

# **Historic Mableton Preservation and Improvement Plan**

**Five Year Livable Centers Initiative Update  
2009-2014**



# **HISTORIC MABLETON PRESERVATION AND IMPROVEMENT PLAN**

## **FIVE YEAR LIVABLE CENTERS INITIATIVE UPDATE**

**2009-2014**



*Cobb County... Expect the Best!*

**Community Development Agency  
Economic Development Department  
Department of Transportation**

**100 Cherokee Street**

**Marietta, Georgia 30090**

[www.cobbcounty.org](http://www.cobbcounty.org)

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# **HISTORIC MABLETON PRESERVATION AND IMPROVEMENT PLAN**

## **FIVE YEAR LIVABLE CENTER INITIATIVE UPDATE 2009 - 2014**

### **EVALUATION and APPRAISAL**

The Mableton LCI area is a town center located in the south-central part of Cobb County; a sub-area that has experienced increasing growth and development within the past 10 years. With close proximity to Veterans Memorial Highway south of the study area and an increasingly appealing, revitalized City of Smyrna to the east, Mableton is well positioned for development transformation. The implementation of the action items in the LCI plan, along with the halo effect of recent development activity of surrounding areas, can now drive this area of Cobb to become a community that is highly desirable. Also, the plan will revive this older town center that was a thriving area in past decades.

Since the adoption of the LCI study in 2001, a number of action items have been implemented and new concepts have been generated that work in association with the original Master Plan. However, there has been, and are currently several hindrances contributing to the slow the rate of implementation and few signs of the changes envisioned in the original analysis. For example, limited governmental resources combined with a slowing economy, a major slump in the housing market, stricter criteria from credit/lending institutions, inconsistent leadership, and a lack of private investment inhibits the transformation that might help spur other investment (e.g., homeowners/investors fixing up older homes to market to new residents) in the community.

The Mableton LCI is a solution to some of the issues describe above by creating an action plan, clear vision, and collaborating with diverse groups to accomplish a common goal. Moreover, through Atlanta Regional Commission's Lifelong Communities Charrette, historic Mableton was selected as one of five sites that would be the focus of this unique exercise led by the Duany Plater-Zyberk (DPZ) firm. Hundreds of attendees listened to the results of the charrette, which expanded on items recommended in the LCI; a side benefit is that the plan will be reenergized and it caught the attention of potential partners in future efforts. County leaders and the community hope the results of the charrette are a prelude to significant revitalization in the LCI study area. Through this update, we have taken many ideas from the Lifelong Communities Charrette and incorporate them into the LCI so that we could combine the two visions for Mableton by promoting redevelopment and encouraging the creation of multi-generational communities.

In the LCI plan, the study area included 141 acres south of Clay Road, west of Floyd Road, north of Veterans Memorial Highway, and east of Daniel Street for approximately half of its length, and the rest of the western boundary consists of property lines that follow the historic street grid lines extended from Daniel Street to meet with US 78/ Veteran's Memorial Highway. However, after the Lifelong Communities charrette, expanding the boundaries to include 58 acres directly north is imperative to implementing significant revitalization and connectivity. See Map 1 for specific boundary changes. These additional 58 acres are centered around the property that was

evaluated as part of the Lifelong Communities Charrette and provide one of the few larger lot, non-public, parcels that can serve as a catalyst for the redevelopment of greater Mableton.

The following sections highlight completed actions, new developments, infrastructure upgrades, overcoming barriers, actions not accomplished, and actions that occurred contrary to the LCI plan. See Figure 1. Mableton LCI – Report of Accomplishments for a comprehensive list on the status of various initiatives.

### *COMPLETED ACTIONS*

The following are completed actions since the plan was adopted in 2001:

- In 2003, the Comprehensive Plan was amended to be consistent with the Mableton LCI plan;
- In 2004, the zoning ordinance was revised through the creation of a redevelopment overlay district;
- The South Cobb Regional Library opened in 2006. This community facility has been a catalyst of activity for the area; with circulation and utilization numbers exceeding estimates.
- Mableton Design Guidelines were completed in 2005. The guidelines apply to residential and mixed-use developments that will assist architects, planners, and developers to make more informed building design and urban design decisions, based on community preference.
- In 2006, Cobb County hired an Economic Development Coordinator to assist the Economic Development Department with the implementation of the Redevelopment Powers Act rather than establish a new redevelopment agency.
- In 2001, Cobb County hired a Grant Development Specialist. This person assists in finding grant funds to assist with a variety of county projects, including implementation of the Mableton LCI plan.
- As a method of encouraging private development in areas like Mableton, Cobb County approved a Redevelopment Overlay District and the Commercial Property Tax Abatement Program. The Overlay District provides property owners/developers with the ability to redevelop specified areas as mixed-use projects. The tax abatement program provides financial incentives for improvements made to commercial properties in redevelopment areas.

### *NEW DEVELOPMENTS*

The Mableton Park and Ride, an LCI funded project, is a transit improvement project that is underway. The project includes 208 parking spaces, a bus shelter, lighting, light landscaping, and sidewalk. Construction is anticipated to be completed by 2009. This project is being undertaken by Cobb County Department of Transportation (Cobb DOT) in association with Keep Cobb Beautiful.

### *INFRASTRUCTURE UPGRADES*

Due to limited funding, most of the infrastructure upgrades have not been placed on Cobb DOT's work program yet. Currently, there are four projects that are on the work program and are underway, and three projects that have not been initiated – see Figure 2, Five-year Implementation Plan spreadsheet for more information.

