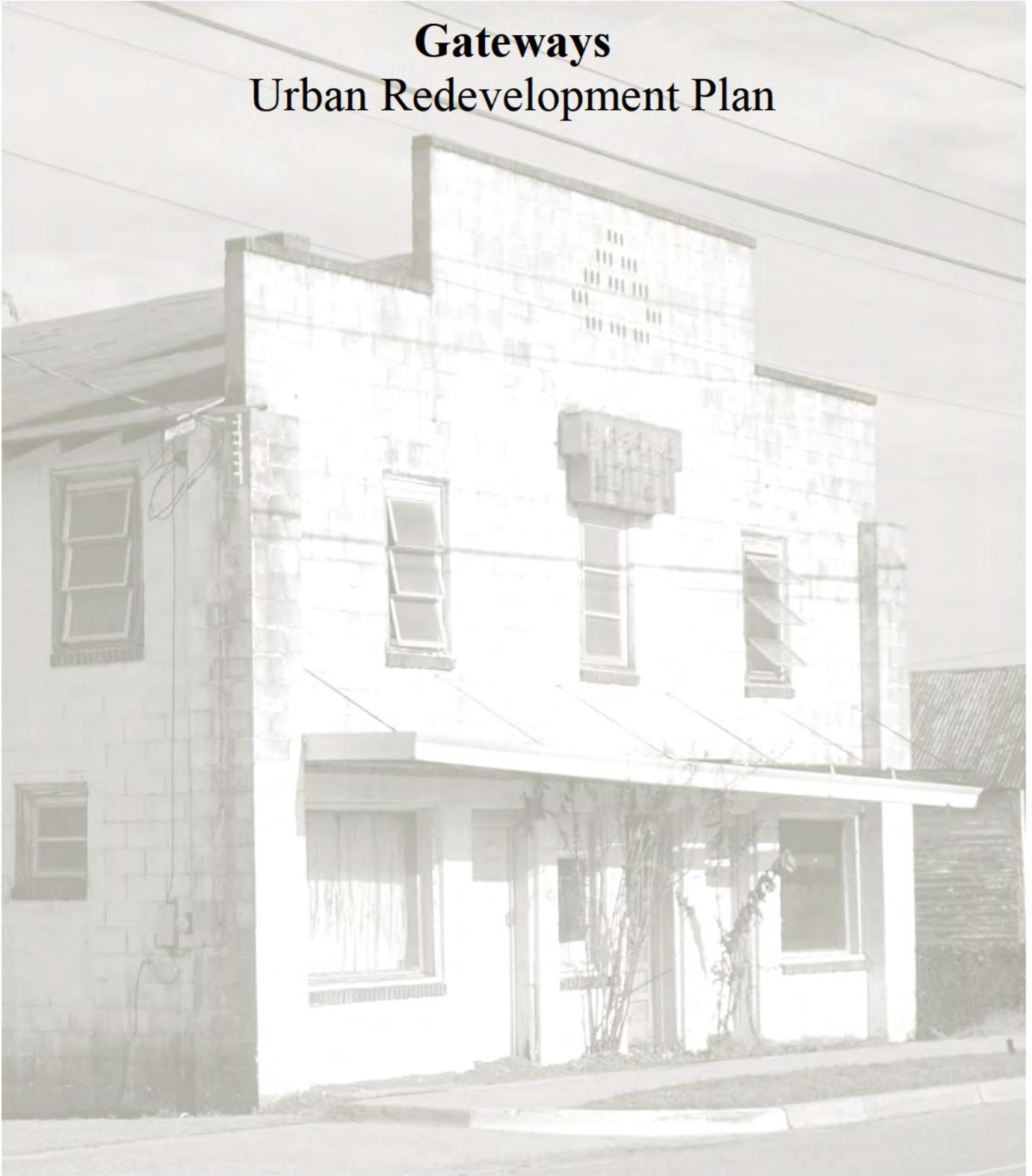


City of
Thomasville
PLANNING

Gateways
Urban Redevelopment Plan



June 3, 2016

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I. Executive Summary

Established in 1826 as the county seat, the City of Thomasville is the largest city in Thomas County and the commercial hub for the county and surrounding areas. It boasts an award-winning Main Street with an active and vibrant downtown.

Thomasville is well known for the numerous historic districts and the large number of historic homes dating from the 1800's located throughout the city. The City's population is 18,718 according to the 2010 US Census and the 2016 Area Median Income is \$44,000 for a family of four.

The 2005-2025 Thomas County-Thomasville Comprehensive Plan outlines numerous goals to improve the quality of life for the citizens of the area and to foster strong economic development (Appendix 1). In 2014 the City Council and Staff developed a Strategic Plan with specific Goals, Objectives and Strategies that can best be accomplished by the establishment of an Urban Redevelopment Area (URA).

The City of Thomasville recognizes that a general decline is taking place in a number of high poverty census block groups that are within walking distance of the downtown core. In 2009, the City created the Victoria Place Urban Redevelopment Area/Revitalization Area Strategy (VPURA/RAS) in a severely blighted neighborhood adjacent to and just southeast of downtown. Many accomplishments outlined in the VPURA plan have been successfully completed and other work is in progress. In addition, the City developed a plan for a fifteen mile multi-use trail that is funded through a Special Purpose Local Option Sales Tax (SPLOST); construction of this trail is underway.

The Gateways Urban Redevelopment Plan (GURA) outlined in this document is based on a planning, visioning and community engagement process that builds on the successes of the VPURA and the multi-use Community Trail now under construction. The GURA is divided into two Sectors (See Map 1) that suffer from high poverty, high crime, infrastructure deficiencies and a significant number of dilapidated, deteriorated or substandard structures and vacant properties (see Section VII, Documentation of Existing Conditions). The City has chosen to use this URA format to combat, mitigate, and correct substandard conditions in two distinct corridors and the adjacent neighborhoods in need of revitalization.

The proposed GURA includes two commercial corridors, namely (1) the northwest portion of Madison St. and N Broad St. from Monroe St to North Ave and (2) W Jackson St. from Victoria Place to Pinetree Blvd, that suffer from general decline, a lack of investment, faulty traffic patterns and poor visual appeal. The GURA plan draws from a comprehensive city-wide Corridor Study completed in 2007 with the assistance of the FSU Department of Urban and Regional Planning and a 2016 plan for the West Jackson St Corridor (see Appendix 3), itself a major gateway from the south into the City center.

The "Creative District" is a commercial special purpose area that connects the low income neighborhoods, the downtown core, the already existing Victoria Place URA and the commercial corridors. Planning efforts already underway for the Creative District will be incorporated into this URA plan (see Appendix 2).

The Gateways URA plan is intended to foster responsible growth and set a framework for sustainable redevelopment. In addition, the City will apply for Opportunity Zone status as a strategy to incentivize private investment and job creation in the two URA Sectors.

