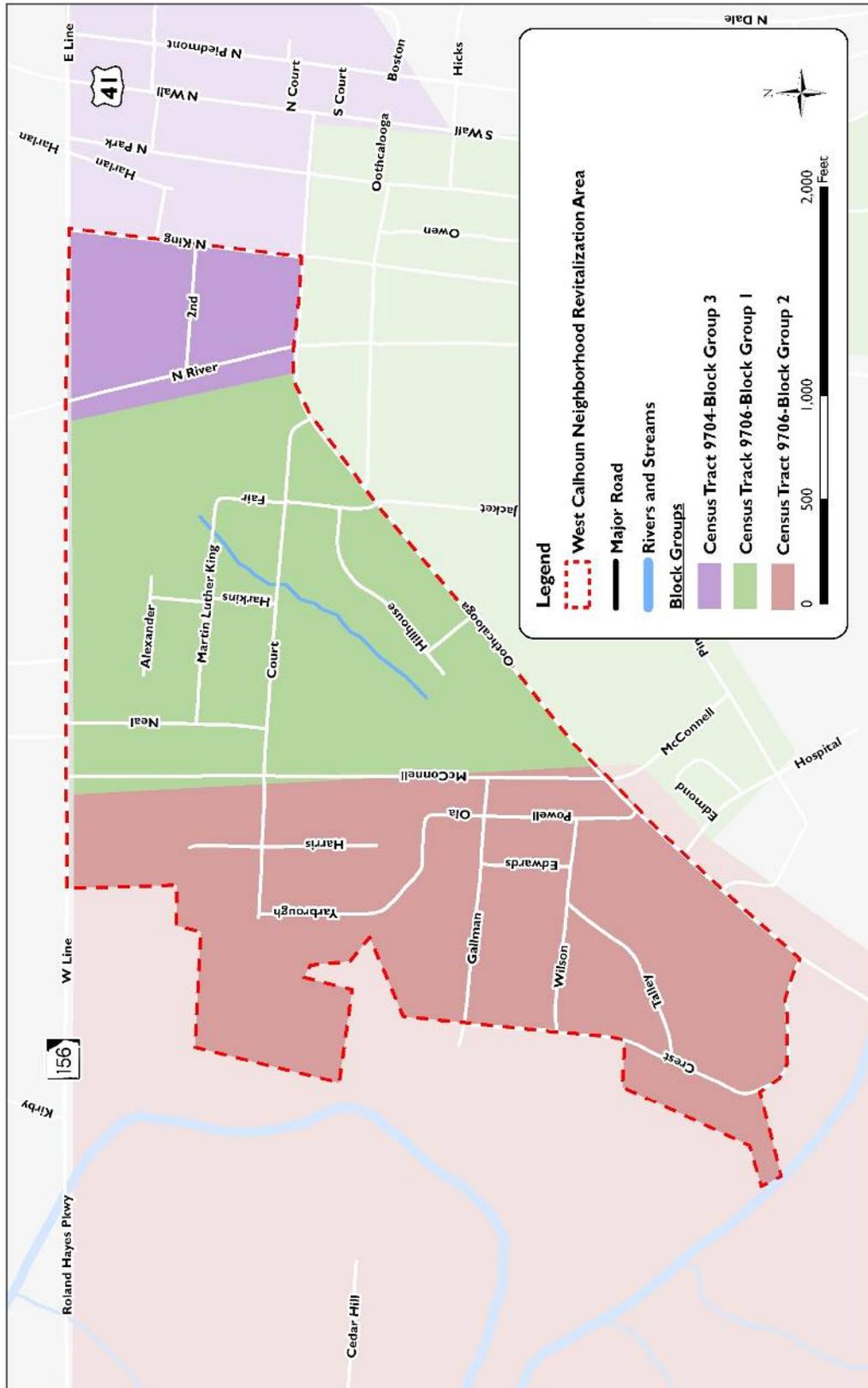
Block-level data from the 2000 U.S. Census is available for population, race/ethnicity, age and family composition and is provided in the “Demographic Profile” subsection. Block level data is not available for income or poverty levels; as such, the “Economic Profile” includes Block-Group level data only. To provide the best comparative snapshot of current conditions, the Community Profile includes information for the City of Calhoun in addition to the West Calhoun study area. A map depicting the portions of Census Tracts and Block Groups that comprise the West Calhoun study area is shown on the following page.

The *Housing Conditions* section uses data collected from the U.S. Census Bureau, the Federal Department of Housing and Urban Development (HUD), as well as information from the City of Calhoun, Gordon County Geographic Information Systems (GIS), and informal field surveys (“windshield surveys”). Data from the U.S. Census Bureau and Gordon County GIS was used to determine age of housing in the study area, and information maintained by HUD was used to identify the neighborhood stability of the area in light of the recent housing and foreclosure crisis impacting many communities around the nation. The windshield surveys and City information were used to document physical conditions of the neighborhood’s housing and evidence of blighted conditions.

The remaining sections of the Existing Conditions chapter reflect information compiled from the City of Calhoun, including its GIS data, and from local windshield surveys.

II Existing Conditions

West Calhoun Census Geography



II Existing Conditions

COMMUNITY PROFILE

The West Calhoun Community Profile is used to analyze the local demographic, social and economic characteristics. In addition to West Calhoun's information, City of Calhoun data is presented to provide context for the study area and to help identify factors impacting the West Calhoun community. The summary below is separated into two sections: the *Demographic Profile* and the *Economic Profile*.

Demographic Profile

The population of the West Calhoun study area in 2000 was 806 and represented 7.6% of Calhoun's total population.

Historically, the West Calhoun area has been home to a large percentage of the city's African American population; 2000 Census figures show that almost 40% of the City's African American residents reside in West Calhoun. Census data also reflects the more recent growth in the Hispanic and Latino population. About one-third of West Calhoun's residents are of Hispanic or Latino ethnicity. Another third of the residents are white, whereas the City overall is predominantly white.

Census data on age indicates a similar distribution among West Calhoun residents and the City overall, with a slightly higher percentage of elderly residents (65+) in the study area.

When looking at family composition in West Calhoun, there are higher percentages of unmarried, single adult households and single-parent households than in the City overall. In both types of households, the majority are headed by women. The rate of single mothers in West Calhoun (24.2%) is approximately double that of the City (12.7%); the same is true for single women (19.7% vs. 8.7%).

Demographic Profile				
	West Calhoun		Calhoun	
	Total	%	Total	%
Population				
Total	806	7.6%	10,667	100.0%
Race				
White	279	34.6%	8,311	77.9%
Black or African American	308	38.2%	806	7.6%
American Indian/Alaska Native	7	0.9%	45	0.4%
Asian	1	0.1%	107	1.0%
Naïve Hawaiian or Pacific Islander	6	0.7%	15	0.1%
Other Race	179	22.2%	1,238	11.6%
Two or More Races	26	3.2%	145	1.4%
Ethnicity				
Hispanic or Latino	259	32.1%	1,821	17.1%
Age				
Less than 18	196	24.3%	2,586	24.2%
18-64	480	59.6%	6,643	62.3%
65 and older	130	16.1%	1,438	13.5%
Families				
Married Couple Families with Children	29	18.5%	853	31.9%
Married Couple Families, No Children	45	28.7%	1,082	40.5%
Single Parent Families with Children	45	28.7%	396	15.0%
Female Householder with Children	39	24.8%	329	12.3%
Single Householder, No Children	38	24.2%	340	12.7%
Male Householder	7	3.8%	108	4.0%
Female Householder	31	19.7%	232	8.7%

Source: U.S. Census Bureau, 2000 Census

II Existing Conditions

Economic Profile

Although 2000 U.S. Census income and poverty data is not available at the Block level, an analysis of Block Group-level data indicates that the West Calhoun area has a lower economic status than that of the City of Calhoun.

This is supported by a 2008 survey of 110 residents in the study area that was conducted on behalf of the City of Calhoun. The survey shows that 10% of the surveyed residents have extremely low incomes (30% of median family income), 16% have very low incomes (50% of median family income), 57% have low incomes (80% of median family income), and 16% earn above the median family income.

Poverty levels are higher in the West Calhoun area than the City as a whole, particularly in Census Tract 9704, Block Group (BG) 3. Of the total number of persons below the poverty line, the largest percentage is generally the 18-64 years age bracket for both West Calhoun and the City as a whole. The percentage of people living in poverty who are children, however, is significantly higher in West Calhoun than the City overall, and the data for seniors (65+ in age) indicates this age group is a much smaller percentage of the population in the study area than for the City, with the exception of Census Tract 9706, BG 1.

Another figure worth noting is the median value for owner occupied housing based on figures compiled by the City of Calhoun: the median value of 57 homes along Neal Street, McConnell Road, Harkins Street, Martin Luther King Boulevard, and Court Street is \$41,026, compared to \$96,900 for the City as a whole.¹

Economic Profile				
	West Calhoun		Calhoun	
	Total	%	Total	%
Per Capita Income				
Census Tract 9704, BG 3	\$15,606	-	-	-
Census Tract 9706, BG 1	\$17,883	-	-	-
Census Tract 9706, BG 2	\$14,849	-	-	-
City of Calhoun	-	-	\$19,887	-
Poverty				
Total Persons Below Poverty Line				
Census Tract 9704, BG 3	287	42.3%	-	-
Census Tract 9706, BG 1	253	14.1%	-	-
Census Tract 9706, BG 2	235	14.2%	-	-
City of Calhoun	-	-	1,690	13.9%
Children Below Poverty Line				
Census Tract 9704, BG 3	105	36.6%	-	-
Census Tract 9706, BG 1	99	39.1%	-	-
Census Tract 9706, BG 2	99	42.1%	-	-
City of Calhoun	-	-	497	29.4%
Persons Aged 18-64 Below Poverty Line				
Census Tract 9704, BG 3	168	58.5%	-	-
Census Tract 9706, BG 1	97	38.3%	-	-
Census Tract 9706, BG 2	128	54.5%	-	-
City of Calhoun	-	-	948	56.1%
Persons 65+ Below Poverty Line				
Census Tract 9704, BG 3	14	4.9%	-	-
Census Tract 9706, BG 1	57	22.5%	-	-
Census Tract 9706, BG 2	8	3.4%	-	-
City of Calhoun	-	-	245	14.5%

Source: U.S. Census Bureau, 2000 Census

¹ U.S. Census Bureau, 2000 Census

II Existing Conditions

HOUSING CONDITIONS

Age of Housing

Based on property data maintained by Gordon County, the 321 housing units in West Calhoun are significantly older than the housing units in the City as a whole. Thirty-four percent (34%) of homes in the study area were built in 1939 or earlier, and 66% are over 50 years in age. The 'Built 1939 or earlier' category also represents the largest group for housing in West Calhoun. In comparison, only 7% of housing in Calhoun was built prior to 1939, and 24% is over 50 years old. In addition, the largest percentage of housing in the City was constructed within the last 30 years.

Age of Housing		
	West Calhoun ¹	City of Calhoun
Built 1999+	5%	3%
Built 1995 to 1998	1%	12%
Built 1990 to 1994	1%	10%
Built 1980 to 1989	6%	21%
Built 1970 to 1979	6%	19%
Built 1960 to 1969	15%	12%
Built 1950 to 1959	21%	11%
Built 1940 to 1949	11%	6%
Built 1939 or earlier	34%	7%

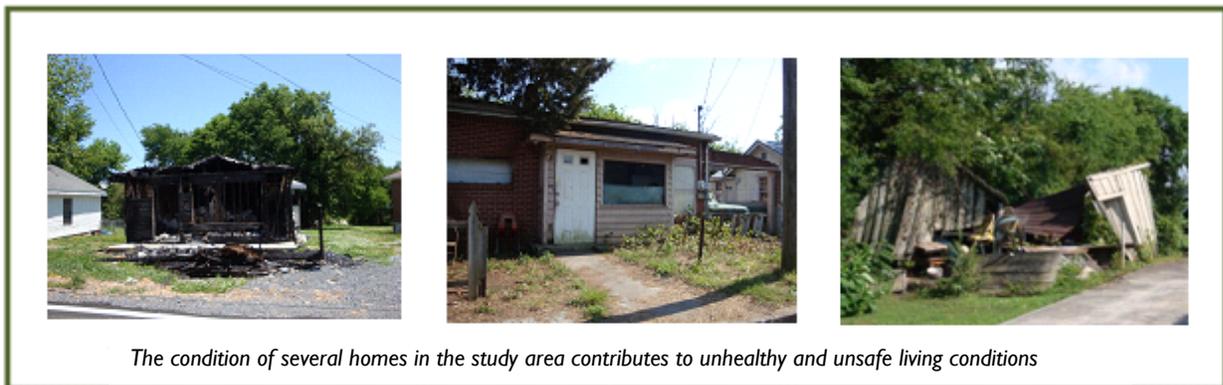
Source: U.S. Census Bureau, 2000 Census, Gordon County Geographic System, MACTEC

¹ Figures exclude public housing units; Multi-family structures are counted as one unit

Physical Conditions

The physical condition of housing is an indicator of the health of the community as well as an indicator of the level of blight. Deteriorating structures can present health and safety issues for residents and have a destabilizing effect on a neighborhood. In West Calhoun, vacant and deteriorating structures and overgrown lots have contributed to drug and criminal activity, and they pose fire hazards to area residents.

In 2008 City of Calhoun building officials inventoried the conditions of 47 homes in the area. The review found six (6) vacant, dilapidated properties deemed not to be feasible for rehabilitation. Specific findings include exposed and damaged pipes, deteriorated floor systems, water damage, the presence of lead based paint and mold, electrical systems that do not meet current codes, the use of pier versus masonry foundations, rotting rafters, damaged windows and roofs, out of date HVAC units, and decaying wood. Calhoun building officials also identified four dwellings in need of rehabilitation (3) or reconstruction (1). A decline in structural condition is also evident with other homes that were not part of the 2008 inventory. This is likely due in part to the age of structures as well as a low owner-occupancy rate (28% owner occupancy rate; 47% for the City overall), which can reduce the likelihood that needed maintenance and improvements will be undertaken.



The condition of several homes in the study area contributes to unhealthy and unsafe living conditions

II Existing Conditions

Vacant Properties

Vacant properties are those with homes that have been abandoned or are that are dilapidated and no longer fit for occupancy. These homes present a safety hazard, reduce surrounding property values, and detract from the character of the neighborhood. Even when an unsafe dwelling is demolished, the property may not be redeveloped, resulting in empty spaces in neighborhoods and reducing the activity and uses that would otherwise support a vibrant neighborhood.

The City maintains a working City-wide list of vacant dilapidated buildings that have had their power disconnected. Sixteen of the buildings that have been documented to date are single-family homes located in the West Calhoun area. The following table indicates the location of each, whether they have been razed, and if so, whether new construction has followed. The resulting “Property Status” classifies each property as either “Undeveloped,” meaning the dilapidated structure has been removed and the property is now back in an undeveloped state and presents a redevelopment opportunity, or the vacant structure remains on the property and is classified accordingly. The “Vacant Structure” properties are indicated as “Vacant” on the Existing Land Use Map shown on page 12. Properties that have had homes demolished are classified as “Undeveloped” on the Existing Land Use Map.

