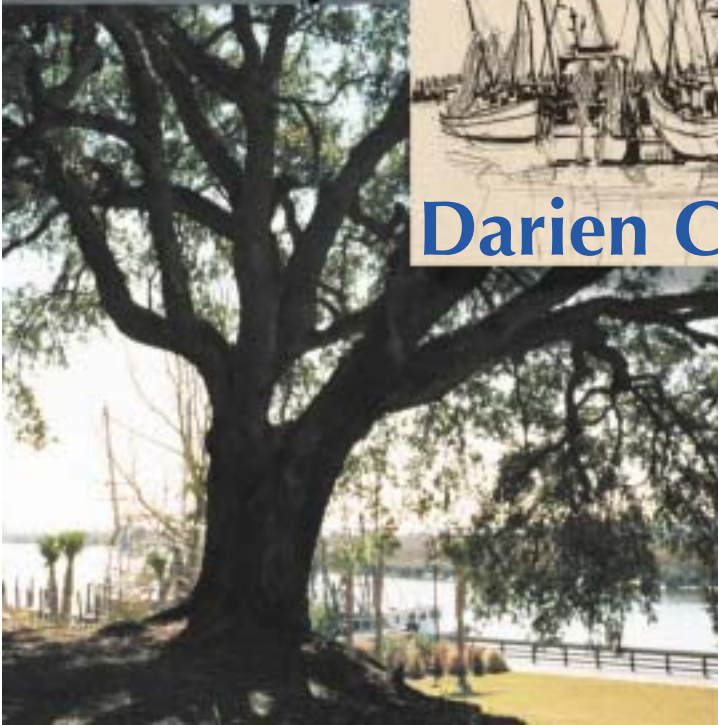




**Darien Charrette**



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# Charrette Participants

Better Hometown Charrettes and final presentation reports are coordinated and produced by the **Georgia Department of Community Affairs' Office of Downtown Development** with the able assistance of its partner, **University of Georgia School of Environmental Design**.

The electronic version of this publication (PDF) may be found online at: [www.betterhometown.org/design/darien.html](http://www.betterhometown.org/design/darien.html)

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# Darien...

Just saying the name conjures up images of coastal Georgia...Live Oaks... shrimp boats... shady lanes... kids on bikes... a quiet pace... front porches... marsh grasses... spanish moss... sandy streets...

It is a town where everyone wants to stop and linger, a place to be a part of, for just a little while or for a lifetime.

But something is keeping visitors from stopping and staying in Darien. Travelers along U. S. 17 only get a glimpse of the live oak canopies as they whisk through a downtown that appears vacant and lifeless. One doesn't see the historic homes, the Oglethorpe-designed squares, Scottish and African-American heritage, places to rent kayaks and explore or opportunities for living. A first impression is so important, and visitors see only typical roadside architecture and a few empty historic buildings before reaching the bridge that carries them out of Darien and into the marsh.

Concerned citizens of Darien's Better Hometown program are looking to capture the attention of travelers before they go over the bridge. Astutely, the urge to grow is tempered by the fear of insensitive growth. Development pressures along the coast and along the Interstate are bringing more and more visitors to the area. They want to share what they have, yet they do not want to lose what they've got. Darien has a strong legacy of historic preservation efforts, nominating two large districts to the National Register of Historic Places and becoming a Certified Local Government after the creation of a preservation commission.

Darien asked the Department of Community Affairs and the University of Georgia's School of Environmental Design to help them plan for protecting and revitalizing what they have and prepare wisely for the growth that is coming. A community design charrette is a tool to concentrate design services and deliver a unified vision for development. The participatory process provides concepts and design ideas to guide redevelopment.

## Definition of Charrette

*Legend has it that in the 19th century Parisian architectural studios at the Ecole de Beaux Arts, students were instructed to toss their assignments in a cart — a charrette — when it was pushed between their drafting tables. The assignments were to be turned in whether complete or incomplete. This idea has taken root in American design circles and is used to describe a visioning process that is conducted for a short time period in a particular location. All energy is devoted to solving a community problem and the resulting products are presented as concepts to provide guidance for decision-makers and other professionals. The charrette has come to be one of the most often used community design tools in the United States.*

Professionals from various state offices and fifteen students from the Landscape Architecture and Historic Preservation programs, along with the Dean of the School, formed a design team. Over four days, the team listened and learned together with the community, explored what made Darien special and discovered what could make Darien better. The pages that follow present the team's solutions for Darien, including marketing the many natural and historic resources, streetscape improvements for downtown and zoning changes to prevent the continuation of sprawl beyond downtown. The foundation has already been laid for achieving the type of community Darien wants to become. Use this manual as a guide for growth and enhancement to become a better hometown.



