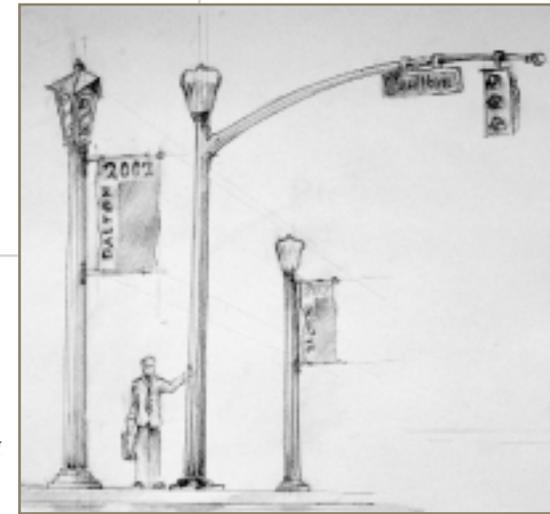


# Recommendations

- Re-evaluate existing zoning along major corridors. Reduce the amount of commercial zoning where possible or shift zoning districts to promote nodal commercial concentrations at intervals along these roadways. To avoid downzoning conflicts, consider adoption of overlays to encourage properties already zoned for commercial development to be developed as mixed-use Planned Unit Developments instead.
- Restrict the number of curb cuts along the major corridors. Coordinate with GaDOT where these roads are also part of the state highway network. Take advantage of opportunities to close existing curb cuts whenever possible (such as including this in negotiations with property owners for the "streetfront landscape easements" discussed above).
- Adopt more restrictive sign regulations that are consistent for the city and county. On premise signs should be strictly limited in size, number and height and new billboards should be completely prohibited.
- Create a grand entrance to downtown along Walnut and Thornton Avenues:
  - Upgrade the appearance of the commercial leg of Walnut Avenue (between Interstate 75 and Tibbs Road), using the approaches recommended above. Also encourage GaDOT to extend the planned landscaped median for Walnut Avenue (to begin at Tibbs Road) to include this commercial area.
  - Continue to hold the line on commercial intrusion into the attractive residential segment of Walnut Avenue between Tibbs Road and Thornton Avenue.
  - Redesign the intersection of Walnut and Thornton Avenues so that traffic easily flows between the two avenues. This intersection should include a dramatic fountain or monument to make a "statement" of arrival to residents and visitors.
  - Enhance Thornton Avenue by planting trees along the street, installing a landscaped center median and encouraging replacement of non-traditional buildings with more attractive architecture.
  - Use consistent informational signage, landscaping treatments and signature lampposts along both avenues.
  - Equip all light poles along Walnut and Thornton Avenues to display banners celebrating special occasions, festivals and promotions.



*Landscaping should feature a palette of low-maintenance native trees that will give a distinctive horticultural identity to major corridors and gateways. Trees should be long-lived species that will eventually rebuild a shady canopy — not just "green sugar" like crepe myrtles and token shrubs. Some suggested types are detailed in the Appendix.*



*Old photos of Dalton may reveal appropriate prototypes for streetlamp design. Lighting color should be consistent throughout the entire area. Incandescent streetlamp lighting is warmer and more attractive than sodium vapor lights.*

# Arts and Culture

The visual preference survey conducted by the Resource Team indicated that the community is interested in being recognized as something more than a manufacturing center. There appears to be strong public enthusiasm for both the visual and performing arts. Dalton and Whitfield County have an excellent arts organizational structure that makes a huge contribution to quality of life in the area. A dynamic Creative Arts Guild, two exceptional community theaters and excellent dance, gymnastic and music programs provided through local schools are all community assets which can be built upon to strengthen the importance of arts and culture in Dalton and Whitfield County.



# Recommendations

- Incorporate planning for cultural activities and facilities into the regular recreation planning process. Focus plans on enhancing the importance of Downtown Dalton as the cultural heart of the community.
- Organize more arts-related festivals and promotions downtown and at Prater's Mill.
- Hold weekend film screenings at the Wink Theater.
- Establish a warm weather public concert series in downtown.
- Develop a long range plan for adding public art throughout the city (see Suggested Public Art Locations in the Appendix).



# Historic Preservation

Dalton and Whitfield County are rich in historic buildings, as well as significant archeological and Civil War sites. Although the historic downtown core is protected by a local historic district and supporting ordinances, significant downtown buildings have recently been demolished. Beyond the downtown historic district, some important buildings have been saved by recent private efforts, yet many more historic resources have been lost in the past 50 years. In general, important historic sites and resources scattered throughout the city and county, outside of designated historic districts, are extremely vulnerable to loss.

Although much of Dalton's historic urban fabric has been destroyed by fire and insensitive development, Dalton was originally a carefully planned community. Restoring the physical patterns of the city's original urban design should be an integral goal of local redevelopment efforts.



## Recommendations

- Expand the existing downtown historic district along Pentz Street to the railroad crossing.
- Designate the Historic Crown Mill and Village as a local historic district.
- Apply for Certified Local Government money (available through the Department of Natural Resources' Historic Preservation Division) to develop updated design guidelines for the downtown historic district, the Murray Hill historic district and the proposed Crown Mill and Village historic district.
- Promote rehabilitation of historic structures in the targeted redevelopment areas near downtown (see Infill Development and Housing sections) by:
  - Providing grants, loans or other incentives for renovation of historic properties.
  - Contacting absentee owners of older buildings, encouraging them to sell or renovate.

- Foster preservation of Civil War resources throughout the county by:
  - Purchasing, fee simple, as many of these resources as possible.
  - Encouraging landowners who have Civil War resources on their property to donate conservation easements to an eligible land trust.
  - Adopting a countywide historic preservation ordinance that designates Civil War archaeological resources for protection.
- The chart on the following page summarizes Resource Team recommendations for adaptive reuse of several notable historic resources, singled out because they are integral to the city's overall tourism and redevelopment strategies, or because they need immediate attention.

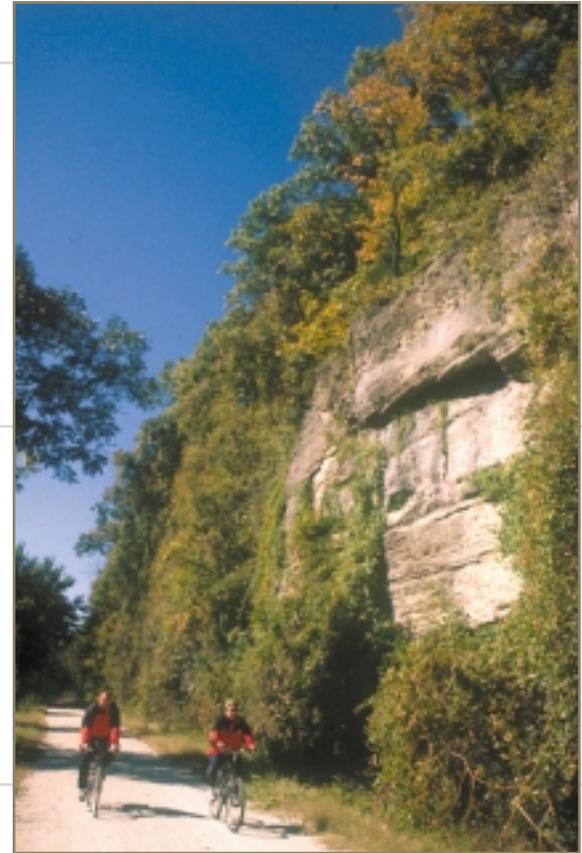
*Resource Team recommendations for adaptive reuse of notable historic resources*