Dilapidated Buildings List				
Address	Parcel No.	Razed (Y/N)	New Construction (Y/N)	Property Status
116 McConnell Rd.	C11-040	Y	N	Undeveloped
617 MLK Blvd.	C11-062	Y	N	Undeveloped
112 Harkins St.	C11-094A/094A	N	N	Vacant structure
710 MLK Blvd.	C11-096	N	N	Vacant structure
714 Court St.	C12-009	N	N	Vacant structure
705 Court St.	C11-097	N	N	Vacant structure
608 Court St.	C12-016	N	N	Vacant structure
202 McConnell Rd.	C12-001	Y	N	Undeveloped
610 Court St.	C12-016	N	N	Vacant structure
712 MLK Blvd.	C11-096	N	N	Vacant structure
411 Court St.	C11-153	Y	N	Undeveloped
1003 Court St.	GC02-020	N	N	Vacant structure
103 Harris St.	GC02-015	Y	N	Undeveloped
406 2 nd Ave.	C11-143	Y	N	Undeveloped
104 Neal St.	C11-043	Y	N	Undeveloped
107 Neal St.	C11-112	N	N	Vacant structure

Source: City of Calhoun

This list includes properties that are part of the City’s current efforts to demolish and/or reconstruct dilapidated homes. These improvement projects were first identified by the City in 2008, as described in the “Physical Conditions” section on the previous page. The housing-related projects are currently underway and are made possible by a federal Community Development Block Grant (CDBG) of \$800,000 that was awarded to the City of Calhoun in 2008. More detailed information is provided on the following pages.

II Existing Conditions

Current Improvement Projects

CDBG Projects

Six (6) vacant, dilapidated structures were identified by the City of Calhoun in 2008 as posing health and safety threats to area residents due to their physical condition and because they have been found to harbor drug and criminal activity. Each of the properties was inspected by City building officials to determine the steps necessary to bring them into compliance with International Building Codes (residential) 2006 edition standards. The following structural elements were reviewed by building officials:

- Foundation
- Roof
- Exterior walls
- Interior walls
- Floor system
- Electrical
- Plumbing
- Windows
- Heat and air
- Fixtures
- Termite treatment
- Area clean-up (if applicable)

The inspections found that the structures are uninhabitable and unsuitable for rehabilitation due to the scope and estimated cost of rehabilitation. In order to eliminate these blighting influences, the City is currently working to acquire the six properties and demolish and clear the existing structures. The properties in turn will be redeveloped to provide new housing for low to moderate income residents. The properties' locations, dates of construction, occupancy status and heated square footage are provided in the table below.

Description of Parcels to be Acquired and Demolished (as part of CDBG grant award)				
Address	Parcel No.	Year Built	Occupancy	Heated Square Footage
608 Court St.	C12-016	1900	Vacant	1,268
705 Court Str.	C11-097	1900	Vacant	698
714 Court St.	C12-009	1935	Vacant	1,144
116 McConnell Rd.	C11-040	1950	Vacant	852
617 MLK Blvd.	C11-062	1920	Vacant	677
710 LK MLK Blvd.	C11-096	1920	Vacant	950

Source: City of Calhoun

Based on the building officials' inspections, four (4) substandard, owner-occupied residences were identified that are suitable for rehabilitation or reconstruction. Three (3) of the homes will be rehabilitated to meet all local and state codes. The fourth home has been deemed unfeasible for rehabilitation due to the extent and cost of such a project. It will instead be demolished and reconstructed in accordance with applicable building codes. Property information is provided on the following page.

II Existing Conditions

Description of Parcels to be Rehabilitated or Reconstructed (as part of CDBG grant award)				
Address	Parcel No.	Year Built	Project Type	Heated Square Footage
118 McConnell Road	C11-042	1959	Rehabilitation	1,519
100 Neal Street	C11-046	1925	Rehabilitation	930
722 Martin Luther King	C11-105	1925	Rehabilitation	685
112 Harkins Street	C11-094	1965	Reconstruction	1,006

Source: City of Calhoun

Upon future detailed inspections by the City's building officials, it is possible that additional properties in the West Calhoun area will be found to warrant rehabilitation, reconstruction or demolition. Should property acquisition and/or rehabilitation, reconstruction or demolition be probable or necessary, this plan will be amended to reflect this updated information.

Strategy for Relocating Displaced Residents

Temporary housing will be provided by the Calhoun Housing Authority and/or Calhoun Affordable Housing Development, Inc. for the residents of all homes to be rehabilitated or reconstructed with the CDBG funding, with the exception of 722 Martin Luther King Boulevard since it has been determined that proposed improvements will not require relocation. In addition, the City will ensure the necessary relocation funds will be available to cover rent and utility payments for approximately 60 days (rehabilitation) and six (6) months (reconstruction) based on estimated project schedules. The City will also fund moving expenses from and to the residents' homes.

Covenants and Restrictions to be Placed on Properties

To ensure rehabilitation and reconstruction projects result in homes that are compatible with the history and character of the area in terms of scale and style, *Calhoun, Georgia – Historic District Design Guidelines* document (Chapter 8 Residential Architectural Guidelines) will be used as a reference to guide project work.



II Existing Conditions

EXISTING LAND USE

The following section summarizes the primary land uses within West Calhoun, based on a windshield survey, aerial photographs and parcel information accessed on the on-line Gordon County Geographic Information System (GCGIS).

Residential Uses

The West Calhoun area is predominately residential, with established single-family homes, some private multi-family units (apartments) and three public housing communities managed by the Calhoun Housing Authority (CHA): Hillhouse Homes, Alexander Homes and Wylie McDaniel Homes.

Non-Residential Uses

Primary non-residential uses in West Calhoun include commercial, industrial and civic uses. Commercial uses are generally situated in the eastern portion of the study area adjacent to Downtown Calhoun and along Oothcalooga Street to the south. A few neighborhood-oriented businesses also exist inside the study area on Court Street.

Industrial uses can be found on large parcels along, or just north of, Oothcalooga Street. They include the Sample Factory on McConnell Road, which is adjacent to residential areas on three sides, and the vacant O'Jay Mill site, located at the corner of Oothcalooga Street and McConnell Road. The 110,000 square-foot O'Jay Mill ceased operations ten years ago, and a public-private effort is currently underway to rehabilitate and reuse the building for affordable housing. The City plans to apply for a \$500,000 CDBG grant to put toward the acquisition of the three acre property by Calhoun Affordable Housing Development, Inc. (CAHD). The grant is proposed to be combined with federal Low Income Housing Tax Credits (LIHTC) to purchase the property, which will then be leased to a private developer. State and federal loan programs are proposed to assist with rehabilitating the building, which when complete will include up to 60 one- to three- bedroom garden and loft apartments.

Civic uses include several long-standing churches that are generally oriented north of Court Street, including Friendship Baptist Church which originally located on W. Line Street in 1882. Other civic uses are the local post office, the VFW property (with ball fields), and City of Calhoun property, which includes the Utilities and Community Development Office and adjacent McConnell Road Community Center and Stephens School Gymnasium and basketball courts. The gymnasium is the last remaining portion of the historic Stephens School, which opened in 1951 when all African-American schools in Gordon County were consolidated into one location.

Undeveloped Land

Undeveloped land is the third major category of land uses, and represents parcels with no structure or building. These parcels may never have been built on, or they could now be undeveloped due to the demolition of dilapidated or burned out dwellings. These properties may afford the potential for infill and redevelopment opportunities.



Residential



Commercial



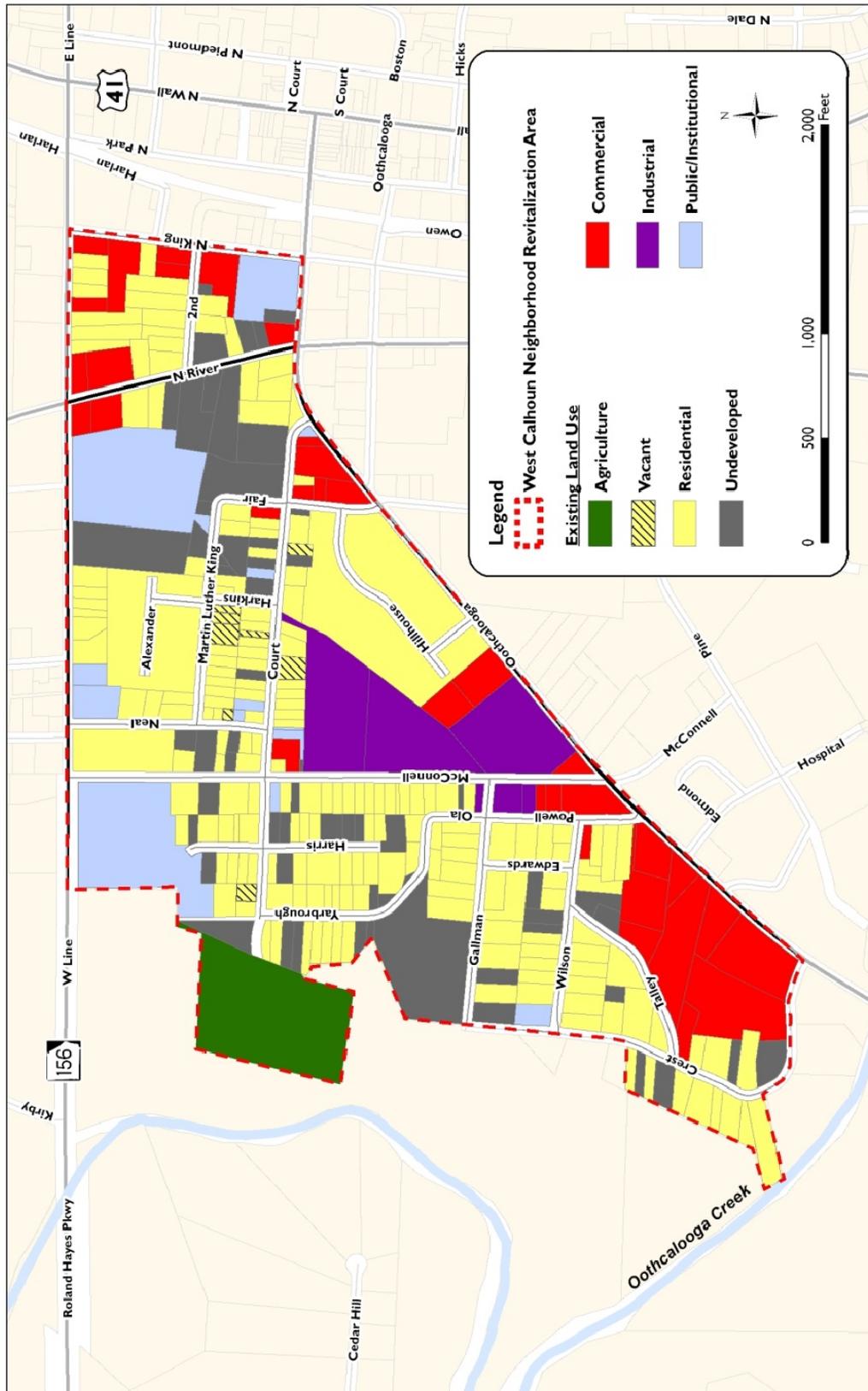
Industrial



Civic

II Existing Conditions

Existing Land Use Map



II Existing Conditions

EXISTING ZONING

The summary of existing zoning helps describe the current development pattern and the type of development that is allowable. Because building development and redevelopment will be regulated primarily by zoning, it is important to identify how the area is currently allowed to develop and what changes, if any, need to be made to support the land use objectives for the area.

Properties in West Calhoun are classified as one of four zoning districts (see Figure 3). Key provisions of the zoning districts are identified below:

- R-2 Residential District – Permits detached single-family homes, excluding mobile homes, on lots of record which have been of record for 40 or more years as of May 1, 2002 and two-family or multi-family dwellings except on lots of record which have been of record for 40 or more years as of May 1, 2002. Minimum lot size is 7,500 square feet and minimum floor area for three bedrooms is 1,150 square feet.
- R-3 Residential District – Permits detached single-family homes, including mobile homes if they are located in a mobile home park, only on lots of record which have been of record for 40 or more years as of May 1, 2002; two-family or multi-family dwellings except on lots of record which have been of record for 40 or more years as of May 1, 2002; and motels and rooming and boarding houses. Bulk and area regulations are the same as R-2 standards.
- C-G General Commercial District – Permits any retail business or service establishment; hotels; parking lots and garages; bus terminals; wholesaling; warehousing; newspaper offices and printing establishments; gas stations; auto sales and services; funeral parlors and mortuaries; and tourist courts and motels.
- IND-G General Industrial District – Permits industries; truck terminals; wholesaling and warehousing; storage yards; and outdoor advertising signs.

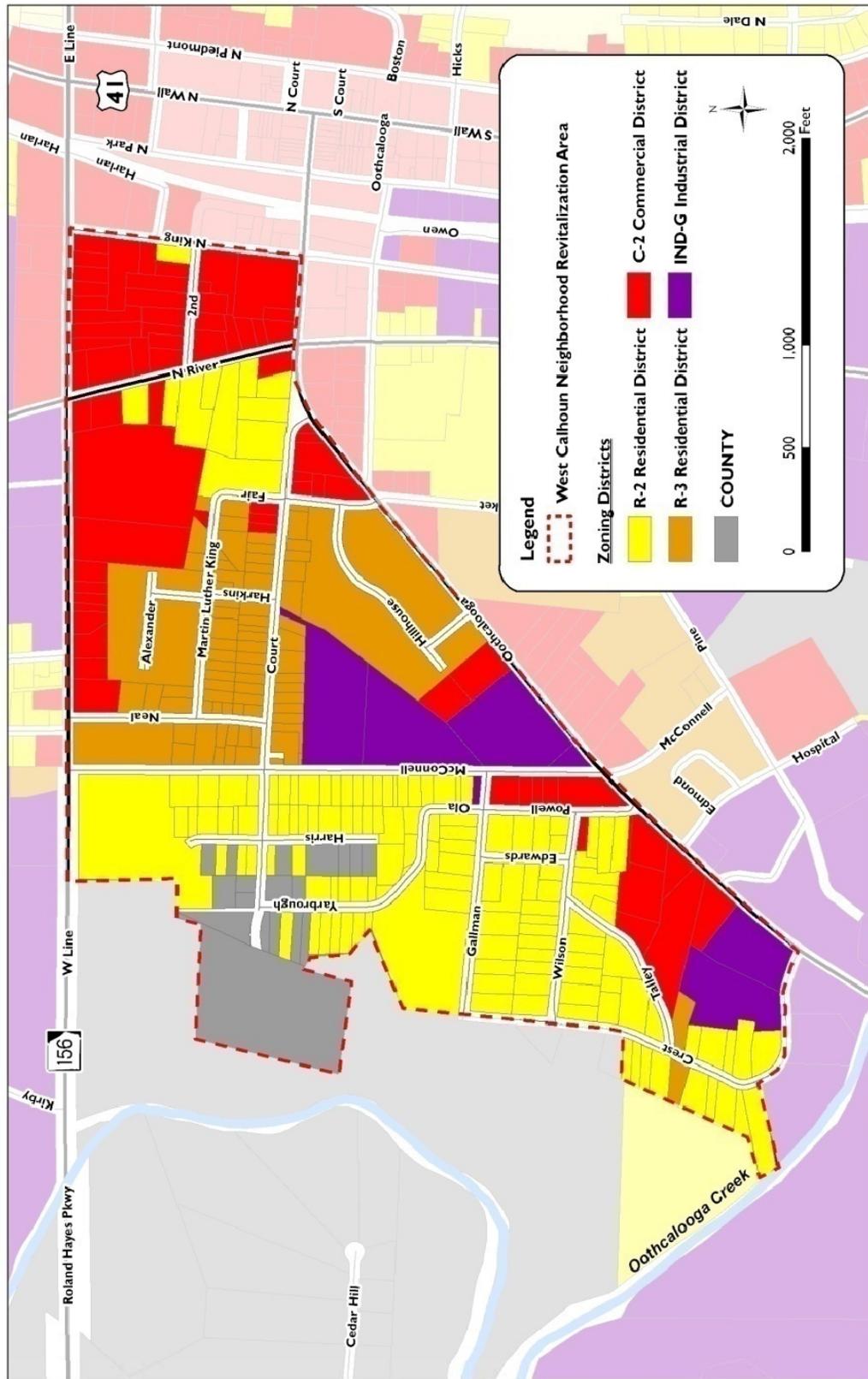
The R-2 and R-3 zoning districts are consistent with the established residential character of the area; however, it may be necessary to review bulk and area regulations to ensure they do not prohibit reconstruction of existing homes or compatible residential infill. In addition, permitted non-residential uses, such as motels, have the potential to encourage tear-downs of existing structures and introduce uses that are not compatible with surrounding residential land uses. The same is true for two-family and multi-family dwellings if there are any lots of record that are less than forty years old as of May 1, 2002.

