

City of Douglasville

Livable Centers Initiative Study

Five-Year Update

September, 2016



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CITY HALL





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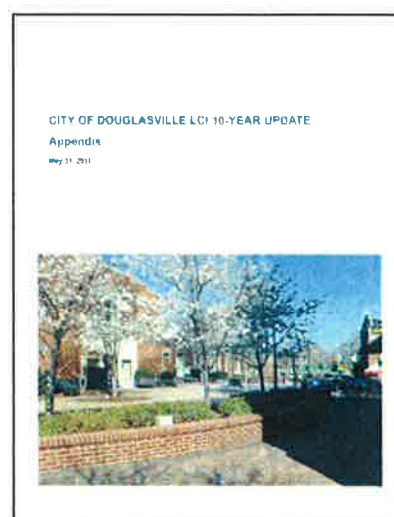
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Section 1: Introduction

The City of Douglasville, one of the first 12 recipients of the Livable Center Initiative (LCI) grant from the Atlanta Regional Commission (ARC), has completed fifteen years of efforts toward implementing its LCI Study goals and objectives. The City has made great progress to date and is now ready to embark on its next five years of strategy, projects, and improvements to bring the LCI Study goals to fruition.

The LCI Study designated a primary project study area which includes the Central Business District, residential areas north and south of the Central Business District, and the Mill Village area. A secondary study area was designated later in the process, which encompasses outlying areas from the downtown that provide transportation connectivity and support development opportunities for the primary area. **See Figure 1 – LCI Study Location Map.**

The LCI Study, completed in May 2001, and its subsequent updates in 2005² and 2011 laid out action plans for the revitalization of the City's downtown and surrounding area. The vision has remained "to create a sense of place and improve the quality of life in downtown Douglasville for current and future generations." The 2011 LCI Study Update¹ compiled the information gathered in the previous LCI Study and 5-year Update and, with the support from a new round of public input, identified numerous recommendations for improving vehicular, parking, pedestrian and bicycle accessibility and for unifying and beautifying the downtown and surrounding areas. The Update report noted key opportunities and areas for infill development, redevelopment, and future transit connections. The recommendations included the public and private actions needed to implement the plan, such as zoning changes, public infrastructure investment, and appropriate redevelopment projects and incentives.



2011 LCI Study Update

With the LCI vision in mind, and after extensive public involvement in 2001³ and 2011, the primary goals recognized for the LCI Study area are to:

- Improve connectivity between downtown, surrounding neighborhoods, and emerging activity centers by providing pedestrian, vehicular, bicycle, and transit facilities that allow easy access.

- Encourage diversity in the design of buildings, the types of uses, the range of housing types, the layout of neighborhoods, and the design of the public realm.
- Strive for green communities that reduce the impact of development, conserve open space, and use natural and cultural resources wisely.
- Promote lifelong living in the area by offering multiple housing and transportation choices, encouraging healthy lifestyles and expanding access to services.

The LCI Five-Year Update Report, contained in this document, serves to recognize and evaluate the accomplishments that the City has made since the 2011 LCI Update, and to identify strategies and projects for the next five years. The Update Report is comprised of the following sections:

Evaluation and Appraisal Report provides an inventory, assessment, and status of all projects and action items identified in the LCI 10-year Update Study performed in 2011. Furthermore, although not specifically identified in the LCI 2011 Update, there is a description of housing initiatives the City has undertaken in the last five years that are consistent with the LCI Study objectives.



The Implementation Plan with updated 5-year Action Plan identifies remaining action items to be completed which the City has determined are necessary and fitting with the LCI goals. Included in this section are detailed programming information on infrastructure-related projects including vehicular, transit, bicycle & pedestrian, parking and railroad. Also included are other initiatives integral to the plan implementation such as land use, market and economic development, and urban design and historic resources.

The Appendix contains applicable documentation from Douglasville's Comprehensive Land Use Plan, 2013⁵ which support the LCI efforts.

The City of Douglasville is focused on implementing its LCI initiatives to bring its vision to fruition. During the next five years, the City will be actively working to further strengthen its Downtown core and surrounding areas with improved bicycle and pedestrian systems; mixed-use and quality infill development; and connections and access to both recreational and commercial amenities within the area. The City presents this Five-Year Update with the intent of fulfilling its LCI vision for the benefit of its citizens.

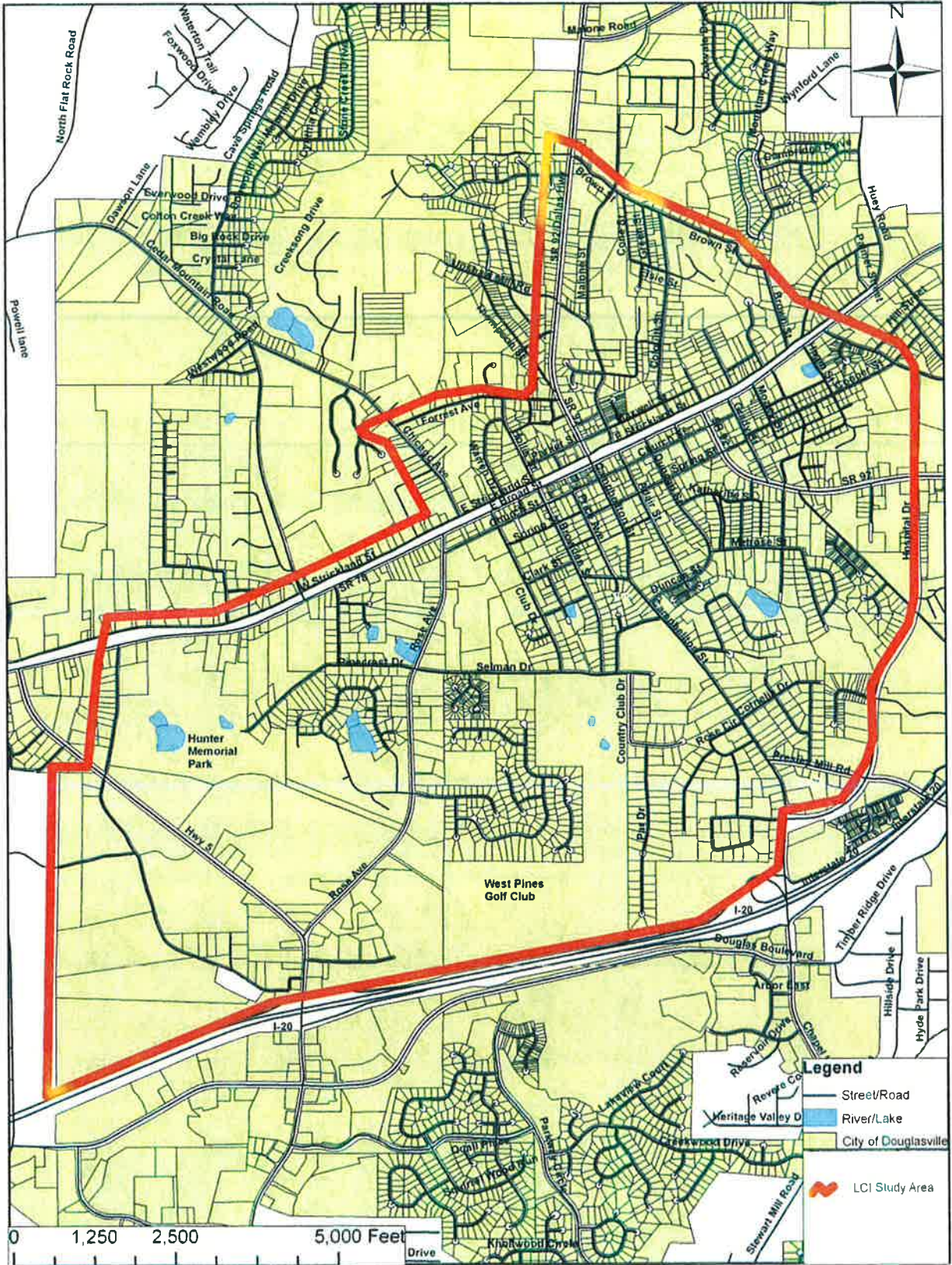


Figure 1: LCI Study Area Map

Section 2: Evaluation and Appraisal Report

The 2011 LCI Study Update identified 98 projects and action items. The City has made great progress in implementing these efforts in the last five years with the financial resources available. Accomplishments are substantial, and are summarized as follows:

- **Twenty-seven Projects Have Been Completed**

Vehicular	7
Transit	1
Pedestrian & Bicycle	8
Parking	3
Railroad	1
Land Use	2
Market and Economic Development	1
Catalytic Site Development	1
Urban Design & Historic Resources	1
Public Facilities and Spaces	2



- **Sixteen Projects Are Either Underway or Ongoing**

Vehicular	1
Pedestrian & Bicycle	1
Railroad	2
Market and Economic Development	3
Catalytic Site Development	1
Urban Design & Historic Resources	3
Public Facilities and Spaces	2
Housing Initiatives	3



- **Fifty-Two Projects Remain to be Completed**

Vehicular	11
Transit	1
Pedestrian & Bicycle	29
Land Use	4
Catalytic Site Development	2
Urban Design & Historic Resources	3
Public Facilities and Spaces	2



- **Three Projects Are No Longer Relevant**

Vehicular	1
Market and Economic Development	1
Urban Design & Historic Resources	1

- **Douglasville has received over 7 Million dollars in federal funding to complete multiple projects since fiscal year 2001.**

The City’s focus during the past 15 years has been on improving the Central Business District and surrounding areas. During 2001 and 2002, the City concentrated its efforts on streetscaping, sidewalk projects, and the O’Neal Plaza streetscape improvements. From 2003 into 2010, the focus shifted to roadway and intersection improvements with a continuation of pedestrian and streetscape projects. During the last five years, the City has accomplished many more bicycle and pedestrian connections, completed the construction of new, prominent, gathering spaces, and provided additional parking facilities downtown.

LCI accomplishments to date have come largely from GDOT programmed improvements, SPLOST funds, and local funds. The goal for the next five years is to overcome funding challenges and implement more of the projects not yet started from the LCI 2011 Update recommendations.