# Community Input

The Design Charrette began with a community meeting attended by citizens, stakeholders and leaders in Darien. These were some of the issues that were discussed, in which the Team found out what makes Darien special, what the community likes and dislikes; what they hope to eliminate and what they are scared to lose; what the community wants to develop and what they want protection from. All these thoughts were absorbed by the Charrette Team and consistently referred to as they began to experience the town for themselves. The words that follow are the words of Darien's citizens.

## What do you appreciate about Darien?

- Small town
- Low traffic
- Easy to get around
- Waterfront /was dirty, not accessible, now landscaped, boat slips, lighting
- TEA/Trailhead on First Street
- U.S. 17 Bike trail coming
- Magnolia Tea Room since April, antiques, seafood restaurant, after January
- Blessing of the Fleet, Spring
- Shrimp boats, docks, wholesale
- Downtown right next to residential
- No need for seafood restaurant
- Darien/no negative industry/what people are looking for

## Current characteristics of Darien

- Preservation Commission meeting as needed
- Parking in vacant lot, road bad
- Parking in yards, wherever
- Bank expanding to Darien
- Insurance building wants to expand, need suggestions within the year



- Tree inventory two years ago
- Need to protect and preserve waterfront
- Oaks old and in decline
- Nuisance trees and plants
- Historic Tree Preservation, Inc. Savannah
- Houses on market for a while/people expect low housing prices
- Design Guidelines not strong
- HPC needs to keep closer tabs on implementation
- HPC needs a boost
- Standards seem expensive currently
- Squares well used/ two landscaped
- Had a 9 hole golf course, now houses, closed in '1930's or 1940's
- Weddings, etc. in Columbus and Vernon squares
- Local Historic District/East Side of 17, West awaiting approval
- Trees: Twelve immediate, two down, \$15,000 to \$20,000 budget
- Replanting/donations 15 trees planted
- Streetscape and parks committee
- All trees on public and city property surveyed
- Outfitters/one currently
- Renovating welcome center
- McIntosh County/bedroom community
- Visitors from St. Simons, etc... come to Magnolia Tea Room



### What image do you want Darien to have?

- Small local shops
- Coffee House
- Want low impact, controlled, compatible growth
- Books and authors
- More antiques coming
- Car (on right side) and walk/bike down both sides of bridge
- Don't want to take away residential area with expansion of commercial
- Third square needed/Inverness square playground

### What are the impediments to achieving an ideal Darien?

- Parking problem downtown
- Is there any property available for large projects?
- Government property, many churches, etc., takes up a lot off tax roles
- \$800 to \$1000 to rent in Darien
- Bluff/Vacant lot by Darien News, no plans yet
- Seafood Restaurant? Enough Parking?
- Chamber on east side at bridge county property, prominent/city wants eye catcher
- East side county property remains public for now
- Little access to water
- Public access on property
- May be too small for large facility
- Busy highway (Two lane over bridge)
- Building owners' hands tied
- Need housing development

### What planned growth will impact the Darien area?

- Jim Fowler Wildlife Park, exit 42 — 5 miles from Darien entrance
- 40,000 visitors a mo. due to wildlife park/Darien exit (to the north) several thous. acres
- Hotels, restaurants, etc...already crowded county property
- I-95/six lanes; 2002: Darien last portion
- Golf course development planned for exit 49

- Retirees building in county
- Water and sewer study
- Highway 17, new school four miles out/hopefully will draw housing developments
- School within next two years

### Improvements to be made for Darien

- Gazebo wanted by county (not definite)
- Bike Path Phase 1 Downtown to Ft. King George
- Bike Path Phase 2 Circle the city
- Tabby ruins/stabilization, interpretation?
- Need local company to prune correctly
- Revitalization of buildings (like Fernandina)
- Draw tourists
- Attorneys, barbers, news, hardware/all available rehab. projects 40%
- Need income producing property
- Capture Fort King George traffic
- Tie in bluff to water
- Streetscape, no cutesy
- Want to work with D.O.T.
- Sidewalks from I-95 Campground
- Bed and Breakfast/one in town for sale, was busy
- Businesses (retail) on bluff, nothing large down below
- U.S. 17, 4 lane to 2 lane, median, tree lined
- Lighting downtown
- Angled parking desired, currently parallel, and/or bump-outs etc...
- Porch/balcony back on old hotel
- Apartments above barbershop
- Taking one square at a time, like Columbus and Vernon as-is
- Squares east of high school undeveloped
- Relighting Columbus and Vernon squares/ Looking for grant for DDA and donations
- Bike path connection/first priority
- Old jail across from Courthouse, trailhead possibility
- Old Black Church/possibility for donation
- Atwood House/part may be pre-Civil War (back part)