### ***ACTIONS NOT ACCOMPLISHED***

For a detailed list of actions not accomplished, see Figure 1, Report of Accomplishments spreadsheet. In summary, there are 14 transportation projects that have not started yet (they have PE years of 2011); none of the housing initiatives have been carried out; and four other local initiative projects have not been initiated. Some of the reasons that these actions have not been completed are described in the ‘Overcoming Barriers’ section below.

### ***OVERCOMING BARRIERS***

There are four primary obstacles that have prevented significant progress in historic Mableton. First, the recent economic downturn and current housing market conditions have restricted capital financing available for development projects. Second, there has been little private investment in historic Mableton and more public investment in infrastructure is needed to induce redevelopment. Third, current economic conditions have made it difficult to justify providing financial incentives to developments when government resources are severely strained. Finally, there are some negative perceptions in this area regarding the quality of schools, housing stock, and crime. Despite these obstacles, Mableton has not been deemed a “fly over” zone by residential developers. Its geographic location in the county provides quick access to Smyrna, Vinings, Atlanta (via Veterans Memorial Highway), and Interstate 20, and we have had numerous interested individuals speak to us about potential projects prior to the financial meltdown.

As many communities strive to endure and make the best of current economic conditions, there are very few options to overcome this barrier. Accessing capital is harder than ever and county staff will continue to explore federal, state, and local funding sources.

Furthermore, the negative perception of the area is slowly changing. It will take more effort and time to change the perception of the quality of the public schools, but we have been told that one of the main projects over the next five years is the building of a new elementary school in Mableton due to the inadequate facilities that currently exist. The quality of the housing stock has improved substantially with many new residential developments that have entry prices over \$200,000. Code Enforcement has also taken a more aggressive and proactive approach in an effort to stabilize many areas of the county that need additional attention. Crime and the perception of crime is a more difficult issue to address, but the Cobb County Police Department has been active in addressing many of the problems in Mableton through the following methods: neighborhood watch programs, the PENS public information program, and the Viper unit, which targets high violent crime areas.

In addition, a renewed commitment to the Mableton LCI by non-government entities could help the area. For example, within the South Cobb Development Authority (SCDA) has been inactive recently due to a lack of dedicated leadership within the group. Cobb County staff needs to assess current leadership status of SCDA, increase participation through structural changes with their charter, and determine what assistance is needed to advance various initiatives. For the broader development community, county staff can advocate and help the community understand the Economic Development tools that can be used to support certain aspects of redevelopment projects through improved marketing. Finally, the Mableton Improvement Coalition (MIC) has been established by local representatives to promote quality growth through intelligent planning and conservation. MIC is a non-profit 501(c)4 organization with membership throughout the 30126 zip code. MIC works with elected officials and county staff to facilitate improvements in Mableton. The group provides feet on the ground and volunteers who work to improve the community by bringing together organizations and individuals with a common focus to improving quality-of-life.

### ***ADDITIONAL ACTIONS OCCURRED, NOT PROGRAMMED IN LCI***

Former Gov. Barnes' family owns property that is located in the expanded area identified in Map 1. The 22-acre property was one of the sites selected for the Lifelong Communities Charrette. As a result, the outcome of DPZ's conceptual plans has given the community and leaders a renewed outlook. Since the goal was to design diverse communities that will provide better lifestyles for all generations, with special focus on the elderly, there is a particular focus on pedestrian safety and connectivity.

## **IMPLEMENTATION PLAN**

In five years, various signs of progress are needed to help the overall vision come closer to fruition. County officials, county staff, and the local community are committed to all required efforts.

The projects described in the initial LCI plan, including but not limited to, Walker Drive Redevelopment, Carol Circle Redevelopment, Floyd Road improvements, and housing infill and rehabilitation, were directly and indirectly addressed in the Lifelong Communities Charrette in February 2009. The following are additional recommendations from county staff and DPZ's conceptual design that will be incorporated in the LCI plan (See Figure 2, Five-year Implementation Plan spreadsheet for more information):

- Expand the LCI study area to include approximately 58 acres that is bounded by White Blvd to the west, Floyd Road to the east, Clay Road to the south, and the northern boundary of Liberty Woods subdivision. (see MAP 1)
- Further expand the boundaries of the LCI study so that the South Cobb Development Authority boundaries and the LCI boundaries correlate to one another. This will assist in the financing of public improvements needed for this area of the county.
- The future land use should be amended to allow for mixed-use development and various housing configurations (i.e., single family residential, townhomes, condos, stacked flats, etc.) as a means to encourage housing choice in the local market that can be geared towards multi-generational interests. (see MAP 2)
- Create areas for people to gather and interact in the public realm to foster a strong sense of community by creating additional community gathering space throughout the study area. This can be accomplished through pocket parks and developing a town green/town square at the intersection of Clay Road and Floyd Road, which will maximize the use of the public facilities that have been concentrated at and around that intersection. (see MAP 2)
- Work with Cobb County Senior Services and the Atlanta Regional Commission's Aging Services Division to investigate the ability of establishing a Naturally Occurring Retirement Community in Mableton to enhance services provided to seniors in this area.
- Establish programs to increase sustainability and improve quality-of-life in this area of Cobb County by providing appropriate incentives to encourage LEED certified buildings and Earth Craft homes.
- Expand seating at the Mable House Amphitheatre as a means to draw diverse entertainment offerings at this facility.
- Transportation improvements to improve connectivity and give the area a unified look include the following:
  - Streetscape Floyd Road with planted medians, slip lanes, sidewalks with grass buffers and street trees, and intersection additions and improvements