While the C-G zoning district applies to existing commercial uses in West Calhoun, additional properties currently in residential use are also zoned C-G. These properties are located along West Line Street and the in the eastern portion of the redevelopment area between River and King Streets. These particular properties are generally outside of the larger concentrations of residences; however it is important to prevent encroachment and adverse impacts of commercial uses. Existing buffer, landscaping, parking, and sign requirements should be reviewed accordingly, and permitted commercial uses should be reviewed to identify inappropriate uses for the area due to their intensity or type.

The IND-G district is consistent with existing industrial land uses, which include vacant industrial buildings that present redevelopment opportunities. Due to the proximity of these vacancies to residences in West Calhoun, it will be necessary to consider the potential re-use of the properties under the current zoning. IND-G permits higher intensity uses that can generate truck traffic and off-site impacts, which are not compatible with neighborhood stabilization efforts.

II Existing Conditions

Existing Zoning Map



II Existing Conditions

NATURAL FEATURES

The primary natural features in the West Calhoun area are Oothcalooga Creek and the adjacent floodplain area. The creek provides a natural opportunity for creating a physical connection between West Calhoun and surrounding parks, recreation areas and natural resources. The addition of a multi-use path adjacent to the river can provide an alternate means of accessing the Water Tank Trail System to the west, the Calhoun Trail, Clarence E. Harris River Park and Oostanaula River to the north, and the River Street Park and new 58-acre park expansion area to the south.

Within West Calhoun, trees help contribute to the neighborhood character. New development, including infill housing and larger-scale redevelopments, present opportunities for new plantings to expand existing tree cover, provide shade, improve the visual quality of the community, and make walking and biking safer and help buffer pedestrians from passing cars. The concepts shown at right illustrate the type of streetscape improvements that can add street trees along major corridors and local streets.



Corridor Concept A: Install trees and median



Corridor Concept B: Install trees (no median)



Residential Street Concept A: Install trees on buffer strip

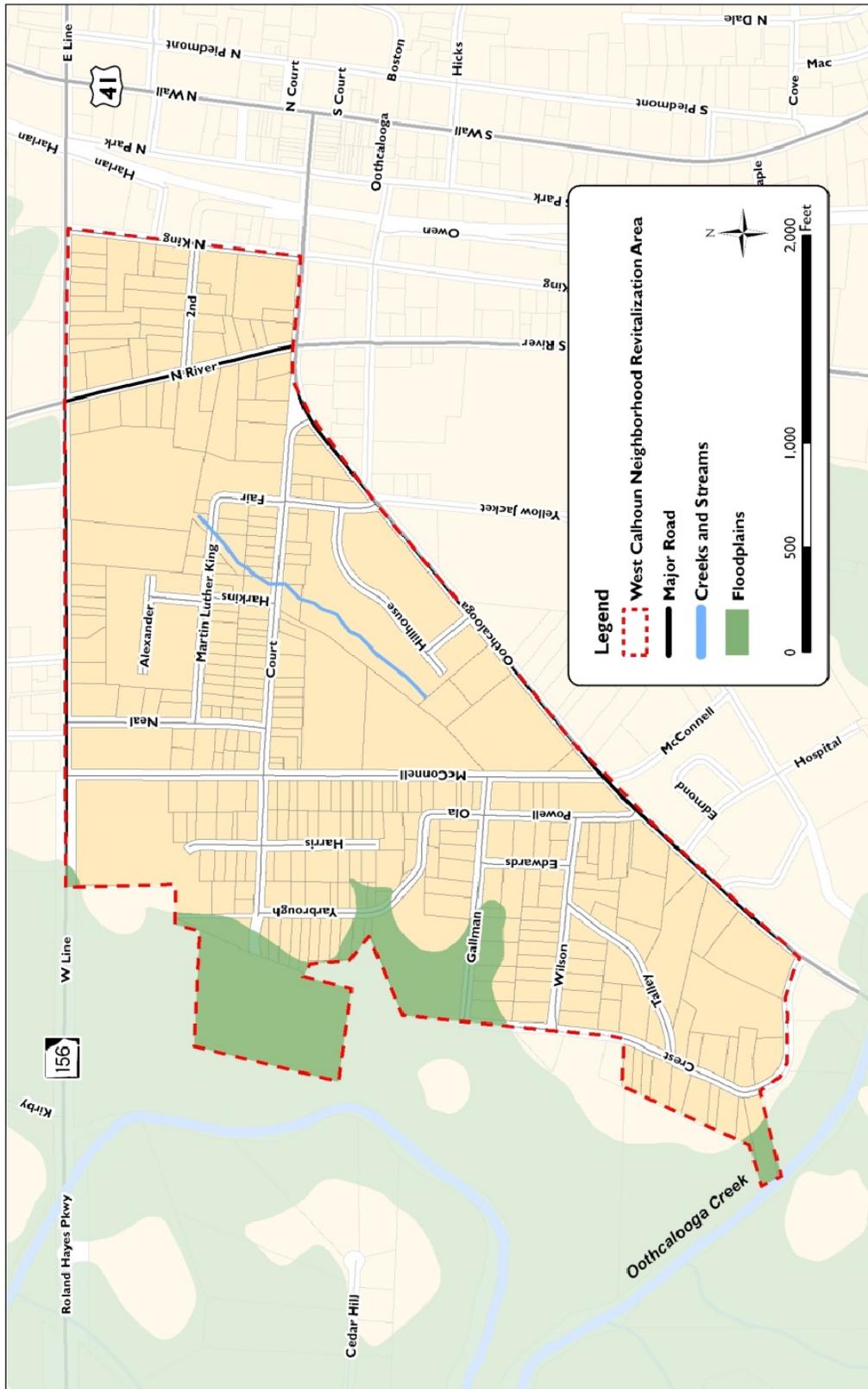


Residential Street Concept B: Install trees on private property



Multi-use Path Concept

Natural Features Map



II Existing Conditions

TRANSPORTATION

The West Calhoun study area is bound by two primary roadways that connect with other areas of the City and with greater Gordon County. State Routes 156 and 53, respectively, form the northern the southern boundary of the study area. The primary through streets are McConnell Road and Court Street, which are City-maintained local roads.

The street network includes dead-end streets, and some roads that do not meet current City standards (Powell, Ola and Yarbrough). While these roads are narrow and require vehicles to give way to oncoming traffic, a benefit is that they act as traffic calming features. Conversely, cars and tractor trailers speed along McConnell Road, using it as a through street.

The street network also highlights three large super blocks that separate the surrounding residential development from other parts of the greater neighborhood and increase travel distances: one along W. Line and River Street, one along McConnell Road and Oothcalooga Street, and another at the south end of the study area on Oothcalooga.

Streets and block patterns are an important and defining element of a community. More than any other built feature, streets and blocks influence both traffic and development patterns. In addition, a compact block structure and multiple route and travel options allows for a comfortable walking environment and efficient vehicular mobility. As development and redevelopment of the West Calhoun neighborhood occurs, opportunities to increase the number of blocks and connectivity within the neighborhood, especially with the larger blocks, should be encouraged.

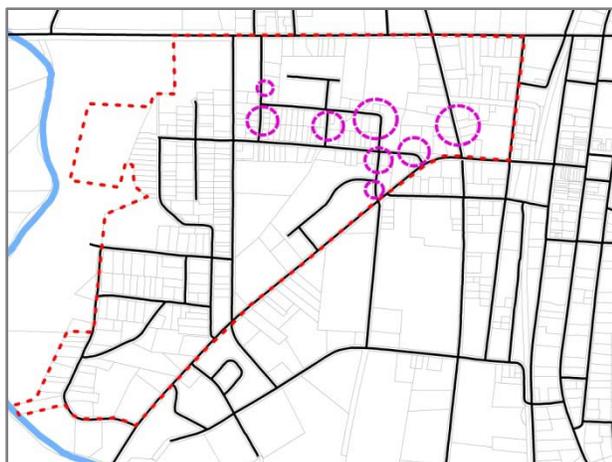
Sidewalks are an important part of neighborhoods as they encourage walking and reduce the need for vehicular trips. The existing sidewalk network is disconnected in different areas and some existing sidewalks are not ADA accessible, thereby reducing pedestrian safety. Safety is of particular concern crossing Oothcalooga Street. Both pedestrian crossings and intersections along Oothcalooga are deficient, making it difficult for pedestrians to safely reach activity centers such as Calhoun Middle and High Schools and proving problematic for cars to safely enter the flow of traffic onto Oothcalooga Street.



The street network forms several "super blocks"



Sidewalks are located along primary through streets and along major roads at the edges of the study area



Most of the gaps between existing pedestrian facilities occur in the middle of the study area, where there is limited public right-of-way

II Existing Conditions

COMMUNITY FACILITIES

Community facilities are an important part of a community as they are the places where residents come together for recreation, worship, and civic activities. For the Community Facilities assessment, the numbers and locations of churches, parks, cemeteries, and government owned facilities that provide community gathering places were identified.

Civic Buildings

The most common community facilities in West Calhoun are churches. There are several churches located throughout the area, and they are critical to the social, cultural and spiritual health of the community. They also contribute to the area's history. The Friendship Baptist Church, for example, located its original building at the corner of W. Line Street and McConnell Road in 1882. In 1896 the church moved to Neal and Court Streets but in 1982 a new building was constructed nearly in the church's original location.

Other civic uses are the local post office, the VFW property (with ball fields), and City of Calhoun property, which includes the McConnell Road Community Center, the Utilities and Community Development Office and the adjacent Stephens School Gymnasium and basketball courts. The City offices were once part of the historic Stephens School, and the gymnasium is the last remaining portion of educational facility, which opened in 1951 when all African-American schools in Gordon County were consolidated into one location. The gymnasium is currently used by the City of Calhoun for storage purposes and is in need of renovation.

Parks

The only recreational facilities inside the West Calhoun area are the VFW baseball fields, which are used in part by Calhoun city schools, and a new children's playground in the Alexander Homes public housing community. As a Calhoun Housing Authority (CHA) development, the playground is only open to CHA residents. It is located next to the building where the Housing Authority's children's summer programs are held ("Imagination Station").

Several City of Calhoun park and recreation facilities are located in close proximity to West Calhoun and have the potential to be accessible by walking or bicycling. The newly opened Water Tank Trail System is located west of the area off of W. Line Street, offering off-road biking and hiking trails. The Calhoun Trail, a pedestrian path, is to the east of the study area, connecting the historic City Depot to the Clarence E. Harris River Park, which in turn is adjacent to the City's soccer fields. Calhoun's primary recreational facilities are located to the south and include the River Street Park and its 58-acre expansion. In addition, BB&T Park is in the heart of downtown Calhoun, just east of the study area.



Churches are an important part of the community



The Calhoun Housing Authority (CHA) recently installed a playground in the Alexander Homes Community



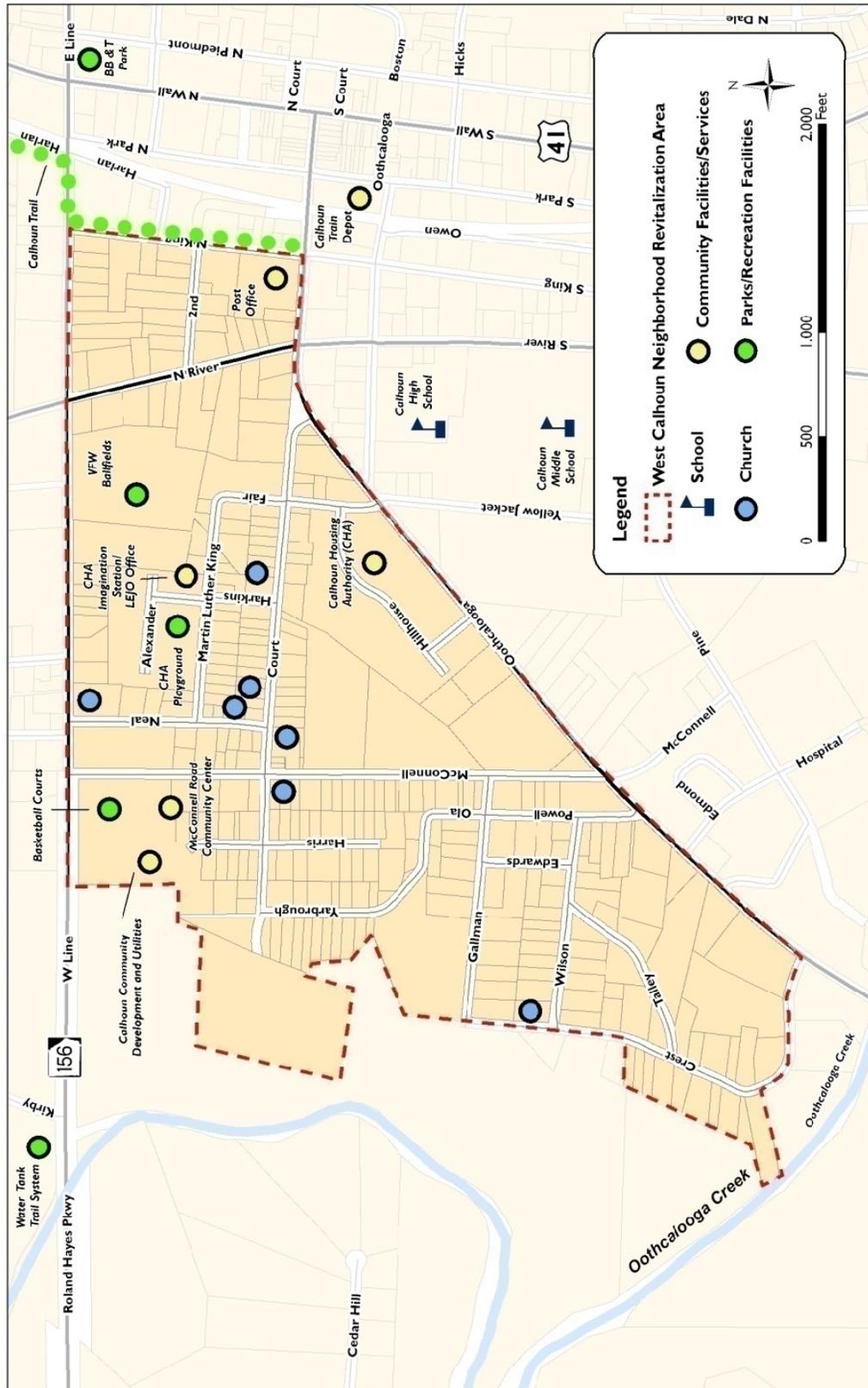
Educational and summer enrichment programs are offered through CHA and LEJO



The Stephens School Gymnasium has the potential to be renovated and reused as a community center

II Existing Conditions

Community Facilities Map



II Existing Conditions

COMMUNITY SERVICES

Public Safety

According to the Calhoun police chief, the City of Calhoun Police Department has responded to approximately 950 calls to the West Calhoun area since 2000. Of these calls, 326 were violent crimes, including instances of child molestation, rape and murder. Approximately 250 were burglary / theft related crimes, 138 drug related crimes, 114 harassment/disturbances, 13 domestic calls, 23 trespass/damage to property, and 75 miscellaneous crimes.