# Marketing

Darien has so many wonderful natural resources and special places. Darien needs to better promote itself and capture the great tourism potential that exists here. We suggest creating a marketing plan that will promote targeted economic development so as to provide the maximum benefit to existing city and county residents.

- Establish guidelines for the preferred types of economic development within the county based on existing and projected employment needs.
- Encourage the establishment of quality restaurants, cafes, and other service businesses which complement the retirement and tourism industry. Specifically target storefronts on Broad Street and US 17 as a restaurant row, specializing in seafood, antiques, and ice cream parlors/cafes.
- Designate US Highway 17 as a *Heritage Corridor*, linking Darien with other historic locations, such as Charleston, SC, and St. Augustin, FL.
- Convert Atwood House into an Artisans' Center, highlighting local crafts such as basket weaving and jewelry.
- Ensure improved coordination and cooperation among all those involved in economic development and the resource base in the county (including the Chamber of Commerce, Development Authority, Historic Society, Better Hometown Program, S.E.E.D.S. and others) by establishing a Darien/McIntosh Joint Development Council, which should meet on a regular basis to discuss progress on implementation of various goals and objectives related to economic development in the City and County.



**GOAL:** Promote targeted economic development so as to provide the maximum benefit to existing city and county residents.

**Heritage Tourism —**

- Scottish heritage • Military history
- Fort King George • African-American history

**Eco-Tourism —**

- Sapelo Island
- Birding • Kayaking

**Shopping/Retail —**

- Prime outlets
- Local artisans

**Darien as Destination —**

- National Register and local historic district
- Downtown/waterfront
- Seafood industry/shrimping



- Increase visibility of Darien Resources through:
  - Distribution of pamphlets, newsletters, and other printed materials to local establishments with high visibility.
  - Update resources that feature local interests such as touring books.
  - Ensure websites that pertain to Darien's local resources are linked with Darien's website. Encourage low impact businesses to establish in town, ie: home based internet industry.

Establish a Darien internet website, independent of McIntosh County's website, that will provide high web access to Darien, and market specific groups that will appreciate and visit Darien's unique attractions. Thus, high Internet accessibility will increase tourism that will ultimately aid in the community's economic rehabilitation.

- Hire an internet/media specialist who can establish and maintain Darien's accessibility on the Internet, and therefore utilize the Internet as a prime marketing resource.
- Specifically, Darien's website should be linked to all quality web bases that relate to African-American tourism, ecotourism, Scottish heritage, military history, etc.

Take full advantage of Darien's extensive market for Heritage Tourism.

- Fort King George and Darien should be fully developed as a Scottish heritage resource. With careful planning strategies, it would be feasible to develop this location similarly to Plymouth, Mass. The educational component could expand to cover chores and way of life, Indian relations, early types of housing, etc. It is feasible to consult local Scottish Heritage organizations to further develop this potential.
- African-American heritage is another untapped resource. There are many stops along the Coastal African-American heritage trail that should be recognized and visited in Darien such as the Thicket, St. Cyprian's Episcopal, and the First African Baptist Church. It would be beneficial to consult with members of the African-American community to further enhance this area of Darien's heritage for public benefit.
- Highlight and participate in heritage corridors, ie: Highway 17, African-American Coastal, etc.
- Utilize market for *Small Town, USA* vacations (bed & breakfasts important).

Fully utilize Darien's resources for ecotourism.

- Coordinate with the numerous local environmental organizations to lead people to information regarding Darien tourist industries catering to them.
- Advertise high environmental standards of American shrimping.
- Highlight low impact outdoor sports, ie: Kayaking, canoeing, fishing, bicycling, birding, walking tours, etc.