- from the northern boundary of the study area to Veterans Memorial Highway. (see MAP 3)
- Conduct a study and implement the findings to determine the necessary improvements to the street grid network by adding local streets connections to enhance bicycle, pedestrian, and vehicular access. Pocket parks will be incorporated into the street network providing additional buffers and greenspace. (see MAP 3)
- Streetscape Clay Road with sidewalks, grass buffers, street trees, and bicycle lanes from Floyd Road to Church Street.
- Transportation improvements needed outside the study area, but integral to the improvement and connectivity of the transportation system in Mableton include:
  - Completion of the multi-use trail from the Silver Comet Trail along Floyd Road, which is approximately 0.7 miles north of Mableton, and would connect at Hicks Rd.
  - Reengineer the intersection of Floyd Road, Veterans Memorial Highway, and Mableton Parkway to improve traffic flow for vehicular traffic while also improving bicycle and pedestrian safety/accessibility.
- As county staff continues to plan beyond the five-year threshold, see Figure 3. Mableton LCI – 10 year action plan for items to be initiated by 2019.

With these improvements, the interaction between the current community facilities (e.g., South Cobb Regional Library, Mable House Cultural Center, and Mable House Amphitheater) will encourage a more pedestrian-friendly space with community gathering space (see Figure 4, DPZ's conceptual drawing).

Additionally, by leveraging the synergy created by the existing arts-related and cultural facilities, the study area can begin to take on an arts theme. There could be an opportunity to create an artists colony by using Minneapolis' Artspace's model. Their mission is to create, foster, and preserve affordable space for artist and arts organizations. Also, additional research is needed to expand or add a niche arts-related program from a specialized institute or design school and/or through the Cobb County School System.

#### *ORGANIZATIONAL STRUCTURE*

Woody Thompson is the District Commissioner in which the LCI area is located. He recently began another non-consecutive term with Cobb County after previous successes and legacy projects in the past. Thompson is committed to the revitalization of Mableton and surrounding areas. His leadership can help bridge the gap between public and private entities.

In addition, the collaboration of the Cobb various divisions and governments – Department of Transportation, Economic Development, Community Development, Cobb Senior Services, and Cobb Board of Education –will assist in ensuring the development proposals and changes occur with the county taxpayers needs in mind, while doing what is best for the overall community.

Other groups that can play a part in this effort are the SCDA, South Cobb Business Association, MIC, and property owners. The SCDA has been inactive for the last few years due to lack of leadership, but it is being reenergized and can possibly help with managing real estate acquisition and conducting additional studies as necessary.

***PROCESS TO ENSURE IMPLEMENTATION***

The projects in the 5-year implementation plan are related to transportation, land use, economic development, or community organizing. The transportation projects general project implementation process for Cobb Department of Transportation is:

PE engineering & design & ROW acquisition → Request for Proposal sent out for contractors to bid → Construction typically begins 30 – 60 days after project is awarded.

Funding for these improvements would need to come from a variety of sources including federal and state sources, LCI implementation funds, local SPLOST funding, or other local sources of revenue.

***FEEDBACK & EVALUATION***

As previously stated, county officials and the local community is excited about Mableton's future and is committed to the various efforts to help it reach its potential. To evaluate the recommendations in the LCI plan over the next five years, county staff will meet annually. The meeting will allow the Departments and Agencies to update the project list and determine funding status. Plus, this step will address any issues that are preventing certain projects from moving forward.

**FIGURE 1. MABLETON LCI - REPORT OF ACCOMPLISHMENTS**

Transportation Projects				STATUS				Notes
Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
Walker Drive	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Center Street	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Peak St.	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Walker Drive-Carol circle realignment	Road Network Improvements	2006				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Old Floyd Road Improvements	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Walker Circle Paving	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Front Street Paving	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Church Street Corridor Streetscape	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Front Street Streetscape	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Old Floyd Road Improvements	Bike, Pedestrian, or Streetscape Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
General Sidewalk and Drainage Improvements	Bike, Pedestrian, or Streetscape Improvements	2003			X			Clay Road Sidewalk project (north side of roadway) between Floyd and Austell Road has been awarded TE Grant for \$750,000.

Transportation Projects (continued)				STATUS				Notes
Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
Peak St. Railroad Overpass	Bike, Pedestrian, or Streetscape Improvements	2006				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Daniel Street Extension	Bike, Pedestrian, or Streetscape Improvements	2006				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Floyd Road Safety and Operational Improvements	Bike, Pedestrian, or Streetscape Improvements	2006			X			Engineering incomplete; Currently under design. Waiting on GDOT to approve concept report regarding expanding roadway to 4 lanes w/raised median and sidewalk on east side, and 10-foot trail on west side, between Clay and Hicks Road. Scheduled to let for CST in 2010.
Mitchell Street Bike/Pedestrian Corridor	Bike, Pedestrian, or Streetscape Improvements	2006				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Avery Street Bike/Pedestrian Corridor	Bike, Pedestrian, or Streetscape Improvements	2006				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Park-n-Ride Lot on Floyd Road (a.k.a. Mableton Park-n-Ride Lot)	Transit Improvements	2007			X			ROW and Design Complete. Phase 1 (118 spaces) of Project currently under construction.