Planning will be consistent with New Urban and Smart Growth principles such as mixed-use, compact development; multi-modal transportation and transit supportive land use patterns; highly connected roads, sidewalks, and paths to encourage a variety of economic and recreational activities. This effort will emphasize improvements to the public realm and the creation of quality public spaces.

II. Basis of Determination and Designation of Implementing Agency

Under the Urban Redevelopment Act (O.C.G.A. 36-61-2(18) et. seq.), the City of Thomasville is authorized to create an urban redevelopment area. Pursuant to that power, the Mayor and City Council adopted a Resolution of Necessity for the City of Thomasville, Georgia to Exercise Urban Redevelopment Powers on May 9, 2016 (Exhibit 1), finding that an area within the community defined as the Gateways Urban Redevelopment Area (GURA) met the definition of a slum area in accordance with OCGA 36-61-2(18). The City of Thomasville is designated as the implementing agency of the Gateways Urban Redevelopment Plan. This designation provides the community with consistent administrative support for ongoing plan activities.

According to the aforementioned Act this designated area is defined as a slum area and eligible to be designated as an Urban Redevelopment Area under the law. The State Legislature defines a “slum area” as (O.C.G.A. 36-61-2(18)):

“an area which by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; by having development impaired by airport or transportation noise or by other environmental hazards; or any combination of such factors substantially impairs or arrests the sound growth of a Governmental Entity, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition or use.”

The conditions in the Gateways Urban Redevelopment Plan include the following:

- Census block groups with poverty greater than 24%;
- Deteriorating neighborhoods with a substantial number of vacant parcels and vacant structures that are dilapidated, deteriorated or substandard;
- A crime rate higher than citywide average;
- Disinterest in private residential and commercial investment;
- Lower numbers of building permits than elsewhere in the city;
- Commercial corridors with dilapidated, obsolete or underperforming structures;
- Inefficient street layout;
- Lack of streetscaping and signage that provide a safe pedestrian environment;
- Areas with site deterioration and infrastructure deficiencies injurious to public health and safety;

The findings necessary for the Council Resolution were based on an evaluation of readily apparent conditions in the GURA; confirmed by public input and studies conducted by City Planning/Code Enforcement/Engineering staff and others.

From the findings recounted in this plan and visually represented on the maps and appendices incorporated herein, it is evident that the GURA’s conditions indicate that the GURA exhibits most of the state-defined conditions and as such constitutes a “slum area” as defined by OCGA 36-61-2(18).

It must be noted that not all properties in the targeted Sectors exhibit blighted or slum conditions; some properties are productive and in good condition. Although not all properties will be affected by the implementation of the GURA plan, most will be enhanced by the proposed improvements to zoning, infrastructure, civic spaces, businesses, work access, housing and more as the strategies outlined in the Gateways Redevelopment Plan are implemented.

All of the corridors and the primarily residential neighborhoods share many common characteristics. For specifics regarding those conditions for the Gateways URA Sectors, see Section VII, Documentation of Existing Conditions.

III. Public Input Process

On May 9, 2016, the City Council reviewed the draft Gateways Urban Redevelopment Plan and accompanying maps and passed a resolution to define the boundaries of the area. An initial public meeting was held on May 24, 2016 following publication on the city website to introduce the draft plan and solicit comments. The plan was further discussed at the City Council Workshop on June 13, 2016 prior to Council's final approval and designation of the City as the implementing agency.

The City will continue to seek public participation while developing and implementing the goals and strategies addressed in this plan. The process of updating the Comprehensive Plan and rewriting the city's Zoning Code beginning in 2016 will further implement this plan. Public participation will be a key component of all of these planning efforts.

In early 2014, the Creative District Charrette provided ample opportunities for citizens to participate in writing the vision plan, express concerns, provide clarification, and raise questions. Sponsoring partners in this effort included the City Planning Department, the Office of Main Street and Tourism, the Thomasville Center for the Arts (TCA), and Thomasville Landmarks Inc. Over one hundred residents participated in the Charrette.

In March 2016, a W Jackson St. Corridor Plan (see Appendix 3) was created by Alta Planning + Design at a mini-charrette with active participation from various city staff, City Council representatives and others. As the improvements in the corridor are further developed and implemented, the City will engage the public in significant ways, beginning with press releases and an initial public meeting on June 2, 2016, and continuing with ongoing conversations, particularly with the business owners and nearby residents most affected by the thoroughfare improvements.

IV. Sectors

The Gateways URA is divided into two distinct Sectors. Sectors include several potential revitalization areas anchored by commercial corridors, special-purpose areas and surrounding residential neighborhoods. While the corridors are important gateways into the City, they demonstrate the general decline of the surrounding areas. (Map 1). Boundary lines generally follow census block group boundaries with minor exceptions for consistency with neighborhood identity and include properties on both sides of the outer streets/corridors.

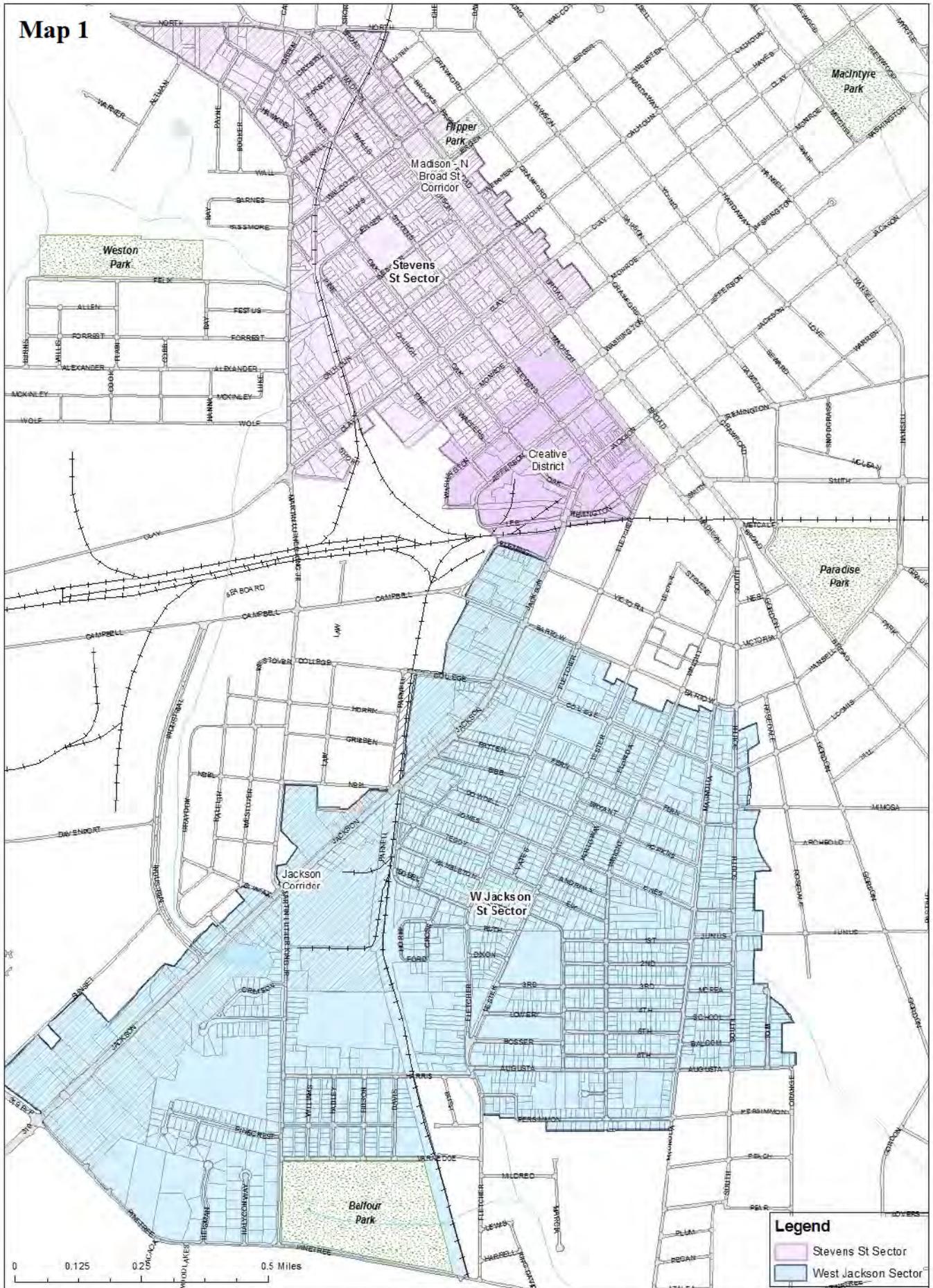
The two Sectors and the corresponding Revitalization Areas are as follows:

1. Stevens St. Sector
 - a. Madison St. - N Broad St. Corridor
 - b. Stevens St. Neighborhood
 - c. Creative District

2. W Jackson St. Sector
 - a. W Jackson St Corridor
 - b. Residential Neighborhoods

The Sectors are described more fully in Section VII, Documentation of Existing Conditions.

Map 1



V. Opportunities to Craft Revitalization Area Strategies

As future projects emerge through the implementation of the goals of the Gateways Urban Redevelopment Plan, the City of Thomasville will designate individual areas of focus with a Revitalization Area Strategy. Likely areas include the commercial corridors and/or selected portions of the residential neighborhoods. Detailed planning for these targeted areas will be completed as the need arises.

There are no plans for acquisition of property or relocation of displaced residents at this time. Any such activities, if needed, will be incorporated into the strategies for targeted revitalization areas.

VI. Consistency with City/County Plans

1. 2005-2025 Thomas County-Thomasville Comprehensive Plan

The Gateways Urban Redevelopment Plan seeks to maintain compatibility and expand on the future Development Strategies, Goals and Policies outlined in the 2005-2025 Thomas County/Thomasville Comprehensive Plan (see selected content, Appendix 1).

The current comprehensive plan is up for renewal in 2018; planning will begin in 2016. The GURA plan will be a starting point for the updated comprehensive plan and will be fully incorporated into it. Of specific interest to the GURA plan is the Community Vision and the aspects of the comprehensive plan that continue to guide future development.

2. City of Thomasville Strategic Plan 2014-2018

The City's most recent Strategic Plan includes a number of Goals and Objectives that directly influence the creation of the Gateways URA plan.

Goal One, Economic Development, Objective 5 is to identify areas to expand the City's Opportunity Zone. This Objective will be accomplished immediately following the adoption of the GURA.

Goal Two, Image and Brand has several objectives that will be incorporated into this plan. Objective 2, "Develop a phased plan to improve the gateways and corridors into Thomasville", is central to the planned corridor improvements. Objective 3, to "develop a plan for improving sidewalks" will also be covered in the plan.

Goal Six, Community Relations & Development, includes several strategies that will be included in the GURA plan, including improvements to fire safety and removal of dilapidated houses through code enforcement.

Although some of the goals and objectives will be initiated and directed by local government, public and private partnerships are critical for success. Both the City's Strategic Plan and in the GURA plan will emphasize economic development and the involvement of the private sector in accomplishing the stated goals and objectives.

VII. Documentation of Existing Conditions

1. Demographics and Housing

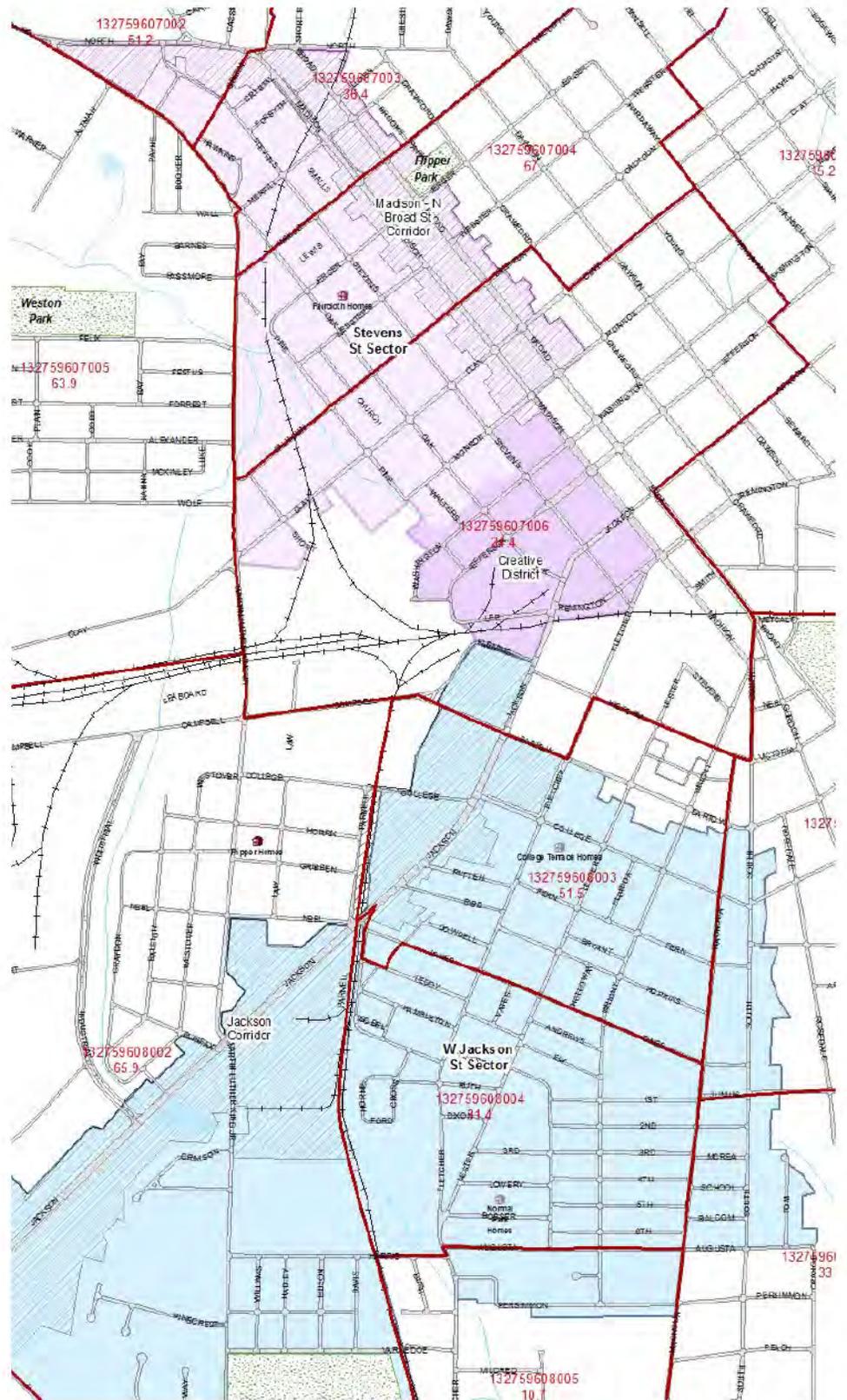
The Gateways URA is located in the west/southwest and northwest quadrants of the City. The Stevens St. residential neighborhood is roughly bounded by N Broad St., Monroe St., Martin Luther King Dr. and North Ave. The residential neighborhoods in the W Jackson St Sector include the three historic neighborhoods of Fletcherville, Normal Park, and Theodore Heights, roughly bounded by Bartow St., South St., Persimmon St., Harris St., Pinetree Blvd. and W Jackson St. Although each has a unique history and time of build-out, all share common characteristics.