Building/Site	Existing Condition/ Characteristics	Possible Adaptive Reuse	Funding Strategies
<b>Old Norfolk Southern Depot</b>	Building in good condition	Multimodal alternative transportation facility (see Transportation section)	TEA-21 with 20% city match
<b>Fort Hill School</b>	Building in generally good condition	Reactivate as a school; redevelopment as residential lofts; or high-tech business incubator	Dependent on use
<b>Manley Jail Works</b>	Needs new roof; 85% of interior is open space — very flexible; parking could be made available north of building	Farmers Market; performance space for live music in warm weather months	Public/private partnership; State and Federal historic rehab tax incentives
<b>Old City Park School</b>	Needs some foundation repairs	Performing arts/exhibit space	County, SPLOST
<b>Trevitt Hall</b>	All but façade has burned; facade needs restoration	Preserve façade as gateway to outdoor restaurant or biergarten	Facade Grant, State and Federal historic rehab tax incentives
<b>Crown Mill</b>	Buildings in good condition; great location near downtown and other attractions (Hamilton House, springs, etc.)	Mill buildings converted to residential lofts and office space for Creative Arts Guild; grounds restored as a public botanical garden	City purchase of site; Public/private partnership; State and Federal historic rehab tax incentives
<b>Crown Mill Village</b>	Historic houses being lost due to lack of repairs; problems with noise and litter	Rehabilitate houses as affordable intown residences; Add neighborhood commercial within walking distance	State and Federal rehab tax incentives

# Greenways and Open Space

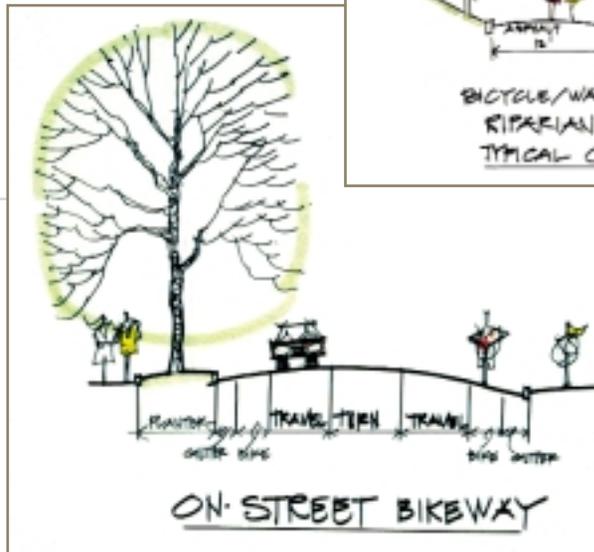
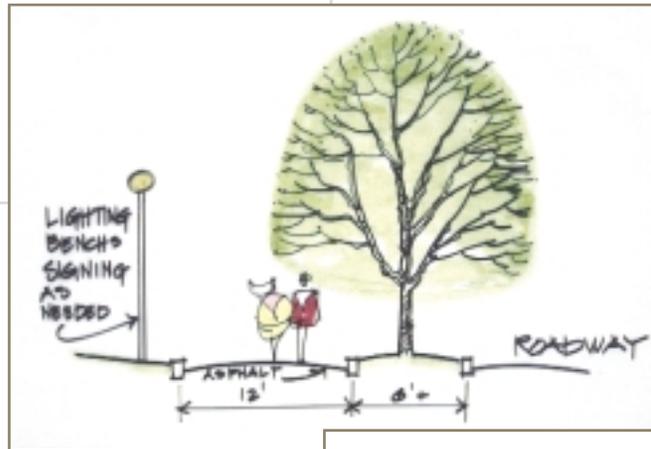
Whitfield County's Open Space Plan was recently adopted. As specified under the Governor's Greenspace Program, the plan establishes priorities for protection of at least 20% of the county's land area as permanent open space. Admirably, Whitfield's plan places priority on protecting stream corridors, mountain ridgelines and lands bordering national forests and similar federal or state controlled natural areas.

There is an opportunity to build upon the Open Space Plan, to plan for establishing an extensive network of greenways criss-crossing both city and county to provide linkages between natural areas, tourist attractions and other important local destinations. Greenways are corridors set aside for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas. They provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, skateboarding, walking and jogging. Greenways have an important role in bringing neighborhoods together and creating a sense of community while also providing many benefits for wildlife.