## Darien's Marketing Resources

### Heritage Tourism

- Scottish Heritage • Military History
- African-American Heritage
- HWY 17 Heritage Corridor

### EcoTourism

- Sapelo Island • Canoeing • Kayaking
- Birdwatching/Altamaha Water Management
- Fishing/Shrimping • Biking Trails
- Butler's Island/Nature Conservancy

### Shopping/Retail

- Prime Outlet Shopping
- Local Antiques
- Coastal Artisans

### Destination Darien

- National Register and Local Register Districts
- Vernon and Columbus Squares
- Waterfront Area
- Fort King George
- Downtown/Commercial Historic Resources
- Seafood Industry/Restaurants
- Blackbeard Sailing and Navigation School
- First Presbyterian Church
- Methodist Church
- St. Andrews Episcopal with National Register Cemetery
- Certified Local Government Status
- Better Hometown Program
- Preservation Ordinance



## Marketing Projects

- Establish guidelines for types of economic development within the county based on exiting and projected employment needs.
- Develop a marketing plan to showcase Darien.
- Establish quality restaurants, cafes and other service businesses.
- Establish U. S. Hwy. 17 a Heritage Corridor.
- Convert Atwood House into an Artisan's Center.
- Establish a Darien internet website.



## Marketing Funding Sources

*(see Funding Sources section for detailed information)*

- Coastal Georgia Regional Development Center
- Department of Community Affairs Region 12 Office
- Department of Industry Trade and Tourism
- Employment Incentive Program
- Georgia Cities Foundation
- Grassroots Arts Program
- Historic Preservation Fund Grants
- Local Development Fund
- Organizational Grants
- Preservation Services Fund
- Scenic By-Ways Grants
- University of Georgia's Business Outreach Services



# Waterfront Park

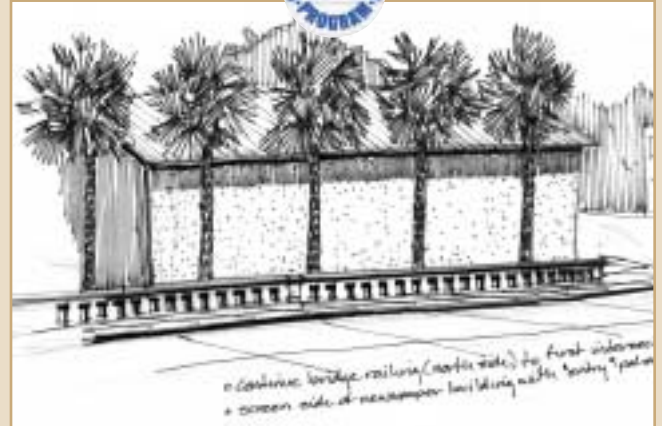
## Lower Area

The Darien waterfront area has an open landscape with a waterfront boardwalk and bicycle path. It is recommended that this area be developed further as both a public open space, but also as a visual connection from the downtown to the river and surrounding marsh. The lower area is a useful space for general public recreation. It is recommended that much of area north of the bicycle path of the old tabby wall be further landscaped to include shrubs and small trees from the plant list provided. Evergreen plants should be used as close to the fenced in utility area west of the bridge abutment. This area should also be planted in taller trees to soften the back wall of the newspaper office and provide shade for this western exposure. Existing plantings that are not grouped or massed together should either be enhanced to create informal drifts of plants or relocated to bed areas with other existing plants.

Additional connections between the bike path and boardwalk should be established on either side of the bridge to assist movement throughout the area. One would be created near the eastern end of the boardwalk. The other should be created on the western side, aligning with the newly created walk between the tabby ruins.

All lighting and other site furniture should be consistent with the style and architecture of the surrounding site and materials used throughout the town. Functionality and ease of maintenance should be a source of guidance. Trash cans, benches and table should be situated in clusters, either integrated into pathways or clustered into planted areas.

The Tabby Ruins should be protected and preserved as best as possible. Initial preservation efforts should consider possibilities for protecting the existing ruins in their present state. Longterm considerations should consider overhead protection should there be no options available. Additional interpretative signs should be included as part of a comprehensive sign and interpretation program that is consistent throughout the town. The landscape immediately adjacent to the ruins should be planted in low-growing native grasses to provide a more suitable background for the ruins and reduce maintenance needs.



## Upper Area

It is recommended that the existing businesses along Broad Street be upgraded according to design guidelines and sketches provided, beginning with the existing Magnolia Tea Room and continuing to Walton Street should be consistent with surrounding architecture and alignment fronting on Broad Street as well as the western view from the river. It is recommended that consideration be given to the façades facing the river as much as those facing Broad Street (US 17). Before the vacant spaces are developed, it is recommended that an alley or opening be created approximately midway between Walton and Scriven Streets. This opening would allow access to a boardwalk along the upper bluff and continuing access to the lower level below.