Housing Initiatives			STATUS				Notes
Project	Description	Study / Implementation Year	Complete	Underway	Not Started	Not Relevant	
Infill & rehabilitation	Infill development on vacant or subdivided parcel & rehab of older homes should be encouraged					X	This item will not be pursued
Walker Drive Redevelopment Area	The recommended land use in this area is mixed-use with an emphasis on higher-density residential. Public open space should be included as a central focal point of higher-density residential development.	2006	X				This area is covered by the Redevelopment Overlay District which allows for mixed-use development
Carol Circle Redevelopment Area	The land use focus of Carol Circle should be higher-density residential, including multi-story townhouse units.				X		Private market has not been interested in this area for these types of uses at this time.

**Other Local Initiatives**

Project	Description	Study / Implementation Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
Old Floyd Rd Corridor	New buildings conform to a traditional architectural style, etc.	2005	X				Design Guidelines has been enacted for the Mableton area
Commuter Rail Plaza and Transit Station (between Front Street and Veterans Memorial Hwy)					X		At this point in time, there has been no movement for rail transit in this area of the metropolitan region.
Clay Road and Old Floyd Road Community Property	A park, community center or library on Clay Road west of Old Floyd Road		X				Library is complete
Mableton Elementary School/Prater Park upgrades and improvements	Enhancement of the block containing Mableton Elementary and Prater Park				X		The Cobb County School system has not started programming reinvestments in this particular school at this time.
Create a new staff position: Historic Mableton Liaison						X	Existing county staff is sufficient to handle the needs of this community.
Establish County Redevelopment Agency					X		At this time there has not been enough community support to pursue this action item.
Assist in establishing a Historic Mableton Community Development Corporation					X		At this time there has not been enough community support to pursue this action item.
Investigate funding opportunities to assist redevelopment in Historic Mableton	Ongoing	Ongoing	X				The County's Grant Specialist assists in obtaining grant opportunities for Mableton as well as the rest of Cobb County.

Other Local Initiatives (continued)			STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
Project	Description	Study / Implementation Year					
Develop local assistance and abatement programs to encourage private redevelopment			X				Cobb County has created the Commercial Property Tax Abatement Program, but Mableton has not been added to the list of approved areas for implementation.
Andres Duany Lifelong Communities Charrette	The Charrette will pursue design concepts that bring together the planning principles of New Urbanism, Smart Growth and Aging in Place.	2009	X				
Amend the Comprehensive Plan to be consistent with the Mableton LCI plan		Completed in 2003	X				
Revise Zoning Ordinance as stated in the Mableton LCI plan.		Completed in 2004	X				

**FIGURE 2. MABLETON LCI: FIVE-YEAR IMPLEMENTATION PLAN, 2009 - 2014**

**Transportation Projects – Five-year Action Plan**

Description	Type of Improvement	Estimated Engineering Year	Estimated Engineering Costs	Estimated ROW Year	Estimated ROW Costs	Estimated Construction Year	Estimated Construction Costs	Estimated Total Project Costs	Responsible Party	Potential Funding Source
Floyd Road Improvements - Barnes Drive to Veterans Memorial Highway	Bike, Pedestrian, or Streetscape Improvements	2011	\$ 440,000	2012	\$1,500,000	2013	\$ 4,000,000	\$5,940,000	County & GDOT	CMAQ, future SPLOST, TE Grant, LCI
Old Floyd Road Improvements	Bike, Pedestrian, or Streetscape Improvements	2012	\$ 360,000	2013	\$1,500,000	2014	\$ 3,000,000	\$4,860,000	County	CMAQ, future SPLOST, TE Grant, LCI
Clay Road Improvements Floyd Road to Church Street	Bike, Pedestrian, or Streetscape Improvements	2013	\$ 260,000	2014	\$ 750,000	2015	\$ 2,500,000	\$3,510,000	County	CMAQ, future SPLOST, TE Grant, LCI
Mitchell Street Bike/Pedestrian Corridor	Bike, Pedestrian, or Streetscape Improvements	2013	\$ 260,000	2014	\$ 750,000	2015	\$ 2,500,000	\$3,510,000	County	CMAQ, future SPLOST, TE Grant, LCI
Study improvements to street grid network	Transportation Enhancement	2009	N/A	N/A	N/A	N/A	N/A	N/A	County	County/LCI Supplemental
Walker Drive	Road Network Improvements	2013	N/A	N/A	N/A	N/A	N/A	N/A	County	CMAQ, future SPLOST, TE Grant
Walker Drive-Carol circle realignment	Road Network Improvements	2013	N/A	N/A	N/A	N/A	N/A	N/A	County	CMAQ, future SPLOST, TE Grant

<b>Totals</b>		\$ 1,320,000		\$ 4,500,000		\$ 12,000,000	\$ 17,820,000			
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**Transportation Projects - Underway/Programmed**

Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Potential Funding Source
Floyd Road Safety and Operational Improvements	Bike, Pedestrian, or Streetscape Improvements	2005-2009	\$ 316,948	2010	\$ 1,600,000	2011	\$ 4,000,000	\$ 5,600,000	County & GDOT	Congressional earmark; CMAQ; SPLOST
Clay Road sidewalk project	Transportation Enhancement	2009	\$ 157,346	2010	\$ 170,200	2010	\$ 593,966	\$ 1,343,966	County	TE Grant; local funds
Clay Road/Maran Lane @ Floyd Rd	Intersection Realignment project	2008	\$101,537	2008 - 2009	\$175,148	2009	\$ 497,952	\$ 774,637	County	SPLOST
Mableton Park and Ride Lot with entrance construction	Transit Improvements	Phase 1: 2004-2007; Phase 2: 2008-2009	Phase 1: \$139,161, Phase 2:\$61,885	2007	Phase 1 & 2: \$608,534	2009	Phase 1: \$293,356; Phase 2: \$ 301,353	\$ 1,404,289	County	LCI & FTA
<b>Totals</b>			\$675,340		\$2,554,485		\$5,686,627	\$9,122,892		

**Transportation Projects - Outside of Study Area needed for LCI**

Description	Type of Improvement	Estimated Engineering Year	Estimated Engineering Costs	Estimated ROW Year	Estimated ROW Costs	Estimated Construction Year	Estimated Construction Costs	Estimated Total Project Costs	Responsible Party	Potential Funding Source
Completion of the multi-use trail from the Silver Comet Trail, along Floyd Road, to Hicks Rd.	Bike, Pedestrian, or Streetscape Improvements	2011	\$ 440,000	2012	\$ 1,500,000	2013	\$ 4,000,000	\$ 5,940,000	County & GDOT	CMAQ, future SPLOST, TE Grant
Reengineer the intersection of Floyd Road, Veterans Memorial Highway, and Mableton Parkway	Intersection realignment, Bicycle, Pedestrian, and Streetscape	2012	\$ 280,000	2012	\$ 1,000,000	2013	\$ 2,500,000	\$ 3,780,000	County & GDOT	CMAQ, future SPLOST, TE Grant

**Housing Initiatives**

<b>Project</b>	<b>Description</b>	<b>Implementation Year</b>	<b>Responsible Party</b>
Study the possibility of locating a Naturally Occurring Retirement Community in the study area	Help enhance housing choices and services provided to seniors in this area	2010	ARC, Cobb County, healthcare provider
Establish programs to increase sustainability and improve quality of life in the area	Provide appropriate incentives to encourage LEED certified buildings and Earth Craft homes	2010-2014	County

**Other Local Initiatives**

<b>Project</b>	<b>Description</b>	<b>Implementation Year</b>	<b>Responsible Party</b>
Reenergize the South Cobb Development Authority (SCDA)	Help with managing real estate acquisition and conducting additional studies as necessary	2009-2010	County & SCDA
Expand the boundaries of the LCI study so that the South Cobb Development Authority boundaries and the LCI boundaries correlate to one another.	This will assist in the financing of public improvements needed for this area of the county	2010	County
Amend Cobb County Future Land Use policy to allow for mixed-use development	To be used as a means to encourage housing choice in the local market that can be geared towards multi-generational interests	2009-2010	County
Create pocket parks & town square area	Create areas for people to gather and interact in the public realm to foster a strong sense of community by creating additional community gathering space throughout the study area	2011-2014	County
Recovery Zone Bonds	Investigate the use of recovery zone bonds to assist with implementing and financing urban design improvements for Mableton	2010	County
Recovery Facility Bonds	Investigate the use of recovery facility bonds to assist private development with financing mixed-use and redevelopment opportunities in Mableton	2010	County
Study increasing capacity of Mable House Ampitheatre	Allow the ampitheatre to draw a variety of entertainment offerings and help it become more of a regional venue	2012-2013	County
Study the viability of creating an arts-focused live-work community	Explore opportunity to create a live-work artists colony by using Minneapolis' Artspace's model	2010	County

