

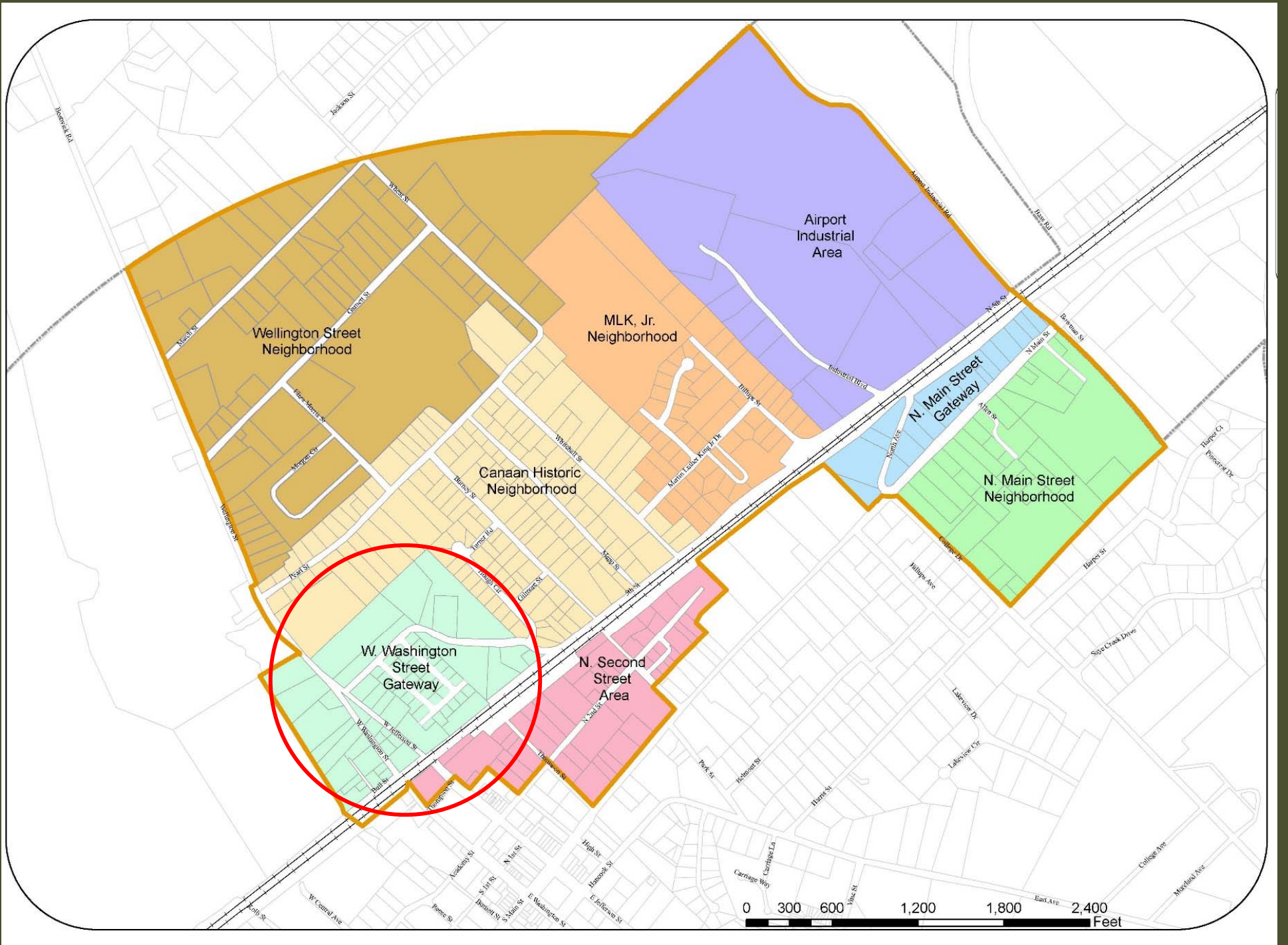
21ST CENTURY URBAN RENEWAL

REPLACING BLIGHT, VACANCY & VANDALISM

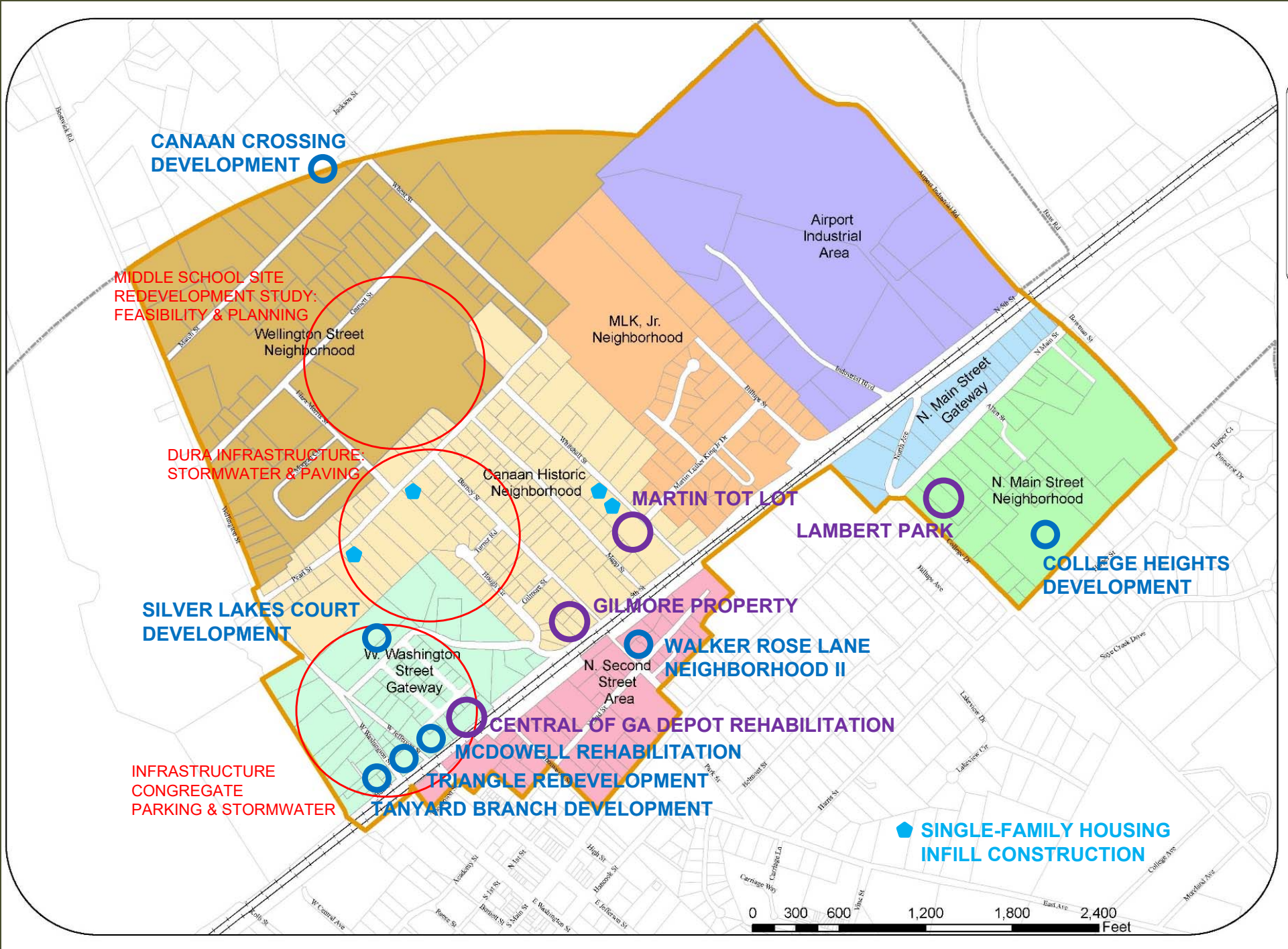


6 SEP 2023

MHCALLAHAN@MADISONGA.COM
LINKEDIN: MONICA CALLAHAN KOCHER



DOWNTOWN URBAN REDEVELOPMENT AREA & PLAN



DOWNTOWN URBAN REDEVELOPMENT AREA & PLAN





A brick chimney is located on the roof of the main house, showing signs of wear and some missing bricks at the top.

A large, leafy vine or bush is growing over the side of the house, partially covering the roofline and the upper wall.

A window on the left side of the main house is boarded up with wooden planks, indicating it is non-functional.

A window on the front side of the main house is also boarded up with wooden planks.

A window on the right side of the main house is visible, appearing to be in better condition than the boarded-up ones.

A small window is visible on the far right side of the main house, partially obscured by a tree branch.