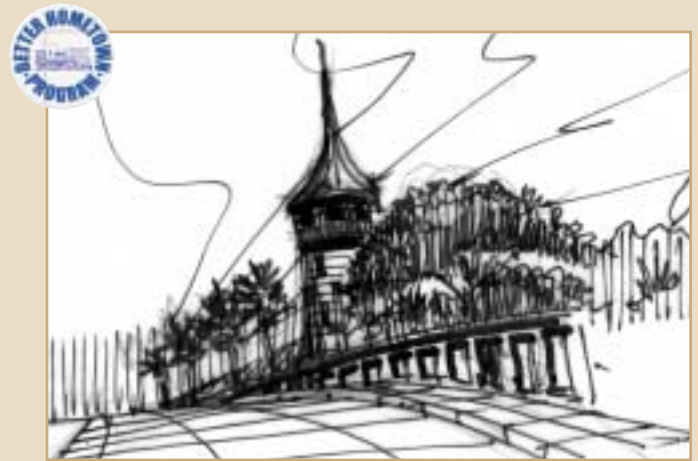
The rear façade of the newspaper building would be screened by plantings recommended above. There is room for a narrow boardwalk behind this building as well. Consideration should be given to continuing the boardwalk from behind the Strain Building, past the newspaper office and back onto Broad Street. The east side of the newspaper office should also be planted to provide a screen from the road and soften the view as visitors come off the bridge.

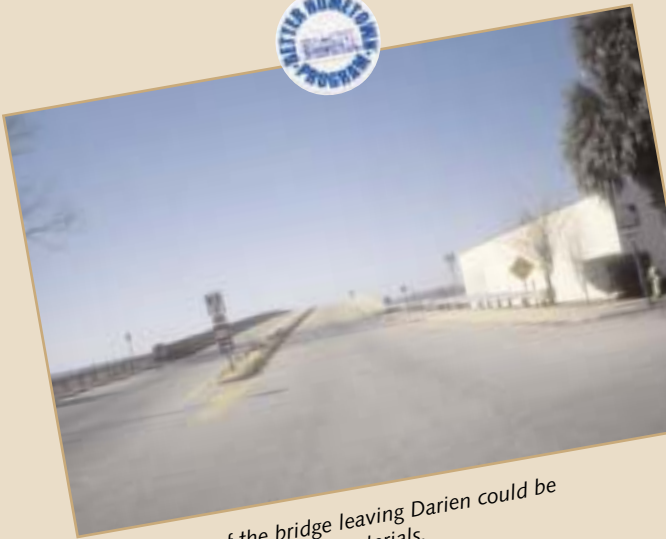
The current lot housing the Development Authority and Chamber of Commerce Building should receive careful attention. This area is a primary focal point from the road for visitors. It also serves as a visual link from the downtown to the river. It is recommended that a *campanile* or tower be constructed on this lot, near the edge of the tabby wall, adjacent to the bridge. This tower would serve as a symbol of the history of Darien as well an indicator of arrival into the downtown area. The existing walkway could remain where it stands or be moved in slightly at the end of the bridge. It is recommended that a tabby or brick wall be constructed to form a visual barrier between the highway and the adjacent public area. This wall would also serve as the back wall to a shelter, opened to the East side. The shelter should be constructed according to design guidelines. It would be available for public use as a farmer's market for craft fairs, etc. Stalls should be provided with electricity and access to water. The shelter would connect to the tower, forming a continuous structure adjacent to the highway.

The existing deck overlook should be expanded and covered with a hip roof, matching surrounding structures. This shelter would serve as a viewing station, overlooking the river and nearby Butler marsh. Limited interpretation should include locator maps of nearby points of interest. The pecan tree should be protected and preserved as long more than 50% of the tree is healthy. After that point, removal should be considered as an option.

The building housing the Chamber of Commerce and McIntosh County Development Authority should be renovated in anticipation of the Chamber Offices being relocated. The west façade of the building should be converted to an open air shelter, matching the opposing shelter. The eastern side of the building should house the Development Authority until a more suitable location can be found in one of the many downtown buildings in a prominent, though less valuable location. Supervised public restrooms should be provided in this building.