Discussion of the project categories and their status follows. **Table A – Report of Accomplishments and Figure 2 – Map of Accomplishments**, included at the end of this section, provide the full, color coded listing and location of each project and action item, its current status, as well as, additional notes and comments.

2.1 Transportation Projects

The 2011 LCI Study Update subdivided transportation initiatives into several groups:

- Vehicular
- Transit
- Pedestrian & Bicycle
- Parking
- Railroad

The current status of the projects within each category is discussed below subdivided into projects completed, projects underway, projects not started, and projects no longer relevant.

2.1.1 Vehicular Projects

Many roadway and intersection improvements were identified in the 2011 LCI Study Update to facilitate better interaction for different modes of transportation within the LCI area as a whole. However, due to limited financial resources, the City has focused its attention on intersections and bicycle pedestrian projects to maximize the resources while improving safety, and providing more efficient channelization with traffic signs, pavement markings, crosswalks, curb ramps, curb extensions and refuge areas.

Projects Completed

The City has completed several key projects during the past five years and these projects are located at:

- Thompson Street at Dallas Highway;
- Church Street at Adair Street (sidewalks provided on Adair);
- Church Street at East Courthouse;
- Selman Drive at Selman Avenue (Selman multi-use trail); and
- Dallas Highway(SR92) at Malone Road.



Two access management studies were recommended in the 2011 LCI Study Update to reduce traffic congestion and improve safety without roadway widening. The Fairburn Road Study was completed in 2012 to find strategies to retrofit the corridor, making them more pedestrian friendly and improving traffic flow.

Projects Underway

One major vehicular project is currently underway, the Highway 92 Relocation, led by GDOT, with the support and cooperation of the City. This project is at 50% construction completion and estimated to be completed in 2018. Once opened, the project will alleviate congestion in Downtown Douglasville while serving as a catalyst for more pedestrian friendly changes along corridors such as Dallas Highway.



Projects Not Started

The study for Bankhead Highway has yet to be completed.

Projects Not Relevant

None

With the focus during these past five years on sidewalk and streetscaping projects, many vehicular projects remain to be completed. This LCI 5-Year Update provides the opportunity for the City to re-prioritize the remaining projects based on accomplishments to date, and needs for the immediate future.

2.1.2 Transit

The City of Douglasville recognizes the importance of transit to the region as a worthwhile form of transportation. The major impediment to implementation for these projects continues to be funding.

Projects Completed

The City in cooperation with the County is taking steps towards the future implementation of these efforts. One of the two recommended initiatives from the 2011 LCI Study Update has been completed

to date. In January, 2016, Douglas County completed a transportation study for the County, as recommended in the 2011 LCI Study Update.

Projects Underway

None

Projects Not Started

The shuttle bus system is yet to be implemented but the City and the County will continue to cooperate in this effort to make it a reality in the future as funding becomes available.

Projects Not Relevant

None

2.1.3 Pedestrian and Bicycle

Douglasville has made great strides during the past fifteen years to implement bicycle and pedestrian facilities which serve major downtown destinations and make the City a pedestrian friendly community.



Projects Completed

Sidewalks have been completed along Malone Road, Bowden Street and Rose Avenue. Intersection improvements and ADA accessibility have been made on Adair Street and Selman Drive.

Additionally, the following projects have also been completed:

- Strickland Street from Chicago Street to Brown Street,
- Rose Avenue from Selman Drive to Bankhead Highway,
- Dorris Road from Hospital Drive to Fairburn Road (new road construction),
- Duncan Street from Campbellton Road to Spring Street,
- Campbellton Street from Hospital Drive to Woodrow Avenue,

- Bowden Street from Upshaw Lane to Woodward Avenue,
- Club Drive (sidewalks only, no bike path), and
- Hunter Park multi-use trail

Projects Underway

Additional bicycle and pedestrian projects are underway which extend the connectivity both north and south of the downtown area. A pedestrian walkway is currently being designed for Dallas Highway from Strickland Street to Brown Street as part of the Lighting and Banners Project Phase II project.

The LCI Study strongly recommended bicycle and pedestrian projects for both sides of the roadway. However, many of these projects are being completed for one side of the roadway at a time as funding becomes available. The City has found that construction costs have escalated exponentially within the last five years, therefore, funding has only allowed to build on one side of the road or in many cases a smaller scope than originally planned.



Moving forward into the next five years, new, updated estimates have been prepared for remaining projects and are included in **Table B - Five-Year Implementation Plan**.

Projects Not Started

None

Projects Not Relevant

None

2.1.4 Parking Projects

Projects Completed

The City of Douglasville has completed all three recommended strategies listed in the 2011 LCI Study Update. The LCI Study and its 2011 Update identified the lack of signage and parking publicity as the primary parking issue. To address this issue, the City has developed and installed signage which clearly identifies and provides directions to visitor parking in the downtown area, and thus improving the area's perceived convenience and accessibility. The City updated their parking management study in 2011 to manage its existing parking, and to reconsider parking solutions to meet current and future needs given the new development and redevelopment in the area. The reconstruction of O'Neal Plaza East and the construction of a new parking deck along Church Street provided additional parking, hence improving the parking availability in Downtown Douglasville.

Projects Underway

None

Projects Not Started

None

Projects Not Relevant

None



2.1.5 Railroad Projects

All three of the railroad initiatives identified in the 2011 LCI Study Update are either underway or completed.

Projects Completed

The surface, at-grade improvements at Rose Avenue have been completed.

Projects Underway

The SR 92 Realignment project, one of GDOT major projects currently underway in the City, includes the construction of pedestrian bridges at Campbellton Road and Mozley Street.

Projects Not Started

Other railroad crossing improvements will be considered in the future once the pedestrian bridge projects are completed making these crossings safer.

Projects Not Relevant

None

2.2 Other Projects

The 2011 LCI Study Update subdivided “Other” initiatives as follows:

- Land Use
- Market and Economic Development
- Urban Design & Historic Resources

The current status of projects within each category is discussed below. Similar to the discussion of transportation initiatives, each category of projects has been subdivided into projects completed, projects underway, projects not started, and projects not relevant. Although the 2011 Update did not specify housing initiatives, a brief discussion of accomplishments the City has made in the last five years regarding housing is also included.

2.2.1 Land Use

Land use strategies ensure that future development is compatible with LCI goals and that redevelopment and infill development is encouraged.

Projects Completed

Two major land use action items have been completed in the last five years:

- Comprehensive Plan Update



As recommended in the 2011 LCI Update, the Comprehensive Plan was updated in 2014. The changes proposed in the plan are consistent with the LCI goals and objectives. A copy of the Future Land Use Map is available in the Appendix C of this document.

- Development of civic facility for community activities and events.

A new community center was constructed and opened to the public in 2014 at Hunter Park, and a new state of the art Conference Center also opened to the public in 2013 at Church Street in Downtown Douglasville.

Projects Underway

None

Projects Not Started

There are four remaining land use initiatives that are yet to be started and which the City will focus on in the next five years. Three of the strategies below refer to zoning. A copy of the current zoning map is included in Appendix B for reference.

- New zoning district or DCD zoning update
- Highway 92 zoning
- Revised existing zoning code, and
- Develop concept plan for Douglas Place area

Furthermore, the Future Land Use Map might need to be revisited. Although the Map shows consistency with the LCI Study overall objectives, the specific recommendations from the 2011 LCI Study Update are yet to be implemented. A copy of the proposed Future Land Use Update Map from the 2011 LCI Study Update is also included in Appendix D for reference.

Projects Not Relevant

None

2.2.2 Market and Economic Development

The 2011 LCI Study Update recommended the City focus on the following marketing and economic development strategies:

- Business Recruitment
- Developing marketing campaigns
- Exploring the potential to attract a post-secondary education campus
- Creating a Community Improvement District (CID)

Projects Completed

One of the recommended strategies has been completed.

- Exploring the potential to attract a post-secondary education campus



As noted in the 2011 LCI Study Update, Douglasville is home to several colleges and universities including Georgia Highlands College, Mercer University and Strayer University. Georgia Highlands College, which opened in 2010, provides over 30,000 sq. ft. of instructional space that provides the residents of Douglasville the opportunity to attend an institution that is a part of the University System of Georgia. The City is satisfied with the achievements in this area to date and believes this particular effort is complete for the near future.

Projects Underway

- Business Recruitment

This is an on-going effort. The City has on-going business recruitment strategies in place to attract new businesses into the downtown area. It has successfully implemented marketing strategies that resulted in over 60 businesses opening in the LCI area in the last two years. One of the businesses, Station Loft Works, won an Exceptional Merit for LCI Achievement award.

- Expanding marketing for Downtown Conference Center

This is also an on-going effort. The City has joined with the County and the Development Authority to develop a marketing campaign called "Caught on Cameras Douglas County Film Trail." Grant money has been received for this marketing campaign.

Additionally, the City now has a Tourism and Marketing Director. Since the completion of the 2011 LCI Update, the City has increased the number of successful downtown events and promotions, and has engaged in diverse social media marketing campaigns advertising to stakeholders, developers, residents and others that downtown is a vibrant, exiting community. Examples of events include Tourism Week, Historic Preservation Week, Georgia Cities Week, The Olde Towne Whole Towne Garage Sale, the Foxhall Cup, the Chamber Exposition, the Douglas County Home Builders Exposition, the 4th of July parade, Old Fashioned Holidays, Christmas on the Plaza, and a Chile-Cook-Off. Plus, food trucks have recently been incorporated into downtown life. Foot traffic has increased in the downtown area due to the increased events and businesses. The City also recently completed the redesign of the City web-site, which was launched to the public in the Summer of 2016.



Increased promotion and communication efforts will continue as the downtown areas redevelop. The City and Downtown Development Authority will continue to seek communication partners and opportunities to extend these positive improvements.

Projects Not Started

None

Projects Not Relevant

The formation of a Community Improvement District is no longer a relevant initiative for the City.

2.2.3 Catalytic Site Development

The 2011 LCI Update also mentioned four Catalytic Site Developments that the City should consider for implementation.

- Highway 5 and Rose Avenue area
- Mill and Mill Village redevelopment
- Dallas Highway Corridor redevelopment
- Douglas Place area
-



Projects Completed

- Highway 5 and Rose Avenue area

A new road has been constructed that has promoted re-development in the area. The intersection of Rose Avenue, Highway 5 and the new Connector allow more fluid traffic flow to and from the Highway 5 Businesses and to the residential areas.