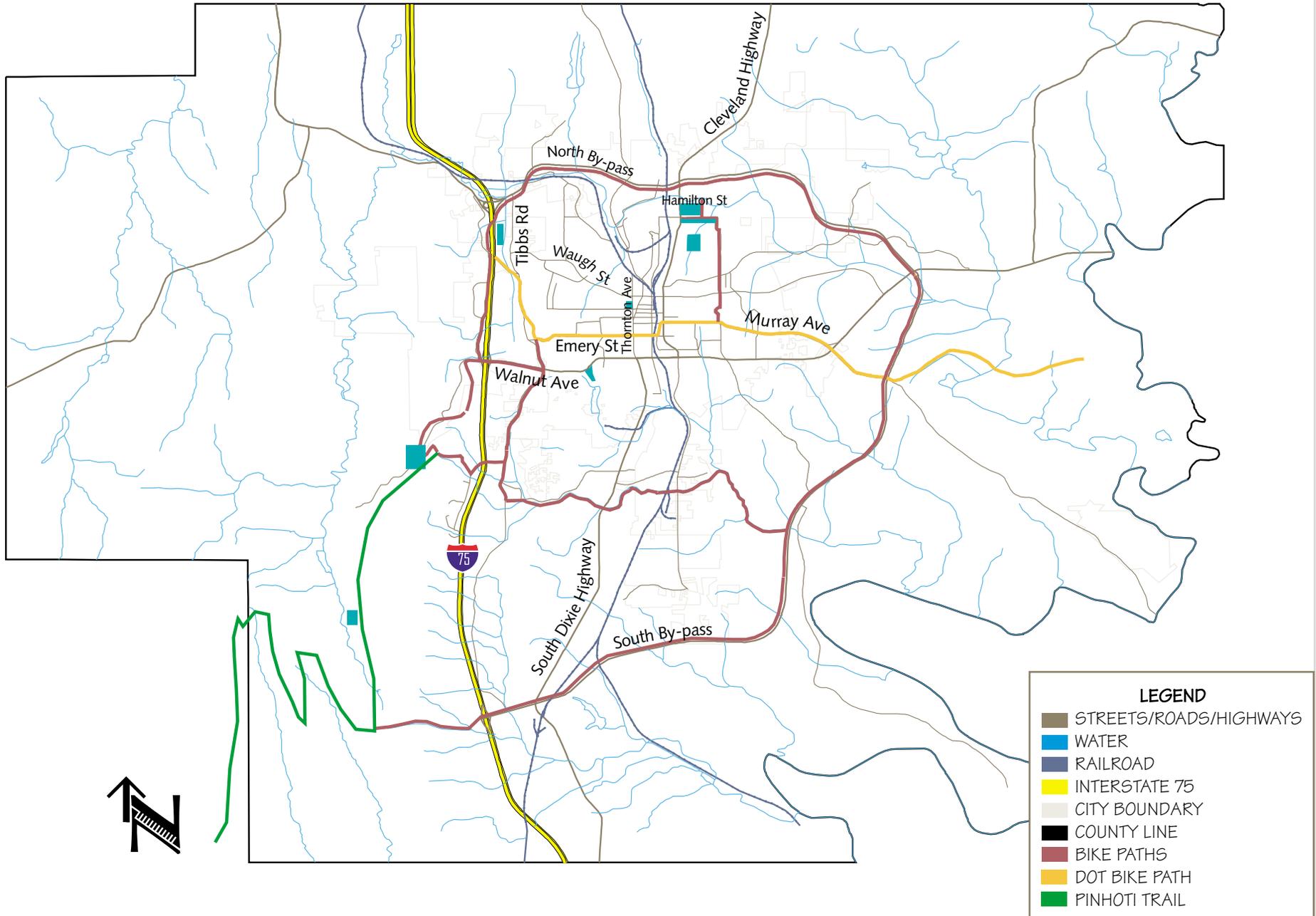


## Recommendations

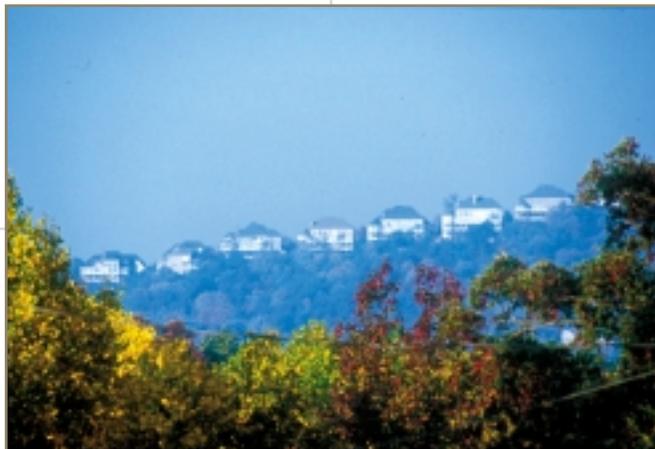
- Expand the county's Open Space Plan to address opportunities for establishing a countywide network of greenways and parks, including:
  - Inventory of existing utility easements, stormwater retention areas, reservoirs and environmentally sensitive lands (such as riparian buffers, wetlands, floodplains and steep slopes) that should be integrated into the local greenway network.
  - Identification of logical greenway connections between high-use pedestrian areas, public destinations and major places of shopping and employment. For example, link the East Dalton community to major places of employment and shopping or recreation facilities frequented by the Latino population.
  - Planning for linkages to regional trail systems, such as the recently developed Pinhoti Trail, soon to be designated part of the National Recreational Trail system.
  - Development of a comprehensive map of planned greenways and a detailed strategy for acquisition and development of the system.
- Implement the greenways plan incrementally, even if this means that the network cannot be fully interconnected for several years:
  - Make trail right-of-way acquisition a priority. It is important to secure rights-of-way early, while land is still undeveloped and affordable.
  - Explore alternatives to fee-simple acquisition of greenway rights-of-way. For example, property owners can be encouraged to grant conservation easements in return for tax and legal benefits.
- Make greenways an integral part of the local tourism marketing effort. Use greenway informational signs and system maps to encourage visitors to make use of the network.



# Greenways Concept Map



# Development Regulations



Although separate school systems and city control of public utilities pose significant difficulties in managing development patterns in Dalton and Whitfield County, the Resource Team noted several positive factors that could form the basis for a coordinated approach to smart growth management in the city and county:

- A joint city-county planning commission already exists and works well with both the city and county governments.
- Both governments have access to professional planning services through the North Georgia Regional Development Center.
- The city and county are updating their joint comprehensive plan.
- Both governments seem willing to amend their existing land use ordinances to foster better growth management.
- Dalton Utilities has the resources to provide additional water and sewer service in the county, and is eager to have a comprehensive plan to guide extension of this service.
- The community as a whole demonstrates a commitment to preservation of local natural and scenic resources and better management of growth in the area.

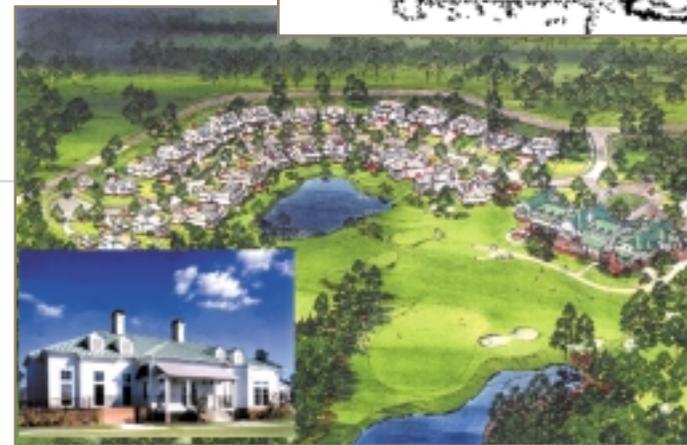


# Recommendations

- Hire a consultant to audit city and county development regulations for barriers to smart growth. This audit will evaluate local ordinances and make recommendation for revisions to make it easier for "smart growth" forms of development (like mixed-use projects, traditional neighborhood developments and higher density infill development) to be implemented in Dalton and Whitfield County.
- Adjust local development regulations to address recommendations contained elsewhere in this report, including:
  - Permitting sidewalk dining in the downtown area.
  - Allowing higher density development along planned public transit routes.
  - Limiting commercial zoning along major road corridors.
  - Allowing neotraditional design elements in new developments or infill redevelopment projects. These include elements such as connective grid street patterns, mixing of uses, smaller street widths, lot sizes and building setbacks.
  - Establishing design codes for intown neighborhoods and historic districts to ensure that new development is compatible with traditional neighborhood character.
  - Encouraging conservation subdivisions in greenfield areas of the county.
  - Requiring appropriate development of steep slopes and ridgelines.
  - Upgrading the appearance of new commercial development along major roadways, including landscaping requirements, minimum setbacks, reduced parking requirements and minimum floor area ratios.
  - Establishing more restrictive sign regulations that are consistent for the city and county.
- Ensure that the new joint comprehensive plan provides clear guidance on the location of new public facilities and infrastructure such as roads, water and sewer lines or fire stations. This will help ensure that the provision of infrastructure works hand-in-hand with land development regulations to bring about the future development patterns envisioned in the plan.
- Evaluate city and county development regulations for consistency, and make revisions as necessary. Also negotiate a joint city/county agreement on provision of public utilities to new development projects throughout the county. Consistency in development regulations and utility availability will bring more rationality to growth and development in both the city and county.