Data from DCA showing the census block group poverty rates from 2011-2013 illustrates the high incidence of poverty in this portion of the City. The two Gateways URA Sectors have rates ranging from 41% to 56% poverty as shown on the chart and map below. In addition to single family residences, there are two public housing apartment complexes located in the W Jackson St. Sector and one 54-unit public housing complex in the Stevens St. Sector that are occupied by very low income residents.

Table 1:

Average % Poverty by Block Group

2010-13 Data (per DCA)	% Below Poverty
Citywide	32%
W Jackson St. Sector	56%
Stevens St. Sector	41%



Map 2

Table 2

2009 Census Data	Total Population	Race (non-Hispanic): % White	% Black	% Other Race	Ethnicity % Hispanic
Citywide	18,413	41.9%	53.8%	2%	2.3%
W Jackson St. Sector	1000	31%	67%	1%	1%
Stevens St. Sector	945	21%	77%	1%	1%

2009 Census Data	2009 Total Households*	Owner Occupied	% Owner	Renter Occupied*	% Rental
Citywide	8,534	3,999	47%	3,507	41%
W Jackson St. Sector	461	217	47%	201	44%
Stevens St. Sector	409	176	44%	172	42%

**Multi-family/apartments, including public housing, count as one property/residence*

Many of the residences within the Stevens St. and W Jackson St. Sectors have historically been occupied by African American working class families. With some exceptions, houses and lots are generally modest in size, much smaller than those located north and southeast of downtown.

There are several designated National Historic Districts within the GURA. Architectural styles, including Greek Revival, Queen Anne, Neoclassical and Craftsman, are similar to those in most historic neighborhoods in the City. A number of homes in both sectors were built in modest vernacular styles, including shotgun houses and simple enclosed dogtrot



Both neighborhoods include a number of churches, two of which are listed on the National Register of Historic Places. Good Shepherd Episcopal Church in the Stevens St. area was built in 1894 and served as a school for 32 years, educating many African American children before public schools were established. Still an active Parish today, it now serves as a neighborhood center with a community garden and an after-school tutoring program.



Bethany Congregational Church in the W Jackson St. area was founded in 1891 by the African Missionary Association (AMA) of the Congregational Church. The AMA's purpose was to provide education for freed slaves. The church has been an active congregation since its inception. The church was also the only congregation served by Andrew Young as a minister (1955-57), where he was active in voter registration in the predominately African American neighborhoods of Thomasville.

2. Property Conditions

Since the 1960-1970's, all of the residential neighborhoods in the GURA have suffered from a gradual and easily discernible decline as the original housing stock has deteriorated and numerous demolitions have occurred. Both areas currently have a high percentage of vacant parcels and vacant dilapidated, deteriorated and substandard structures as shown on the chart and map following.

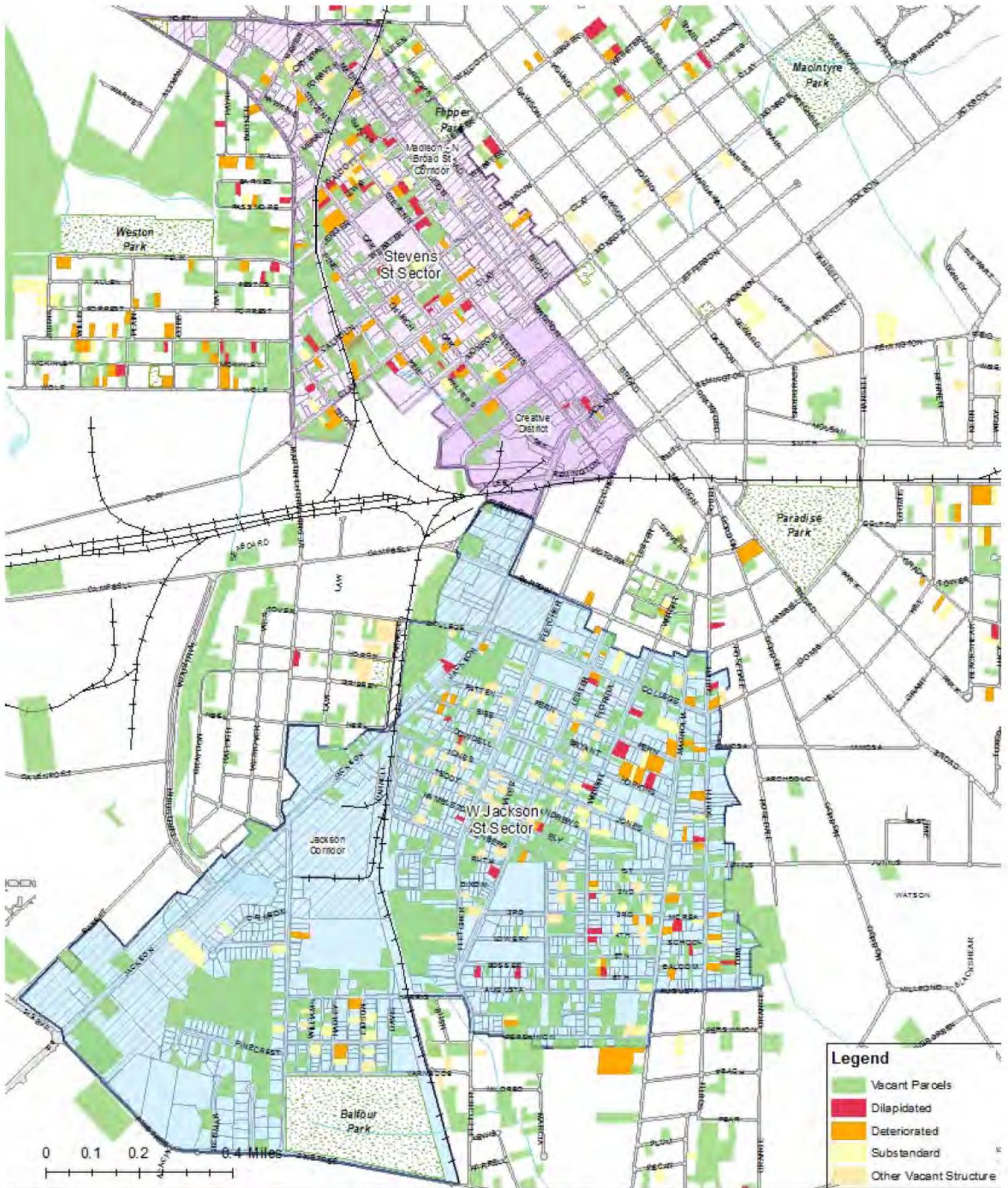
Sectors	Total Parcels	Vacant Parcels		Dilapidated Structures		Deteriorated Structures		Substandard Structures		Other Vacant Structures	
		Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
Citywide	9861	1441	15%	82	2%	131	2%	110	1%	130	2%
W Jackson St. Sector	1609	376	23%	23	2%	40	3%	43	3%	64	5%
Stevens St. Sector	724	201	28%	28	5%	40	8%	21	4%	8	2%