Projects Underway

- Douglas Place area

No redevelopment has happened yet on Douglas Place area although this area has been added to the LCI area.

Projects Not Started

- Mill and Mill Village redevelopment

A study was performed for the Mill and Mill Village Development and the City will apply the recommendations from that study in the future. Redevelopment has not yet started in this area but the City is positive that with its guidance and the recommendations from the study, redevelopment will occur in a beneficial manner, consistent with LCI goals.

- Dallas Highway Corridor redevelopment

The Dallas Highway Corridor will be redeveloped after completion of the SR 92 Relocation project, when the corridor is designated a local road. The City recognizes that this is a crucial corridor to complete the vision laid out in the LCI Study.

Projects Not Relevant

None

2.2.4 Urban Design & Historic Resources

In the last five years, the City started or completed 50% of the projects listed in this category in the 2011 LCI Action Plan.

Projects Completed

- Implementation of uniform signage system, the City has implemented a Historic signage system
- Gateway at Dallas Highway at new Highway 92

Projects Underway

- Historic corridor lighting with banners along Fairburn Road from I-20 to Bankhead Highway is currently underway, in the final phases of re-design and should be let in March 2016

Projects Not Started

Projects not yet started but which the City considers relevant and worthy of pursuing in the future are:

- Gateway at Fairburn Road, both sides of I-20
- Gateway Broad Street at Rose Avenue
- The development of comprehensive plan for citywide lighting improvements is yet to be consolidated.

Projects Not Relevant

One project, Gateway: Highway 5 both sides of I-20, is deemed to be no longer relevant.

2.2.5 Public Facilities and Spaces

During the past five years, the City has made great strides in this category of projects. Three are underway and two have been completed, leaving only one not yet started.

Projects completed

- Study to locate and develop a downtown farmer's market

The Downtown Farmers Market is now established and it runs one day a week.

- Plaza East improvement

This project completed the reconstruction of O'Neal Plaza East, a project that had been in the LCI plan since its inception. Enhancements include expanding the downtown Plaza, making the back sides of stores and shops more appealing and useful as entrances, and encouraging outdoor cafes in alleyways. The project opened to the public in 2012 increasing community gathering space and offering additional outdoor seating areas. Restaurants are now provided with central grease disposal and trash storage and permitted to offer outdoor seating to their patrons.



Projects Underway

- Sustainable education program

This is being done through the City's Green Communities program.

- Stormwater management program

This is an ongoing effort led by the Douglasville Douglas County Water and Sewer Authority.

Projects not Started

- Pocket Park along Dallas Highway

This project will be completed after the completion of the SR 92 Realignment project and when Dallas Highway is designated a local thoroughfare.

- Pocket neighborhood Park at Church or Spring Street

Projects Not Relevant

None

2.2.6 Housing

The City has pursued the following housing initiatives in the last five years. These initiatives, although not specifically identified in the 2011 LCI Study Update, are deemed consistent with the LCI Study goals and objectives.

- CDBG Grant for the rehabilitation of 8 houses. The City received \$462,200 from the Community Development Block Grant (CDBG) program, which is a flexible program that provides communities with resources to address a wide range of unique community development needs and is administered by the US Department of Housing and Development (HUD).
- Housing Assessment – in 2015, the City with the help of the Atlanta Regional Commission (ARC) completed a housing assessment study.
- GICH Community – in 2015, the City of Douglasville became one of the participants of the Georgia Initiative for Community Housing (GICH) initiative led by the University of Georgia College of Family and Consumer Sciences. GICH helps communities improve their quality of life and economic vitality through the development of locally-based housing and revitalization strategies.

2.3 Report of Accomplishments Table

Table A - Report of Accomplishments contains Douglasville's list of initiatives proposed in the 2011 LCI Study Update for the five years following the update. The list consists of all Transportation Initiatives (vehicular, transit, bicycle and pedestrian, parking, and railroad), as well as, other initiatives (Land Use, Market and Economic Development, Urban Design & Historic Resources, and Public Facilities and Spaces). The Table has been color coded to identify projects that are completed, underway, not complete and no longer relevant. **Figure 2 – Map of Accomplishments** provides the corresponding location for each of the initiatives represented in the table. The map has also been color coded for consistency.

Instructions: In the left columns, list all projects/actions identified in your LCI 5-Year Action Plan. Check the appropriate status box for each project. Provide details when necessary, including when a project has missed its deadline or has become irrelevant.

Transportation Initiatives

	Project	Description	PE Year	Construction Year	STATUS				Notes
					Complete	Underway	Not Started	Not Relevant	
Vehicular									
T-1	SR 92 Relocation	Widening and Improvement	2012	2015		x			Design has been completed, construction 50% complete. Estimated to be completed 2018.
T-2	Dallas Highway Reconfiguration	Reconstruction	2017	2020			x		This will be completed once the SR 92 project is complete and Dallas Highway becomes a local road.
T-3	Thompson Street Realignment at Dallas Highway	Reconstruction	2015	2016	x				This project was completed as part of GDOT intersection project at Forest Drive in 2015.
T-4	Forrest Avenue Extension to Upshaw Mill	New Roadway	2016	2018				x	
T-5	McCarley Street Railroad Crossing	Reconstruction	2015	2016			x		Part of the SR 92 Relocation project.
T-6	Fairburn Road Access Management Plan	Future Study	2015	2013	x				Study completed in 2012 by TSW.
T-7	Bankhead Highway Access Management Plan	Future Study	2013	2013			x		
T-8	Campbellton Street at Spring Street	Vehicle and Pedestrian	2013	2015			x		
T-9	Campbellton Street and Woodrow Avenue	Vehicle and Pedestrian	2013	2015			x		
T-10	Bankhead Highway at East Courthouse Street	Vehicle and Pedestrian	2014	2016			x		
T-11	Bankhead Highway at West Courthouse Square	Vehicle and Pedestrian	2014	2016			x		
T-12	Bankhead Highway at Club Drive	Vehicle and Pedestrian	2014	2016			x		
T-13	Bankhead Highway at Gurley Road	Vehicle and Pe	2014	2016			x		
T-14	Bankhead Highway at Cedar Mountain Road/Railroad	Vehicle and Pedestrian	2014	2016			x		
T-15	Church Street at West Courthouse Square	Vehicle and Pedestrian	2015	2017	x				
T-16	Church Street at East Courthouse Square	Vehicle and Pedestrian	2015	2017	x				
T-17	Church Street at Price Avenue	Vehicle and Pedestrian	2015	2017			x		
T-18	Church Street at Adair Street	Vehicle and Pedestrian	2015	2017	x				Sidewalks have been constructed along Adair Street.
T-19	Selman Drive at Selman Avenue	Vehicle and Pedestrian	2015	2017	x				A multi-use trail has been constructed along Selman Drive.
T-20	Dallas Highway at Malone Road	Vehicle and Pedestrian	2015	2017	x				Sidewalks have been constructed along Malone Road and the intersection has been improved with
Transit									
T-21A	Perform shuttle feasibility study and funding analysis study	Vehicle and Pedestrian	2014	2014	x				Douglas county performed a transit study in 2016.
T-21B	Implement Shuttle Bus System if Feasible	Vehicle and Pedestrian	2016	TBD			x		

Transportation Initiatives					STATUS				Notes
Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant		
Bicycle and Pedestrian									
T-2B	Dallas Hwy (SR 92) from Brown St. to Strickland Street West side	Pedestrian	2015	2017		x		This is part of the Lighting & Banners Phase II project.	
T-22	Strickland Street from Chicago Street to Brown Street	Pedestrian: NS 1080	2013	2014	x				
T-23	Rose Ave from Selman Dr. to Bankhead Hwy	Pedestrian: ES 1530, WS 2140	2015	2016	x			Sidewalks have been constructed along Rose Avenue.	
T-24	Spring Street from Price Ave. to Fairburn Rd.	Pedestrian: SS 2930, NS1840	2012	2013			x		
T-25	Dorris Road from Hospital Dr. to Fairburn Rd.	Pedestrian: WS 2570	2013	2014	x			A new roadway has been constructed that includes sidewalks.	
T-26	Woodrow Avenue/Price Ave from Campbellton to Bowden to Price	Pedestrian: NS 480	2015	2016			x		
T-27	Prestley Mill Road from Dorris Rd. to Campbellton Rd.	Pedestrian: NS 1500	2015	2016			x		
T-28	Pinecrest Drive from Hunter Park to Rose Ave.	Pedestrian: SS 2260	2012	2013			x		
T-29	Duncan Street from Campbellton Road to Spring Street	Pedestrian: WS 2640, ES	2013	2014	x			Sidewalks have been constructed on Duncan Street.	
T-30	Campellton Street from Hospital Dr. to Woodrow Ave	Pedestrian: WS 4530	2012	2013	x			Sidewalks have been constructed on Campbellton Street.	
T-31	Cornelia Drive from Campbellton St. to Vansant Street	Pedestrian: SS 1280	2014	2015			x		
T-32	Vansant Street from Cornelia Drive to Prestley Mill Road	Pedestrian: ES 1300, WS 1300	2016	2017			x		
T-33	Melrose Street from Duncan Street to end of road	Pedestrian: NS 2700	2016	2017			x		
T-34	Estelle Street from Fairburn Road to end of road	Pedestrian: ES 1560, WS 1560	2016	2017			x		
T-35	Katherine Street from Duncan Street to Meadow Brook	Pedestrian: NS 1380, SS 1380	2014	2015			x		
T-36	Lynn Avenue/Dawn Street from Melrose Street to Katherine Street	Pedestrian: WS 830	2014	2015			x		
T-37	Woodvalley Road to Campbellton Street to Lake Forrest Drive	Pedestrian: SS 480	2013	2014			x		
T-38	Bowden Street from Upshaw Lane to Woodward Avenue	Pedestrian: WS 470	2015	2016	x			Sidewalks have been constructed on Bowden Street.	
T-39	Park Street entire length	Pedestrian: ES 580	2015	2016			x		
T-40	Haynes Street entire length	Pedestrian: NS 790, SS 790	2016	2017			x		