Images on this page provided by  
Tunnell-Spangler & Associates.



# Implementation Plan

This section identifies the recommendations that are suggested for most immediate implementation by Dalton and Whitfield County, and proposes detailed first steps for carrying out these recommendations. The city and county may wish to amend some of these implementation steps into the short term work program of their joint comprehensive plan, since doing so may provide support for related grant applications. A chart of funding sources is included to provide details on programs that may be used to fund some of these implementation activities. The city and county are encouraged to contact Resource Team participants for follow up assistance and information.



*Students from Dalton's Varnell Elementary School created this mural, which represents their ideas for the future of Whitfield County.*



<i>Recommended First Steps</i>		<i>Recommended First Steps</i>	
Recommendation	Comments	Recommendation	Comments
Re-evaluate the new streetscape plan to ensure that it reinforces the historic urban design of downtown.	Re-evaluate as soon as possible, before construction work begins.	Develop detailed small area plans for intown areas that are suitable for redevelopment and new infill development.	<p>Prioritize areas to be redeveloped. For top priority areas, engage professional planning assistance to develop small area plans that:</p> <ul style="list-style-type: none"> <li>- Meet the requirements of the Georgia Urban Redevelopment Act</li> <li>- Address all items listed for this recommendation in the Infill Development section</li> <li>- Include provisions for the mix of housing options recommended in the Housing section</li> <li>- Include a step-by-step implementation strategy with funding sources for carrying out each step</li> </ul>
Ensure that the new joint comprehensive plan provides clear guidance on the location of new public facilities and infrastructure.	Coordinate with North Georgia RDC and the Comprehensive Plan Steering Committee.		
Hire a consultant to audit city and county development regulations for barriers to smart growth.	DCA can provide further information (from the GQGP toolkit), assist with drafting the request for proposals, and provide a mailing list of consultants.		
Adjust local development regulations to address recommendations contained throughout this report	May want to combine this with above step, using the same planning consultant. Revisions should address all items listed for this recommendation in the Development Regulations section.		
Designate a single point of contact for local economic development recruitment activities.			
Provide reliable public sector funding, such as dedicating a percentage of property tax millage for economic development, tourism, and quality of life activities (including greenway development, arts and culture activities, etc.).		Restructure the local "affordable housing infrastructure fund" to provide more direct incentives for desired redevelopment and infill.	DCA financial assistance programs staff are available to help with redesign of this program.
		Build a tourism marketing and development plan around distinct themes.	<p>Engage professional tourism planning assistance to develop a plan that includes:</p> <ul style="list-style-type: none"> <li>- Evaluation of themes that are most likely to succeed for the Dalton/Whitfield area;</li> <li>- Identification of needed tourism infrastructure and services (such as visitor center, shuttle service, etc.);</li> <li>- A step-by-step implementation strategy with funding sources for carrying out each step.</li> </ul>

<i>Recommended First Steps</i>	
Recommendation	Comments
Expand the existing boundaries of the Dalton Downtown Development Authority so that funding can be made available for revitalizing underutilized areas on the periphery of downtown.	
Create a grand entrance to downtown along Walnut and Thornton Avenues.	Engage professional design assistance to develop a plan that includes the elements detailed for this recommendation in the Gateways and Corridors section. Consult with GaDOT during plan development. Include a step-by-step implementation strategy with funding sources for carrying out each step.
Upgrade corridor appearances where commercial clutter has already happened.	<p>Prioritize corridors to be redeveloped. For top priority corridors, engage professional planning and design assistance to prepare redevelopment plans that:</p> <ul style="list-style-type: none"> <li>- Meet the requirements of the Georgia Urban Redevelopment Act;</li> <li>- Include landscaping plans for roadside and medians;</li> <li>- Include a step-by-step implementation strategy with funding sources for carrying out each step.</li> </ul>
Develop a comprehensive alternative transportation plan that includes public transit, bikeways, and pedestrian amenities, all working in concert.	<p>Engage professional transportation planning assistance to develop a plan. Consult with GaDOT during plan development. Plan should include:</p> <ul style="list-style-type: none"> <li>- A step-by-step implementation strategy with funding sources for carrying out each step.</li> <li>- Provisions for starting out small with public transit (along high-demand routes) and expanding over time.</li> </ul>

<i>Recommended First Steps</i>	
Recommendation	Comments
Establish the Old Norfolk Southern Depot as a multimodal transit facility, serving as welcome center and trail head for regional recreational/bike trails and central hub for a local public transportation network.	Negotiate with railroad for transfer of ownership to the city or county. Once in public ownership, engage professional architectural assistance to develop a plan for adaptive reuse of this building. Apply to TEA grant program for implementation money.
Campaign for a commuter rail stop in downtown Dalton, preferably at the proposed Old Norfolk Southern Depot multimodal facility.	Designated local "point of contact" for economic development should establish contacts with key decision-makers at Georgia Rail Transit Authority and GaDOT.
Reclaim Dalton Green as a shady public park designed to accommodate major civic gatherings.	Engage professional design assistance to develop a plan for the park, including a step-by-step implementation strategy with funding sources for carrying out each step.
Incorporate planning for cultural activities and facilities into the regular recreation planning process. Focus plans on enhancing the importance of Downtown Dalton as the cultural heart of the community.	Coordinate with parties responsible for local recreation planning. Include a step-by-step implementation strategy with funding sources for carrying out each step.

# Recommended First Steps

## Recommendation

## Comments

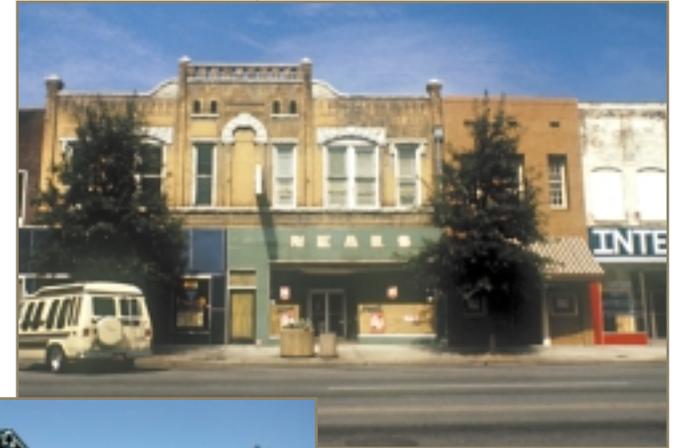
Provide Spanish-language information on housing-related topics.

Pursue adaptive reuse of several notable historic resources (see chart in *Historic Preservation section*).

Expand the county's Open Space Plan to address opportunities for establishing a countywide network of greenways and parks.