A smaller, single-story wooden structure is attached to the left side of the main house, featuring a porch supported by wooden posts.

A large, leafy tree is situated to the right of the house, with its branches extending over the roof and side of the building.

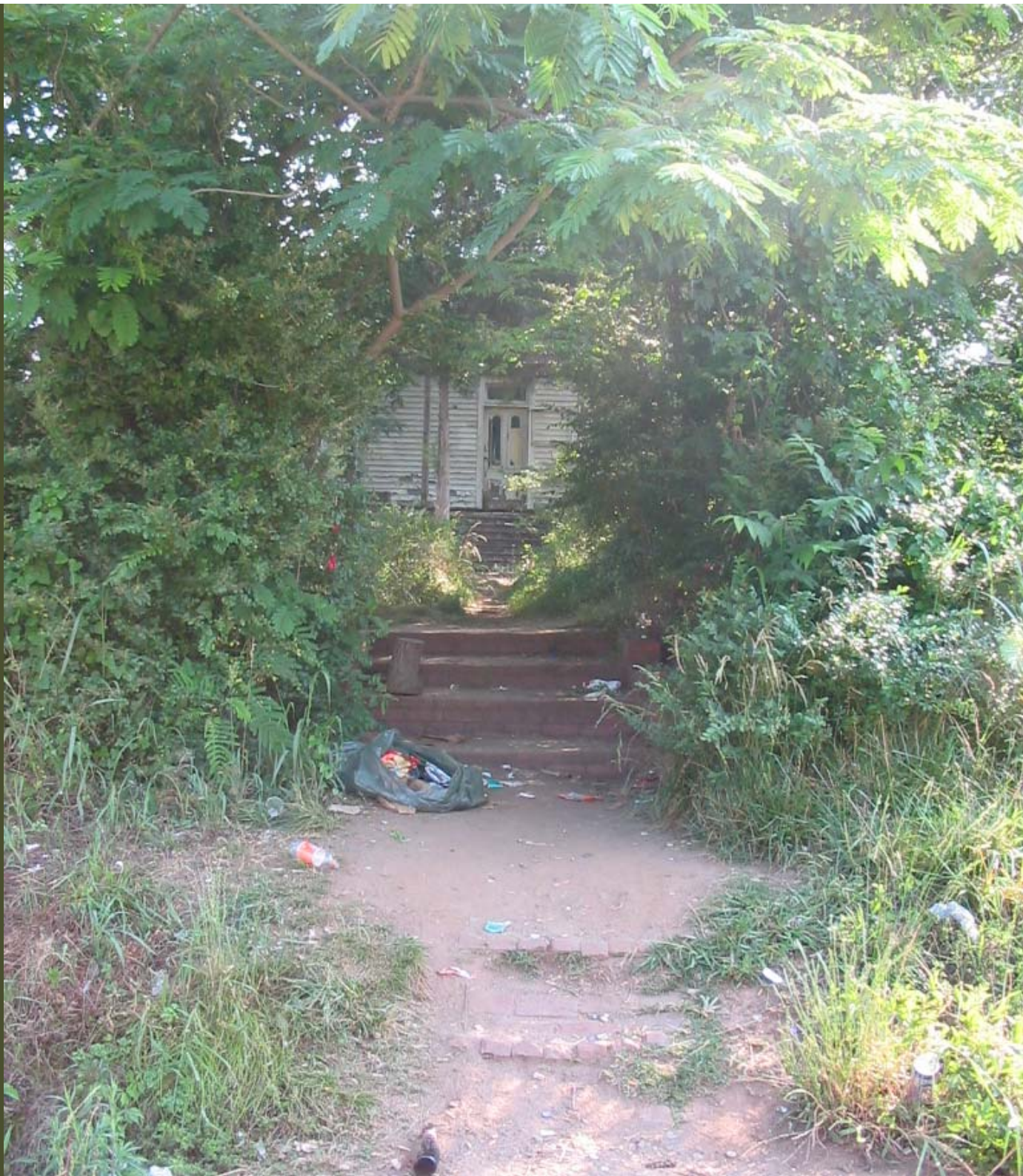
The house is situated on a grassy area with some weeds and small white flowers in the foreground. The ground appears somewhat uneven and overgrown.













QUESADILLA



NO TRESPASSING

FOR ALL
9980

Revolving Fund Project





SCHOOL BUS























MADISON
TIRE AND AUTO
342-1985

OIL CHANGE

BRAKE SERVICE

MUFFLER SERVICE

ALIGNMENT







MADISON EQUIPMENT
RENTAL AND SALES
342-1985

MADISON
TIRE AND AUTO
342-1985

Madison Tire & Auto
JASPER
36 Month 75,000 Mile
Nationwide Warranty















ALL VEHICLES
PARKED
IN THIS ALLEY
WILL BE TOWED.

STORAGE
UNITS FOR RENT
CALL 800-850-1234











UNTIL 2011 ...