<i>Transportation Initiatives</i>					STATUS				Notes
Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant		
T-41	Clark Street entire length	Pedestrian: SS 790	2016	2017			x		
T-42	Upshaw Lane entire length	Pedestrian: NS 430, SS 430	2016	2017			x		
T-43	West Spring Street from Club Dr. to Price Ave.	Pedestrian: NS 1360, SS 1360	2016	2017			x		
T-44	Hunter Park multi-use trail	Bicycle Pedestrian	2012	2013	x				This trail has been completed.
T-45	Downtown to Hospital Drive Multi-use trail	Bicycle	2014	2015			x		
T-46	Club Drive Bike Path	Bicycle	2016	2017			x		Sidewalks were added to Club Drive but no bike path.
T-47	Duncan Street Bike Path	Bicycle	2016	2017			x		
T-48	Pinecrest Drive Bike Path	Bicycle	2015	2016			x		
T-49	Spring Street Bike Path	Bicycle	2012	2013			x		
T-50	Mill Village Area Pedestrian Improvements	Pedestrian					x		
T-50a	Front Street entire length	Pedestrian: SS 1030	2013	2014			x		
T-50b	Cooper Street entire length	Pedestrian: NS 2880, SS 3230	2014	2015			x		
T-50c	Johnson Street entire length	Pedestrian NS 550	2014	2015			x		
T-50d	Beaver Street entire length	Pedestrian NS 770, SS 770	2013	2014			x		
T-50e	Grady Street entire length	Pedestrian: ES 1350, WS 1350	2013	2014			x		
T-50f	Mozely Street entire length	Pedestrian: ES 1370, WS 1370	2014	2015			x		
T-50g	Hagin Street entire length	Pedestrian: ES 1340, WS 1340	2014	2015			x		
T-50h	Courtland Street entire length	Pedestrian: ES 470	2013	2014			x		
Parking									
T-51	Improve parking, landscaping, and signage downtown	Vehicular	2013	2013	x				Parking has been improved downtown with O'Neal Plaza East re-construction; Historic signage has been implemented; no additional landscaping
T-52	Update Parking management study for the city	Vehicular	2013	2013	x				Study completed in 2011.
T-53	Construct new downtown parking deck, location TBD	Vehicular	2011	2012	x				Downtown parking deck completed and opened to the public in 2013.
Railroad									
T-54	Pedestrian bridge Campbellton Road	Pedestrian	2015	2016			x		
T-55	Pedestrian bridge Mozely Street	Pedestrian	2017	2018			x		
T-56	Surface/at-grade improvements at Rose Avenue	Pedestrian	2012		x				

Housing Initiatives

Project	Description	Study / Implementation Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
CDBG	Rehabilitation of 8 houses.	2015		x			A CDBG Grant was awarded to the City for an amount of \$462,200 for rehabilitation of 8 houses.
ARC Housing Assessment		2015		x			
GICH Community		2015		x			The City became a GICH Community in 2015. It is a 3 year program and ends in 2017.

Other Local Initiatives

Project	Description	Study / Implementation Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
Land use							
O-1	Comprehensive Plan Update	2011	x				Updated in 2014.
O-2	New zoning district or DCD zoning update	2012			x		
O-3	Highway 92 Zoning	2015			x		
O-4	Revise existing zoning code	2011			x		
O-5	Develop concept plan for Douglas Place area	2011			x		
O-6	Develop a civic facility for community activities and events		x				New community center constructed and opened to the public in 2014 at Hunter Park. Conference Center opened to public 2013.
Market and Economic Development							
O-7	Community Improvement District	2011				x	
O-8	Business recruitment	ongoing		x			In the past 2 years over 60 businesses have opened in the LCI area. One of the businesses, Station Lofts, won an LCI award.
O-9	Expand marketing for Downtown Conference Center	2011		x			The City has a Tourism and Marketing Director. The City uses social media, and has increased events. Foot traffic has been increased in the downtown area due to increased events and businesses. Food trucks have recently been incorporated downtown.
O-10	Develop a marketing campaign to attract visitors from Sweetwater Creek State Park	2011		x			The City has joined with the County and Development Authority to develop a marketing campaign called "Caught on Cameras Douglas County Film Trail". Grant money has been received for this marketing campaign.
O-11	Explore the potential to attract a post secondary education campus	2011	x				The city has been successful in attracting Georgia Highlands, a 2-year post-secondary school into the City. The City, also, has attracted Mercer College.

Other Local Initiatives					STATUS				Notes
Project	Description	Study / Implementation Year	Complete	Underway	Not Started	Not Relevant			
Catalytic Site Development									
O-12	Mill and Mill Village redevelopment		2012			x			
O-13	Dallas Highway Corridor Redevelopment		2015			x			
O-14	Highway 5 and Rose Avenue Area			x				A new road has been constructed that has promoted re-development in the area.	
O-15	Douglas Place area				x			This area has been added to the LCI.	
Urban Design & Historic Resources									
O-16	Historic corridor lighting with banners - Fairburn Road from I-20		2014		x			Phase II of the project is in the final stages of re-design; scheduled for let March 2017.	
O-17	Develop comprehensive plan for citywide lighting improvements		2013			x			
O-18	Uniform sign program		2012	x				The City has implemented a Historic sign system.	
O-19	Gateway: Highway 5 both sides of I-20		2013				x		
O-20	Gateway: Fairburn Road both sides of I-20		2013			x			
O-21	Gateway: Broad Street at Rose Avenue		2014			x			
O-22	Gateway: Broad Street at Dallas Highway		2014		x			This will be complete with the SR 92 Relocation Project.	
O-23	Gateway: Dallas Highway at new Highway 92		2016		x			Project part of the SR 92 Relocation project.	
Public Facilities and Spaces									
O-24	Sustainable education program		2012		x			This is being done through our Green Communities program.	
O-25	Stormwater management program		2013		x			This is an ongoing effort led by the Douglasville Douglas County Water and Sewer Authority	
O-26	Pocket neighborhood park at Church or Spring Street		2015			x		This pocket park is being currently looked at.	
O-27	Pocket park along Dallas Highway		2016	x				Worthen Park was completed.	
O-28	Study to locate and develop a downtown farmer's market		2014	x				The Downtown Farmers Market is now established and it runs one day a week.	
O-29	Plaza East Improvement			x				Plaza East Improvements completed and opened to the public 2012.	

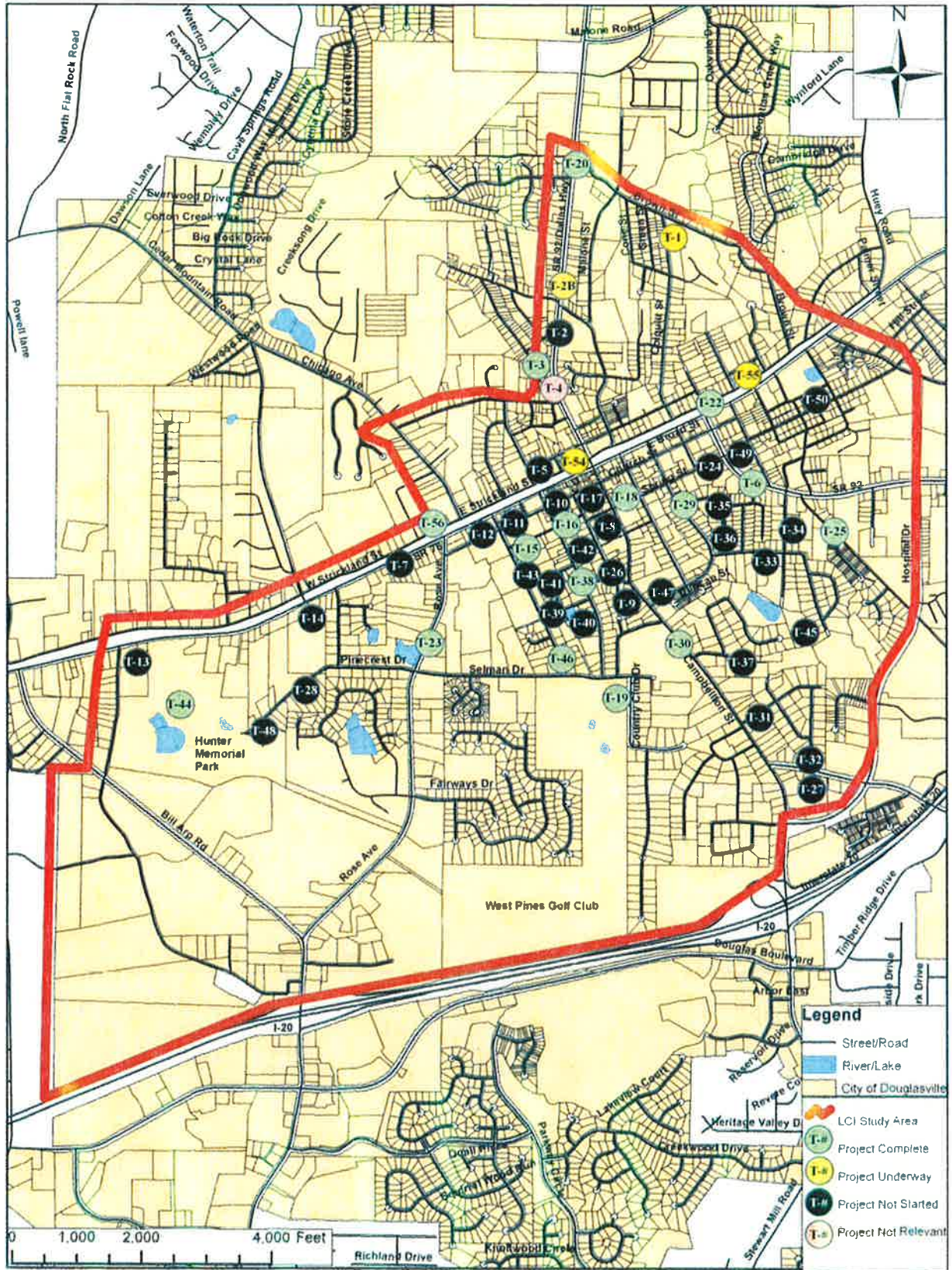


Figure 2: Map of Accomplishments

Section 3: The Five-Year Implementation Plan

Douglasville proposes to continue the momentum towards achieving greater livability, mobility, commercial and residential development alternatives within the City. With many accomplishments during the first fifteen years and many initiatives currently underway, the City embarks on its next set of efforts with a strong base of support from its leaders, its staff, and its residents. This section provides a detail listing of projects underway and projects carried forward which are fitting with the LCI purpose and goals. The City has decided not to include any new projects in order to focus on the priorities previously identified. This will better position the City to present strong, clear, viable projects for future funding consideration from a variety of sources. A complete listing of all projects is contained in **Table B - Five-Year Implementation Plan** and mapped in **Figure 3 – Transportation Projects Map** at the end of this section.