Recent efforts by the Police Department to address gang and drug related activity has resulted in a 30% decrease in crime in the West Calhoun area over the past two years. These efforts have included participation in the multi-jurisdictional Consasauga Safe Streets Task Force, as well as collaboration with Calhoun Housing Authority, which has become more stringent with its resident screening process. In addition, two additional police officers, including one who is fluent in Spanish, have been added to West Calhoun-area patrols.



The West Calhoun Study Area has several dead end streets; New connecting streets, where feasible, can provide additional options for public responders such as police and fire and can increase activity levels to help deter criminal activity

In spite of the reduction in crime, it is important to remove the area's numerous vacant and deteriorating structures and overgrown lots, as they provide opportunities for drug and criminal activity in the West Calhoun community. Criminal activity is also a barrier to revitalization efforts; neighborhoods often struggle to attract new residents and investment when there is a real, or perceived, threat to personal safety.

Vacant properties also increase the likelihood of fires. The Calhoun fire chief reports that the City of Calhoun Fire Department has responded to approximately 30 fires in West Calhoun since 2000. Incidents included five dumpster/outside trash fires, two cooking fires, three chemical/hazardous condition related fires, four fires out on arrival, one rescue, one explosion (no fire), one carbon monoxide incident, one smoke detector activation, and one other.

Other factors impacting safety and the perception of safety in the area are lighting and dead end streets. Street lighting is provided in public areas, such as streets and parks, and on private property. Lighting in the study area is variable and in need of improvements, including at intersections to improve nighttime visibility of activity as well as visibility for vehicles.

Where possible, dead end streets should be eliminated. They lack the same level of activity as through streets, which provide route options for people moving through an area as well as emergency responders attempting to access a property in the area. Improving street connectivity can help improve response times and increase activity levels that help deter criminal activity.

II Existing Conditions

Water/Sewer Service

Water and sewer service in West Calhoun has been an increasing issue over the past several years as the aging infrastructure has begun to deteriorate. A preliminary engineering report conducted by the City in 2008 for the portion of West Calhoun bounded by McConnell Street to the west, West Line Street to the north, River Street to the east and Court Street to the south found rusted and undersized iron water mains that provide minimal to no fire protection and pose potential health threats due to high levels of iron and turbidity. The report also identified dilapidated sewers that occasionally backup and overflow, and it concluded that poor public utility services likely contribute to the number of vacant homes in the area.

These problems were a significant focus of the City's 2008 CDBG grant award. The City of Calhoun has replaced all undersized water lines with six (6) inch mains adjacent to existing mains, which were abandoned in place; constructed new residential service connections; and, installed nine (9) new fire hydrants to meet local placement/service requirements and Georgia Department of Environmental Protection Division's minimum fire flow standards.

The City also installed 3,381 linear feet of eight (8) inch sewer main, 900 linear feet of twelve (12) inch outfall sewer main, and seventeen (17) manholes. Residents were connected to the new sewers, which replaced existing lines and will eliminate future sewer backups inside homes. In addition to the CDBG projects, the City plans to replace a 1,900 feet sewer line that runs northwest of McConnell Road.

According to City staff, there are no other outstanding water or sewer related needs. Drainage and flooding problems still exist, however, and will need to be addressed with a series of stormwater management projects. Key projects should address culverts in the study area and should install appropriate stormwater detention/retention facilities on the Hillhouse Homes Property (Calhoun Housing Authority) property on Oothcalooga Street and in the block formed by Court Street, Harkins Street, MLK Boulevard and Fair Street.



Enhanced lighting can improve nighttime visibility and deter criminal activity



Dead end streets in West Calhoun lack activity and can attract criminal activity



Flooding is an issue along the culvert in the block formed by Court, Harkins, MLK and Fair due to

CHAPTER III. COMMUNITY VISION

This plan is based on the community's **VISION** of what it aspires to be. Developed with input from residents and community stakeholders, the vision defines the ideal image of what West Calhoun should be. It is expressed as both a *Vision Statement* as well as an illustrative *Community Vision Master Plan*, is presented at the end of this chapter. To achieve the community vision, **GOALS** are developed to help define the desired future state of the community. Goals also provide guidance related to decision-making that affects the community and they provide a framework for identifying appropriate **STRATEGIES**. Strategies are specific actions intended to realize the community vision, and they form the basis of the proposed Implementation Program described in Chapter IV.

COMMUNITY VISION STATEMENT

West Calhoun (Westside) is a safe, healthy and vibrant neighborhood that values its history and takes pride in its homes, places of worship, environment and community resources. Local residents, property owners, civic leaders and organizations collectively work to benefit the neighborhood by properly maintaining, rehabilitating or reusing property for housing and supporting opportunities for new or redeveloped commercial uses. Homes and businesses are connected by sidewalks and a growing network of green spaces including parks, trails and community gardens. The neighborhood is connected to the greater Calhoun community in both physical form (safe pedestrian crossings, pathways, and intersections) and in a spirit of cooperation, with individuals and groups seeking to enhance and maintain our vitality and prosperity.

REVITALIZATION GOALS

Support residential investment – Facilitate sensitive, well-planned, energy-efficient infill development and redevelopment to stabilize the neighborhood and add affordable housing.

Increase recreation opportunities – Improve recreation facilities and create parks and greenspace to promote healthy, varied and safe activities for young and old.

Improve transportation networks – Improve safety and travel options to enhance mobility within the neighborhood and to improve access to local businesses, recreation areas, schools, and community services.

Preserve historic and cultural resources – Maintain and rehabilitate existing homes, churches community buildings, and historic structures that represent the area's history and contribute to neighborhood character.

Provide needed infrastructure – Improve water, sewer, drainage and lighting systems to benefit neighborhood health and safety.

Promote neighborhood businesses and community services – Support local businesses and organizations to meet the day-to-day needs of West Calhoun and the surrounding community, and provide a range of community-oriented services for local residents.

Enhance community design – Beautify community gateways and corridors with landscaping, ensure new infill construction is compatible with the style and scale of existing homes, and encourage building and site design that enhances neighborhood appearance, safety and natural features.

Encourage communication and coordination – Build upon recent revitalization efforts to establish a process for of ongoing communication and coordination among neighborhood residents and partners in the public, private and non-profit sectors.

III Community Vision

RECOMMENDED STRATEGIES

The following strategies are presented in support of each of the revitalization goals identified on the previous page:

Goal 1. Support Residential Investment

- ☞ **Strategy 1:** Develop a vacant site inventory to identify structures that are suitable for renovation or demolition, to identify properties suitable for infill development or community gardens, and to monitor property maintenance and health/safety issues
- ☞ **Strategy 2:** Amend the R-3 zoning district to prohibit motels and rooming and boarding houses
- ☞ **Strategy 3:** Review bulk and area regulations for the R-2 and R-3 zoning districts to ensure they accommodate infill housing
- ☞ **Strategy 4:** Continue to coordinate with Habitat for Humanity to construct new single-family homes on redeveloped residential properties
- ☞ **Strategy 5:** Amend the City's Cleanliness, Sanitation and Safety of Premises Ordinance to expedite the process for addressing private properties that are not properly maintained
- ☞ **Strategy 6:** Redevelop the O'Jay Mill site for affordable housing in a public/private venture utilizing available federal and state grants, loans and tax credits
- ☞ **Strategy 7:** Consider extending MLK Drive to N. River Street to create the opportunity for additional single-family homes on undeveloped property
- ☞ **Strategy 8:** Continue to enforce property nuisance abatement ordinances
- ☞ **Strategy 9:** Identify properties suitable for redevelopment or adaptive reuse to accommodate new housing opportunities
- ☞ **Strategy 10:** Evaluate the need for a West Calhoun Overlay District to identify uses in the C-G and IND-G zoning districts that should be prohibited due to their intensity and type being inconsistent with the residential character and function of the surrounding area

Goal 2. Increase Recreational Opportunities

- ☞ **Strategy 1:** Renovate Stephens School Gymnasium for public recreation and events
- ☞ **Strategy 2:** Construct a trail to connect the McConnell Center, Stephens School Gymnasium and basketball courts, and the City's Community Development Office
- ☞ **Strategy 3:** Provide a pedestrian path from the McConnell Center to Neal Street through the Wylie McDaniel Homes community
- ☞ **Strategy 4:** Develop undeveloped property adjacent to the VFW ball fields for a neighborhood park that connects to the ball fields
- ☞ **Strategy 5:** Construct multi-use paths and sidewalks to connect the West Calhoun community to the Calhoun Recreation Area / River Street Park, beginning at a point south of Oothcalooga Street
- ☞ **Strategy 6:** Construct a multi-use path adjacent to the Oothcalooga Creek to connect the Water Tank Trails to the Calhoun Recreation Area / River Street Park
- ☞ **Strategy 7:** Research the feasibility of locating a YMCA in or near the West Calhoun community
- ☞ **Strategy 8:** Utilize vacant land for community gardens

Goal 3. Improve Transportation Networks

- ☞ **Strategy 1:** Add missing sidewalk segments along W. Line Street

III Community Vision

- ☞ **Strategy 2:** Install crosswalks along W. Line Street at the intersections with N. River, Riverview, Neal, McConnell and Kirby
- ☞ **Strategy 3:** Maintain an inventory of sidewalks, including conditions and gaps, to guide and prioritize sidewalk repair and installation projects on local streets
- ☞ **Strategy 4:** Increase police presence at the McConnell Road / Court Street intersection to ticket motorists who run through the 4-way stop, and research the potential for signalization at the intersection
- ☞ **Strategy 5:** Research the feasibility of widening and making other safety-related improvements to Powell, Ola and Yarbrough Streets to meet City standards based on available right-of-way and proximity of existing homes to the roads
- ☞ **Strategy 6:** Install a “no thru-traffic” sign on McConnell Road to limit tractor trailers in the neighborhood
- ☞ **Strategy 7:** Add/improve pedestrian crossings along Oothcalooga Street, including at River Street, Court Street, Yellow Jacket Drive, McConnell Road and a mid-way point not located at an intersection
- ☞ **Strategy 8:** Improve Oothcalooga intersections with McConnell and Fair Streets
- ☞ **Strategy 9:** Consider extending MLK Drive to N. River Street to improve connectivity, emergency access and housing opportunities in the study area

Goal 4. Preserve Historic and Cultural Resources

- ☞ **Strategy 1:** Rehabilitate the Stephens School Gymnasium
- ☞ **Strategy 2:** Make ADA-compatible renovations to the McConnell Road Community Center
- ☞ **Strategy 3:** Use the Calhoun Historic District Design Guidelines to guide rehabilitation, renovation and/or reuse projects involving older homes and industrial buildings

Goal 5. Provide Needed Infrastructure

- ☞ **Strategy 1:** Replace existing sewer line (1,900 feet) that runs northwest of McConnell Road due to infiltration and inflow problems
- ☞ **Strategy 2:** Continue to monitor water and sewer infrastructure needs
- ☞ **Strategy 3:** Assess and improve culverts under Oothcalooga Street and Hillhouse Homes community
- ☞ **Strategy 4:** Install a stormwater detention facility along the northwest edge of Calhoun Housing Authority’s Hillhouse Homes property
- ☞ **Strategy 5:** Assess and improve culverts under Court Street, and install a regional stormwater retention pond in the block formed by Court, Harkins, MLK and Fair Streets
- ☞ **Strategy 6:** Assess and improve culverts under MLK Drive and the existing pipe that extends north under the VFW property
- ☞ **Strategy 7:** Repair existing street lights that are broken and install new street lighting, especially at intersections and in high activity areas

Goal 6. Promote Neighborhood Businesses and Community Services

- ☞ **Strategy 1:** Research similar communities/downtown areas that have successfully recruited a smaller grocery store
- ☞ **Strategy 2:** Promote the services of the Gordon County Health Department clinic, which is located just north of the study area on N. River Street and offers child and adult health care services, and evaluate the feasibility of locating a neighborhood clinic in West Calhoun
- ☞ **Strategy 3:** Coordinate with Tallatoona CAP (Community Action Partnership), Inc. Head Start to evaluate the feasibility of locating a Head Start Program in the West Calhoun area

III Community Vision

- ☞ **Strategy 4:** Continue community-oriented programs that are administered by the Calhoun Housing Authority (CHA) and Latinos for Education and Justice Organization, Inc. (LEJO)
- ☞ **Strategy 5:** Locate a City fire station west of downtown to improve emergency services
- ☞ **Strategy 6:** Continue use of the Conasauga Safe Streets Task Force to reduce the presence of violent gangs
- ☞ **Strategy 7:** Identify properties suitable for redevelopment or adaptive reuse for new mixed-use or neighborhood retail opportunities
- ☞ **Strategy 8:** Create an inventory of potential brownfield sites, including contamination issues and property owners

Goal 7. Enhance Community Design

- ☞ **Strategy 1:** Seek funding for streetscape enhancements along Oothcalooga Street to add street trees to improve the appearance of the area, provide shade for pedestrians, provide a buffer between cars and pedestrians, and to slow vehicular traffic
- ☞ **Strategy 2:** Seek funding for streetscape enhancements along W. Line Street to add street trees to improve the appearance of the area, provide shade for pedestrians, provide a buffer between cars and pedestrians, and to slow vehicular traffic
- ☞ **Strategy 3:** Use the residential architectural guidelines section of the Calhoun Historic District Design Guidelines as a reference to ensure new home construction is consistent with the style and scale of existing homes
- ☞ **Strategy 4:** Evaluate the need for a West Calhoun Overlay District to ensure buffer, landscaping, parking and sign requirements on non-residential properties are compatible with the surrounding neighborhood
- ☞ **Strategy 5:** Integrate front porches or stoops on new housing to increase activity at the front of homes and “eyes on the street,” and install adequate lighting
- ☞ **Strategy 6:** Improve landscaping and site design of City of Calhoun property on W. Line Street to improve the appearance of the site as a “gateway” to both the City and the West Calhoun area
- ☞ **Strategy 7:** Add landscaping and “Welcome to Calhoun” signage to create, and improve the appearance of, gateways on W. Line and Oothcalooga Streets

Goal 8. Encourage Communication and Coordination

- ☞ **Strategy 1:** Post the Revitalization Plan, associated project updates, and a list of staff contacts on the City website to keep residents informed of the plan’s progress and who they should contact with questions related to a specific topic (water, sewer, safety, code enforcement, etc.)
- ☞ **Strategy 2:** Continue to coordinate with CHA, LEJO, local churches and the media to promote future activities or meetings related to the implementation of the Revitalization Plan
- ☞ **Strategy 3:** Schedule Town Hall meetings throughout the plan’s implementation to keep residents informed of the plan’s progress and to seek their feedback
- ☞ **Strategy 4:** Continue Latino community outreach efforts, including appointing a Spanish-speaking police officer to patrol the area and interact with local residents
- ☞ **Strategy 5:** Consider establishing a Neighborhood Watch Program in the West Calhoun community to create an awareness among residents to help prevent criminal activity, maintain open lines of communication between residents and the police, and to help build community pride
- ☞ **Strategy 6:** Coordinate with the Calhoun Housing Authority to identify activities for seniors and/or children that are suitable for the McConnell Center to increase the building’s use as a community center