Prioritize properties to be redeveloped. For top priorities, meet with property owners to explore rehabilitation ideas and role of public financial incentives as encouragement. Where property owners are uncooperative, consider use of Georgia's Urban Redevelopment Law to acquire property and offer for private redevelopment.

Engage professional planning assistance to expand the plan to address all items identified for this recommendation in the Greenways and Open Space section. Include a step-by-step implementation strategy with funding sources for carrying out each step.



# Possible Funding Sources

**Program Title**

**Program Description**

**Administering Agency/Contact**

**Employment Incentive Program**

**Eligible Activities:** Grants for local projects intended to facilitate and enhance job creation and/or retention, principally for persons of low and moderate income.  
**Total Funding:** Approximately \$5 million per year.  
**Maximum per Project:** \$500,000  
**Match Requirements:** Dollar for dollar private leverage minimum.

**Georgia Department of Community Affairs**  
 60 Executive Park South, NE  
 Atlanta, Georgia 30329  
**Andy Yarn**                      **Mitch Griggs**  
 (404) 679-1589                      (404) 679-0593  
 ayarn@dca.state.ga.us              mgriggs@dca.state.ga.us

**Georgia Commission for National and Community Service/Americorps State**

**Eligible Activities:** Grants to meet community service needs which match national need areas as determined annually by the Corporation for National Service.  
**Total Funding:** Approximately \$4.4 million per year.  
**Maximum per Project:** Varies dependent on need.  
**Match Requirements:** 15% local matching funds required.

**Georgia Commission for National and Community Service**  
 60 Executive Park South, NE  
 Atlanta, Georgia 30329  
**James P. Marshall, Jr.**  
 (404) 327-6844  
 jmarshal@dca.state.ga.us

**Georgia Community Housing Development Organization (CHDO) Housing Program**

**Eligible Activities:** Loans for predevelopment activities (CHDO Predevelopment Loan Program), acquisition, new construction, and rehabilitation of rental housing developments for multi-family, special needs, and elderly tenants of 20 or more units that are targeted to low-income households.  
**Total Funding:** Approximately \$4.7 million per year.  
**Maximum per Project:** \$2,800,000  
**Match Requirements:** N/A

**Georgia Department of Community Affairs**  
 60 Executive Park South, NE  
 Atlanta, Georgia 30329  
**Doug Scott**  
 (404) 327-6881  
 dousscott@dca.state.ga.us

# Possible Funding Sources

Program Title	Program Description	Administering Agency/Contact
<p><b>Capital Outlay for Public School Facilities Construction</b></p>	<p><b>Eligible Activities:</b> Grants for new construction, renovation, and modifications of public school facilities.  <b>Total Funding:</b> Determined annually by the Georgia General Assembly.  <b>Maximum per Project:</b> Determined by project application.  <b>Match Requirements:</b> 10% - 25% local matching funds required.</p>	<p><b>Georgia Department of Education</b>            Facilities Services Unit            1670 Twin Towers, East            Atlanta, Georgia 30334</p> <p><b>William Jerry Rochelle, Ph.D.</b>            (404) 656-2454</p>
<p><b>Community Development Block Grant Program — Regular Round</b></p>	<p><b>Eligible Activities:</b> Grants for housing improvement projects, public facilities such as water and sewer lines, buildings such as local health centers or headstart centers, and economic development projects.  <b>Total Funding:</b> Approximately \$43 million per year.  <b>Maximum per Project:</b> Single-Activity: \$500,000; Multi-Activity: \$800,000  <b>Match Requirements:</b></p> <ul style="list-style-type: none"> <li>• Grants up to \$300,000, or grants for single activity housing projects - no matching funds required.</li> <li>• Grants of \$300,000 to \$500,000 – 5% local matching funds required.</li> <li>• Grants of more than \$500,000 – 10% local matching funds required.</li> </ul>	<p><b>Georgia Department of Community Affairs</b>            60 Executive Park South, NE            Atlanta, Georgia 30329</p> <p><b>Susan McGee</b>            (404) 679-3176            smcgee@dca.state.ga.us</p>
<p><b>Downtown Development Revolving Loan Fund (DD RLF)</b></p>	<p><b>Eligible Activities:</b> Loans to non-entitlement cities and counties for small and middle-size communities in implementing quality downtown development projects.  <b>Total Funding:</b> Approximately \$2.3 million per year.  <b>Maximum per Project:</b> \$200,000  <b>Match Requirements:</b> N/A  <b>Other:</b> <i>Interest Rate:</i> below-market rates, depending on project requirement <i>Repayment Period:</i> up to 20 years, depending on the assets financed and project requirements. <i>Security:</i> usually project collateral and backing by the applicant.</p>	<p><b>Georgia Department of Community Affairs</b>            60 Executive Park South, NE            Atlanta, Georgia 30329</p> <p><b>Steed Robinson</b>            (404) 679-1585            srobinso@dca.state.ga.us</p> <p><b>Russell Morrison</b>            (404) 679-4825            rmorriso@dca.state.ga.us</p>

# Possible Funding Sources

Program Title	Program Description	Administering Agency/Contact
<p><b>Georgia Heritage Grants</b></p>	<p><b>Eligible Activities:</b> Grants to assist eligible applicants with the rehabilitation of Georgia Register-listed historic properties and related activities.  <b>Total Funding:</b> \$307,000 for FY2001, \$250,000 for Development Projects, \$50,000 for Predevelopment Projects.  <b>Maximum per Project:</b> \$40,000 for Development Projects, \$20,000 for Predevelopment Projects.  <b>Match Requirements:</b> 40% local matching funds required.</p>	<p><b>Georgia Department of Natural Resources</b>  Historic Preservation Division  156 Trinity Avenue, SW  Suite 101  Atlanta, Georgia 30303</p> <p><b>Cherie Blizzard</b>  (404) 651-5181</p>
<p><b>Grassroots Arts Program</b></p>	<p><b>Eligible Activities:</b> Grants to arts organizations and other groups to support Grassroots arts activities that broaden and deepen public participation in the arts.  <b>Total Funding:</b> N/A  <b>Maximum per Project:</b> \$2,000  <b>Match Requirements:</b> N/A</p>	<p><b>Georgia Council for the Arts</b>  260 14th Street, NW  Suite 401  Atlanta, Georgia 30318  (404) 685-2787</p>
<p><b>Home Buyer Program</b></p>	<p><b>Eligible Activities:</b> Loans at fixed, below market interest rates to qualified low to moderate-income home buyers.  <b>Total Funding:</b> Approximately \$120 million per year.  <b>Maximum per Project:</b> Individual maximum loan amounts vary by type of unit (new or existing), location, and type of loan (FHA, VA, RECD, or Conventional).  <b>Match Requirements:</b> N/A</p>	<p><b>Georgia Department of Community Affairs</b>  60 Executive Park South, NE  Atlanta, Georgia 30329</p> <p><b>Carmen Chubb</b>  (404) 679-4846  cchubb@dca.state.ga.us</p>
<p><b>Land and Water Conservation Fund (LWCF)</b></p>	<p><b>Eligible Activities:</b> Grants for acquisition of real property and development of facilities for general-purpose outdoor recreation.  <b>Total Funding:</b> Dependent upon annual congressional appropriations.  <b>Maximum per Project:</b> \$35,000.  <b>Match Requirements:</b> 50% local matching funds required.</p>	<p><b>Georgia Department of Natural Resources</b>  Parks, Recreation and Historic Sites Division  Grants Administration and Planning  205 Butler Street, SE  Suite 1352  Atlanta, Georgia 30303</p> <p><b>Antoinette Norfleet</b>  (404) 656-3830</p>