3.1 Transportation Projects

3.1.1 Vehicular Projects

Projects Underway

Douglasville is fortunate to have a sufficient network of streets in its downtown area eliminating the need for extensive new roadway construction. The major vehicular project currently underway is the GDOT SR92 Relocation project, which includes several other initiatives proposed in the 2011 Study Update. This project will accomplish a great deal of the necessary diversion of traffic from the downtown area to promote a friendlier pedestrian business district without compromising the area's exposure to its businesses. Another initiative that will be accomplished as part of this project is the McCarley Street Railroad Crossing. The project has been designed and the construction is currently 50% complete.



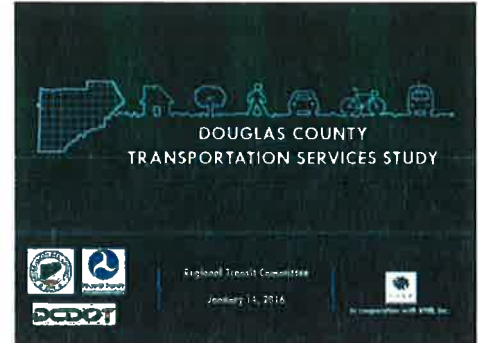
Projects Carried Forward

For the next five years, the City will focus on improving intersections to coincide with completed sidewalk projects, building the connectivity needed to encourage pedestrian and bicycle usage. Most of the remaining intersection improvements are located on Bankhead Highway and on Church Street in the downtown areas. Other projects are located on Campbellton Street and McCarley Street. The City Council will continue to review the list of recommended improvement projects several times a year and seek funding for priority projects.

3.1.2 Transit Projects

Projects Carried Forward

The City will continue to communicate with the County regarding the status of commuter rail to Douglasville. As stated in previous studies, with increased downtown activity, it is important to facilitate movement between the mall, the downtown business district, public facilities, and other commercialized areas within the downtown areas. The Douglas County Transportation Services Study completed in 2016⁴ proposed the following recommendations for implementation:



Douglasville County Transportation Services Study

- Establish New Services
 - Flexible Zone Circulator
 - Volunteer Transportation Program
 - Partnerships with Private Companies Providing On-Demand Service
- Enhance Existing Services
 - Expand Vanpool Program
 - Demand-Response / Dial-a-Ride
 - Explore Possibility of Additional GRTA Xpress Bus Service
- Capital, Programming, and Partnerships
 - New/Existing Park-and-Ride Lots
 - Upgrade Multi-Modal Center
 - Bicycle & Pedestrian Facilities
 - Marketing & Branding
 - Expand Voucher Program for Seniors and People with Disabilities
 - Improve Web/Mobile Technology
 - Electronic Asset Management
 - Transportation Task Force
 - New Staff
 - Work with Schools

The solution to the excessively high traffic congestion proposed by the Study is to:

- Focus on mobility, not just services or infrastructure
- Provide a menu of options that can complement one another and provide choices for users
- Acknowledge changing demographics, position within broader area/region
- Embrace technology

3.1.3 Bicycle and Pedestrian Projects

Projects Underway

The only project currently underway is the Dallas Hwy (SR92) from Brown Street to Strickland Street West Side, which is in its final phase of design and is scheduled to be let in March, 2017. This project will add a pedestrian walkway on the west side of the corridor to match the pedestrian walkway on the east side.

Projects Carried Forward

Pedestrian and bicycle projects not completed during the past five years will be carried forward into the next five years. During the next five years, the City will develop a citywide bicycle and pedestrian plan that looks at ways to incorporate multiuse trails into parks, golf courses, shopping centers and watershed areas and identifies bike and pedestrian connections as new development occurs. Twenty-nine bicycle/pedestrian initiatives in total will be carried forward and will be implemented as funding becomes available.



3.1.4 Parking Projects

The City has made many improvements to both publicize and direct people to its downtown parking areas. Signage has been installed and parking availability publicized so patrons know they can come downtown and park. Landscaping of these areas will be completed with additional streetscaping improvements in the downtown area in the future.

The next step for Douglasville is to manage the existing parking and to plan for future needs. With the reconstruction of O'Neal Plaza East and the construction of a new parking deck along Church Street, the parking availability in Downtown Douglasville has been improved for the near future. Going forward, the City does not consider parking a priority for the next five years and therefore, no projects are being carried forward nor new projects are being introduced in this category at this time.



3.1.5 Railroad Crossing Projects

The two railroad related projects recommended in the 2011 LCI Study Update are either completed or underway. The City feels those projects are sufficient for the near future. More initiatives will be added to the plan if deemed necessary in future updates.

3.2 Other Projects

3.2.1 Land Use

Projects Carried Forward

Although the City accomplished two of the recommended strategies during the past five years of LCI activities, other zoning changes are needed to complete the vision for the LCI Study area. The City's Design Concept Development (DCD) District provides a good basis for this effort but needs changes to further encourage both development and preservation. Changes to the zoning code will also provide greater options to the development community to present projects to the City that both offer design flexibility while providing all of the public amenity requirements. Therefore, the City must now take action to address its zoning code and develop a concept plan for Douglas place area as stated in the 2011 LCI Study Update. The following initiatives are carried forward into the next five years of implementation:

- Create a new zoning district or DCD zoning update

As stated in the 2011 LCI Study Update, the current DCD zoning district is too broad and needs to be revised to provide more details in keeping with the LCI Study goals.

- Highway 92 zoning

The corridor should be rezoned in preparation for new development that is in keeping with the LCI goals

- Revise existing zoning code

The 2011 LCI Study Update called for adjustments to the existing regulations to incorporate elements of form-based zoning, encourage open space preservation and promote affordable housing.

- Develop concept plan for Douglas Place area



3.2.2 Market and Economic Development

Projects Underway

The City, under the leadership of the new Tourism and Marketing Director, will continue to work with the Downtown Development Authority, the Historic Preservation Commission, the Cultural Arts Council, the Downtown Convention and Visitors Bureau, and other organizations to promote and market Douglasville as an attractive place to live, work, and play.

3.2.3 Catalytic Site Development

Projects Underway

The Douglas Place area was added to the LCI and continues to be an area of great potential.

Projects Carried Forward

The two efforts carried forward are:

- Mill and Mill Village redevelopment
- Dallas Highway Corridor Redevelopment

This initiative will take place once the SR 92 project is complete and the City can designate the corridor as a local road instead of a state route. Once that occurs, the City can proceed to redevelop the corridor into a more pedestrian friendly environment as envisioned in the LCI Study.

3.2.4 Urban Design and Historic Resources

Projects Underway

Three projects in this category are currently underway. One is a stand-alone project partly funded by Transportation Enhancement (TE) funds and the other two are part of the SR 92 Relocation project.

- The Historic Lighting and Banners Phase II project – it is currently in its final phases of design and is programmed for 2017 letting. This project will add much needed pedestrian connection and lighting on the west side of the corridor.
- Gateway: Broad Street at Dallas Highway – will be accomplished as part of the SR 92 Relocation project
- Gateway: Dallas Highway at new Highway 92 - will be accomplished as part of the SR 92 Relocation project

Projects Carried Forward

Three projects that have not yet begun will be carried forward from this list:

- Develop comprehensive plan for citywide lighting improvements
- Gateway: Fairburn Road both sides of I-20
- Gateway: Broad Street at Rose Avenue

3.2.5 Public Facilities and Spaces

With many of the higher priority transportation projects either completed or underway, the City can give more attention to embellishing its sidewalks, streetscape, and alleyway improvements with additional pocket parks, gardens, and community initiatives.

Projects Underway

The City will continue its Green Communities program to provide a sustainable education program. And the DDCWSA will proceed to implement the City and County's storm water management program.



Projects Carried Forward

The City has already identified several areas for potential parks and gardens, and will seek to develop partnerships with local garden organizations and other community groups to continue this effort. The two projects that will be carried forward are:

- Pocket neighborhood park at Church or Spring Street
- Pocket park along Dallas Highway – Although Worthan Park was completed adjacent to Dallas Highway, the 2011 LCI Study Update proposed other locations further north along the corridor that could be ideal for another pocket park along this corridor, perhaps at Thompson Street.

3.3 Five Year Implementation Plan

Table B - Five-Year Implementation Plan includes Transportation Initiatives (vehicular, transit, bicycle/pedestrian, parking and railroad), and Other Initiatives (Land Use, Market and Economic Development, Urban Design and Historic Resources, and Public Facilities and Spaces) for the next five years. The Table contains projects currently underway and projects which have been carried forward

for the next five years. For projects carried forward, new cost estimates have been prepared. **Figure 3 – Transportation Projects Map** shows the location of each initiative.