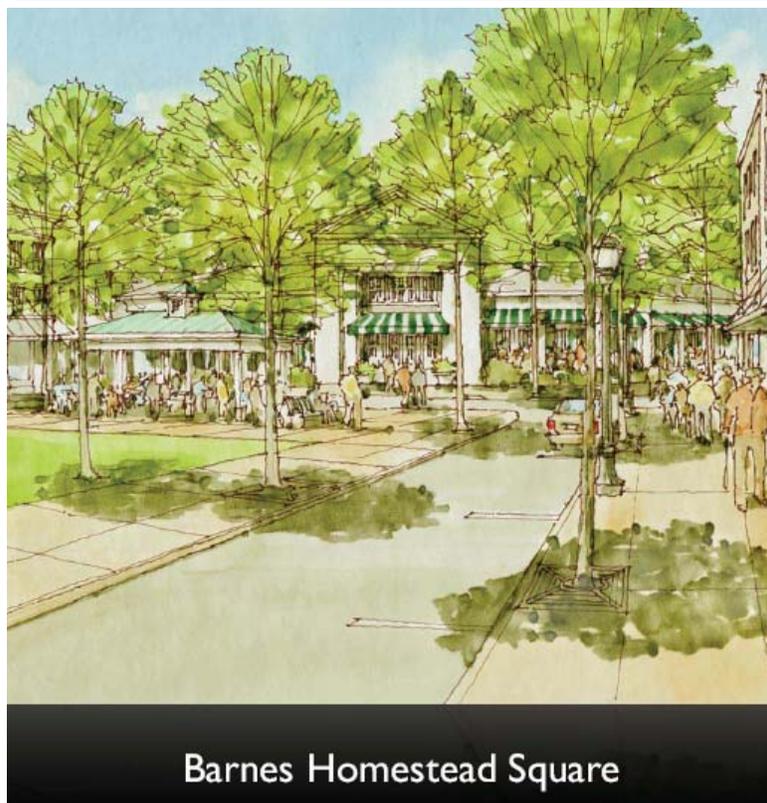
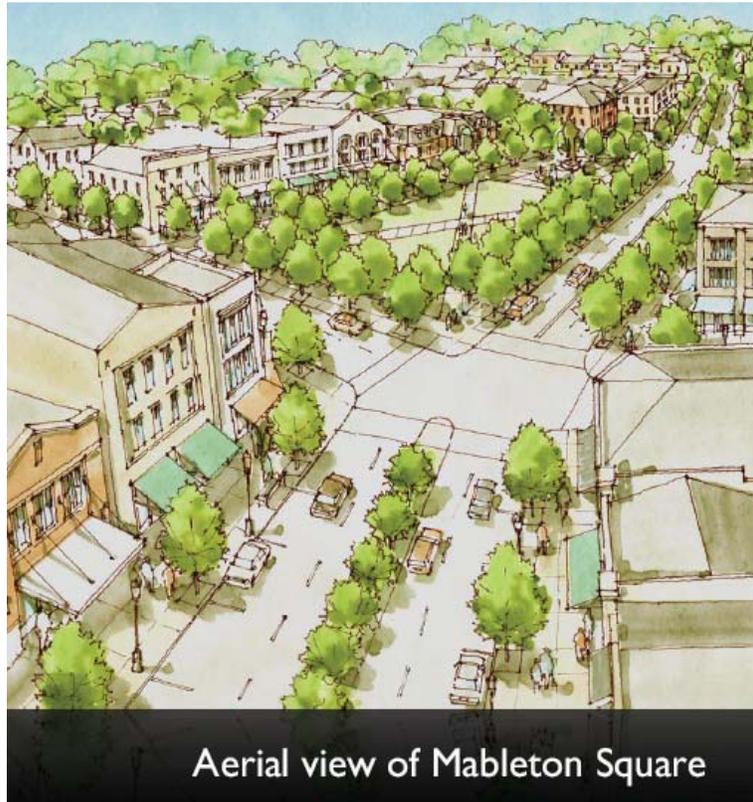
**FIGURE 3. MABLETON LCI: TEN –YEAR IMPLEMENTATION PLAN**

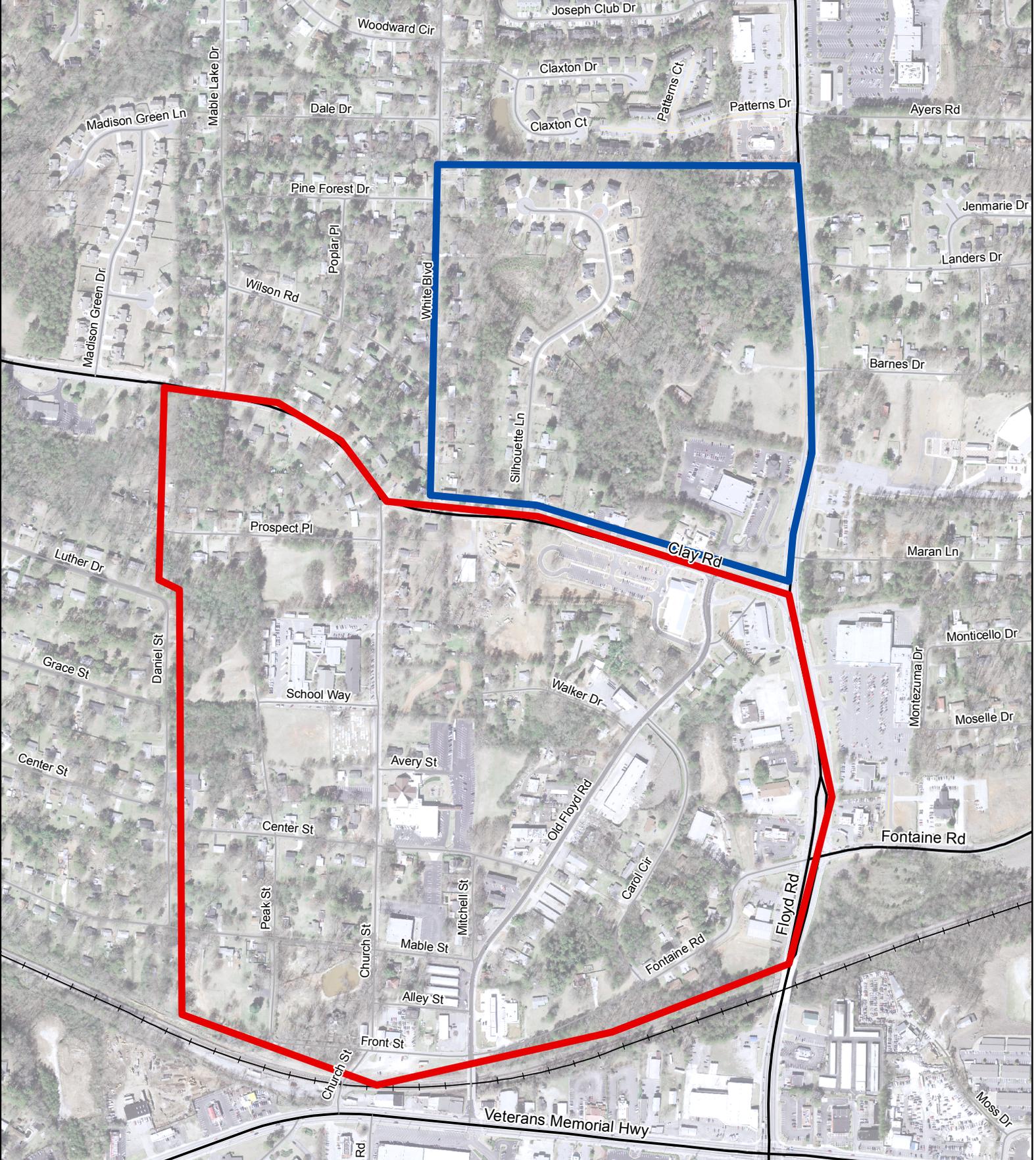
<i>Transportation Initiatives</i>				STATUS				Notes
Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
Avery Street Bike/Pedestrian Corridor	Bike, Pedestrian, or Streetscape Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Peak St. Railroad Overpass	Bike, Pedestrian, or Streetscape Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Daniel Street Extension	Bike, Pedestrian, or Streetscape Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Center Street	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Peak St.	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Old Floyd Road Improvements	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Walker Circle Paving	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Front Street Paving	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Church Street Corridor Streetscape	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Front Street Streetscape	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.