The current site of the playground area along Fort King George Road could become valuable to the development of the waterfront area. It is recommended that the playground be maintained in its current location for now, but consideration be given for relocating the playground elsewhere within close proximity to the waterfront area, depending on use.

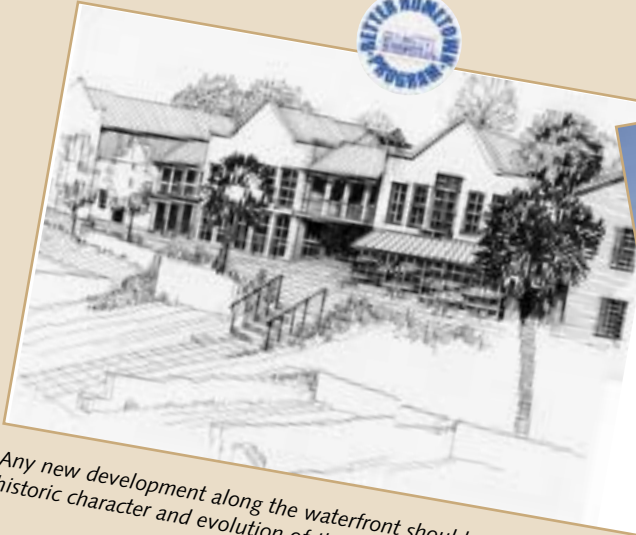




*The starkness of the bridge leaving Darien could be softened with native plant materials.*



*A campanile constructed on the Chamber of Commerce lot could serve as a beacon for Darien. A shelter attached to the tower would provide booth space for festivals and would buffer traffic.*



*Any new development along the waterfront should respect the historic character and evolution of the area.*



*Stabilize and protect historic remnants of the built environment.*



## Waterfront Projects — Lower Area

- Develop lower area as public open space.
- The area North of the bicycle path of the old tabby wall be further landscape to include shrubs and small trees.
- Provide connections between the bike path and boardwalk should be established on either side of the bridge to assist movement through area
- The tabby ruins should be protected and preserved. Initial preservation efforts should consider possibilities for protecting the existing ruins in their present state. Long term considerations should consider overhead protection should there be no options available.
- Purchase additional interpretative signs to be included as part of a comprehensive sign and interpretation program that is consistent throughout the town.
- Landscape area adjacent to the ruins with low growing native grasses to provide more suitable background for ruins and reduce maintenance needs.

## Waterfront Projects — Upper Area

- Upgrade businesses along Broad Street according to Design Guidelines.
- To allow access to Boardwalk along the upper bluff and continue access to the lower level by establishing an alley or opening mid-way between Walton and Scriven Streets.
- Screen rear façade of the newspaper building with recommended planting.
- Continue the Boardwalk from behind the Strain Building, past the newspaper office to soften view as visitors come off the bridge.



## Upper Area — continued

- Construct campanile or tower on site of the existing Chamber of Commerce building.
- At the end of bridge, construct tabby or brick wall between highway and the adjacent public area.
- Expand existing deck overlook and cover with a hip roof, matching surrounding structure.
- Protect and preserve pecan tree if healthy.
- Renovate existing Chamber of Commerce/ McIntosh County Development Authority building and relocate offices.
- Convert west façade of building to an open-air shelter, matching opposing shelter.
- Locate public restrooms in existing Chamber building.



## Waterfront Funding Sources

*(see Funding Sources section for detailed information)*

- Better Hometown Design Services
- Historic Landscape and Garden Grants
- Historic Preservation Fund Grants
- Local Development Fund
- Preservation Service Fund
- Recreation Assistance Fund (RAF)
- Transportation Enhancement Program
- Urban and Community Forestry Assistance Program



# Streetscape

## Roads

A 20-foot wide median should run from Fifth Street, south to Broad Street, with breaks for side streets. Twelve foot lanes should be located on either side of the median flanked by angled parking that is 15 feet deep between the road and the curb. The current eight-foot sidewalks should be retained. bump-outs in the sidewalk should be placed every three or four parking spaces. Turning lanes should be located where needed. These lanes should be approximately 80 feet long and bounded by painted stripes, rather than concrete barriers. Crosswalks should be delineated by painted lines, rather than by brick or tabby pathways.

## Plantings

Plantings should be placed within the median and bump-outs. See suggested plant list for plants to use. If the medians are raised up from street level, larger trees might be planted given permission from the Department of Transportation. The trees that are planted should be similar to the overall tree pattern of the town. Shade trees, similar to live oaks are preferable.