W. Washington Gateway – 1 of 3 Primary Entrances to
County Seat – County & City Offices
Downtown Madison
Madison Historic District
Main Street Public Events
Madison-Morgan Welcome Center
Chamber of Commerce / ED Offices





21ST CENTURY URBAN RENEWAL

WITH A BRIGHTER TOMMORROW



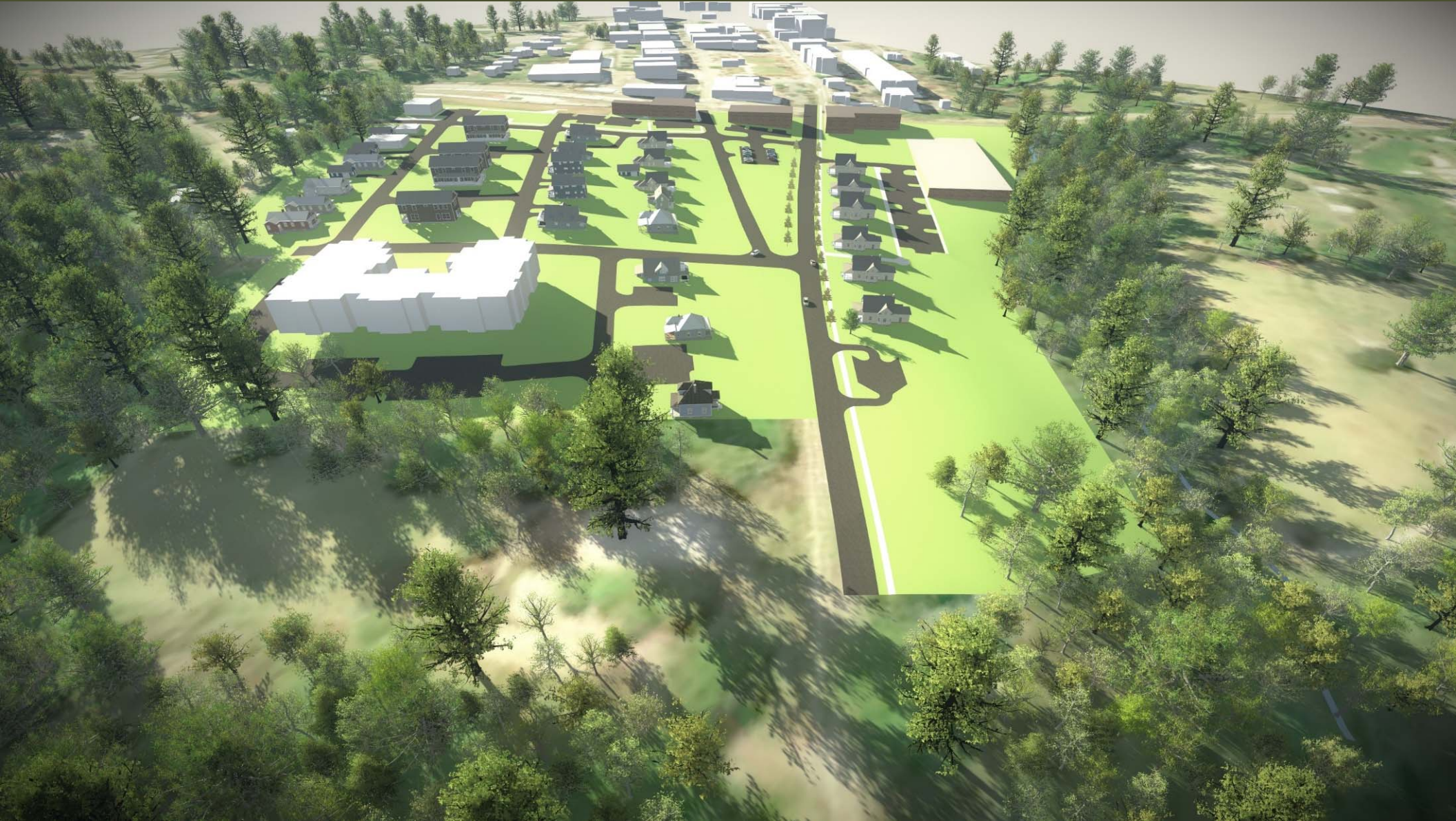
***DOWNTOWN DEVELOPMENT
AUTHORITY OF MADISON
[URA EMPOWERED]***

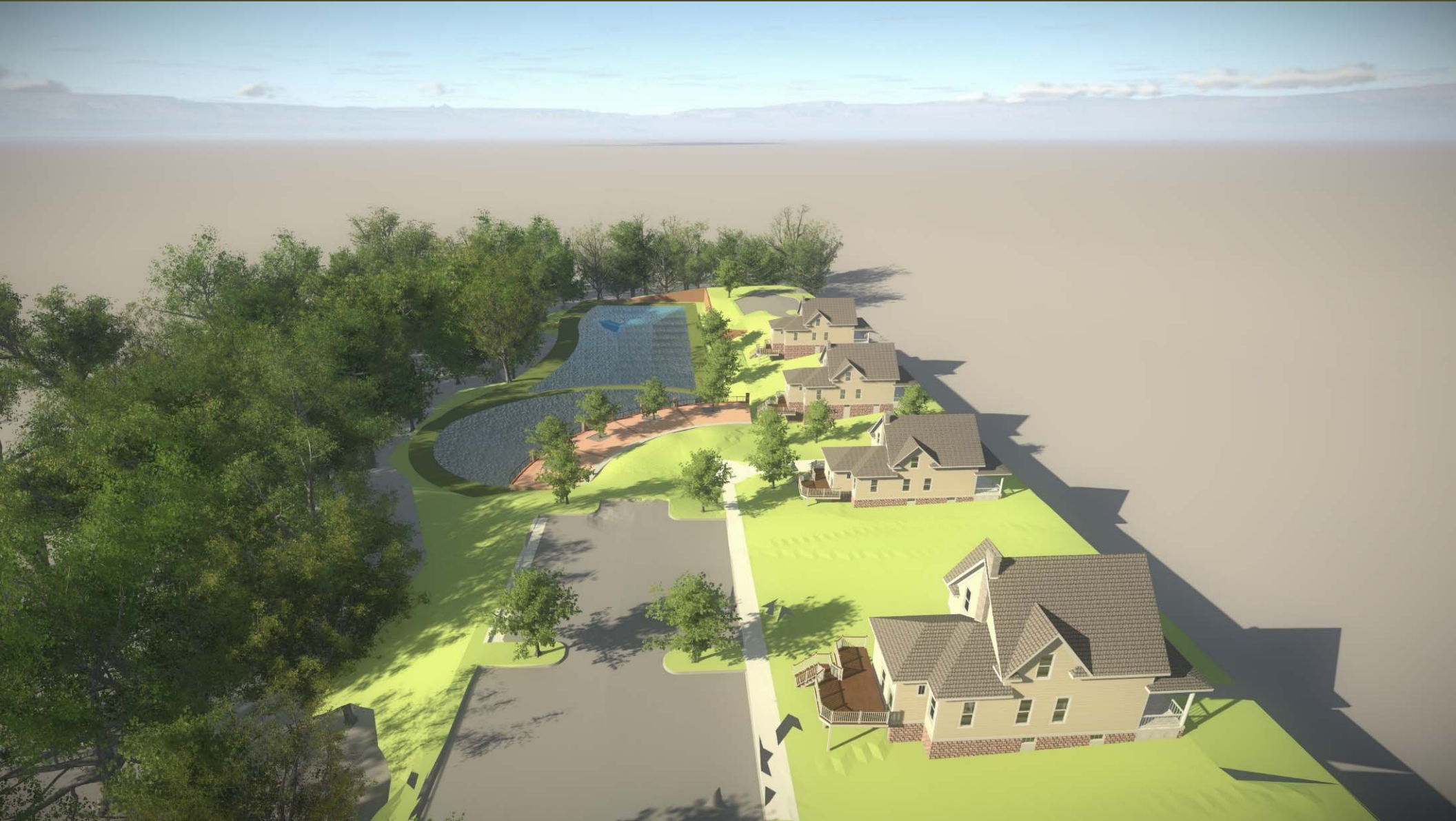
MHCallahan@MadisonGA.com

LinkedIn:

Monica Callahan Kocher









- ATTRACTION / VENUE
 - MULTI-FAMILY RESIDENTIAL OR MIXTURE OF TYPES
 - MIXED USE WAREHOUSE
 - PARKING STRUCTURE
 - LIVE / WORK UNITS
 - OFFICE/INSTITUTIONAL OR SINGLE-FAMILY RESIDENTIAL
 - ROAD/PARKING