West Calhoun

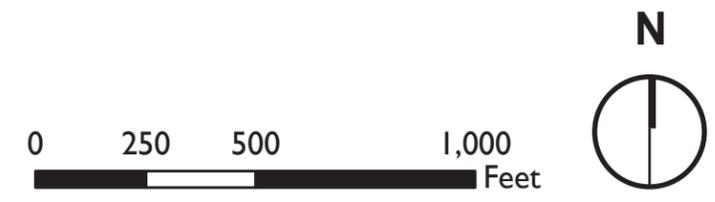
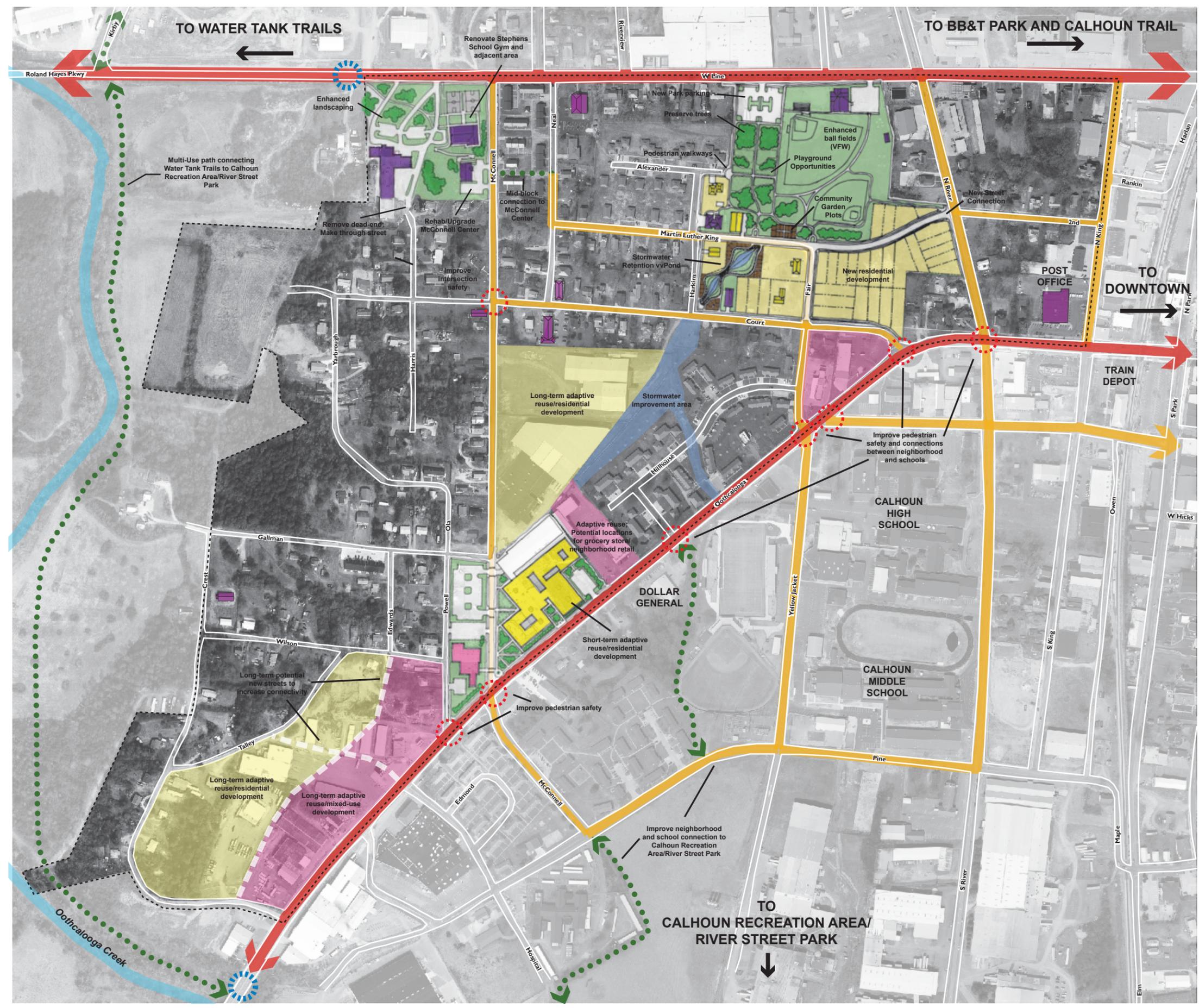
Neighborhood Revitalization Plan

Community Vision Master Plan

LEGEND

- West Calhoun Neighborhood Revitalization Area
- Civic Uses
- Encourage and enhance commercial/mixed use zones
- Encourage and enhance residential reuse/redevelopment
- Stormwater Infrastructure Improvement areas
- Priority Corridor Streets*
- Priority Residential Streets*
- Priority Multi-Use Paths*
- Priority Intersection Enhancement* (Pedestrian Improvements/Realignments)
- Gateway Opportunity

* See Transportation and Urban Design Concepts in Appendix



IV Implementation

CHAPTER IV. IMPLEMENTATION

This chapter is structured to guide revitalization efforts in West Calhoun. The *Revitalization Program* section provides a matrix that organizes the strategies listed in the *Community Vision* section and assigns responsibilities to parties involved, identifies general time frames for implementation of the identified tasks, and identifies potential funding sources. The *Next Steps* section provides a summary of how the City of Calhoun can work with the West Calhoun community to begin revitalization efforts.

REVITALIZATION PROGRAM

The Revitalization Program should act as a blueprint for the community’s revitalization efforts. Below is a brief description of each of the elements in the Revitalization Program and how they should be used.

- **Projects:** Projects incorporate the strategies identified in Chapter IV *Community Vision* into a work program intended to implement this plan. They are specific actions or coordination items that are based on comments and ideas received during the Community Workshop and stakeholder meetings.
- **Time Frame:** The time frames provide general guidance for initiation and completion of tasks. Time periods include **Short** (1 to 3 years), **Mid** (3-6), **Long** (6 to 10 years), and **Ongoing** (throughout the entire implementation process).
- **Responsible Party:** The responsible parties listed provide general guidance as to which stakeholders in the community are responsible for assisting with implementation of the listed strategy. The responsible parties include **Public** (City government or quasi-government organizations, such as Calhoun Affordable Housing Development, Inc. and Calhoun Housing Authority), **Private** (Businesses, property owners, investors and other private organizations), **Community** (Citizens, community organizations such as neighborhood groups, and civic groups such as churches).
- **Funding Sources:** Funding Sources identify potential funding sources to undertake a strategy. Sources include **Public** (Government grants, capital improvement funds from City budget, staff time), **Private** (Investments from businesses and private property owners), and **Community** (Volunteer and fundraising resources).

Project	Time Frame	Responsible Party	Funding Sources
Develop and maintain a vacant site inventory (I.d. structures suitable for renovation or demolition; properties suitable for infill development or community gardens; and, to monitor property maintenance and health/safety issues)	Ongoing	Public Community	Public
Amend Zoning Ordinance to prohibit motels and rooming and boarding houses in the R-3 zoning district	Short	Public	Public
Review bulk and area regulations of R-2 and R-3 zoning district for compatibility with infill housing	Short	Public	Public
Continue to coordinate with Habitat for Humanity on housing construction opportunities	Ongoing	Public Community	Public Community

IV Implementation

Project	Time Frame	Responsible Party	Funding Sources
Amend Cleanliness, Sanitation and Safety of Premises Ordinance	Short	Public	Public
Redevelop the O'Jay Mill site	Short	Public Private	Public Private
Consider extending MLK Drive to N. River Street	Long	Public Private	Public Private
Continue to enforce property nuisance abatement ordinances	Ongoing	Public Community	Public
Identify properties suitable for redevelopment or adaptive reuse	Ongoing	Public Private	Public Private
Evaluate the need for a West Calhoun Zoning Overlay District to ensure site design standards and permitted uses are consistent with the residential character of the area	Short	Public	Public
Renovate Stephens School Gym	Short	Public Community	Public
Connect the McConnell Center, Stephens School Gym and Calhoun Community Development Office with a trail	Mid	Public	Public
Develop a neighborhood park on property adjacent to VFW ball fields	Short	Public Private Community	Public Private Community
Construct multi-use paths and sidewalks to connect West Calhoun to Calhoun Recreation Area / River Street Park	Short	Public	Public
Construct a multi-use path adjacent to Oothcalooga Creek	Mid	Public	Public
Research the feasibility of locating a YMCA in the area	Short/Mid	Public Community	Public Community
Utilize vacant land for community gardens	Ongoing	Public Private Community	Public Private Community

IV Implementation

Project	Time Frame	Responsible Party	Funding Sources
Add missing sidewalk segments along W. Line Street	Short	Public	Public
Install crosswalks along W. Line Street	Short	Public	Public
Create and maintain a sidewalk inventory to prioritize (and implement) improvement projects on local streets	Ongoing	Public Community	Public
Improve safety at the McConnell Road / Court Street 4-way stop	Short	Public	Public
Research feasibility of widening and other safety improvements on Powell, Ola and Yarbrough Streets	Mid	Public	Public
Install a “no thru-traffic” for tractor trailers on McConnell Road	Short	Public	Public
Improve pedestrian crossings along Oothcalooga Street	Short	Public	Public
Improve Oothcalooga Street intersections	Mid	Public	Public
Renovate McConnell Road Community Center	Short	Public	Public
Use Calhoun Historic District Design Guidelines to guide rehabilitations, renovations and new construction	Ongoing	Public Private	Public Private
Replace 1,900 feet sewer line that runs NW of McConnell Road	Short	Public	Public
Continue to monitor water and sewer infrastructure needs	Ongoing	Public Community	Public
Assess and improve culverts in the study area	Short	Public	Public
Install a stormwater detention facility on Hillhouse Homes (Calhoun Housing Authority) property	Short	Public	Public
Install regional stormwater retention pond in the block formed by Court, Harkins, MLK and Fair	Short	Public	Public
Repair / install needed street lights	Short	Public	Public
Research grocery recruitment successes in other communities	Short/Mid	Public Community Private	Public Private

IV Implementation

Project	Time Frame	Responsible Party	Funding Sources
Promote services of nearby County health clinic	Ongoing	Public	Public
Coordinate with Tallatoona CAP, Inc. to evaluate the feasibility of a local Head Start Program	Short	Public Community	Public
Continue community programs/activities administered by Calhoun Housing Authority and LEJO	Ongoing	Public	Public Private
Locate a fire station west of downtown	Short/	Public	Public
Continue use of Conasauga Safe Streets Task Force	Ongoing	Public	Public
Create an inventory of potential brownfield sites	Short	Public	Public
Seek funding for Ootchalooqa streetscape enhancements	Mid	Public	Public
Seek funding for W. Line streetscape enhancements	Mid	Public	Public
Integrate porches or stoops and adequate lighting on new homes to enhance residential activity/security	Ongoing	Public Private	Public Private
Improve landscaping and site design of City property/office on W. Line St.	Short	Public	Public
Create / improve appearance of “gateways” at Oothcalooqa and W. Line	Mid	Public	Public
Utilize City website to inform citizens of the plan’s progress and appropriate staff contacts	Ongoing	Public Community	Public
Continue to coordinate with local organizations including CHA, LEJO, churches and the media to promote plan-related events or updates	Ongoing	Public Community	Public
Schedule Town Hall meetings to keep citizens informed of, and involved in, the plan’s progress	Ongoing	Public Community	Public
Continue Police Department outreach efforts in the Latino community	Ongoing	Public Community	Public
Consider establishing a Neighborhood Watch Program	Short	Public Community	Public
Coordinate with CHA to improve the McConnell Center’s role as a community center	Short	Public Community	Public

IV Implementation

NEXT STEPS

The Next Steps section provides guidance for initial actions to begin revitalization efforts. The summaries below identify organizational strategies and examples of typical sources of plan implementation funds.

Community Organization

In order to implement this plan, the West Calhoun community must be proactive and work with public and private partners. To do this, it is recommended that the community establish a working group that can coordinate closely with those stakeholders investing in, and working with, the community. Key partners in this process include City staff and officials, Calhoun Affordable Housing Development, Inc., Calhoun Housing Authority, Latinos for Education and Justice Organization, Inc. (LEJO), Habitat for Humanity, Veterans of Foreign Wars (VFW), American Legion, area churches and members of the real estate and business community. The working group can also help keep residents, businesses, and property owners informed and involved with the implementation process of this plan.

Funding Sources

Grant Programs

There are several federal and state grant programs that are available to pursue with the plan's implementation. The following list is representative only and is intended to highlight potential programs that may be suitable based on the plan's identified strategies and the apparent availability of funds due to recent grants that have been awarded.

Community Development Block Grant Program (CDBG)

The CDBG Program is an annual U.S. Department of Housing and Urban Development (HUD) program that provides grants for community improvements projects. The program is administered at the state level by the Georgia Department of Community Affairs (DCA). Grants up to \$300,000 do not require matching funds from the local government; grants between \$300,000 to \$500,000 require a 5% local match; and grants greater than \$500,000 require a 10% local match.

Examples of eligible activities include:

- Acquisition of property for public purposes
- Public facilities and improvements (can address water and sewer, flood and drainage, parking, streets, sidewalks, parks, playgrounds, as well as medical or community centers such as Head Start)
- Demolition and removal of structures
- Rehabilitation of public and private buildings to improve mobility and accessibility for the elderly or handicapped
- Housing rehabilitation, including the conversion of non-residential properties for housing
- Housing reconstruction
- Interim assistance associated with a redevelopment project, including pothole, lighting, fencing, sidewalk and street repair as well as special refuse collection and removal of overgrowth
- Assistance to nonprofit entities for community development activities
- Assistance to private, "for profit entities" to carry out economic development activities such as direct loans to, or public infrastructure in support of, businesses/industry

For more information: www.dca.ga.gov/communities/CDBG/index.asp

IV Implementation

Recreational Trails Program (RTP)

The Recreation Trails Program is a Federal Highway Administration that is administered at the state level by the Georgia Department of Natural Resources (DNR), Division of Parks, Recreation and Historic Sites. Grants are generally awarded on an annual basis for the purpose of providing and maintaining trails and trail-related facilities. The RTP grant will reimburse 80% of the project cost, and the grant recipient must provide the remaining 20%.

Examples of eligible activities include:

- Construction of new trails
- Acquisition of easements or property for trails
- Facilitating access and use of trails by persons with disabilities
- A portion of design, engineering and environmental compliance costs

For more information: www.gastateparks.org

Land and Water Conservation Fund Grant Program (LWCF)

The DNR Division of Parks, Recreation and Historic Sites administers the federal LWCF grant program, which helps local governments acquire recreation lands and develop and rehabilitate outdoor recreation facilities. LWCF requires grant recipients to provide at least 50% in matching funds. For the most recent funding cycle, the minimum total project cost, including the local match, was \$50,000 and the maximum total project cost was \$200,000.

For more information: www.gastateparks.org

Georgia Heritage Grant Program

The Georgia Heritage Grant Program offers matching funds on a statewide competitive basis to local governments and nonprofit organizations in order to preserve Georgia Register and National Register-eligible historic properties. The maximum grant amount for development projects is \$40,000 and \$20,000 predevelopment projects. The program is administered by Georgia DNR, Historic Preservation Division (HPD).

Examples of eligible activities include:

- Development projects (stabilization, preservation, rehabilitation and restoration activities)
- Predevelopment projects (plans and specifications, feasibility studies, historic structure reports or other building- or site-specific preservation plans)

For more information: www.gashpo.org

Historic Preservation Fund Grant Program (HPF)

This National Park Service grant program is administered by Georgia HPD to aid in the preservation of historic properties. To apply for funding, a local government must be a Certified Local Government (CLG). Generally, any city is eligible to become a CLG if it has enacted a historic preservation ordinance and enforces that ordinance through a local preservation commission. HPF grant funds are awarded on annual basis, and grant amounts typically range from \$1,000 to \$15,000. All grants are awarded on a 60% federal / 40% local matching basis.

Examples of eligible activities include:

- National Register nominations
- Heritage education materials
- Historic structure reports

IV Implementation

- Preservation plans
- Architectural drawings and specifications

For more information (both HPF and CLG Programs): www.gashpo.org

GATEway Grant Program

The purpose of the GATEway Grant Program, which is administered by the Georgia Department of Transportation, is to provide funding for roadside enhancement and beautification projects along Georgia's state routes. Any organization, local government, or state agency may apply for grants up to a maximum of \$50,000 for landscape enhancement of the state right of way that involves the local community, displays the right of way in an attractive fashion and promotes pride in Georgia. The funds may be used only for landscape plant material and its installation, and grant recipients are required to provide perpetual maintenance of the beautification project.