## Lighting

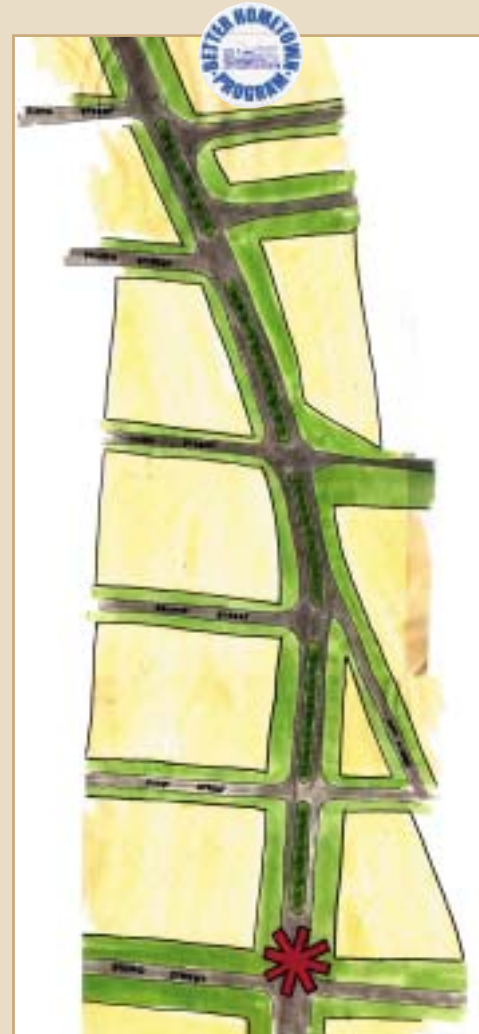
The city has chosen the lighting style for use along US 17 and in the commercial districts. This lighting should be extended throughout the commercial area but should be different from what is used in squares.

## Signage

Street signs need to be easier to read and follow. Some street signs are currently so covered by organic growth they are impossible to read. These signs and signs with fading paint should be replaced. Duplicate signs should also be removed. Many street signs hang at strange angles, a problem that can easily be rectified.

Directional signs and markers should be placed in appropriate locations so as to reduce confusion and clearly mark a site.

The welcome signs marking the north and south ends of Darien on US 17 should be made more noticeable. One method would be to place the current wooden signs on a



larger brick monumental sign. New and larger signs could also be created. All welcome signs should be indirectly lit at night. Landscaping around the signs is also recommended.

The signs directing visitors to Fort King George need to be placed along the easiest route to the fort. Signs should be placed to direct visitors coming from both north and south.

Signs on commercial buildings should be placed on the façade of the building or hanging from the façade. Free standing signs should be low to the ground, preferably monumental. Internally lit plastic signs are strongly discouraged. Painted signs, awning signs, wood signs, or separately attached lettering for signs are suggested, especially in the historic district. All signs on the buildings in the historic districts should comply with the design guidelines.

### Trashcans

Trashcans need to be readily available on the street and consistently placed. Banded steel receptacles in a dark color are recommended.

### Benches

Benches should be consistently placed, non-mobile and less than five feet long. The style chosen should be durable and low maintenance. Benches should be placed facing up and down the street. Street furniture used in the downtown area should be different from what is used in the squares.

### Newspaper Boxes

The number of newspaper boxes should be restricted. The boxes should be made of dark colored metal and be free standing. The boxes should not crowd the sidewalk.



*Detail of streetscape improvements along Highway 17 from Broad to First Street. New construction should be built at the sidewalk. A planted median and street trees in bump-outs will help to regreen the downtown, blend into the flanking historic districts, and make downtown Darien a place people want to stop, get out of cars and have a look around.*



*Examples of appropriate Downtown street furniture. Ask your Better Hometown design specialist for product information.*





## Streetscape Projects

- Based on recommendations made in this section, medians should be constructed.
- Landscape medians and bump-outs.
- Extend lighting throughout commercial area.
- Replace signs with fading paint.
- Remove duplicate signs.
- All welcome signs should be lit.
- Make sure all signs and buildings comply with design guidelines.
- Restrict the number of newspaper boxes.