 - BOARDWALK / TRAILS
 - GREENSPACE
- PARKING: APPROX. 705 SPACES

CONCEPTUAL SITE PLAN





21ST CENTURY URBAN RENEWAL

WITH A BRIGHTER TOMMORROW



**DOWNTOWN DEVELOPMENT
AUTHORITY OF MADISON
[URA EMPOWERED]**

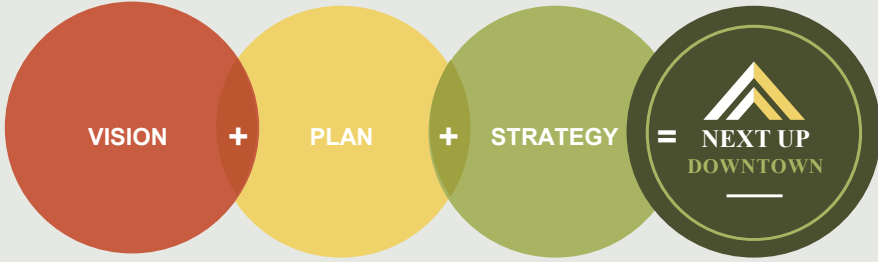
MHCallahan@MadisonGA.com

LinkedIn:

Monica Callahan Kocher







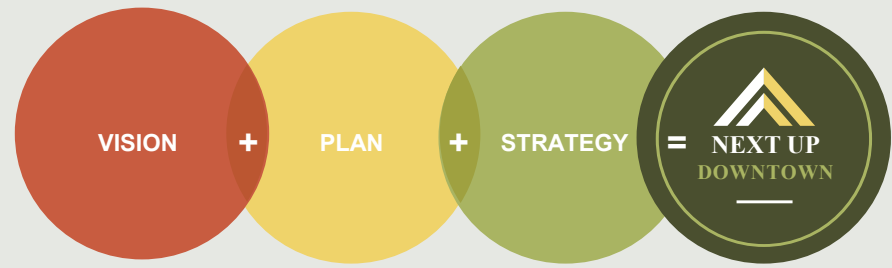
ECONOMIC RESTRUCTURING

BUILD UPON SUCCESSFUL ECONOMIC SECTORS

CONTEXT-BASED DESIGN
TOOLBOX READY VS DRIVEN
OUTCOME-ORIENTED



STRATEGY: FOSTER INFRASTRUCTURE AND USES TO AUGMENT TOURISM INDUSTRY



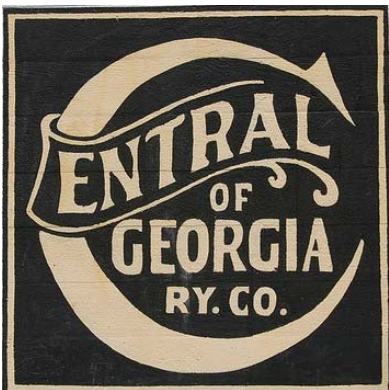
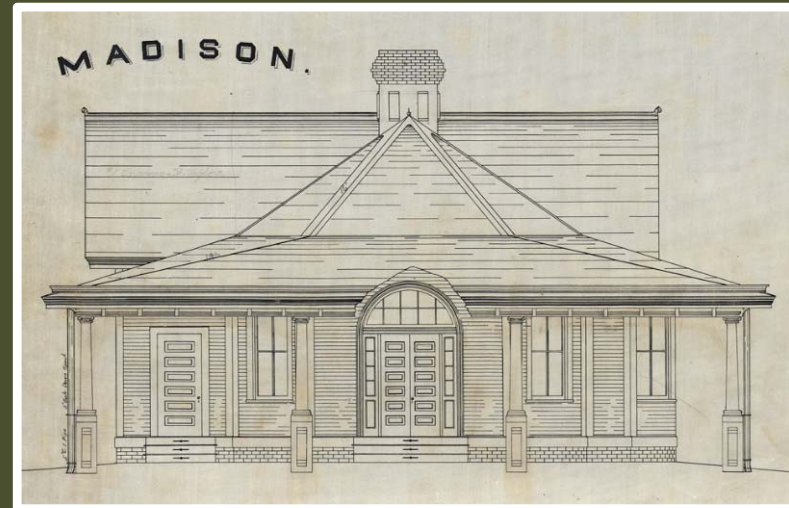
HERITAGE TOURISM
 MODERN TRAIL SYSTEM
 DESTINATION CENTER