# Possible Funding Sources

Program Title	Program Description	Administering Agency/Contact
<p><b>Local Development Fund</b></p>	<p><b>Eligible Activities:</b> Grants to fund community improvement activities of local governments in Georgia  <b>Total Funding:</b> Approximately \$650,000 per year.  <b>Maximum per Project:</b> \$10,000 for single community projects; \$20,000 for multi-community projects.  <b>Match Requirements:</b> Dollar for dollar local matching funds required.</p>	<p><b>Georgia Department of Community Affairs</b>          60 Executive Park South, NE          Atlanta, Georgia 30329</p> <p><b>Rhonda Gilbert</b>          (404) 679-1744          rgilbert@dca.state.ga.us</p>
<p><b>Low Income Housing Tax Credit Program</b></p>	<p><b>Eligible Activities:</b> Provides a federal income tax credit to building owners for the acquisition, construction or rehabilitation of low income rental housing affordable to low and moderate income families.  <b>Total Funding:</b> Approximately \$9.5 million per year.  <b>Maximum per Project:</b> 30% of the present value for developments involving acquisition; 70% of the present value for developments involving new construction or rehabilitation.  <b>Match Requirements:</b> N/A</p>	<p><b>Georgia Department of Community Affairs</b>          60 Executive Park South, NE          Atlanta, Georgia 30329</p> <p><b>Nathan Mize</b>          (404) 679-0616          nmize@dca.state.ga.us</p>
<p><b>OneGeorgia Equity Fund Program</b></p>	<p><b>Eligible Activities:</b> Grants and loans to finance activities that will assist in preparation for economic development. Eligible projects include traditional economic development projects such as water and sewer projects, road, rail and airport improvements and industrial parks as well as workforce development projects, technology development or tourism development proposals, just to name a few. Applications considered for projects in Tier 1, Tier 2 or Tier 3 (with conditions) counties only.  <b>Total Funding:</b> Approximately \$10 million per year.  <b>Maximum per Project:</b> \$500,000  <b>Match Requirements:</b> N/A  <b>Other:</b> <i>Application deadlines are:</i>          January 16, 2001/Awarded March 30          May 15, 2001/Awarded July 31          September 14, 2001/Awarded November 30</p>	<p><b>OneGeorgia Authority</b>          1202-B Hillcrest Parkway          Dublin, Georgia 31021</p> <p><b>Laura Meadows</b>          (478) 274-7734          lmeadows@georgia.org</p>

# Possible Funding Sources

Program Title	Program Description	Administering Agency/Contact
<p><b>Georgia Cities Foundation Program</b></p>	<p><b>Eligible Activities:</b> Loans to cities requesting financial assistance in their efforts to revitalize and enhance their downtown areas.  <b>Total Funding:</b> Not to exceed one-third of the project cost  <b>Maximum per Project:</b> \$200,000  <b>Match Requirements:</b> <i>Interest Rate:</i> below-market rates            Repayment Period: <i>generally not to exceed 15 years</i>            Project collateral and backing by the cities and Downtown Development Authority.</p>	<p><b>Georgia Cities Foundation</b>            201 Pryor St., SW            Atlanta, Georgia 30303</p> <p><b>Greg Fender</b>            (888) 488-4462            gfender@gmanet.com</p> <p><b>Linda Wilkes</b>            (888) 488-4462            lwilkes@gmanet.com</p>
<p><b>Organizational Grants</b></p>	<p><b>Eligible Activities:</b> Grants designed to provide support to arts organizations and other groups administering arts projects.  <b>Total Funding:</b> N/A  <b>Maximum per Project:</b> \$5,000  <b>Match Requirements:</b> 25% local matching funds required.</p>	<p><b>Georgia Council for the Arts</b>            260 14th Street, NW            Suite 401            Atlanta, Georgia 30318            (404) 685-2787</p>
<p><b>OwnHOME Program</b></p>	<p><b>Eligible Activities:</b> Loans for first-time home buyers with a deferred payment to cover most of the down payment, closing costs and prepaid expenses associated with their home purchase.  <b>Total Funding:</b> Approximately \$3 million per year.  <b>Maximum per Project:</b> \$5,000  <b>Match Requirements:</b> 1.5% personal matching funds required.</p>	<p><b>Georgia Department of Community Affairs</b>            60 Executive Park South, NE            Atlanta, Georgia 30329</p> <p><b>Carmen Chubb</b>            (404) 679-4846            cchubb@dca.state.ga.us</p>
<p><b>Public Library Capital Outlay Grant Program</b></p>	<p><b>Eligible Activities:</b> Grant program providing financial and consultant assistance for the construction of public library facilities.  <b>Total Funding:</b> Dependent upon annual appropriation.  <b>Maximum per Project:</b> \$2,000,000  <b>Match Requirements:</b> 10 – 15% local matching funds required.</p>	<p><b>Georgia Department of Education</b>            Office of Public Library Services            1800 Century Place, NE            Suite 150            Atlanta, Georgia 30345</p> <p><b>Thomas A. Ploeg</b>            (404) 982-3560</p>

# Possible Funding Sources

Program Title	Program Description	Administering Agency/Contact
<p><b>Recreation Assistance Fund (RAF)</b></p>	<p><b>Eligible Activities:</b> Grants for the purchase of real property, facility development or rehabilitation of existing facilities to increase the local supply of public recreation lands and/or facilities.</p> <p><b>Total Funding:</b> Approximately \$1 million per year. Maximum per Project: \$12,500</p> <p><b>Match Requirements:</b> N/A</p>	<p><b>Georgia Department of Natural Resources</b> Parks, Recreation and Historic Sites Division Grants Administration and Planning 205 Butler Street, SE Suite 1352 Atlanta, Georgia 30334</p> <p><b>Antoinette Norfleet</b> (404) 656-3830</p>
<p><b>Recreational Trails Program (RTP)</b></p>	<p><b>Eligible Activities:</b> Grants for acquisition and/or development (80% federal / 20% local) of motorized and non-motorized recreational trails including new trail construction, maintenance/rehabilitation of existing trails, trail-side and trail-head facilities.</p> <p><b>Total Funding:</b> Approximately \$1.2 million per year. <b>Maximum per Project:</b> \$100,000</p> <p><b>Match Requirements:</b> 20% local matching funds required.</p>	<p><b>Georgia Department of Natural Resources</b> Parks, Recreation and Historic Sites Division Grants Administration and Planning 205 Butler Street Suite 1352 Atlanta, Georgia 30334</p> <p><b>Antoinette Norfleet</b> (404) 656-3830</p>
<p><b>Regional Assistance Program (RAP)</b></p>	<p><b>Eligible Activities:</b> Grants for Regional Economic Development</p> <p><b>Total Funding:</b> \$1,128,125 per year. <b>Maximum per Project:</b> \$500,000</p> <p><b>Match Requirements:</b></p> <ul style="list-style-type: none"> <li>• Applicants for facilities and construction grants in local governments within Tier 1 counties or in joint development authorities including a Tier 1 county are not required to match the requested grant amount.</li> <li>• Applicants for facilities and construction grants in local governments within Tier 2 counties or in joint development authorities including a Tier 2 county must match at least one-half (50%) of the requested grant amount.</li> <li>• Applicants for facilities and construction grants in local governments within Tier 3 counties or in joint development authorities including a Tier 3 county must match an equal or greater amount of the requested grant amount.</li> <li>• Applicants for grants for multi-county activities that do not involve construction must match at least one half (50%) of the requested grant amount.</li> </ul>	<p><b>Georgia Department of Community Affairs</b> 60 Executive Park South, NE Atlanta, Georgia 30329</p> <p><b>Mitch Griggs</b> (404) 679-0593 mgriggs@dca.state.ga.us</p>