FIVE YEAR IMPLEMENTATION PLAN

Transportation Projects

	Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source	Local Match Amount (if applicable)	Local Source
Vehicular													
T-1	Highway 92 Relocation	Widening and Improvement	2012	\$ 2,643,600	2013	\$ 1,500,000	2015	\$ 22,030,000	\$ 23,173,600	GDOT	FHWA/GDOT	\$ 220,300	TBD
T-2	Dallas Highway Reconfiguration	Reconstruction Improvement	2019	\$ 272,250	2021	\$ 437,500	2022	\$ 2,268,750	\$ 2,978,500	City/Private Interests	LCI	\$ 1,163,500	SPLOST
T-3	McCarley Street Railroad Crossing	Reconstruction Improvement	2019	\$ 15,000	2019	\$ -	2020	\$ 125,000	\$ 140,000	City/Norfolk Southern	FRA/City	\$ 40,000	General Fund
T-4	Bankhead Highway Access Management Plan	Future Study	2017	\$ 50,000	N/A	\$ -	2017	\$ -	\$ 50,000	City	LCI	\$ 10,000	General Fund
T-5	Campbellton Street at Spring Street	Vehicle and Pedestrian	2017	\$ 26,400	2018	\$ -	2019	\$ 220,000	\$ 246,400	City	LCI	\$ 70,400	General Fund
T-6	Campbellton Street and Woodrow Avenue	Vehicle and Pedestrian	2017	\$ 21,000	2018	\$ -	2019	\$ 175,000	\$ 196,000	City	LCI	\$ 56,000	General Fund
T-7	Bankhead Highway at East Courthouse Street	Vehicle and Pedestrian	2018	\$ 22,500	2019	\$ -	2020	\$ 187,500	\$ 210,000	City	GDOT	\$ 60,000	SPLOST
T-8	Bankhead Highway at West Courthouse Square	Vehicle and Pedestrian	2018	\$ 22,500	2019	\$ -	2020	\$ 187,500	\$ 210,000	City	GDOT	\$ 60,000	SPLOST
T-9	Bankhead Highway at Club Drive	Vehicle and Pedestrian	2018	\$ 21,000	2019	\$ -	2020	\$ 175,000	\$ 196,000	City	GDOT	\$ 56,000	SPLOST
T-10	Bankhead Highway at Curley Road	Vehicle and Pedestrian	2018	\$ 21,000	2019	\$ -	2020	\$ 175,000	\$ 196,000	City	GDOT	\$ 56,000	SPLOST
T-11	Bankhead Highway at Cedar Mountain Road/Railroad	Vehicle and Pedestrian	2018	\$ 29,250	2019	\$ -	2020	\$ 243,750	\$ 273,000	City	GDOT	\$ 78,000	SPLOST
T-12	Church Street at Price Avenue	Vehicle and Pedestrian	2019	\$ 19,500	2020	\$ -	2021	\$ 218,750	\$ 238,250	City	LCI	\$ 52,000	SPLOST
Transit													
T-13	Implement Shuttle Bus System if Feasible	Vehicle and Pedestrian	2018	TBD	TBD	\$0	TBD	TBD	TBD	City	TBD	TBD	TBD Funding Source
Bicycle and Pedestrian													
T-14	Dallas Hwy from SR 92 to Strickland Spring Street from Price Ave to Farburn Rd	Pedestrian: ES 1100, WS 1100 Pedestrian: SS 2930, NS1840	2015	\$ 69,696	2016	\$ -	2017	\$ 580,800	\$ 650,496	City/Private	LCI/Private	\$ 185,856	SPLOST
T-15	Woodrow Avenue/Price Ave from Campbellton to Bowden to Price Streets	Pedestrian: NS 480	2017	\$ 62,550	2017	\$ -	2013	\$ 521,250	\$ 583,800	City	LCI	\$ 166,800	SPLOST
T-16	Prestley Mill Road from Dorris Rd to Campbellton Rd	Pedestrian: NS 1500	2020	\$ 7,200	2020	\$ -	2021	\$ 60,000	\$ 67,200	City	SPLOST	\$ 19,200	SPLOST
T-17	Pinecrest Drive from Hunter Park to Rose Ave	Pedestrian: SS 2260	2020	\$ 22,500	2020	\$ -	2021	\$ 187,500	\$ 210,000	City	SPLOST	\$ 60,000	SPLOST
T-18	Comeka Drive from Campbellton St	Pedestrian: SS 1280	2017	\$ 33,900	2017	\$ -	2018	\$ 282,500	\$ 316,400	City	SPLOST	\$ 90,400	SPLOST
T-19	Vansant Street from Comeka Drive	Pedestrian: ES 1300, WS 1300	2019	\$ 19,200	2019	\$ -	2020	\$ 160,000	\$ 179,200	City	SPLOST	\$ 51,200	SPLOST
T-20	Vansant Street from Comeka Drive to Prestley Mill Road	Pedestrian: ES 1300, WS 1300	2020	\$ 40,125	2020	\$ -	2021	\$ 325,000	\$ 365,125	City	SPLOST	\$ 105,125	SPLOST

	Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source	Local Match Amount (if applicable)	Local Source
T-21	Makose Street from Duncan Street to end of road	Pedestrian: NS 2700	2020	\$ 40,500	2020	\$ -	2021	\$ 337,500	\$ 378,000	City	SPLOST	\$ 108,000	SPLOST
T-22	Estelle Street from Fairburn Road to end of road	Pedestrian: ES 1560 WS 1560	2020	\$ 48,800	2020	\$ -	2021	\$ 390,000	\$ 438,800	City	SPLOST	\$ 124,800	SPLOST
T-23	Katherine Street from Duncan Street to Meadow Brook	Pedestrian: NS 1380, SS 1380	2019	\$ 41,400	2019	\$ -	2020	\$ 345,000	\$ 386,400	City	SPLOST	\$ 110,400	SPLOST
T-24	Lynn Avenue/Dawn Street from Melrose Street to Katherine Street	Pedestrian: WS 530	2019	\$ 12,450	2019	\$ -	2020	\$ 103,750	\$ 116,200	City	SPLOST	\$ 33,200	SPLOST
T-25	Woodvalley Road to Campbellton Street to Lake Forrest Drive	Pedestrian: SS 480	2017	\$ 7,200	2018	\$ -	2019	\$ 60,000	\$ 67,200	City	SPLOST	\$ 19,200	SPLOST
T-26	Park Street entire length	Pedestrian: ES 560	2019	\$ 8,700	2019	\$ -	2020	\$ 72,500	\$ 81,200	City	SPLOST	\$ 23,200	SPLOST
T-27	Haynes Street entire length	Pedestrian: NS 790, SS 790	2020	\$ 23,700	2020	\$ -	2021	\$ 187,500	\$ 221,200	City	SPLOST	\$ 63,200	SPLOST
T-28	Clark Street entire length	Pedestrian: SS 790	2020	\$ 11,850	2020	\$ -	2021	\$ 98,750	\$ 110,600	City	SPLOST	\$ 31,600	SPLOST
T-29	Upshaw Lane entire length	Pedestrian: NS 430, SS 430	2020	\$ 6,450	2020	\$ -	2021	\$ 537,500	\$ 543,950	City	SPLOST	\$ 113,950	SPLOST
T-30	West Spring Street from Club Dr to Price Ave	Pedestrian: NS 1360, SS 1360	2020	\$ 40,800	2020	\$ -	2021	\$ 340,000	\$ 380,800	City	SPLOST	\$ 108,800	SPLOST
T-31	Down town to Hospital Drive Multi-use trail	Bicycle	2018	\$ 159,900	2018	\$ -	2019	\$ 1,332,500	\$ 1,492,400	City	TE	\$ 426,400	SPLOST
T-32	Duncan Street Bike Path	Bicycle	2020	\$ 10,080	2020	\$ -	2021	\$ 84,000	\$ 94,080	City	SPLOST	\$ 26,880	SPLOST
T-33	Pincrest Drive Bike Path	Bicycle	2019	\$ 15,300	2019	\$ -	2020	\$ 127,500	\$ 142,800	City	SPLOST	\$ 40,800	SPLOST
T-34	Spring Street Bike Path	Bicycle	2017	\$ 20,040	2017	\$ -	2018	\$ 167,000	\$ 187,040	City	TE	\$ 53,440	SPLOST
T-35	Mill Village Area Pedestrian Improvements	Pedestrian											
T-35a	Front Street entire length	Pedestrian: SS 1030	2018	\$ 15,450	2018	\$ -	2019	\$ 128,750	\$ 144,200	City	LCI	\$ 41,200	General Fund
T-35b	Cooper Street entire length	Pedestrian: NS 2880, SS 3230	2019	\$ 91,650	2019	\$ -	2020	\$ 763,750	\$ 855,400	City	LCI	\$ 244,400	SPLOST
T-35c	Johnson Street entire length	Pedestrian: NS 550	2019	\$ 8,250	2019	\$ -	2020	\$ 68,750	\$ 77,000	City	LCI	\$ 22,000	General Fund
T-35d	Beaver Street entire length	Pedestrian: NS 770, SS 770	2018	\$ 23,100	2018	\$ -	2019	\$ 192,500	\$ 215,600	City	LCI	\$ 61,600	SPLOST
T-35e	Grady Street entire length	Pedestrian: ES 1350, WS 1350	2018	\$ 40,500	2018	\$ -	2019	\$ 337,500	\$ 378,000	City	LCI	\$ 108,000	SPLOST
T-35f	Mozely Street entire length	Pedestrian: ES 1370, WS 1370	2019	\$ 41,100	2019	\$ -	2020	\$ 342,500	\$ 383,600	City	LCI	\$ 108,600	SPLOST
T-35g	Hagin Street entire length	Pedestrian: ES 1340, WS 1340	2019	\$ 40,200	2019	\$ -	2020	\$ 335,000	\$ 375,200	City	LCI	\$ 107,200	SPLOST
T-35h	Courtland Street entire length	Pedestrian: ES 470	2018	\$ 7,050	2018	\$ -	2019	\$ 58,750	\$ 65,800	City	LCI	\$ 18,800	General Fund
Parking													
Railroad													
T-36	Pedestrian bridge Campbellton Road	Pedestrian	2015	\$ 150,000	2017	\$ 0	2019	\$ 1,250,000	\$ 1,400,000	City/Norfolk Southern	Federal/City	\$ 400,000	Federal/City
T-37	Pedestrian bridge Mozely Street	Pedestrian	2017	\$ 90,000	2017	\$ 0	2019	\$ 750,000	\$ 840,000	City/Norfolk Southern	Federal/City	\$ 240,000	Federal/City
Totals				\$ 4,371,641		\$ 1,037,600		\$ 36,544,300	\$ 39,653,441				

City of Douglasville Livable Centers Initiative Study - Five Year Update

Housing Projects/Initiatives

	Description/Action	Cost	Year	Responsible Party	Funding Source
H-1	CDBG	\$ 462,000	2017	City	HUD
H-2	ARC Housing Assessment		2017	City	FED
H-3	GICH Community		2017	City	