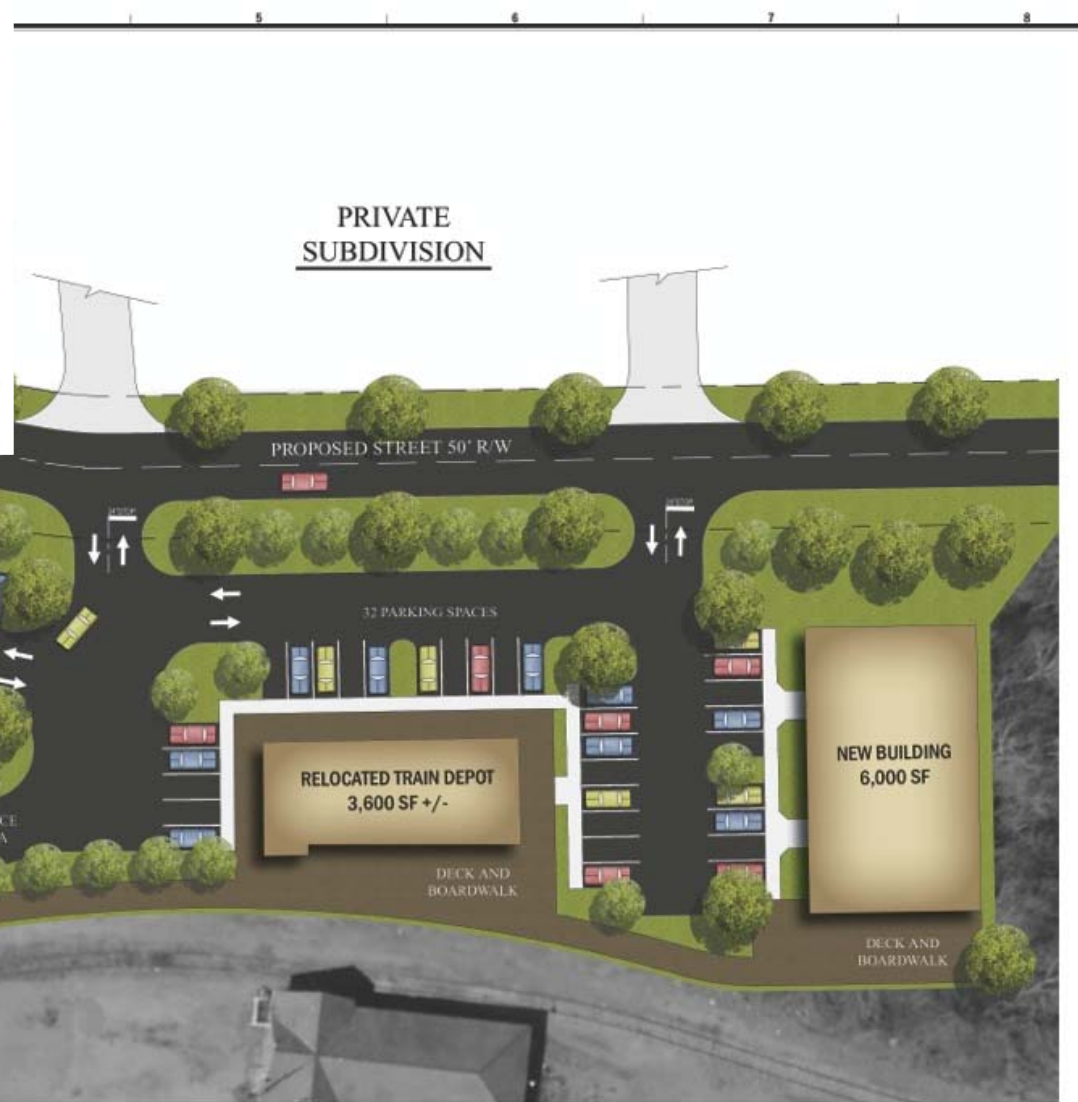
CENTRAL OF GEORGIA DEPOT

TOURISM ATTRACTION > TRAILHEAD & BOARDWALK

ASSESSMENT:

- Inventory – neglected asset
- Policy Issue – relocating district resource and boundary expansion
- Opportunity – starter project; adjacent investor land donation; connectivity- street and boardwalk
- Context – industrial character flanking railroad corridor
- Challenges – railroad cooperation, long-term property lease for boardwalk, funding, multi- and lack of user





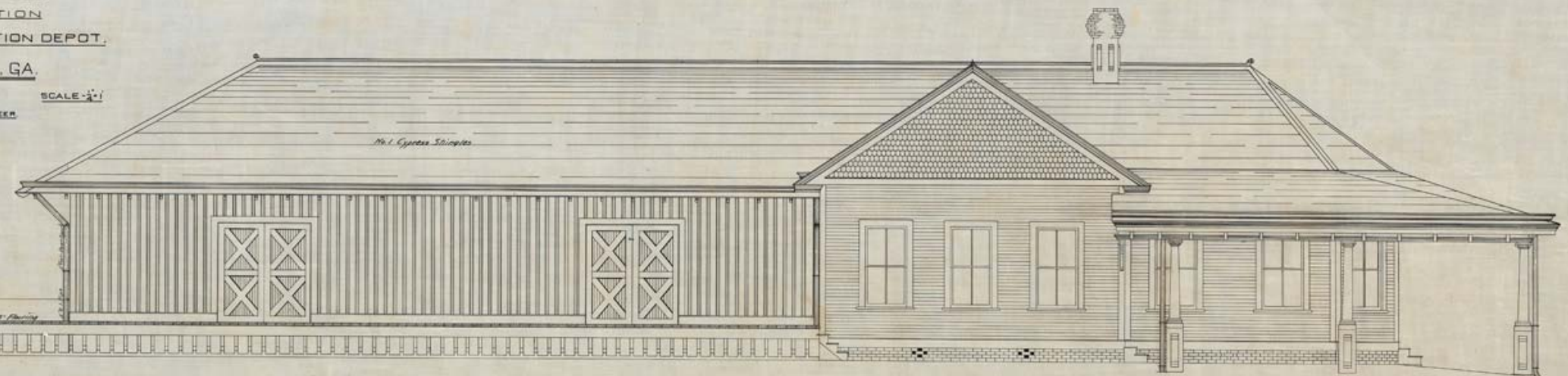




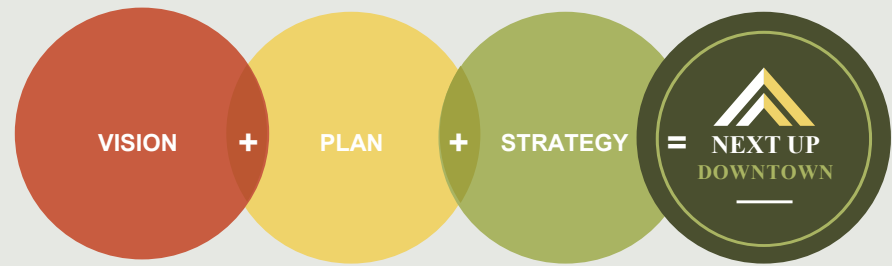
Co.
TION DEPOT,
GA.