***Other Initiatives***

<b>Project</b>	<b>Description</b>	<b>Implementation Year</b>	<b>Responsible Party</b>
Mableton Elementary School/Prater Park upgrades and improvements	Preserve historic old school and construct a new school to meet current demands	N/A	Cobb County School System
Establish County Redevelopment Agency	A group to assist with the implementation of the redevelopment powers act	2015	Cobb County
Assist in establishing a Historic Mableton Community Development Corporation	A group to assist with Mableton specific improvement efforts	2015	Cobb County

**FIGURE 4. Duany Plater-Zyberk's Conceptual Drawings of Mableton Redevelopment**





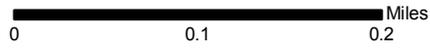
-  Original Study Area
-  Expanded Area

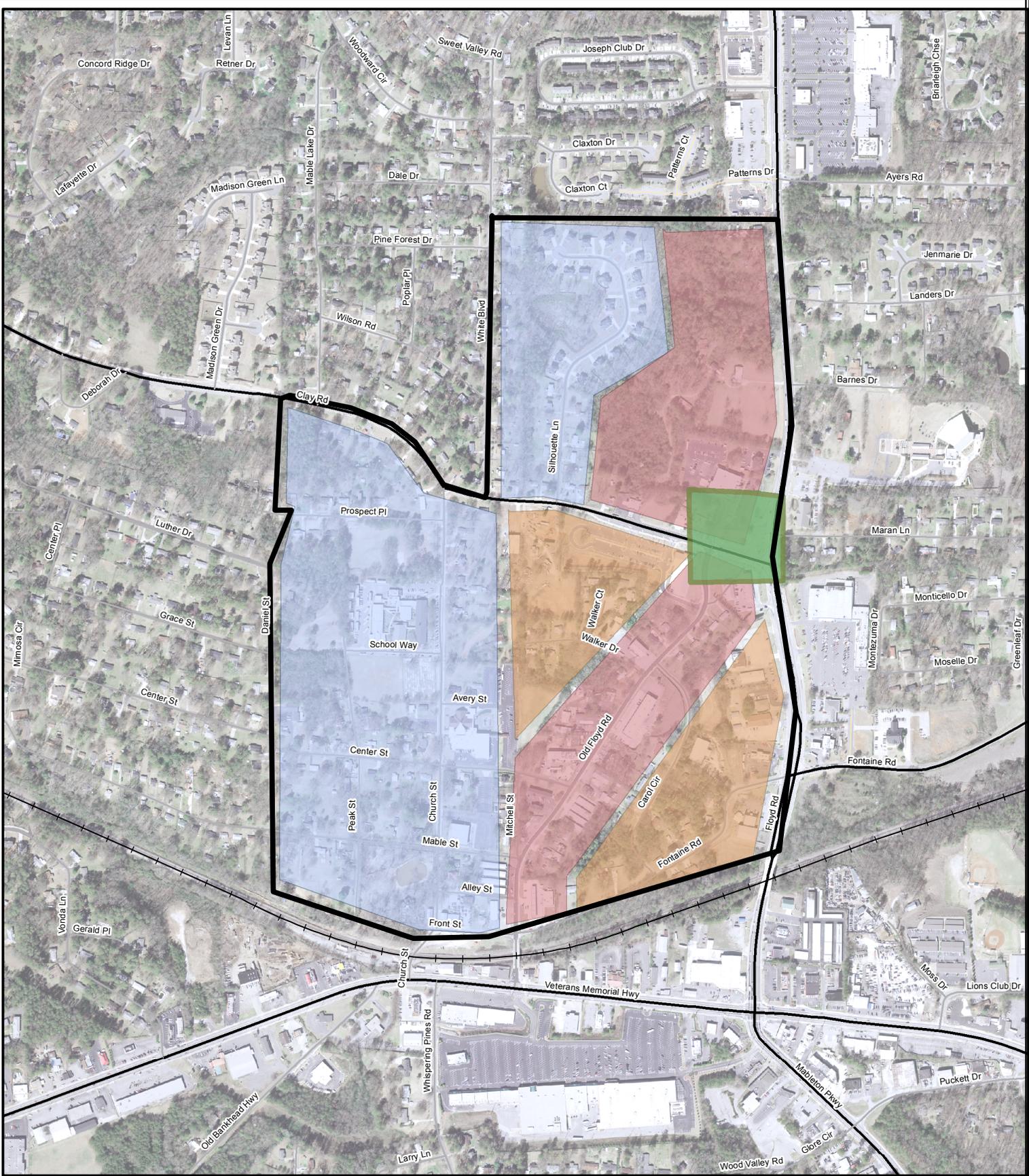
# Mableton LCI Study Area Map 1

Cobb County  