For more information: www.dot.state.ga.us

Safe Routes to School Program (SRTS)

The Safe Routes to School (SRTS) Program is designed to fund comprehensive programs that include the 5 Es (Education, Encouragement, Enforcement, Evaluation, and Engineering) throughout Georgia to encourage and enable more children to walk and bike to school safely. The funds are intended to start an SRTS program in communities and assist community members in sustaining successful SRTS programs. Awarded federal funds do not require a local match.

Examples of eligible activities include:

- Pedestrian and bicycle crossing improvements (including traffic and pedestrian signals, marked crosswalks, pedestrian signage and raised medians)
- Sidewalk improvements (including ADA upgrades, shared use paths and gap closures)
- Traffic calming & speed reduction improvements
- On-street bicycle facilities
- Off-street bicycle and pedestrian facilities
- Secure bicycle parking facilities
- Traffic diversion improvements

For more information: www.dot.state.ga.us

Transportation Enhancement Program (TE)

The TE Program is a federal grant program administered by the Georgia Department of Transportation. The maximum amount awarded per project is \$1 million, and there is a 20% local match requirement.

Examples of eligible activities include:

- Pedestrians and bicycle facilities
- Landscaping and other scenic beautification
- Pedestrians and bicycle safety and educational activities
- Acquisition of scenic easements and scenic or historic sites
- Scenic or historic highway programs

IV Implementation

- Historic preservation
- Rehabilitation and operation of historic transportation buildings, structures, or facilities
- Preservation of abandoned railway corridors including the conversion and use for pedestrian or bicycle trails
- Inventory, control and removal of outdoor advertising
- Archaeological planning and research
- Environmental mitigation to address water pollution due to highway runoff
- Establishment of transportation museums

For more information: www.dot.state.ga.us

Georgia Environmental Facilities Authority Programs (GEFA)

Grant and technical assistance programs related to home energy efficiency are offered through GEFA. Examples are the Energy Efficiency and Conservation Block Grant (EECBG) program and the Georgia Weatherization Assistance Program. Steps for homeowners interested in the weatherization process include contacting Tallatoona Community Action Partners, Inc. (CAP) to determine eligibility, followed by a visit by weatherization technician to conduct an energy audit. After acceptance into the program and initial evaluations, weatherization crews will install the most cost-effective energy efficiency measures.

For more information: www.gefa.org

Local Capital Improvements

The City of Calhoun annually reviews its budget and identifies specific projects to implement based on available funds. The annual budgeting process provides an opportunity to include projects identified in the Revitalization Plan's work program.

Private Investments/Partnerships

Real estate agents, financial institutions, developers, and business owners are all important in funding revitalization efforts. The City's financial strategy for contributing local sources to fund the CDBG housing rehabilitation and reconstruction projects provides one appropriate model: local banking institutions agreed to provide housing rehabilitation assistance to qualifying homeowners. Proposed homeowner contribution levels are tiered based on gross annual household income for targeted properties as follows:

- Extremely Low Income and Elderly Residents – \$200 contribution and 100% grant for the balance of rehabilitation costs, excluding lead activities. The grant will be structured in the form of a deferred payment loan (DPL) at zero percent (0%) interest and carry a five (5) year affordability period.
- Extremely Low Income Residents – 2.5% owner contribution/leverage loan based on the rehabilitation cost, excluding lead activities. CDBG participation will be structured in the form of a deferred payment loan (DPL) at zero percent (0%) interest and carry a five (5) year affordability period.
- Very Low Income Residents – 5% owner contribution/leverage loan based on the rehabilitation cost, excluding lead activities. CDBG funds will provide the balance of rehabilitation costs at a zero percent (0%) deferred payment loan over a five (5) year affordability period.
- Low Income Residents – 10% owner contribution/leverage loan based on the rehabilitation cost, excluding lead activities. CDBG funds will provide the balance of rehabilitation costs at a zero percent (0%) deferred payment loan over a five (5) year affordability period.

All recaptured CDBG funds will be deposited into a Housing Revolving Loan Fund to facilitate future affordable housing projects in West Calhoun.

IV Implementation

All of the funding sources for the CDBG projects are identified in the following table:

Funding Sources for CDBG Projects	
Source	Use
City of Calhoun	Water & Sewer System Improvements Construction Contingencies Preliminary Engineering Design Engineering, Bid Services, Construction Management/Inspection Demolition/Clearance Erosion & Sedimentation Control Monitoring Household Surveys (in-kind) Housing Assessments & Inspections CDBG Audits & Advertisements
CDBG	Sewer System Improvements Acquisition Housing Rehabilitation Housing Reconstruction Relocation Payments & Assistance Grant Administration
USDA, GA Bank & Trust and Northside Bank of Adairsville	Leverage Loans

Source: 2008 Community Development Block Grant (CDBG) Application, prepared by The Steedley Firm

APPENDIX. COMMUNITY PARTICIPATION DOCUMENTATION

The West Calhoun Neighborhood Revitalization Plan is the result of a community participation process that included a Stakeholder Meeting, a Community Workshop, an Open House meeting, mail/email/phone correspondence, as well as an article in the Calhoun Times newspaper. Below is a summary of the two public meetings as well as other components of the community participation process. Presentation materials and display boards are also provided.

Stakeholder Meeting

Prior to the Community Workshop, a stakeholder meeting was held on the afternoon of May 27, 2010. The purpose of the meeting was to meet with key City staff and representatives of Calhoun Affordable Housing Development, Inc., Calhoun Housing Authority (CHA) and Latinos for Education and Justice Organization, Inc. (LEJO) to have a better understanding of projects in the study area that have been completed or are underway, issues needing to be addressed, and ideas for future improvements in the community.

Community Workshop

At the McConnell Road Community Center on May 27, 2010, over 50 participants helped craft a collective community vision for the West Calhoun area. An initial presentation was given to explain the purpose of the plan and explain the planning process. Afterwards, a “visioning” exercise was used to collect community input regarding the area’s future. Participants were asked to break into small groups to identify community assets, issues and dreams. The results from this exercise were used to develop the *Community Vision* and *Implementation Program* chapters of this Plan. The results are presented at the end of this Appendix section.

Open House

The Open House meeting, held June 17, 2010 at the McConnell Road Community Center, gave community members the opportunity to review a draft Master Plan for the area based on input received during the Community Workshop and Stakeholder Meeting. The planning team was on hand to explain elements of the draft recommendations, which included a “Community Vision Statement” and “Revitalization Goals and Objectives,” answer questions, and receive comments.

Public Notice

A meeting announcement flyer was mailed to every resident and property owner prior to the May 27 workshop. Meeting attendees were either emailed or phoned to remind them of the June 17 Open House. In addition, a community liaison provided meeting information and reminders of representatives of the local churches to help promote the planning process within the community.

Local Press

During the planning process, an article was published in the Calhoun Times highlighting the planning process and helping to promote the June 17 meeting. The article is presented in this Appendix section.



Community members listen to the kick-off presentation at the Community Workshop



Participants at the Community Workshop discuss their vision for the future



Community members review the preliminary draft at the Open House meeting

WEST CALHOUN

Neighborhood Revitalization Plan

WHAT

A **Community Workshop** to help create a Neighborhood Revitalization Plan for West Calhoun.

WHEN

Date: Thursday, May 27, 2010

Time: 7:00 pm - 9:00 pm

WHERE

McConnell Road Community Center

107 McConnell Road

Calhoun, GA 30701

WHO

Residents, property owners and business owners in the West Calhoun community are encouraged to attend. (See map at right) →

FOR MORE INFORMATION

Joey Moore

Community Development Office

City of Calhoun

Phone: 706.602.5601

Email: jmoore@calnet-ga.net

Come make a difference. Help shape West Calhoun's future!

What is a Neighborhood Revitalization Plan?

A Neighborhood Revitalization Plan helps a community work together to answer the important question, "What do we want to be?" The plan establishes a Community Vision, which includes goals and projects to help improve the quality of life for local residents.

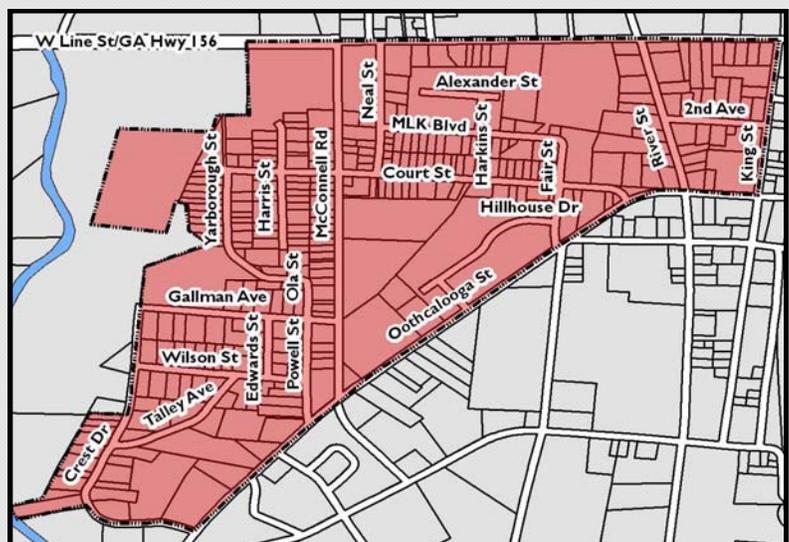
Why does West Calhoun need a Neighborhood Revitalization Plan?

The City of Calhoun has identified West Calhoun as an important neighborhood that is in need of housing, sewer and water improvements. The City is currently working with some property owners to rehabilitate homes and install new water and sewer lines, using Federal grant dollars.

To help the City identify additional projects for future grants, it is important to create a Neighborhood Revitalization Plan based on your input. The plan can also help guide private investment and identify ways residents and community groups can assist in revitalization efforts.

How can I prepare for the upcoming Community Workshop?

- ✓ Take time to think about what you want West Calhoun to be like. (Any topic is fair game: Housing, safety, parks, jobs, etc.)
- ✓ Encourage neighbors, friends, or members of your congregation to attend.





West Calhoun Revitalization Plan

Community Workshop

May 27, 2010



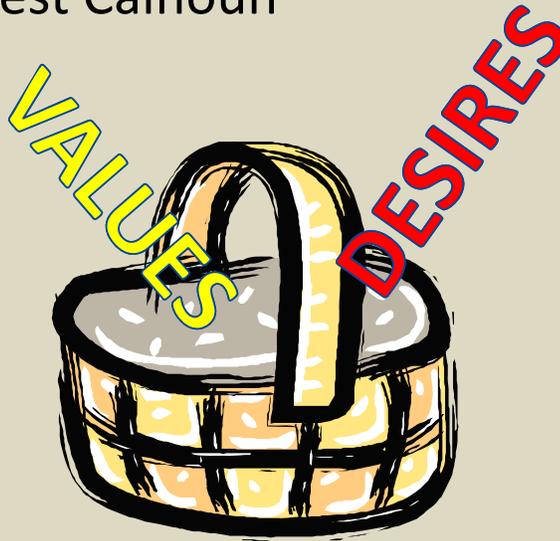
Workshop Overview

- Purpose of the Workshop
- Workshop format
- Wrap Up and Next Steps



Purpose of Tonight's Meeting

- Listen and Engage
- Gather community's values and desires for the future of West Calhoun



MACTEC

How will we address your input?

West Calhoun Revitalization Plan

- Will identify a VISION, including goals and projects, based on your comments
 - Housing
 - Land use & community design
 - Public infrastructure
 - Transportation
 - Parks & green space
 - Safety



Recent Planning Efforts

- Comprehensive plan
- City of Calhoun revitalization efforts
- State and Federal community revitalization efforts

City of Calhoun Comprehensive Plan 2007-2027 Community Assets

2.2.5 West Calhoun

The West Calhoun character area comprises the area west of the historic Downtown character area and includes the West Calhoun Redevelopment Area that has been identified by the City. Uses include single-family and multi-family residential, vacant industrial sites and the Calhoun High School complex.

Development Pattern

The development pattern should seek to:

- Preserve established single-family neighborhoods
- Increase pedestrian connectivity throughout the area
- Reinforce stability by encouraging home ownership and maintenance or upgrade of existing properties
- Accommodate in-fill development that complements the scale, setback and style of existing adjacent homes
- Maintain existing homes and promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Provide new housing and/or mixed use opportunities that are created out of former warehouse and industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Connect to a network of greenways/trails, wherever possible

Primary Land Uses

- Single-family, residential
- Mixed-use
- Public/institutional
- Parks

Implementation Strategies

- Seek Signature Community status through DCA
- Establish boundaries for an Urban Redevelopment Area in accordance with state standards
- Continue to apply for CDBG funds for infrastructure improvements
- Identify and market vacant sites that are suitable for in-fill development and for Brownfield redevelopment
- Establish streetscape standards to enhance aesthetics and safety for pedestrians
- Promote home ownership and building rehabilitation programs available through the City and DCA
- Adopt a Mixed Use Development Ordinance to allow the potential for live-work units in former or underused public/institutional, commercial, warehouse or industrial spaces
- Amend zoning ordinance to permit garage apartments or mother-in-law units in single-family districts, which would include specific guidelines for size, location on the lot, use, parking, etc. to protect neighborhood character
- Create a neighborhood sidewalk inventory and work with local residents to identify needs and prioritize projects: new systems, filling in gaps in existing systems, or restoring sub-standard facilities (can be part of a Bike/Ped/Multi-Use Plan recommended in the 2007 Transportation Plan for Calhoun - Gordon County)



West Calhoun includes established neighborhoods, single-family uses, small-scale development, and in-fill development. New development should be encouraged in the area identified.



Redevelopment opportunities exist with former industrial sites.

Recent Planning Efforts

- Comprehensive plan
- City of Calhoun revitalization efforts
- State and Federal community revitalization efforts

Signature Community
 Creating a Climate for Success

Georgia
 Department of
 Community Affairs

2007 Signature Community Program Participants

- **Calhoun Redevelopment Project.** Representing the state's **North Super Region** (which includes DCA's Service Delivery Regions 1, 2 & 5), the **City of Calhoun** will use the program to redevelop its West Calhoun area.

The City's West Calhoun area consists primarily of single family, multi-family and public housing units. The area also includes several small businesses and seven churches. Although there is a strong desire by residents to have the area to remain as single-family dwellings, many property owners are elderly and unable to afford necessary repairs and routine maintenance. DCA will work with Calhoun Affordable Housing Development and the Calhoun Housing Authority to coordinate planned housing improvements.

Calhoun has plans to contract for a redevelopment plan that addresses its growth, zoning, infrastructure and housing improvements. The City also plans to build a large recreation park and sidewalks that connect the West Calhoun community to nearby middle and high schools. Plans are also in place to develop businesses, possibly commercial, for vacant industrial buildings.

 **GEORGIA INITIATIVE FOR COMMUNITY HOUSING**

Calhoun

The Calhoun GICH team continued to focus on improving housing conditions in West Calhoun. This year, the City began implementation of a CDBG grant, updating infrastructure and demolishing and/or reconstructing dilapidated properties. Selected activities include:

- Purchased two properties and razed the houses. In the next six months, four other properties will be purchased and demolished.
- Began replacement of sewer and water lines.
- Continued partnership with local Habitat for Humanity chapter which built one house this year.
- Adopted the West Calhoun Urban Redevelopment Plan in February and the City adopted policies and procedures in November.
- Tried for 20 months to secure dilapidated properties through contacts with heirs. When unsuccessful, the Mayor and City Council instructed the City Attorney to begin condemnation of those dilapidated properties which are unable to be secured through standard processes.