SCALE $\frac{1}{4}'' = 1'$

M. L. Cyrtus Schipito



Tab 68-51



HERITAGE TOURISM
MODERN TRAIL SYSTEM
DESTINATION CENTER

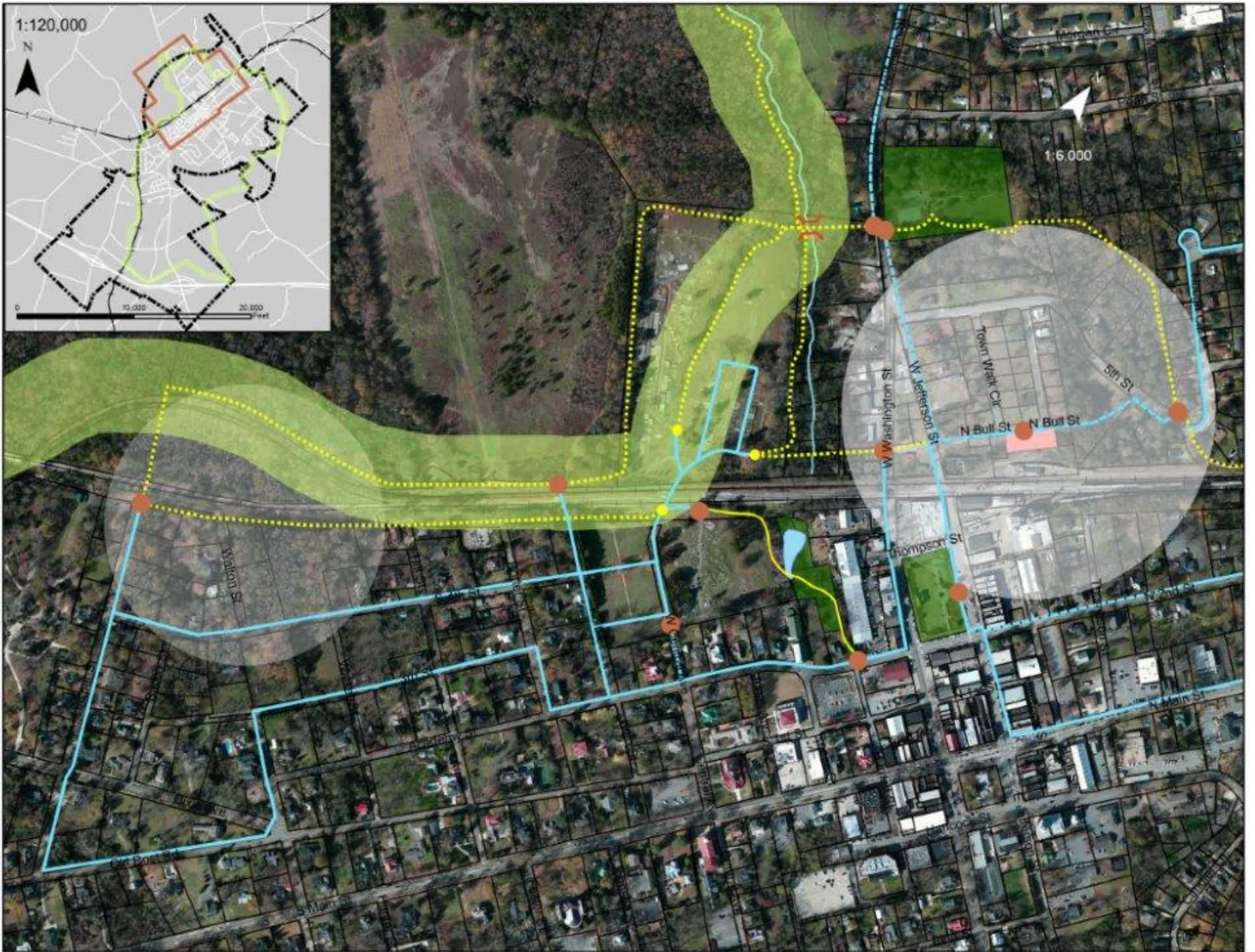
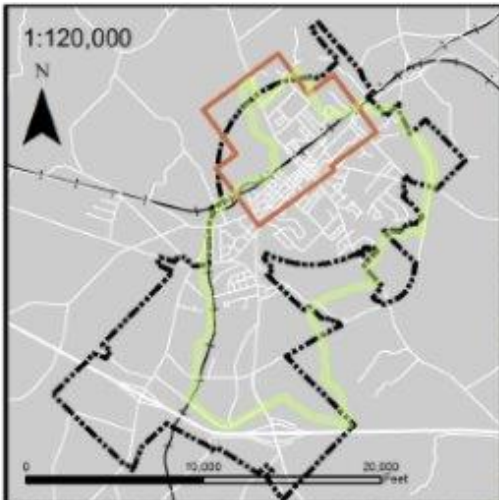
CENTRAL OF GEORGIA DEPOT

TOURISM ATTRACTION > TRAILHEAD & BOARDWALK

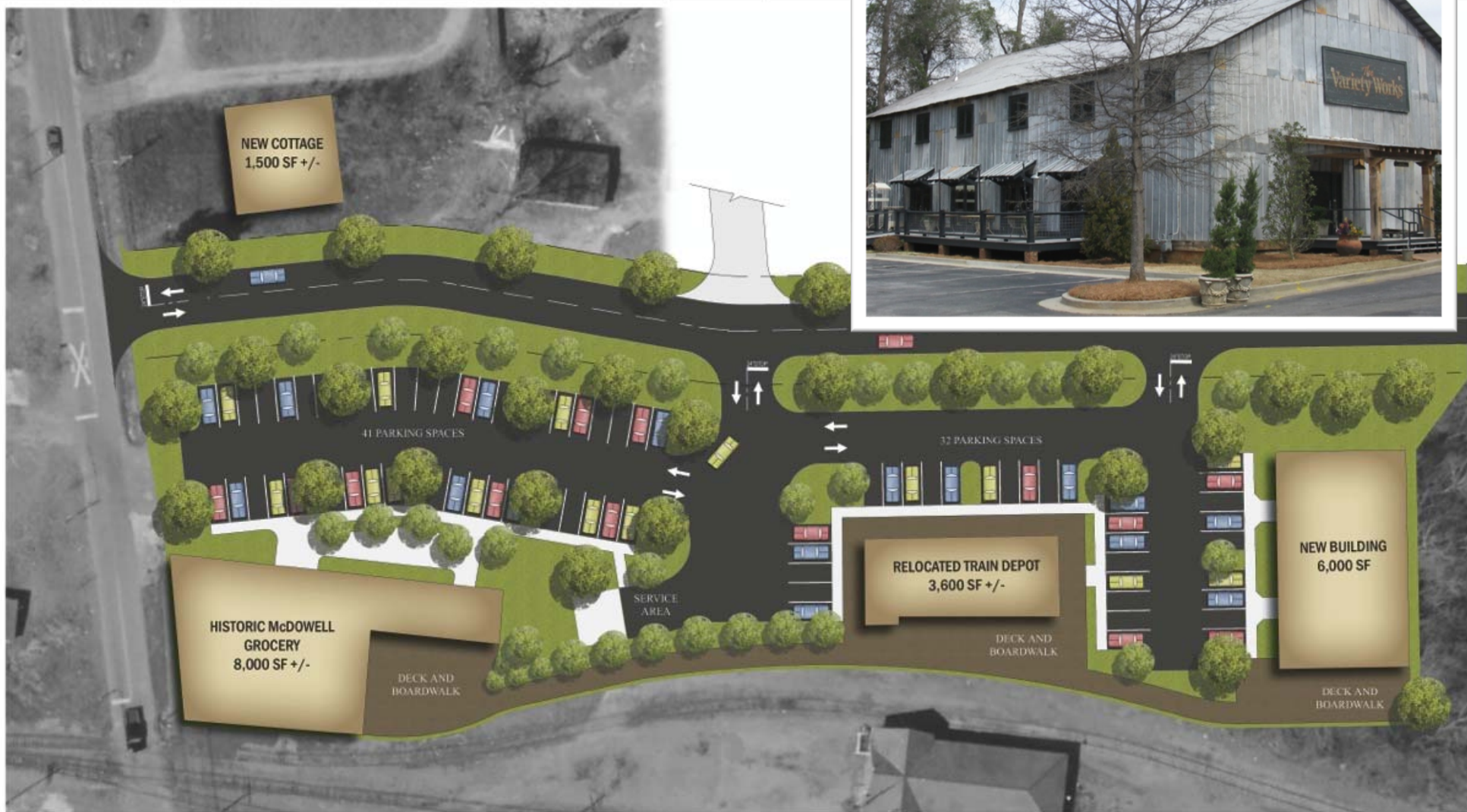
OUTCOME:

- Goals: Trailhead/Event Facility;
Metal Warehouse (destination);
Brick Warehouse (mixed use)
- Tax Base – \$60,000 > TBD
- Public-Private Venture - LLC
- Private Land Donation - \$60,000
- Public Investment – \$182,000
- Private Investment - \$200,000
- *ODD Design Assistance*
Local Lending - 3.58%
- Exterior Completion: 2017









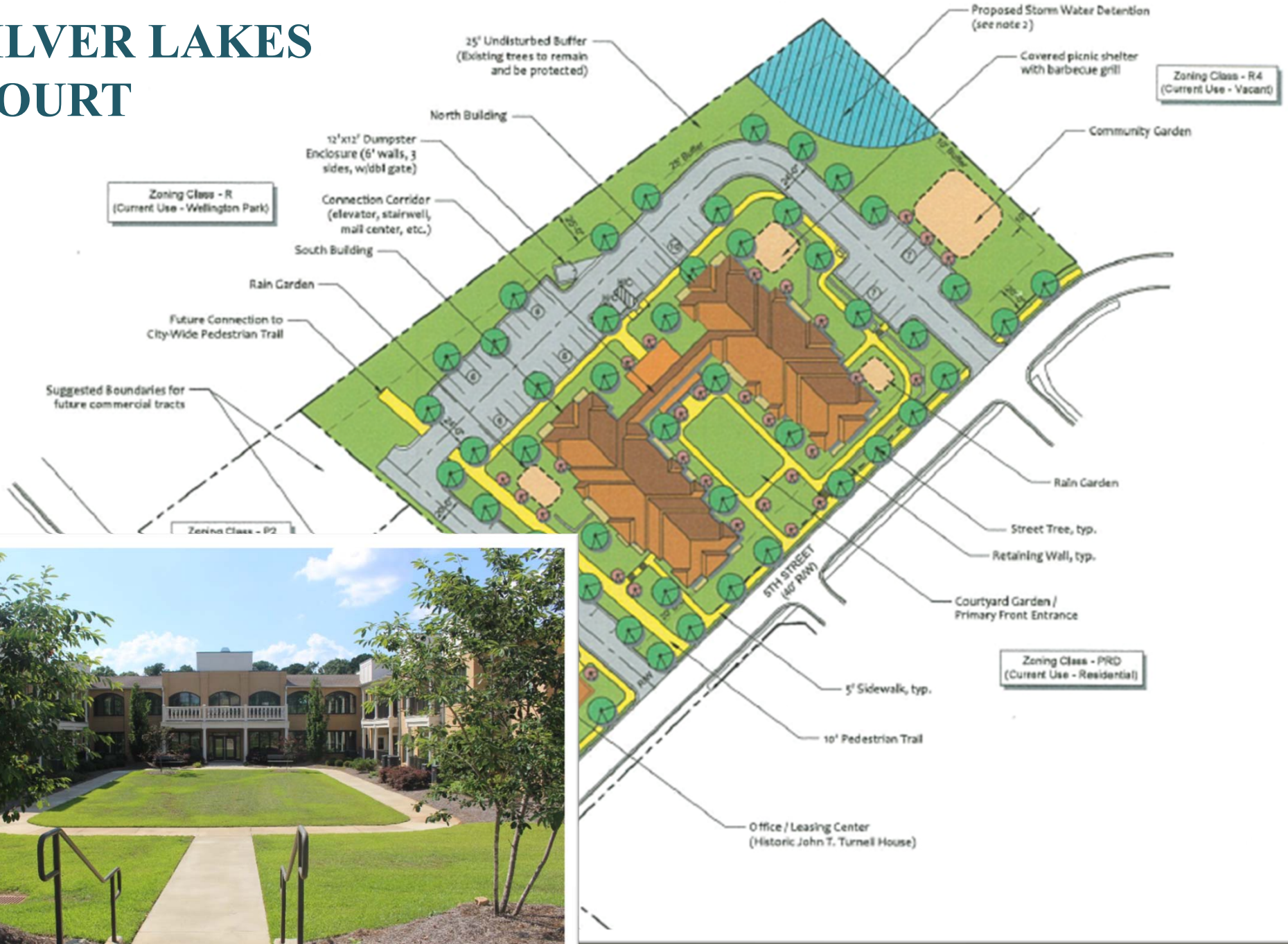


THE ANCHORAGE

(3) EXISTING COTTAGES



SILVER LAKES COURT





JEFFERSON ST COTTAGES





CONCEPTUAL SITE PLAN



WASHINGTON ST COTTAGES

TANYARD BRANCH REDEVELOPMENT AREA, Infrastructure & Recreational Opportunities

W. Washington St. Gateway

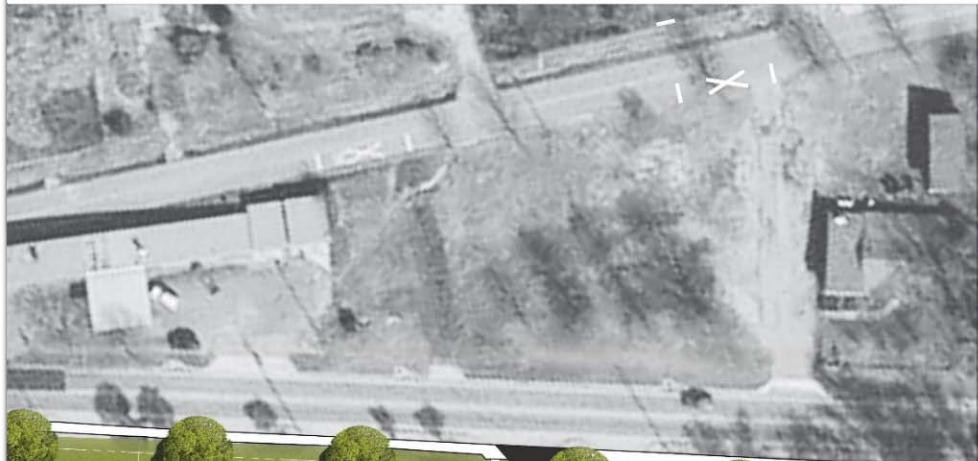
MCDOWELL REHABILITATION



TRIANGLE REDEVELOPMENT



TANYARD BRANCH LIVING



CONCEPTUAL SITE PLAN



TANYARD BRANCH
 REDEVELOPMENT AREA,
 Infrastructure & Recreational Opportunities

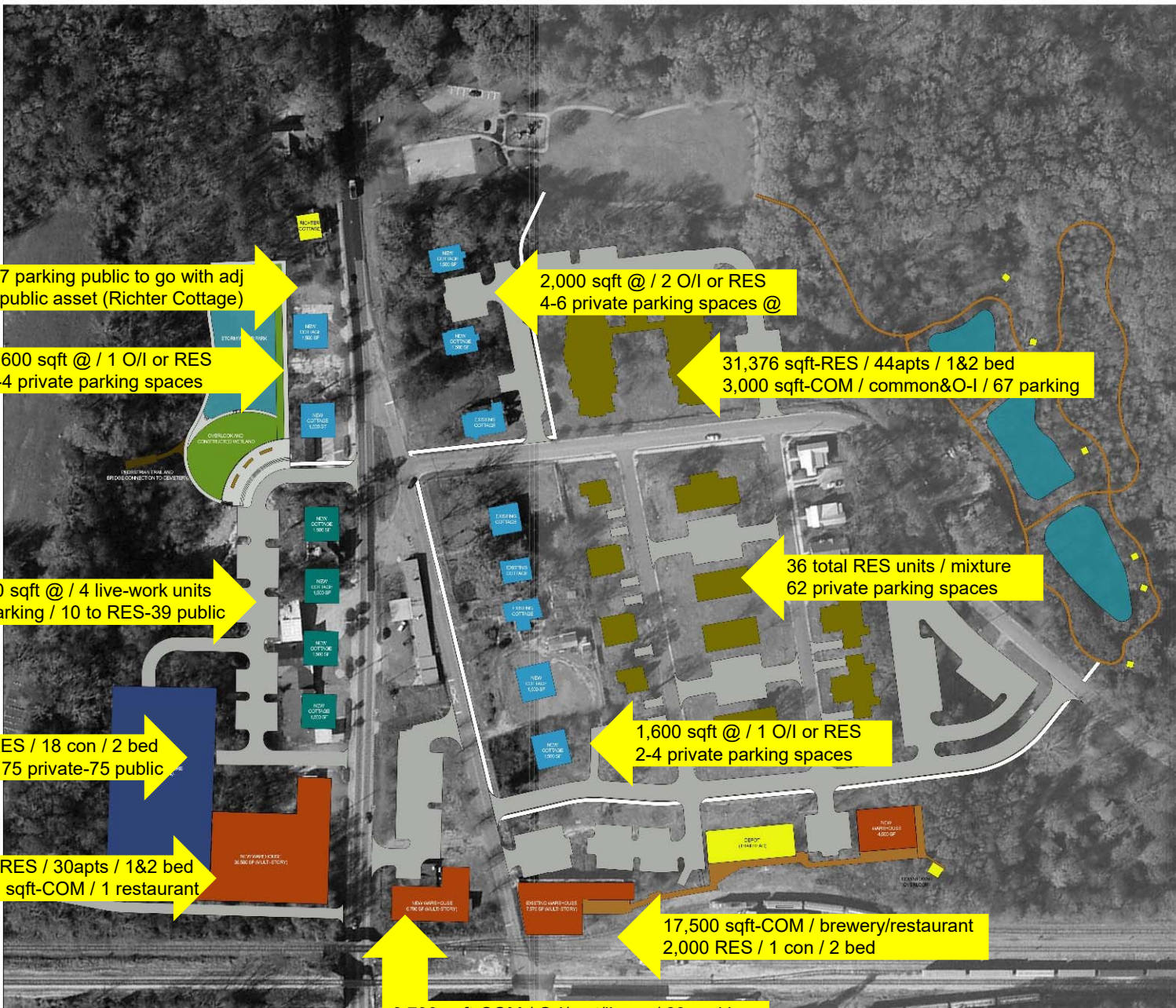
W. Washington St. Gateway

FIFTH STREET GARDEN





BOXCAR ALLEY & INNOVATION AREA



- ATTRACTION / VENUE
 - MULTI-FAMILY RESIDENTIAL OR MIXTURE OF TYPES
 - MIXED USE WAREHOUSE
 - PARKING STRUCTURE
 - LIVE / WORK UNITS
 - OFFICE/INSTITUTIONAL OR SINGLE-FAMILY RESIDENTIAL
 - ROAD/PARKING
 - BOARDWALK / TRAILS
 - GREENSPACE