# Possible Funding Sources

Program Title	Program Description	Administering Agency/Contact
<p><b>Transportation Enhancement Program</b></p>	<p><b>Eligible Activities:</b> Federal grants for twelve categories of transportation enhancement activities.  <b>Total Funding:</b> Approximately \$23 million per year.  <b>Maximum per Project:</b> \$1,000,000  <b>Match Requirements:</b> 20% local matching funds required.</p>	<p><b>Georgia Department of Transportation</b>            Planning Division            No. 2 Capitol Square            Atlanta, Georgia 30334</p> <p><b>Marta Rosen</b>            (404) 657-5226</p>
<p><b>Type II – Eisenhower Professional Development Program Competitive Grants</b></p>	<p><b>Eligible Activities:</b> Grants for demonstration and exemplary projects for improving instruction in mathematics and science.  <b>Total Funding:</b> Approximately \$12,130,000 per year.  <b>Maximum per Project:</b> Determined by project application.  <b>Match Requirements:</b> 33% local matching funds required.</p>	<p><b>Georgia Department of Education</b>            Division of School Support            1852 Twin Towers East            Atlanta, Georgia 30334</p> <p><b>Brendon Long</b>            (404) 657-8300</p>
<p><b>Urban and Community Forestry Assistance Program</b></p>	<p><b>Eligible Activities:</b> Grants designed to encourage citizen involvement in creating and supporting long-term and sustained urban and community forestry programs throughout the state.  <b>Total Funding:</b> Determined annually by the US Forest Service.  <b>Maximum per Project:</b> Determined by project application.  <b>Match Requirements:</b> 50% local matching funds required.</p>	<p><b>Georgia Forestry Commission</b>            Urban and Community Forestry Assistance Program            5645 Riggins Mill Road            Dry Branch, Georgia 31020</p> <p><b>Susan Reisch</b>            (912) 751-3521</p>

# Appendix

## Summary of the Visual Preference Survey

A visual preference survey involving approximately 200 local citizens was conducted during the Resource Team visit. During the survey, participants rated various slides of the built environment in terms of their visual attractiveness. Participants were shown slides from the local area and other parts of the world, selecting their favorites. The slides included such things as alternative housing types, building styles, development patterns along roadways, or landscaping schemes.

The results of the visual preference survey were evaluated to determine community preferences that were factored into the Resource Team’s design and planning recommendations. For example, paving patterns that received a high score were incorporated in a plaza design for the 5th street area. Negative reactions to strip development patterns along Walnut Avenue led the team to recommend a strategy for reducing the visual clutter in this area. Strong reaction against inappropriate development of mountain tops and hillsides led to team recommendations for new development regulations to control these types of development.

The chart below provides an overview of the visual preference survey results.

High-Scoring (Popular) Images	Low-Scoring (Unpopular) Images
Fountains	Billboards
Landscaped streets and parking lots	Manufactured homes
Parks or community gardens	Walnut Avenue-style strip development
Urban plazas with greenery	Excessive signage/banners/balloons
Public sculpture	Unscreened parking lots
Subdivisions with open space	Clear-cutting and grading of hillsides
Sidewalk dining	Dense hillside development
Historic homes	

## Summary of Georgia’s Urban Redevelopment Act (O.C.G.A 36-61-1)

### Purpose

- Gives cities broad powers to redevelop blighted or threatened areas of the community.
- Allows communities to use eminent domain to buy and assemble property for revitalization and resale.
- Encourages involvement of private enterprise and use of public/private partnerships to redevelop selected areas of the community.
- Allows the city to negotiate variances or waive other requirements of its existing zoning and development requirements in order to achieve the optimum economic and aesthetic results in the redevelopment area.
- Guides city investments in infrastructure to support redevelopment.
- Lets the public and developers know what is being planned for the redevelopment area.
- Permits use of tax-exempt bonds for redevelopment purposes.

### Process

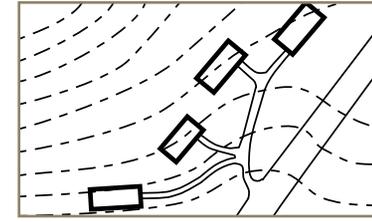
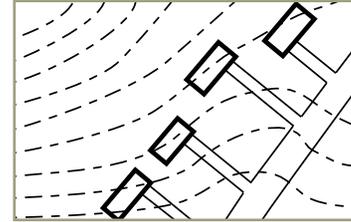
- Draft an urban redevelopment plan (a general blueprint for redevelopment and targeting of public investments in the redevelopment area).
- Hold a public hearing.
- Adopt the plan.
- Appoint an organization (urban redevelopment authority, Downtown Development Authority, or city redevelopment agency) to implement the plan.
- Implement the plan.

## Required Components of the Urban Redevelopment Plan

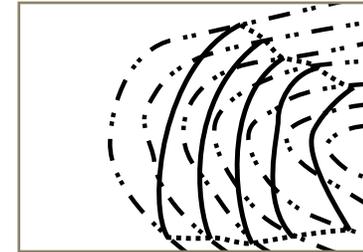
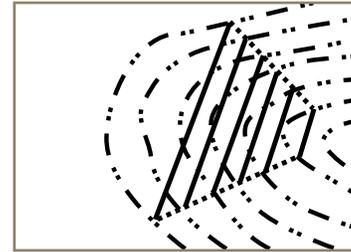
- Statement that the redevelopment plan is consistent with the city's comprehensive plan.
- Clearly defined boundaries of the redevelopment area (need not be contiguous).
- Explanation of negative conditions (slum and blight) in the area necessitating redevelopment.
- The city's land use objectives for the area (types of uses, building requirements, zoning changes, and development densities).
- Identification of land parcels to be acquired and structures to be demolished or rehabilitated.
- Public infrastructure to be provided (transportation facilities, water, sewer, sidewalks, lighting streetscapes, public recreational space, parking, etc.) to support redevelopment of the area.
- Any covenants or restrictions to be placed on properties in the redevelopment area in order to implement the plan.
- A workable plan for leveraging private resources to redevelop the area.
- A strategy for relocating any displaced residents.
- A workable financial strategy for implementing the plan.