Lot after razed structure



Recent Planning Efforts

- Comprehensive plan
- City of Calhoun revitalization efforts
- State and Federal community revitalization efforts

Office of Community Development

Typical CDBG Activities

- Water lines, sewer lines, lift stations, wells, pumps, drainage pipe, drainage structures, road paving, drainage inlets, buildings, equipment loans, elevated water storage tanks, homeowner and homebuyer activities, etc.



Recent Planning Efforts

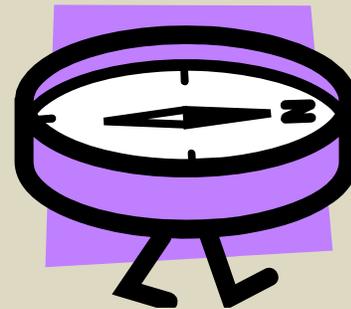


West Calhoun Revitalization Area

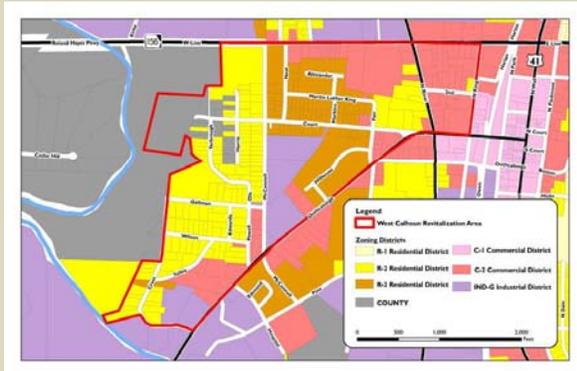


Steps in the Planning Process

- Where are we today?
- Where are we going?
- Where do we want to go?
- How do we get there?



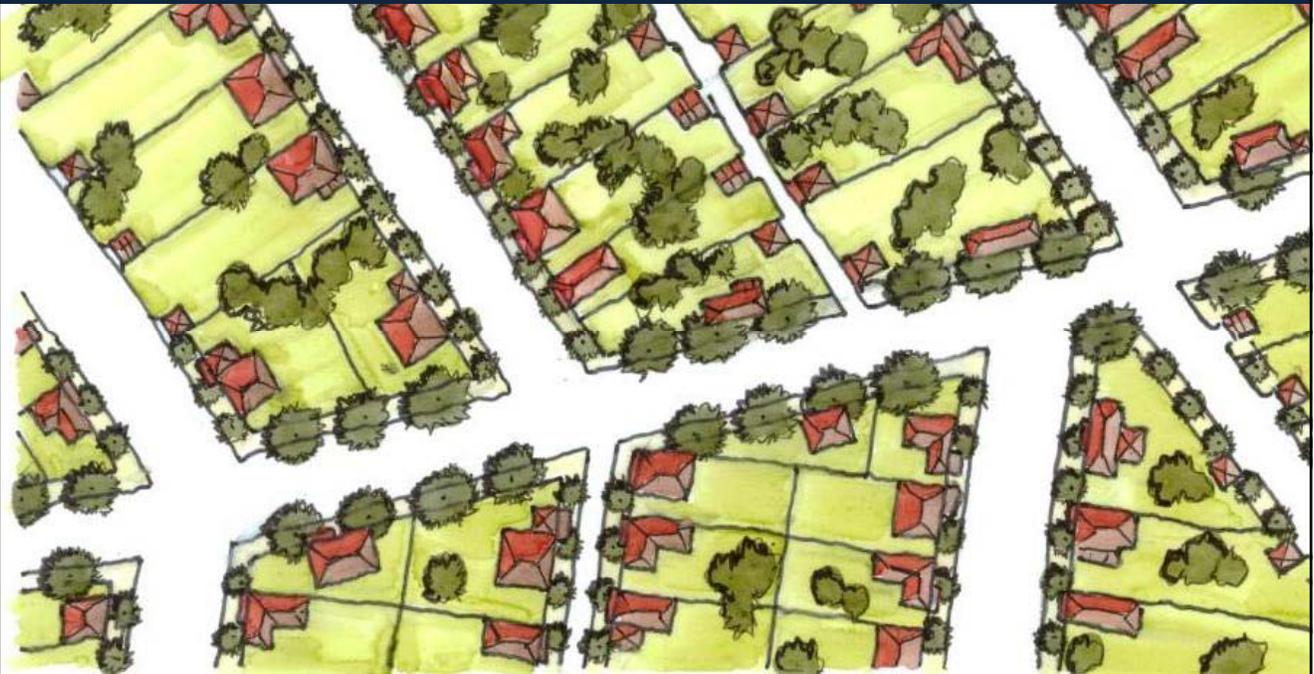
Where are we today?



Economic Profile				
	West Calhoun		Calhoun	
	Total	%	Total	%
Per Capita Income				
Census Tract 9704, BG 3	\$15,606	-	-	-
Census Tract 9706, BG 1	\$17,883	-	-	-
Census Tract 9706, BG 2	\$14,849	-	-	-
City of Calhoun	-	-	\$19,887	-
Poverty				
Total Persons Below Poverty Line				
Census Tract 9704, BG 3	287	42.3%	-	-
Census Tract 9706, BG 1	253	14.1%	-	-
Census Tract 9706, BG 2	235	14.2%	-	-
City of Calhoun	-	-	1,690	13.9%
Children Below Poverty Line				
Census Tract 9704, BG 3	105	36.6%	-	-
Census Tract 9706, BG 1	99	39.1%	-	-
Census Tract 9706, BG 2	99	42.1%	-	-
City of Calhoun	-	-	497	29.4%
Persons Aged 18-64 Below Poverty Line				
Census Tract 9704, BG 3	168	58.5%	-	-
Census Tract 9706, BG 1	97	38.3%	-	-
Census Tract 9706, BG 2	128	54.5%	-	-
City of Calhoun	-	-	948	56.1%
Persons 65+ Below Poverty Line				
Census Tract 9704, BG 3	14	4.9%	-	-
Census Tract 9706, BG 1	57	22.5%	-	-
Census Tract 9706, BG 2	8	3.4%	-	-
City of Calhoun	-	-	245	14.5%

Sources: U.S. Census Bureau, 2000 Census

Where do we want to go?

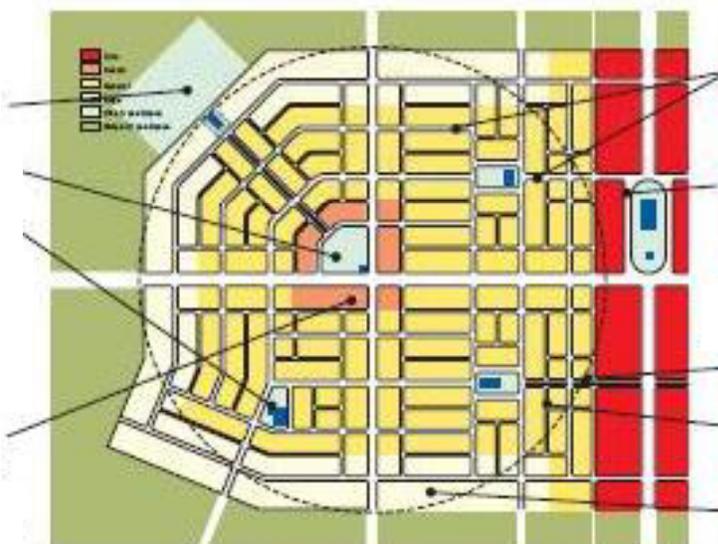


What type of community do we want to be?

Building Blocks of a Complete Neighborhood

Green space
 -Places to play
 -Places to connect with nature

Neighborhood Center
 -Place that represents center of community activity



Street Pattern
 -Interconnected
 -Walkable streets

Community Centers
 -Close proximity to special districts or centers that serve the greater community

Development Patterns
 -¼ mile to ½ mile service area
 -Variations in size, scale, and intensity of uses



What are the “holes” in the community

Today



Swiss Cheese



Future

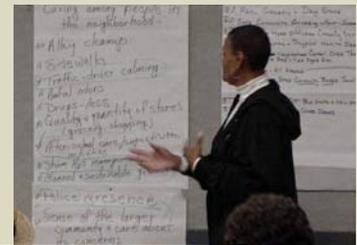


Cheddar Cheese

Goal is to create communities with lasting value

Assets, Issues, and Dreams

- Small group exercise
- Discuss existing conditions that create “holes” in the neighborhood
- Discuss existing conditions that complete the neighborhood
- Discuss the type of community you want to be in the future



Assets

- What you like most about West Calhoun
- Areas, things or physical conditions that have a positive impact on the community



Issues

- What you like least
- Areas, things or physical conditions that have a negative impact



Dreams

- Your ideal image of the community
- The physical improvements you want
- Type of development you want



Exercise Rules

- 15 minutes for each element to be discussed
- Identify a group leader to present to entire workshop
- Use **YELLOW** dots for Assets 
- Use **RED** dots for Issues 
- Use **BLUE** dots for Dreams 
- **Last but not least...when in doubt write it down!**

Next Steps

- Develop an draft Master Plan and document
- Identify short term and long term strategies for West Calhoun's revitalization efforts
- Presentation of draft plan at Open House
– *June 17*
- Present Final Draft to City for formal adoption

Thank You!

Contact Information

Paige Hatley
pwhatley@mactec.com

MACTEC – Planning and Design Group
396 Plasters Ave NE
Atlanta, GA 30324
(404) 817-0233



[print](#)

Aspirations and dreams: City seeks community feedback for next step of west end renewal

by ELIZABETH CRUMBLY
06.08.10 - 12:00 pm



The noise inside the McConnell Road Community was so loud, people had to yell to be heard at close range.

Dozens of area residents gathered there Thursday night, May 27, to hash out community issues, assets and dreams.

The Calhoun City Council organized the meeting so residents could hear about the developments to date in the West Calhoun Urban Renewal Plan and give city officials an idea of the direction they want to see the project take in the future.

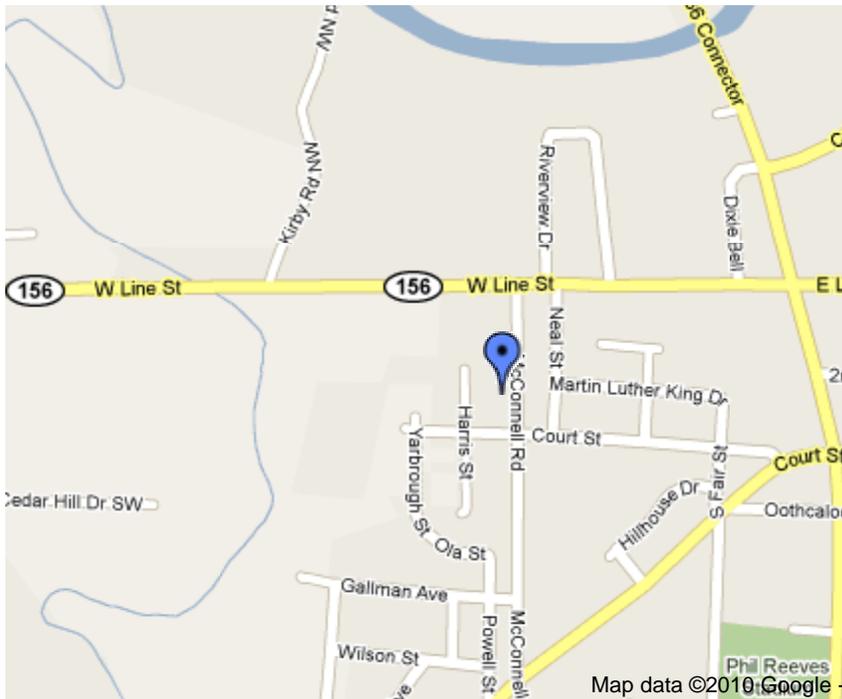


Officials from [Mactec](#), the firm overseeing plans for the revitalization efforts, encouraged the attendees to mark satellite maps of the western area of the city with stickers representing their concerns, points of pride and aspirations: yellow for likes, red for dislikes and blue for dreams.

The maps were soon studded with the circular stickers, accompanied by slips of paper detailing the residents' concerns and desires.

These maps will be compiled into one large "what we heard" map, explained Mactec senior planner Paige Hatley.

Mactec representatives will then present a proposed concept plan for the next steps of the west end renewal at a June 17 open house at the McConnell Road Community Center from 3 p.m. to 7 p.m.



View [McConnell Road Community Center](#) in a larger map

The road to renewal Heavy storms in 2002 caused devastating damage to many structures throughout the city, quickly racking up more than \$15,000,000 in damage, Peterson said.

Shortly afterward, city officials realized developers were targeting residential properties zoned R-2, Peterson explained. They wished to tear down the existing structures and replace them with apartment buildings.

West end residents expressed a desire to preserve the existing homes, he said, so the city council reworked a zoning ordinance to make the properties less attractive to developers wishing to build apartments.

“You might say it saved the small single family way,” Peterson said.

The West Calhoun Urban Renewal Plan allowed the city to make much-needed repairs from the storm damage.

The revitalization effort began in 2009 after the city received an \$800,000 Community Development Block Grant, matched in-kind by the city. City officials chose west Calhoun as the area to benefit from the signature community program urban redevelopment program and to be its GICH (Georgia Initiative for Community Housing) project.

The city attained signature community designation from the [Georgia Department of Community Affairs](#) in 2008, as well as its status as a GICH community.

During the open house, Peterson said city council chose the west end for

rehabilitation over several other areas of the city based on character, historic value and the number of unique structures.

Mactec, explained senior planner Paige Hatley, put together the redevelopment plan when the city was approved for the CDBG grant. The firm also partnered with the city on its comprehensive plan in 2006, helping officials identify a vision for improvement on a city-wide level; the west Calhoun plan factors into that overall initiative.

Now, Mactec's role is to "facilitate the planning process to involve the public as far as the next phase," of the west end urban renewal plan, she said.

Essentially, the city is "building off of what's already been done" in the renewal process, she said, and last week's open house was a chance to hear from local residents about their desires for the west end.

This is not the first open house regarding the west end. Residents gathered in March 2007 and March 2008 to discuss water, sewer and housing needs, according to city records.

"You have to crack some eggs to get an omelet. Ya'll have been through the egg cracking ... now we've got an omelet going." - *David Burnett, Calhoun utilities engineer, on the west end renewal project*

What the people want Hatley said issues that surfaced during the open house included a desire for improved pedestrian crossings on Oothcalooga Street, better flood control, improved sidewalks and the possibility of opening the old Stephens High School gym for more community use.

"We understand it has a lot to be done with it," said resident Janie Aker of the gym. "It would mean a lot" to have improvements made to the structure, such as handicapped access.

Hatley said she observed a "desire to really protect the history and heritage of the area" and an increase in community pride among the residents.

"We just appreciate being able to speak our opinion about what's going on over there," said Aker, who helped organize the open house event by putting up flyers in the community.

What's been done The community is safer since the revitalization project began, Calhoun Mayor Jimmy Palmer said to the open house crowd. He cited improvements like sewer and water line upgrades, along with repaving. He mentioned a 30 percent reduction in crime in the past few years, drawing

applause from the audience.

“I think we made a lasting improvement to the community,” he said.

City officials, including Calhoun Police Chief Garry Moss, Calhoun Housing Authority Executive Director Gail Brown and utilities engineer David Burnett, attended the meeting and addressed the crowd about specific improvements their departments had made during the revitalization efforts.

Burnett said his crews had replaced all water and sewer lines in the areas, including tap lines to houses. Elimination of corroded lines, he said, helped alleviate problems like discolored tap water.

Streets were ground down and repaved, he said.

Demolition is planned for or had been carried out on six vacant properties, building inspector Joey Moore said. Two homes, he said, will be rehabilitated.