Other Local Initiatives

	Description/Action	Cost	Year	Responsible Party	Funding Source
Land use					
O-1	New zoning district or DCD zoning update	TBD	2017	City of Douglasville, ARC	ARC Community Choices
O-2	Highway 92 zoning	Staff Time	2020	City of Douglasville	n/a
O-3	Revise existing zoning code	Staff Time	2021	City of Douglasville	City
O-4	Develop concept plan for Douglas Place area	TBD	2017	City of Douglasville	City
Market and Economic Development					
O-5	Business recruitment	Staff Time	ongoing	City of Douglasville	City, DDA
O-6	Expand marketing for Downtown Core	Staff Time	2017	City of Douglasville	City, CVB (Convention and Visitors Bureau)
O-7	Develop a marketing campaign to attract	Staff Time	2017	City of Douglasville	City, DDA
Catalytic Site Development					
O-8	Mill and Mill Village redevelopment	TBD	2017	City of Douglasville/Private	City, Private
O-9	Dallas Highway Corridor Redevelopment	TBD	2020	City of Douglasville/Private	City, Private
O-10	Douglas Place area	TBD	TBD	Private	City, Private
Urban Design & Historic Resources					
O-11	Historic corridor lighting with banners	\$600,000	2017	City of Douglasville	City
O-12	Develop comprehensive plan for citywide lighting improvements	TBD	2018	City of Douglasville	City
O-13	Gateway: Fairburn Road both sides of I-20	\$66,000	2018	City of Douglasville	City, Private, GDOT
O-14	Gateway: Broad Street at Rose Avenue	\$110,000	2019	City of Douglasville	City, Private
O-15	Gateway: Broad Street at Dallas Highway	\$110,000	2019	City of Douglasville	City, Private
O-16	Gateway: Dallas Highway at new Highway	\$6,000 - \$10,000	2021	City of Douglasville	City, Private, GDOT
Public Facilities and Spaces					
O-17	Sustainable education program	Staff Time	2017	City of Douglasville	City
O-18	Stormwater management program	\$20,000	2018	City of Douglasville	City
O-19	Pocket park along Dallas Highway	\$300,000	2019	City of Douglasville	City
O-19	Pocket neighborhood park at Church or Spring Street	\$264,000	2020	City of Douglasville	City

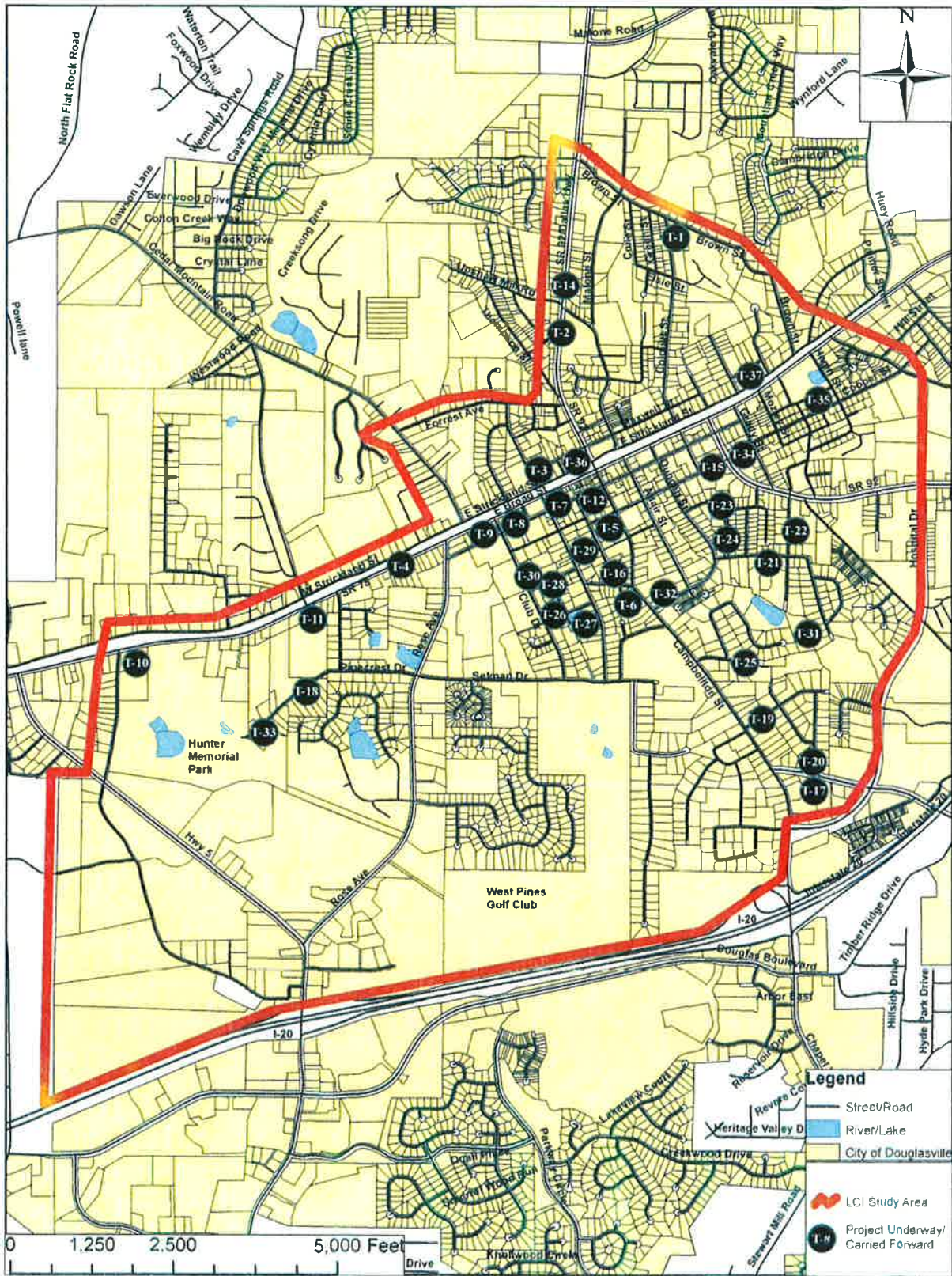


Figure 3: Transportation Projects Map

APPENDIX A

Adopting Resolution

RESOLUTION NUMBER _____

RESOLUTION

WHEREAS, the City of Douglasville was one of the first communities in the Atlanta Region to receive a planning grant and then implementation funding for its Livable Centers Initiative (LCI) Plan; and

WHEREAS, in accordance of the requirements of the Atlanta Regional Commission (ARC), the City of Douglasville recently prepared a 5-Year Plan Update with the draft recommendations being submitted to ARC for review; and

WHEREAS, the scope of the 5-Year Plan Update included an assessment of the City's current plan in order to compare the LCI land use plan with existing uses, zoning, and the future development map, as well as comparing LCI transportation improvements with current/planned facilities, assessing the current LCI action plan, and assessing what is needed in the LCI plan to reach consistency with local government regulations; and

WHEREAS, the recent work includes an analyses and an implementation plan; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Douglasville Mayor and members of the City Council that this LCI 5-Year Plan Update be formally approved.

SO RESOLVED this _____ day of September, 2016.

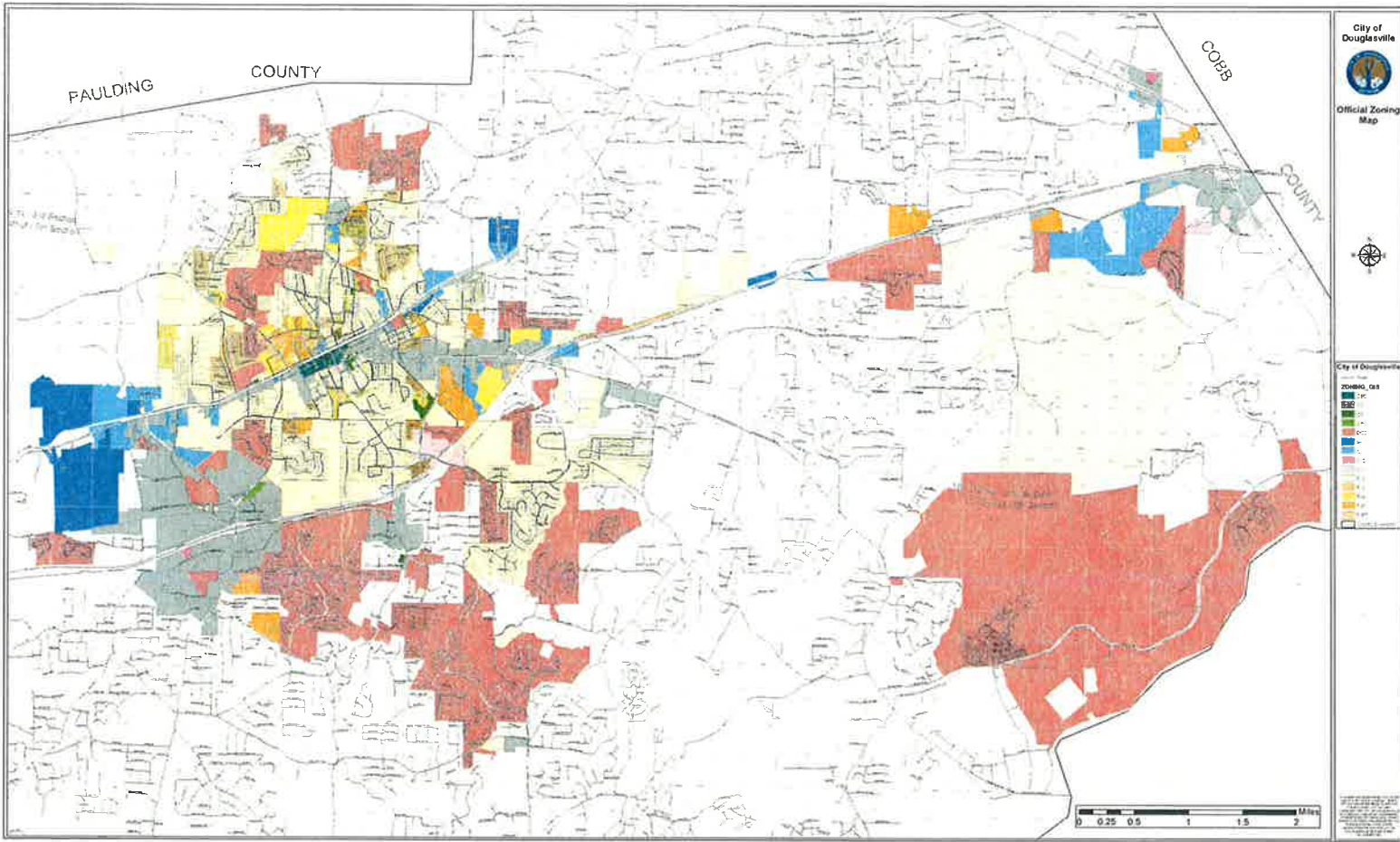
Rochelle Robinson, Mayor

Attest:

City Clerk

APPENDIX B

Zoning Map

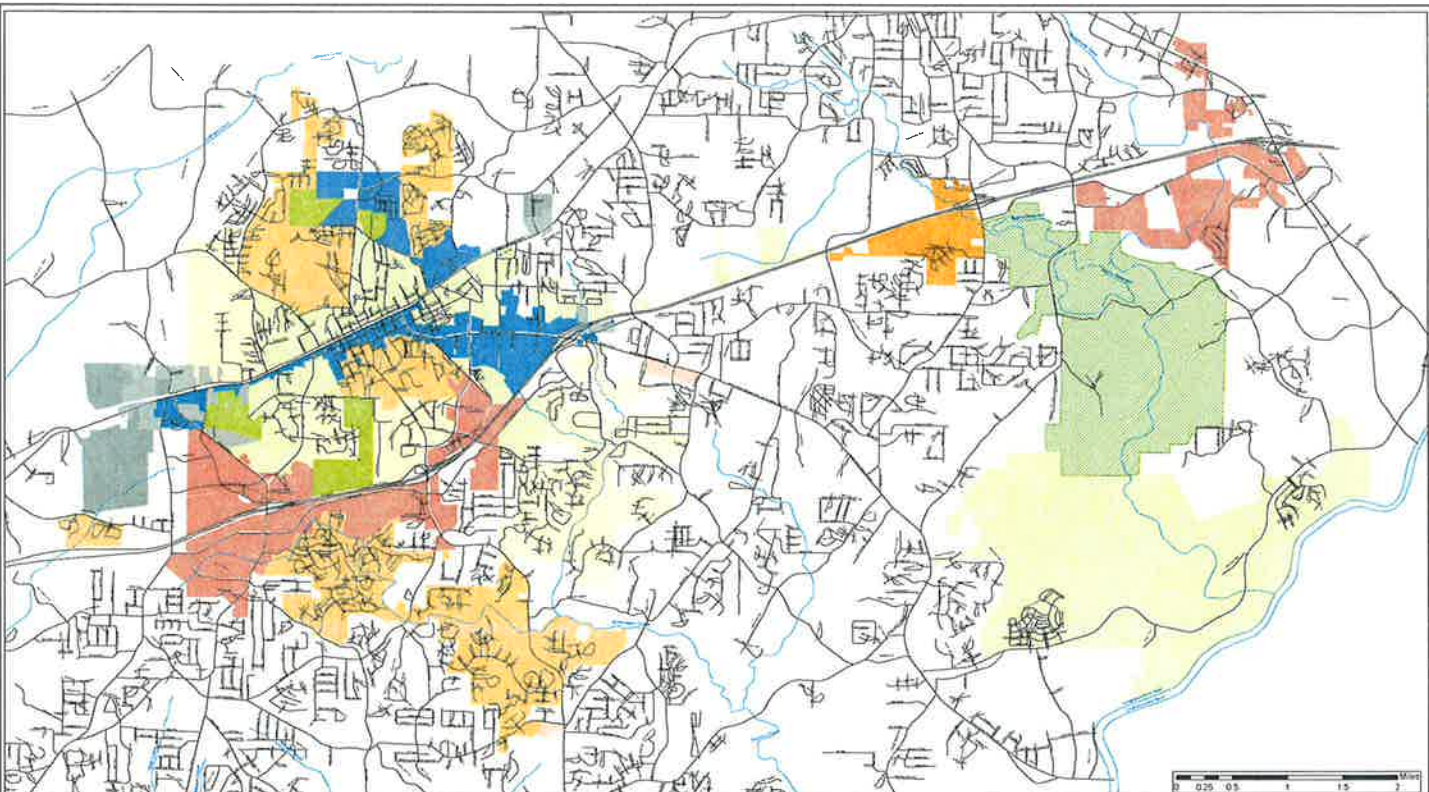


APPENDIX C

Future Land Use Map



Legend
City Limits
Water
Major Road



2024 Land Use Plan

- | | | | | | | |
|--|--|--|---|---|---|---|
| <p>Future Land Use 2024</p> <ul style="list-style-type: none">Office & Professional Center
To provide a central location for professional, administrative, and business services. This zone is intended for high-quality office buildings, professional offices, and business centers. It is located in the central business district. Community Office Center
To provide a central location for community, administrative, and business services. This zone is intended for medium-density office buildings, community centers, and business centers. It is located in the central business district. | <ul style="list-style-type: none">Neighborhood Office Center
To provide a central location for neighborhood, administrative, and business services. This zone is intended for low-density office buildings, neighborhood centers, and business centers. It is located in the central business district. | <ul style="list-style-type: none">Community Office Center
To provide a central location for community, administrative, and business services. This zone is intended for medium-density office buildings, community centers, and business centers. It is located in the central business district. | <ul style="list-style-type: none">Office & Professional Center
To provide a central location for professional, administrative, and business services. This zone is intended for high-quality office buildings, professional offices, and business centers. It is located in the central business district. | <ul style="list-style-type: none">Office & Professional Center
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|--|--|--|---|---|---|---|

City of Douglasville, Georgia
2024 Land Use Plan
Map No. 1
Scale: 1" = 1/4 mile
North Arrow

APPENDIX D

LCI Study Update 2011 - Future Land Use Update Map

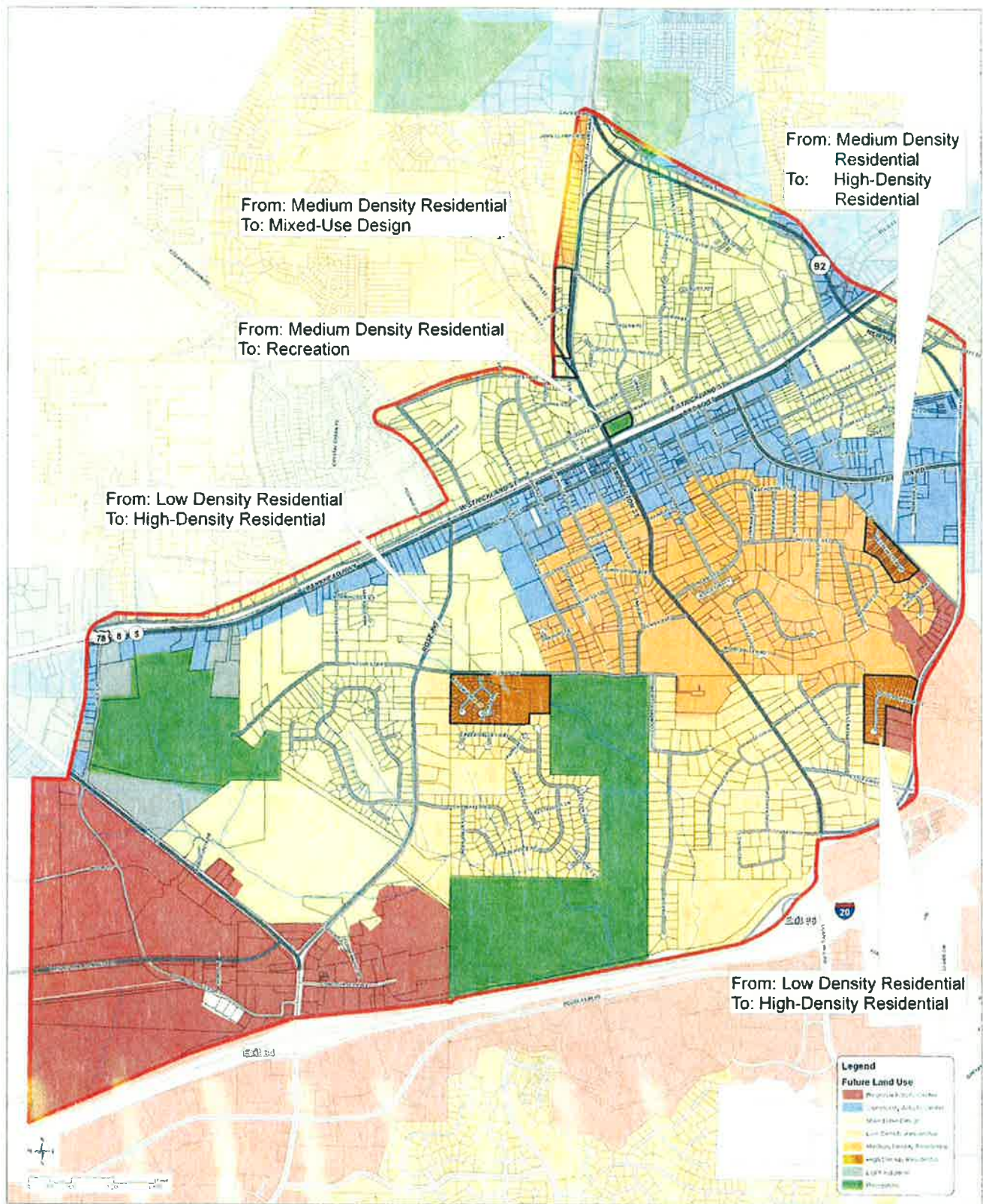


Figure 4.2: Future Land Use Update Map

List of References

1. City of Douglasville LCI Study Update 2011
2. City of Douglasville LCI Study Update, 2005
3. City of Douglasville LCI Study, May, 2001
4. Douglas County Transportation Services Study www.DCTransportationStudy.com
5. City of Douglasville Comprehensive Plan 2013
6. City of Douglasville <http://www.ci.douglasville.ga.us/>
7. Atlanta Regional Commission <http://www.atlantaregional.com/>