As of April 2016, the dilapidated, primarily residential, properties totaled above are in such poor condition that they have been targeted by the City Code Enforcement for demolition by the property owner, or in extreme cases by the City. This is not a complete list as Code Enforcement continues to rate the other vacant structures. Some dilapidated properties may potentially be rehabilitated but others will likely be demolished. These probable demolitions, many of which are located in the W Jackson St. or Stevens St. sectors, will simply add to the large number of vacant parcels already there (Map 3).



The large number of vacant lots and vacant houses, in particular, has dramatically changed the original close knit urban neighborhoods to a scattering of often substandard houses with vacant properties all around. The crime rate is much higher than the rest of the city. No new homes were built in either GURA sector in 2013-15. The churches and some small commercial/retail establishments originally served as neighborhood gathering spaces; the churches have declined in membership and the “corner stores” have largely disappeared or have themselves become substandard structures with businesses struggling to survive.

Map 3



PROPERTY CONDITIONS

**Condition per City of Thomasville Code Enforcement Survey, limited to primarily residential properties rated as of 4/28/16; Other vacant structures not yet rated.*

3. The Creative District

The **Creative District**, a special purpose area adopted by the City in 2014 following an intensive Design Charrette is located southwest of Madison St. and is roughly bordered by E Washington St., Fleming St. and Remington Ave.

Located just southwest and adjacent to the center of the Main St area, it was known historically as the “Bottom”.



Former lumber/millwork company, now vacant

Along with a primarily industrial/manufacturing area and some residences, it includes a portion of W Jackson St. that provided retail shopping and services for nearby neighborhoods composed primarily of African-Americans and Jewish residents (who also owned the majority of shops).



Vacant dilapidated, just off W Jackson St.

The area had fallen into decline with a number of vacant buildings and lack of public or private investment. However, the implementation of the Victoria Place Redevelopment Plan and the establishment of the Creative District are significant factors in the ongoing revitalization of W Jackson St. in several blocks south of Madison St. The section of W Jackson St. within the Creative District has seen a dramatic increase in activity in the past several years, including the addition of new retail businesses, restaurants, and others.

W Jackson St. between Madison St. and Stevens St.



2009 –
Several buildings
vacant and for sale



2016 –
Buildings
occupied by
thriving new
businesses

The addition of upgraded sidewalks, streetlights, benches and landscaping on Madison St. mirrors the amenities found on N Broad St. and have made a significant difference in the visual appeal of the area. In addition, sections of Jackson St. between Crawford St. and Remington Ave. have had asphalt removed to expose the original historic brick road surfacing in keeping with the rest of the downtown area.

The City's new Trailhead Park and Amphitheatre are under development within the block bordered by businesses and the Center for the Arts Facility along S Madison St., Remington Ave., S Stevens St. and W Jackson St. In addition, a new commercial building with several retail/office spaces was constructed on the corner of Victoria Place and W Jackson St. in accordance with the design guidelines of the Victoria Place Overlay District (VPOD). The Gateways URA will further enable the City to build on these successes through the application of the goals and strategies outlined in this plan.

4. Corridor Conditions

The Sector's commercial corridors reflect a similar decline in spite of their current function as important gateways into the City from the southwest or northwest. Of the 22 new commercial buildings permitted in 2014, only one was in the W Jackson St. Sector; none were in the Stevens St. Sector.

The Madison-N Broad St Corridor includes the properties on both sides of Madison St. and N Broad St from Monroe St to North Blvd. Madison St. is a gateway to downtown from the north/northwest. A railroad overpass allows for unrestricted travel into downtown that is not slowed by the frequent train crossings; however, the roadway is much wider than necessary based on current traffic counts. North Blvd and Madison St. in particular include a number of small businesses and have great potential for redevelopment and property improvements.



Madison St. at overpass heading north



North Blvd at intersection of N Madison St. and N Broad St (heading north)

The parallel N Broad St is a section of the historic Dixie Highway and has a mix of light commercial and historic residential properties. A Corridor Management Plan completed in 2015 by the Southwest Georgia Regional Commission designated this route through Thomasville as part of a tri-county Scenic Byway.



N Broad St.

The **W Jackson St. Corridor** includes the properties on both sides of W Jackson St. (Hwy 319) from Bartow St to Pinetree Blvd. This corridor is the primary entry to downtown and is frequently traveled by visitors from the south. It was originally the main thoroughfare for all traffic moving through the city; today, however, with the traffic routing measures created by the Thomasville bypass, the daily traffic counts are dramatically decreased. The roadway is much wider than necessary; sidewalks are sporadic or in poor condition; and there is little landscaping or other aesthetic improvements.

There has been a general decline in the number and quality of commercial properties; numerous structures are substandard or exhibit functional obsolescence. There are about twenty-six vacant and several more underutilized commercial parcels along W Jackson St.



Several structures are vacant, including a “white elephant” strip center set back far from the road with a large parking lot that housed a grocery store for a brief period of time.