“You have to crack some eggs to get an omelet. Ya’ll have been through the egg cracking ... now we’ve got an omelet going,” Burnett said.

Some areas still need to be addressed, the mayor acknowledged, citing drainage problems in the Hill House Drive area.

“It’s all of us working together,” Palmer told the residents. “What I’d like for you to do is look into the future.”

In addition to department heads, all four city council members were in attendance. Several of them thanked the residents for getting involved in the planning process.

“It’s all because of you guys,” said council member George Crowley. “To show up an offer your opinions is always a step in the right direction.”

© calhountimes.com 2010

West Calhoun

Neighborhood Revitalization Plan

Community Visioning Workshop Comments

What we heard...

- "Preserve and protect the area's history and heritage"
- "Community pride is increasing"
- "Need safe places for children and teens to play"
- "Need activities for seniors"
- "Pedestrian safety is an issue along Oothcalooga Street"

Our community assets include...

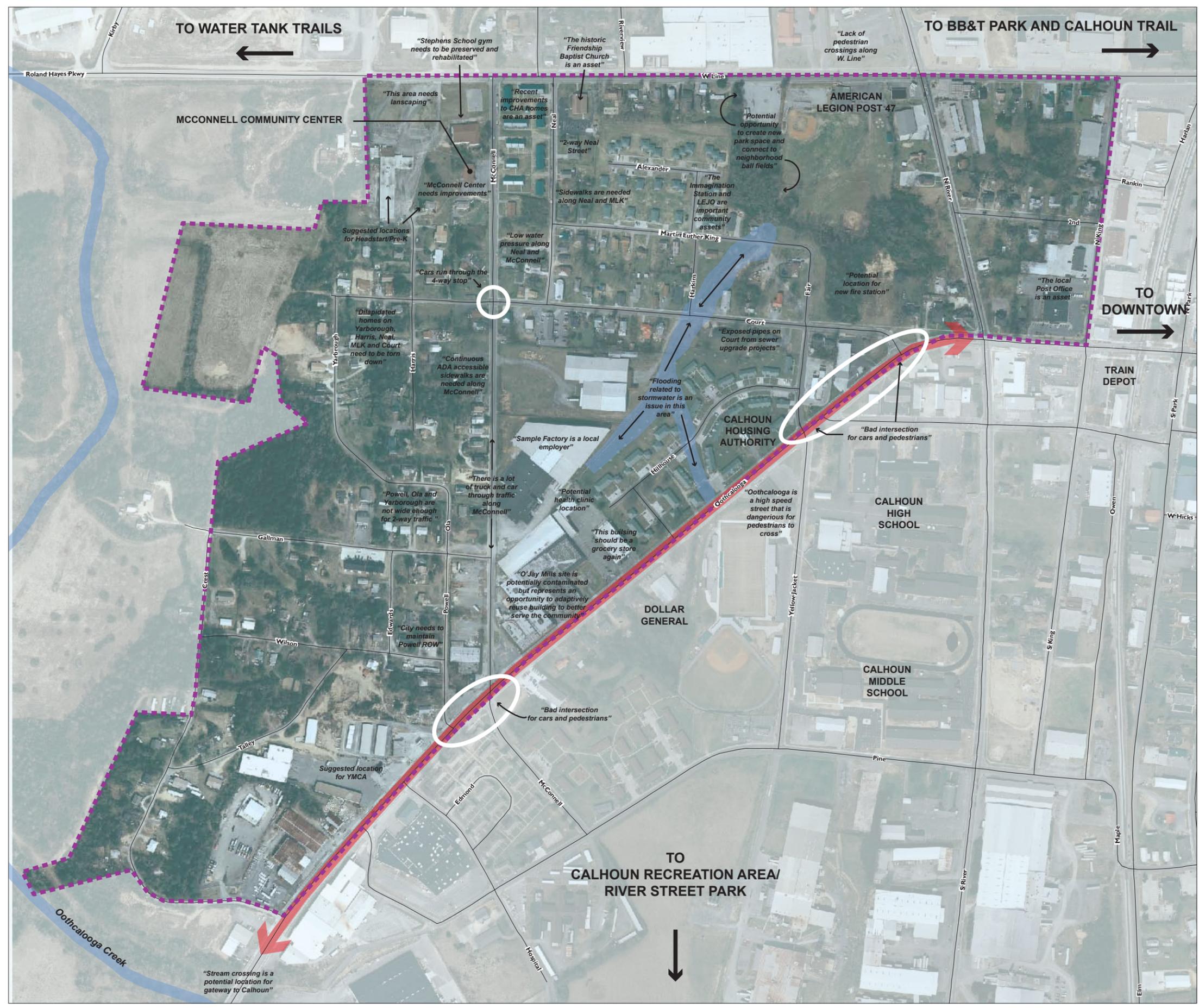
- West Calhoun's history and heritage
- Stephens School gym
- McConnell Road Community Center
- Historic churches
- Quiet and clean neighborhood
- Growing community pride
- Calhoun Housing Authority (CHA)

Our community issues include...

- Stephens School gym and McConnell Center are in need of rehabilitation and upgrades
- Road conditions and traffic safety
- Dilapidated homes vacant properties
- Lack of safe pedestrian crossings along Oothcalooga Street
- Flooding and drainage problems
- Poor sidewalk conditions
- Need for a grocery store and other neighborhood retail businesses

Our dreams for the future of West Calhoun include...

- Renovate and redesign Stephens High School gym and McConnell Center
- Improve access to city parks and other nearby community destinations
- Improve housing conditions and property maintenance
- Improve pedestrian, bicycle and driving safety in the West Calhoun area - and particularly along Oothcalooga
- Create safe recreation opportunities for all ages - especially for children, teens and seniors
- New grocery store that is accessible to West Calhoun residents



Notes from Community Workshop

Community Assets

- History and heritage of the area
- Stephens School Gym
- Churches
- Established neighborhood
- Police protection
- McConnell Rd. Center
- Dollar Store
- Quiet and clean
- Growing community pride
- Calhoun Housing Authority, including its playground, Imagination Station and improvements to its properties
- Sample Factory is a local employer
- Post Office
- Sense of community
- Momentum of recent revitalization activities

What are assets?

- What you like most about your neighborhood
- Areas, things or physical conditions that positively impact the area

Community Issues

- Gym is an eyesore
- McConnell Rd. Center isn't ADA accessible
- Lack of property maintenance
- Potential contamination of O'Jay Mill site
- Dilapidated, vacant homes
- Powell, Ola and Yarbrough are too narrow
- Lack of safe crossings along Oothcalooga and W. Line
- Cars run through 4-way stop at McConnell & Court
- House rentals turn into boarding homes
- Flooding/draining problems
- Low water pressure along Neal and McConnell
- No local grocery store
- Sidewalk conditions / lack of sidewalks
- Infrequent City maintenance of Powell ROW
- Exposed pipes on Court as part of sewer upgrades
- Lack of landscaping at City Utilities Dept.
- Truck & car thru-traffic on McConnell

What are issues?

- What you like least about your neighborhood
- Areas, things or physical conditions that negatively impact the area

Community Dreams

- Renovate and redesign gym area for community use
- Local fire station
- Local recreation facilities
- Preserve and protect area's history and heritage
- Local grocery store
- Crosswalks along Oothcalooga
- Continuous, ADA accessible sidewalks
- More activities and transportation options for seniors
- Redevelopment of O'Jay Mill
- Signalized intersections on Oothcalooga
- YMCA
- Local health clinic
- Local Head Start / Pre-K
- Landscaped median along Oothcalooga
- Safe / more activity areas for children and teens
- Two-way Neal Street
- Signalized intersections on Oothcalooga
- Walking trail to connect to American Legion ballfields

What are dreams?

- Your ideal image of the neighborhood
- The physical improvements you want in the neighborhood
- Type of development you want in neighborhood

Draft Community Vision Statement

West Calhoun is a safe, healthy and vibrant neighborhood that values its history and takes pride in its homes, places of worship, environment and community resources. Local residents, property owners, civic leaders and organizations collectively work to benefit the neighborhood by properly maintaining, rehabilitating or reusing property for housing and supporting opportunities for new or redeveloped commercial uses. Homes and businesses are connected by sidewalks and a growing network of green spaces including parks, trails and community gardens. The neighborhood is connected to the greater Calhoun community in both physical form (safe pedestrian crossings, pathways, and intersections) and in a spirit of cooperation, with individuals and groups seeking to enhance and maintain our vitality and prosperity.

Draft Revitalization Goals

Support residential investment – Facilitate sensitive, well-planned infill development and redevelopment to stabilize the neighborhood and add affordable housing.

Increase recreation opportunities – Improve recreation facilities and create parks and greenspace to promote healthy, varied and safe activities for young and old.

Improve transportation networks – Improve safety and travel options to enhance mobility within the neighborhood and to improve access to local businesses, recreation areas, schools, and community services.

Preserve historic and cultural resources – Maintain and rehabilitate existing homes, churches and community buildings that represent the area's history and contribute to neighborhood character.

Provide needed infrastructure – Improve water, sewer and drainage systems to benefit neighborhood health and safety.

Promote neighborhood businesses – Support local businesses to meet the day-to-day needs of West Calhoun and the surrounding community.

Enhance community design – Beautify community gateways and corridors with landscaping, and ensure new infill construction is compatible with the style and scale of existing homes.

Encourage communication and coordination – Build upon recent revitalization efforts to establish a process for ongoing communication and coordination among neighborhood residents and partners in the public, private and non-profit sectors.

Draft Revitalization Objectives

- Renovate Stephens School Gymnasium for public recreation and events
- Landscape Calhoun Utilities Department Property and add trail connecting across
- Add crosswalks along W. Line Street at intersections: N. River, Riverview, Neal, McConnell and Kirby
- Create a neighborhood park on property next to the American Legion ball fields
- Add a fire station in the neighborhood
- Add and/or improve sidewalks throughout the area
- Make upgrades to McConnell Road Community Center, including restroom renovations
- Improve traffic safety along McConnell Road with caution lights and traffic calming
- Widen Powell, Ola and Yarbrough Streets to meet City standards
- Address flooding and drainage issues with storm water infrastructure improvements
- Encourage YMCA to locate a new facility to serve the neighborhood
- Address water and sewer infrastructure needs (e.g. water pressure; exposed pipes)
- Remove vacant dilapidated homes to make lots available for new home construction
- Add a Head Start / Pre-K Program to serve neighborhood residents
- Provide locations for community gardens and beautification
- Prevent vacant lots from becoming overgrown
- Add / improve pedestrian crossings along Oothcalooga
- Improve intersections along Oothcalooga, specifically at McConnell and Fair
- Add a grocery store to serve the neighborhood
- Build new homes on undeveloped and condemned properties
- Redevelop O'Jay Mill site for use that is compatible with the neighborhood
- Create a path system to link the neighborhood with existing City parks, recreation facilities and trails
- Improve appearance of City gateways at W. Line and Oothcalooga

Transportation and Urban Design Concepts

Priority Corridor Street Projects

Purpose

- Improve pedestrian safety along major streets
- Slow traffic entering Calhoun and the West Calhoun area
- Improve visual quality of community
- Make walking and biking safe, comfortable and convenient transportation options

Corridor Concept A



Perspective



Section

Strategy

- Install street trees to provide shade, provide a buffer between pedestrians and cars, and encourage drivers to slow down along major roads
- Enhance visual character of the area

Applicable Streets

- Oothcalooga and W. Line



Street View

Corridor Concept B



Perspective



Section

Strategy

- Install street trees and median to provide shade, provide a buffer between pedestrians and cars, and encourage drivers to slow down along major roads
- Enhance visual character of the area

Applicable Streets

- Oothcalooga



Street View

Priority Residential Street Projects

Purpose

- Improve pedestrian comfort and safety along neighborhood streets
- Improve visual quality of community
- Make walking and biking safe, comfortable and convenient transportation options

Residential Concept A



Perspective



Section

Strategy

- Install street trees (in public ROW) to provide shade, provide a buffer between pedestrians and cars, and encourage drivers to slow down along major roads
- Enhance visual character of the area

Applicable Streets

- McConnell, Neal, MLK, Court, Fair, N. River, 2nd, N. King, S. River, Yellow Jacket, and Pine



Street View

Residential Concept B



Perspective



Section

Strategy

- Install street trees (outside of public ROW) to provide shade and encourage drivers to slow down along major roads
- Enhance visual character of the area

Applicable Streets

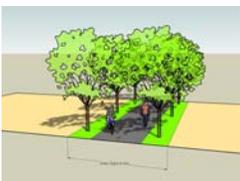
- McConnell, Neal, MLK, Court, Fair, N. River, 2nd, N. King, S. River, Yellow Jacket, and Pine



Street View

Priority Multi-Use Path Projects

Multi-Use Path Concept



Perspective

Strategy

- Improve connections to city parks
- Encourage walking and biking

Applicable Locations

- West Calhoun connection to Water Tank Trails, West Calhoun connection to 100 Acre Park (Calhoun Recreation Area/River Street Park) and path connections to McConnell Center



Section



Street View

Priority Intersection Projects

Intersection Concept



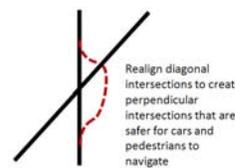
Signalize Key Intersections

Strategy

- Improve intersection safety for drivers, cyclists and pedestrians
- Concepts include signaling key intersections, realigning intersections and installing pedestrian amenities such as crosswalks

Applicable Streets

- Oothcalooga and McConnell



Intersection Realignment



Pedestrian Safety Enhancements

Parks and Open Space

Today, we most often associate parks with playing fields and sports. However, the majority of parks are small and include facilities and features for everyday use. Park and Open Space amenities that can fit on small areas of land, provide practical recreation opportunities and beautify the neighborhood include trails, landscaping, playgrounds, shade structures, exercise stations, community gardens, and green stormwater infrastructure.

Trails and Landscape

Trails should be within parks and extending through the neighborhoods to encourage walking to and within parks. Key features are durable surfaces, shade, and furnishings such as benches and trash receptacles.

Themed landscaping and interpretive signs can enhance the experience of walking on a park trail.



Playgrounds and Structures

Locating playgrounds where they are convenient and safe for children of all ages helps the neighborhood to be 'kid-friendly' and encourages outdoor exercise as well as social interaction.

Playgrounds can be large or small, designed to fit the area available and to be used by different age groups.



Stormwater Infrastructure

Stormwater infrastructure that helps to prevent flood damage to property does not have to be underground or unattractive. Well-designed and landscaped stormwater ponds can be a feature.

Community garden plots alongside stormwater ponds can be mutually beneficial, with potential to use stormwater for irrigation.



Land Use and Development/Redevelopment

Neighborhoods are the most vibrant and sustainable when they are mixed-use in nature, including residences, community services, entertainment, recreation and employment opportunities. With standards in place to maintain consistent character and prevent nuisances, the neighborhood can develop and redevelop, changing in accordance with the needs of residents and changes of community, social and economic dynamics.

Residential

A variety of residential types, styles and densities helps to encourage neighborhood vitality by meeting the various needs of families. One size does not fit all, and small amounts of available land can provide major residential opportunities.



New housing can be built in a way that is affordable and attractive in a historic context. These affordable homes were built in historic downtown Madison, GA



Community Services and Institutions

In addition to parks and recreation facilities, there are many types of public and private or non-profit service and institutional uses in a complete neighborhood, including churches and municipal functions.



A new fire station like this (right) can be designed to blend with residential character without great expense.



Commerce and Employment

In appropriate locations and with sensitive design, commercial and light industrial/employment land uses are compatible with neighborhood character, and they provide convenient economic options.



This simple industrial building (right) has been redeveloped as independently run shops, and the former gas station below is now a restaurant in Dalton, GA.