Community Development  
191 Lawrence St.  
Marietta, GA 30060



June 2009





- Town Square
- Single Family Residential
- Multi-Family Residential
- Mixed Use
- Study Area

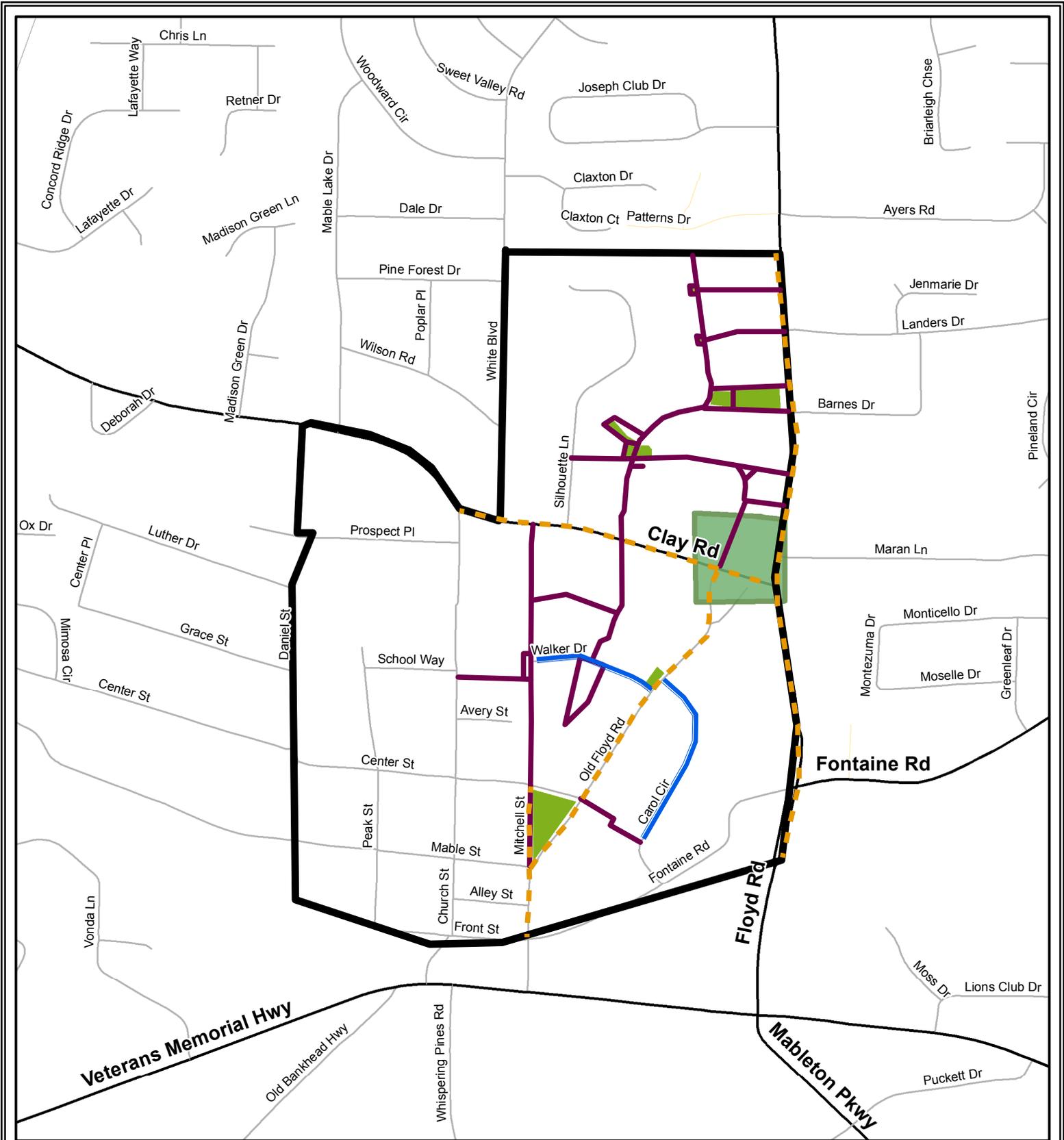
## Mableton LCI Conceptual Land Use Map Map 2

Cobb County  
Community Development  
191 Lawrence St.  
Marietta, GA 30060  
June 2009



0      255      510      1,020 Feet

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-  Bike, Ped, Streetscape Improvements
-  Road Network Improvements
-  Transportation Enhancement - Grid Concept
-  Study Area
-  Pocket Parks
-  Town Center

## Mableton LCI Transportation Improvements Map 3

Cobb County  
Community Development  
191 Lawrence St.  
Marietta, GA 30060



June 2009



0 200 400 800 980 Feet  
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