A historic African American Hotel and the single family residence to the right sit vacant and dilapidated.

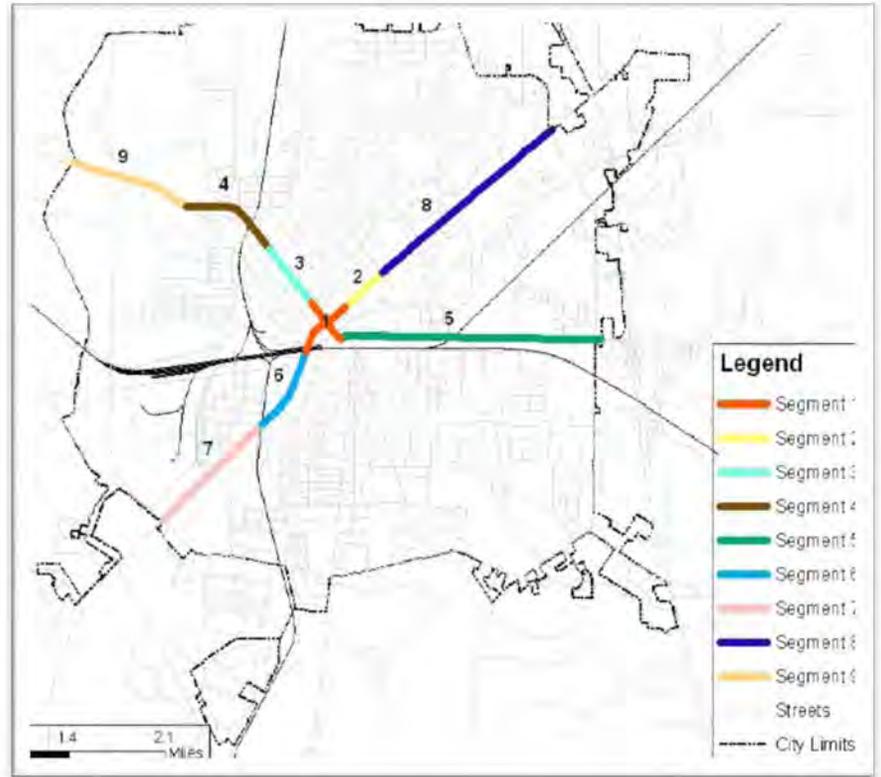


Imperial Hotel

A **2007 Corridor Study** completed by the Florida Planning and Development Lab, Florida State University, examined in detail the conditions of the corridors identified on Map 2.3.

The corridors included in the Gateways URA align closely with the designated Segments below:

- The Madison-North Broad St Corridor (NW portion of Hwy 84) is Segment 3 and 4.
- The W Jackson St. Corridor (SW portion of Hwy 319) within the city limits, is Segment 6 and 7.



Location of Corridor Character Areas (Map 2.3 from Corridor Study)

The Corridor Study included a detailed analysis of challenges and deficiencies found in the City’s Gateway corridors. Extensive public input was solicited and the findings were used to inform the recommendations for needed improvements. Many of the observations and recommendations in the 2007 study are incorporated in the Gateways URA plan; these include goals for setbacks, sidewalks, bike lanes, mobility and accessibility, landscaping and medians, traffic calming, wayfinding and signage.

Portions of Segment 1, the central core adjacent to and intersecting the City’s downtown, have recently undergone major upgrades, particularly on portions of Madison St. and W Jackson St. These changes are reflective of many of the recommendations found in the 2007 study.

General characteristics of each Corridor as described in the Corridor Study 2007 are listed below:

Characteristic	Madison - N Broad St Corridor		W Jackson St. Corridor	
	Segment 3	Segment 4	Segment 6	Segment 7
Future Land Use	Central Core, Downtown Mixed Use, Commercial	Corridor Commercial	Commercial	Commercial
Width of ROW	65' to 102'	55'	80'	85'
Number of Lanes	4	3 to 4	4	4
Speed Limit	35 mph	35 mph	35-25 mph & 20 mph school zone	45 mph
Aggregated Study Areas	Downtown Transition	North Blvd Commercial	Jackson St Commercial	

Table 2a Aggregated Study Areas (selected content)

In March 2016, the City contracted with Alta Planning + Design to create a Vision Plan for the W Jackson St. Corridor. The Gateways URA plan will fully incorporate the recommendations of this plan. Some intermediate steps such as re-striping to create bike lanes and on-street parking will be implemented beginning in May 2017. The plan is more fully described in Appendix 3.

W Jackson St. at College St.



Existing



Proposed

VIII. Redevelopment Goals

The Gateways URA plan establishes planning goals and principles focused on the specific needs of each Sector and that are designed to be applied citywide in the future. GURA goals include the following:

1. **Plan for new growth that results in traditional neighborhoods and corridors that are:**
 - a. Compact - via denser housing; meaningful open spaces; small blocks.
 - b. Complete – via varied housing; mixed uses; civic uses; jobs and housing mix in neighborhoods.
 - c. Connected – via street oriented buildings; interconnected streets, sidewalks, greenways and trails.
2. **Grow a livable transportation network:**
 - a. Create memorable and attractive gateway corridors that treat traffic capacity, safety, and character equally.
 - b. Improve wayfinding and signage.
 - c. Create road designs where slow design speeds, and block-and-street layouts are the standard so that walkability and cyclist-friendliness are part of the street function.
3. **Create opportunities for affordable and attainable housing:**
 - a. Promote mixed income housing development and redevelopment.
 - b. Maintain the fabric of historic neighborhoods and improve housing conditions.

- c. Stimulate infill development, including new and upgraded multi-family housing.
- d. Promote a variety of traditional housing types, often referred to as the “Missing Middle”.



4. Incentivize business and commercial development.

IX. Strategies

1. Insure that GURA goals, strategies and implementation actions are included in the 2018 City of Thomasville Comprehensive Plan.
2. Incrementally create Zoning Overlay Districts in GURA sectors with the goal of re-writing the City’s Zoning Code in its entirety by the year 2019; codes will be form based and consistent with New Urban and Smart Growth principles such as the following:
 - a. Make all major streets multi-modal and/or “Complete Streets” that focus on traffic calming, improved streetscapes, road diets, sidewalks/bike trails, landscaping, lighting, and signage.
 - b. Plan for inter-connected streets, sidewalks, and paths to encourage more efficient delivery of services, increased safety, and walkability / cycle-friendliness.
 - c. Define land use policies that discourage conventional suburban development (CSD) and promote traditional neighborhood development (TND), including a mix of uses and building types.
 - d. Emphasize the public realm and create quality public spaces that add value to, and correspond with the character of surrounding properties.
3. Promote ongoing and future development of civic sites, including new buildings and spaces.
4. Establish a plan and subsequent standards to upgrade infrastructure.
5. Strategically conduct inventories to document the condition of structures and premises from public right-of-ways based on age, integrity and vacancy in GURA.
6. Identify critical parcels for redevelopment in each Sector, and establish a plan for implementation.
7. Implement the W Jackson St. Corridor Plan in stages, beginning 2017.
8. Apply recommendations from the City of Thomasville’s Downtown Strategic Plan (2016, see Appendix 4), Wayfinding Study (2016), and Parking Study (2015).
9. Make appropriate infill housing and revitalization a high priority.