- PARKING: APPROX. 705 SPACES

AIM:
Long-Term, Sustainable Mixed-Use Area

867% change in tax base (w/o Anchorage)

80,000 Non-Residential Income-Producing Sq.Ft.

- Housing Options (104+)**
- 44 apts (senior)
 - 30 apts
 - 20 condos
 - 20 garden flats
 - 10 patio homes
 - 10 single-family
 - 5 apts (affordable)
 - 4 live-work units

8 acres of protected riparian greenspace

Parking required – 369
Parking shown – 373 (w/o Anchorage and w/o Silver Lakes Court)
*proposed public – 131

7 parking public to go with adj public asset (Richter Cottage)

1,600 sqft @ / 1 O/I or RES
2-4 private parking spaces

2,000 sqft @ / 2 O/I or RES
4-6 private parking spaces @

31,376 sqft-RES / 44apts / 1&2 bed
3,000 sqft-COM / common&O-I / 67 parking

3,200 sqft @ / 4 live-work units
49 parking / 10 to RES-39 public

36 total RES units / mixture
62 private parking spaces

32,400 sqft-RES / 18 con / 2 bed
150 parking / 75 private-75 public

1,600 sqft @ / 1 O/I or RES
2-4 private parking spaces

31,500 sqft-RES / 30apts / 1&2 bed
3,000-5,000 sqft-COM / 1 restaurant

17,500 sqft-COM / brewery/restaurant
2,000 RES / 1 con / 2 bed

6,790 sqft-COM / O-I/rest/liquor / 29 parking
4,078 sqft-RES / 5 apts / 1 bed / 5 parking

CONCEPTUAL SITE PLAN