## Appropriate Hillside Development Practices

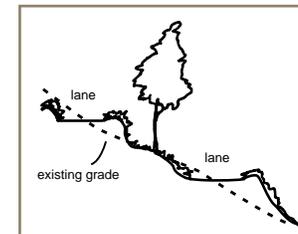
Discourage long roof tops running parallel to the hillside. Large buildings should be broken up to follow the terrain. Require natural colors and building materials. Minimize land disturbance and tree removal. Roads should follow natural contours and be narrow without curbs and guttering.



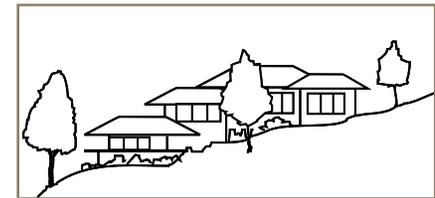
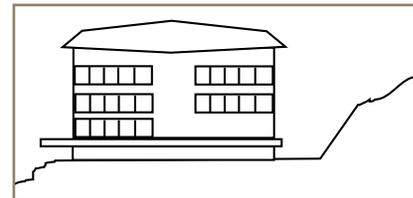
*Share driveways to minimize land disturbance.*



*Round off edges to create a grade that looks more natural than the standard chopped-off cut.*



*Separate street lanes on steep hillsides where appropriate.*



*On steep slopes buildings should step down the hillside. Avoid massive blocky structures, excessive grading and removal of all trees.*

## Suggested Trees for Landscaping

The following species tend to be drought and disease resistant and would be appropriate for use in gateways, entrys, or streetscape plantings. For specific recommendations on planting requirements, including tree sizes and planting distances, contact **Dr. Kim Coder at the University of Georgia's School of Forestry.**

<i>Acer rubrum</i>	Red Maple	<i>Oxydendrum arboreum</i>	Sourwood
<i>Amelanchier arborea</i>	Downy Serviceberry	<i>Pinus virginiana</i>	Virginia Pine
<i>Asimina triloba</i>	Common Pawpaw	<i>Platanus occidentalis</i>	American Sycamore
<i>Betula nigra</i>	River Birch	<i>Prunus caroliniana</i>	Cherry Laurel
<i>Bumelia lanuginosa</i>	Chittamwood	<i>Quercus alba</i>	White Oak
<i>Castanea alnifolia</i>	Florida Chinkapin	<i>Quercus coccinea</i>	Scarlet Oak
<i>Celtis laevigata</i>	Sugar Hackberry	<i>Quercus falcata</i>	Southern Red Oak
<i>Celtis occidentalis</i>	Hackberry	<i>Quercus laurifolia</i>	Laurel Oak
<i>Cladrastis kentukea</i>	American Yellowwood	<i>Quercus lyrata</i>	Overcup Oak
<i>Cornus alternifolia</i>	Kousa Dogwood	<i>Quercus marilandica</i>	Blackjack Oak
<i>Fraxinus americana</i>	White Ash	<i>Quercus muehlenbergii</i>	Chinquapin Oak
<i>Fraxinus pennsylvanica</i>	Green Ash	<i>Quercus nigra</i>	Water Oak
<i>Halesia carolina</i>	Carolina Silverbell	<i>Quercus palustris</i>	Pin Oak
<i>Ilex cassine</i>	Dahoon	<i>Quercus phellos</i>	Willow Oak
<i>Ilex decidua</i>	Possum Haw	<i>Quercus prinus</i>	Chestnut Oak
<i>Ilex myrtifolia</i>	Myrtle-leaved Holly	<i>Quercus rubra</i>	Northern Red Oak
<i>Ilex opaca</i>	American Holly	<i>Quercus shumardii</i>	Shumard Oak
<i>Juniperus virginiana</i>	Eastern Red Cedar	<i>Quercus stellata</i>	Post Oak
<i>Liquidambar styraciflua</i>	Sweet Gum	<i>Quercus virginiana</i>	Live Oak
<i>Liriodendron tulipifera</i>	Tulip Tree	<i>Rhus coppalina</i>	Flameleaf Sumac
<i>Magnolia grandiflora</i>	Southern Magnolia	<i>Taxodium distichum</i>	Bald Cypress
<i>Magnolia virginiana</i>	Sweetbay Magnolia	<i>Tilia caroliniana</i>	American Linden
<i>Morus rubra</i>	Red Mulberry	<i>Ulmus americana</i>	American Elm
<i>Nyssa sylvatica</i>	Black Tupelo		

## Suggested Public Art Locations

It is important that an ongoing funding source be established, not only for creation of the public art works, but also for maintenance of the pieces over time.

## Murals

It is recommended that the murals be viewed as a "collection," centering around a specific theme (e.g., history of Northwest Georgia) or a consistent look (established through color palette, etc.). The murals do not need to be paintings, exclusively. They can be created with ceramic tiles, colored glass, plexiglas, carpet squares and a host of other materials. Suggested locations:

1. The Old Dollar Store — owned by First Bank of Dalton (entrance to the depot restaurant area.)
2. Glaze Supply — the wall facing Pentz Street.
3. Suntrust — the wall perpendicular to Hamilton Street.
4. Lee Printing — the wall perpendicular to Hamilton Street.
5. Shaw Plant — immediate eastside of the railroad tracks, facing Hamilton Street.
6. Back Facades walls of the stores facing the historic passenger depot (after the depot's restoration.)
7. Corner of Hamilton and Morris Street, facing Morris Street (this corridor is in desperate need of additional enhancement.)

## Sculpture

Local governmental commitment to public art could be demonstrated by locating sculpture on following public properties:

1. Gordon, Cuyler and King streets. Building upon General Johnson's statue at Hamilton and Crawford, figurative pieces depicting significant events, allegorical themes, or people should be considered for these locations. Possible themes include Robert Loveman, Katherine Whitener, Mr. Willis or a local representative of the civil rights movement, a representation of pre-carpet industry, Native American history, Latino emigration, etc.)
2. Under the Waugh Street Bridge (on the railroad side of Hamilton). This underutilized public property is a good site for an interactive piece, and should include surrounding green space. The piece does not necessarily need to be realistic or representational.
3. Public green spaces at or surrounding the Courthouse, New City Hall, Dalton Green, and Gateway Park are also good sites for interactive sculptures.

## Temporary Public Art Activities

These activities might help build public support for ongoing funding of a public art program:

1. Banners created by artists (either student or professional) under commission.
2. Public music events, on a small scale, in green areas.
3. Window art displays in vacant storefronts.
4. Arts festivals (fine arts, county arts, multi-cultural arts).
5. Bench design competition and exhibition for artists, designers and architects.



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