X. Activities and Implementation

Both sectors have many elements, goals and strategies in common; yet they are unique in character, resulting in specific implementation items. The timeline for implementation of the activities outlined in this section will vary based on city priorities, market conditions, and funding availability.

	Activities	Sector / Specific Area of Focus	Responsible Agency	Timeline	Potential Funding Sources
1	Ensure that GURA goals, strategies and implementation actions are included in the 2018 City of Thomasville Comprehensive Plan.				
1.a	Publish RFQ/RFP to recruit planning consultant.	Citywide	Planning, Consulting Firm	Summer 2016	City General Funds
1.b	Establish framework and work groups to compose plan.	Citywide	Planning, Consulting Firm	Winter 2017	City General Funds
1.c	Adopt the 2018 Comprehensive Plan.	Citywide	Planning	December 2018	City General Funds

2	Incrementally create Zoning Overlay Districts in GURA sectors				
2.a	Identify areas of higher intensity development that range in scale and form, including: crossroads, neighborhood centers and urban centers.	Sector 1 and Sector 2	Planning/ GIS	Summer 2017	City General Funds
2.b	Create illustrative plans and maps.	Sector 1 and Sector 2	Planning/ GIS	Spring 2017	City General Funds
	i. Creative District plan (see Appendix 2)	Sector 1	Planning, Charrette Team	Completed 2014	City General Funds, TCA, Landmarks
	ii. W Jackson St. Vision Plan	Sector 2	Planning, Consultant	Completed 2016	City General Funds
2.c	Establish and/or adopt prescriptive design and development standards.	Sector 1 and Sector 2	Planning	Fall 2017	City General Funds

3	Promote ongoing and future development of civic sites, including new buildings and spaces.				
3.a	Construct Thomasville Community Trail, Phase 2	Sector 1 and Sector 2	Engineering	2017	SPLOST, City General Fund
3.b	Construct trailhead/amphitheater and associated trail sections on Stevens St. to W Jackson St.	Creative District, W Jackson St. Corridor	Engineering, Planning, Main Street	Winter 2016	SPLOST, City General Fund
3.c	Renovate City Engineering Office Building	W Jackson St. Corridor	Engineering	Spring 2017	City Capital Improvements
3.d	Develop a master plan for Balfour Park and Flipper Park.	Sector 1 and Sector 2	Planning	2017-18	City General Fund, Grants

4 Establish a plan and subsequent standards to upgrade infrastructure, including:					
4.a	Identify flood and drainage improvements that include low impact development alternatives and the use of consolidated stormwater facilities.	Sector 1 and Sector 2	Engineering, Utilities, Planning	2016-18	City General Fund
	i. Adopt a low impact development toolkit.	Sector 1 and Sector 2	Planning, Engineering	Winter 2018	City General Fund
4.b	Strategically upgrade utility installations.	Sector 1 and Sector 2	Engineering, Utilities	2016, Ongoing	City General Fund
	i. Water main replacement on Stevens St.	Creative District	Engineering, Utilities	2016	City General Fund, GEFA DWSRF
	ii. Stevens St. neighborhood sewer rehab.	Stevens St. neighborhood	Engineering, Utilities	2014-16	City General Fund, CDBG/GEFA
4.c	Strategically repair and upgrade sidewalks and crosswalks to provide safer and better access for pedestrians.	Sector 1 and Sector 2	Engineering, Planning	2016, Ongoing	SPLOST, City
4.d	Establish a plan for vehicular and pedestrian upgrades at CSX railroad crossings.	Sector 1 and Sector 2	Planning, Engineering	2018	City General Fund
	i. Work with CSX to identify potential tools, costs, implementation strategies, and funding.	Crossings at W Jackson St. and N Broad St	Planning, Engineering	2017	City General Fund, CSX

5 Strategically conduct inventories to document the condition of properties.					
5.a	Maintain inventory of vacant land and abandoned vacant properties and assess conditions.	Sector 1 and Sector 2	GIS, Code Enforcement	2016- Ongoing	City General Fund
5.b	Use code enforcement tools to force demolition or abatement by private owners as first priority with demolition through legal means as last resort.	Sector 1 and Sector 2	Code Enforcement	2016- Ongoing	City General Fund, Private Owners

6 Identify critical parcels or areas for redevelopment and establish a plan that may include the following:					
6.a	Create illustrative plans that provide potential investors with a vision for vacant lots or lots suited for transformation.	Sector 1 and Sector 2	Planning	2016-17	City General Fund, Private Funders
6.b	Identify site-specific public upgrades to infrastructure to encourage investment.	Sector 1 and Sector 2	Planning, Engineering	2017	City General Fund
6.c	Identify and adopt policy tools and public incentives to encourage private investment such as:	Sector 1 and Sector 2	Planning	2016 - Ongoing	City General Fund
	i. Opportunity Zone (state job tax credits)				City General Fund, DCA
	ii. CDBG Redevelopment Fund				City General Funds, DCA, Private Business

	iii.	Low Income Tax Credit project				DCA, HOME, Private Developer
	iv	GA Cities Foundation Revolving Loan Fund				DCA, Private Business
	v.	Equity Fund (One GA)				DCA, Private Business
	vi	Community Improvement District				City General Fund, DCA
6.d		Utilize the Land Bank Authority to acquire, manage and sell vacant properties.	Sector 1 and Sector 2	Land Bank Authority, Planning	2016 - Ongoing	City General Fund, LBA, Private Investment or Land Donations
6.e		Expand Downtown Business District into Corridors and others adjacent areas.	Sector 1 and Sector 2	Planning, DDA	Summer 2016	City General Funds

7	Implement the W Jackson St. Corridor Improvement Plan (see Appendix 3)					
7.a		Construct intersection improvements at Parnell St.	W Jackson St. Corridor	Engineering	2016	SPLOST/LMIG
7.b		Repair brickwork from Madison St. to RR along W Jackson St.	W Jackson St. Corridor	Engineering	2016	SPLOST/LMIG
7.c		Implement Phase 1, including re-striping to create bike lanes and on-street parking.	W Jackson St. Corridor	Engineering, Planning	2017	SPLOST, City General Fund
7.d		Implement Phase 2-3 of W Jackson St. corridor improvements.	W Jackson St. Corridor	Engineering, Planning	2017-19	SPLOST, City General Fund

8	Apply recommendations from the City of Thomasville's Wayfinding Study (2016) and Parking Study (2015).					
8.a		Identify locations for new wayfinding signage on Corridors, along Community Trail and other areas in GURA.	Corridors, Creative District	Planning, Engineering	Fall 2016	City General Fund, SPLOST
8.b		Develop plan and identify funding sources for installation of wayfinding signage.	Corridors, Creative District	Planning, Engineering, Main Street	Winter 2017	City General Fund
8.b		Where demand exists, identify opportunities for increased on and off-street parking.	Sector 1 and Sector 2	Planning, Engineering	2016 - Ongoing	City General Fund

9	Make appropriate infill housing and revitalization a high priority.					
9.a		Create opportunities and mechanisms for high quality affordable and attainable single family housing by private developers or property owners.	Stevens St. Neighborhood, W Jackson St. Neighborhood, Creative District	Planning	2016 - Ongoing	City General Fund, Non-profit Organizations, Private Investment
	i.	Identify locations that are appropriate for both infill and greenfield development.		Planning, GIS	2016-18	City General Fund
	ii.	Use grant funding such as the Community HOME Investment Program (CHIP) to facilitate the construction or rehabilitation of affordable housing for low-moderate income homeowners.		Planning, Non-profit organizations	2016 - Ongoing	DCA, CHIP 2016, LBA, FHLB or other such funds

	iii.	Promote rehabilitation by private owners with incentives through available financing programs and collaboration with non-profit agencies.		Planning, Non-profit organizations	Ongoing	USDA,CHIP, Non-profit Organizations
	iv.	Encourage historic preservation and adaptive re-use of buildings.		Planning, Non-profit organizations	Ongoing	City General Fund, Landmarks
9.b		Utilize the Land Bank Authority to acquire, manage and sell vacant properties.	Sector 1 and Sector 2	Planning, Land Bank Authority	Ongoing	Land Bank
9.c		Encourage high quality affordable multi-family housing development.	Sector 1 and Sector 2	Planning	Ongoing	City General Fund, Private Investment, PHA
	i.	Collaborate with Public Housing Authority to improve public housing facilities.	Stevens St. Neighborhood, W Jackson St. Neighborhood	City, Public Housing Authority	Ongoing	City General Fund, Private Investment, PHA
	ii.	Promote the use of Housing Tax Credits or other financial incentives.		Planning, DCA	Ongoing	LITC, Private developers
9.d		Establish a toolbox for the recruitment of residential housing investors and developers.	Sector 1 and Sector 2	Planning	Summer 2016	City General Fund
	i.	Use media and internet tools such as www.OppSites.com.		Planning, Marketing	2016 - Ongoing	City General Fund
	ii.	Publicize available sites to the broadest audience possible.		Planning, Marketing	2016 - Ongoing	City General Fund

Resolution

WHEREAS the Mayor and Council of the City of Thomasville, Georgia pursuant to the authority granted by Official Code of Georgia Annotated Section 36-61-7(a) find that within the area designated on the attached map to be known as the Gateways Urban Redevelopment Area is hereby declared to be an area in which there are a substantial number of slum, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; the existence of conditions which endanger life or property by fire and other causes; or any combination of such factors that substantially impair or arrest the sound growth of the City of Thomasville, retard the provisions of housing accommodation, or constitute an economic or social liability and are a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS the Mayor and council of the City of Thomasville, Georgia find that one or more areas of slum and blight exist within the designated Urban Redevelopment Area and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Thomasville, Georgia;

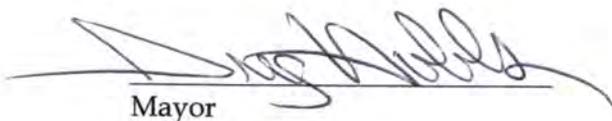
WHEREAS the Mayor and Council of the City of Thomasville, Georgia desire to work with public and private sector partners to ensure that the desired redevelopment is achieved: and

WHEREAS the Mayor and Council of the City of Thomasville, Georgia find it necessary to exercise powers of urban redevelopment pursuant to the provisions of the Official Code of Georgia, Title 36, Chapter 61;

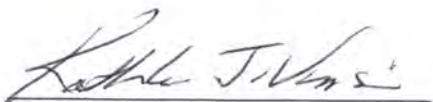
NOW THEREFORE the Mayor and Council of the City of Thomasville, Georgia have prepared an Urban Redevelopment Plan for the physical development of those portions of the City of Thomasville, Georgia described herein.

This Resolution shall become effective on the 9 day of May, 2016.

ADOPTED AND APPROVED this 9 day of May 2016.



Mayor



Clerk

Appendix 1: Thomas County-Thomasville Comprehensive Plan

Selected Content:

Economic Development

Goal 1 Support and expand existing businesses within the City.

Policy 1.1 Target assistance to businesses in Thomasville’s declining neighborhoods, particularly in areas with underutilized sites or buildings.

Policy 1.2 Support programs for retention, expansion and creation of businesses that fit well with the community’s economy in terms of job skill requirements and linkages to existing business.

Goal 2 Strengthen the tourism industry in Downtown Thomasville.

Policy 2.2 Promote and support commercial revitalization in the downtown areas that provide services and retail opportunities that serve both the local buying market and tourists.

Housing

Goal 1 Preserve and enhance the distinct identities and historic character of existing neighborhoods and structures, and encourage the development of new neighborhoods that possess a unique identity through attractive design of public places, proximity to schools, parks, and community festivals and events.

Policy 1.1 Create programs to promote maintenance, rehabilitation, and enhancement of existing housing stock.

Policy 1.2 Regulate infill development in historic neighborhoods that is high quality, compatible, and keeps in character with the existing housing stock and surrounding environment.

Policy 1.3 Support and expand continued efforts to preserve historic neighborhoods and structures in Thomasville.

Goal 2 Encourage compatible infill development and redevelopment, especially in the Downtown.

Policy 2.1 Inventory vacant land and land suitable for redevelopment to identify prime parcels/tracts for redevelopment.

Policy 2.2 Create guidelines for infill development for each historic neighborhood so that it maintains, and even enhances the character of the existing neighborhood.

Policy 2.3 Develop a database of priority sites, which may include dilapidated properties and tax delinquent properties in order to identify prime opportunities for redevelopment and provide background information on those properties to assist in their development.

Goal 3 Promote increased owner-occupied housing within neighborhoods in the City.

Policy 3.1 Encourage the public sector and nonprofit organizations to establish programs that offer deferred payment loans for low income homeowners to upgrade eligible housing units in need of repair or rehabilitation.

Land Use

Goal 1 Preserve unique and historically significant communities, structures and places whenever possible and maintain the integrity of stable neighborhoods by ensuring that new development is consistent with existing character.

Policy 1.1 Create an infill development ordinance to promote connectivity between existing structures and new development to ensure compatibility.

Policy 1.2 Develop or improve and use, design guidelines to insure that the inherent aesthetic character of each jurisdiction is preserved.