## Streetscape Funding Services

*(see Funding Sources section for detailed information)*

- Better Hometown Design Services
- Center of Excellence for Sustainable Development
- Historic Landscape and Gardens Grants
- Local Development Fund
- OneGeorgia Equity Fund Program
- Preservation Services Fund
- Rural Business Enterprise Grants
- Scenic Byways Grants
- Transportation Enhancement Program
- Urban and Community Forestry Assistance Program



# Town Squares

## Columbus and Vernon

It is recommended that the two most prominent town squares (Vernon and Columbus) be developed in a density and style consistent with the squares as they were in late 1800's. Vernon was a town gathering point and Columbus was the loading area for cars being transported by train to surrounding areas. The two squares were planted rather informally, using primarily large trees. It is recommended that design guidelines be implemented to support and perpetuate this concept.

### Plantings

A recommended plant list has been provided for the entire town. Any plantings in the Town Square should utilize this plant list as much as possible. Existing trees should remain, with continued maintenance and future plantings aimed at maintaining the current density. (i.e. replacement trees should be planted before trees in poor health reach their maximum life.) Existing palms should be grouped together into planting islands, consisting of massed shrubs and smaller trees from the list. The plantings should celebrate local plants and should not block the beautiful views down the surrounding streets. Plantings should screen undesirable views and break up the open space as little as possible. Plantings should be mixed, using 46 plants from the list in a close spacing of various sizes and textures. Some trees are incorporated into the shrub groupings, but many stand alone. These individual trees should be lightly mulched around their base to help keep turf away from exposed roots to prevent mower damage.

### Pathways

Paths leading into the squares should be constructed of shells combined with a stabilizer or other material to bind the shells, to create a permeable surface. Pathway edging should be installed at a uniform width but without edging material to create a relaxed appearance over time. Pathways should be located to reduce damage to existing tree roots.



### Lighting

Because of the informality of the current (and past) squares, lighting should be limited to up-lighting selected trees and down-lighting using lighting installed in trees. Up-lighting is defined as directed lighting aimed at the base of trees or other landscape features. Down-lighting is defined as spotlights directed at specific locations, not flood lights or streetlights. Typical pole-mounted streetlights should be used only in situations of immediate hazard. Provisions for additional future lighting should be made in the sizing and siting of electrical service. All existing street lights mounted on trees and poles should be removed.

### Pump House

If possible the pump house for the fountain in Vernon Square should be placed in a nearby shrub planting. If burial is not possible, the pump house should be relocated to a nearby shrub bed.

### Depot Shelter

It is recommended that the existing gazebo in Columbus Square be replaced with a picnic shelter. This shelter should be unfurnished (or furnished with movable furniture) so the structure could also serve as sheltered space for meetings, concerts and other public events. The design of the shelter should be reminiscent of the original car loading depot station for the railroad, but not necessarily an exact replica. The shelter should be constructed of materials and construction common in the late 1800's.

### Site Furniture

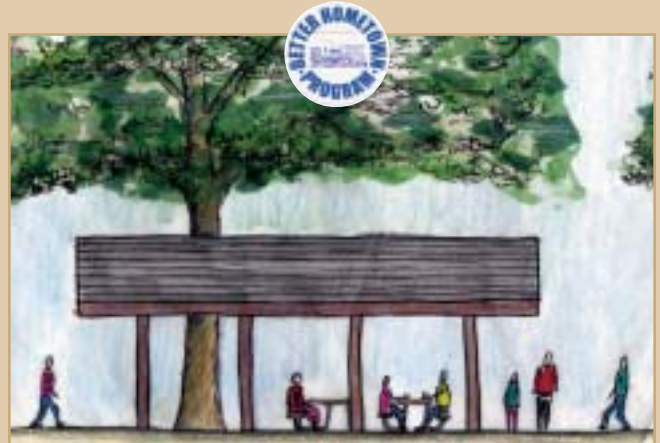
It is recommended that site furniture, benches and trashcans be consistent with design guidelines used throughout town. Exact style and materials may vary, but should blend with surrounding architecture of the neighborhood and using materials that relatively maintenance-free and comfortable to use. Benches should be located near focal points such as the shelter or fountain or in shrub plantings and should not float on their own.

### Donations

Opportunities exist for naming site furniture and trees. It is recommended that a policy for naming be developed that includes requirements for locating in appropriate settings. It is recommended that a system of plaques be implemented, which utilizes a material and style matching surrounding architecture. This helps avoid problems of multiple materials and inconsistent values. It is recommended that a written set of guidelines be developed that encourages donations and memorials, yet allow for uniformity.



Typical mass planting — elevation



Depot-style picnic shelter — side-elevation



Depot-style picnic shelter — section-elevation



## Town Squares — Columbus and Vernon Projects

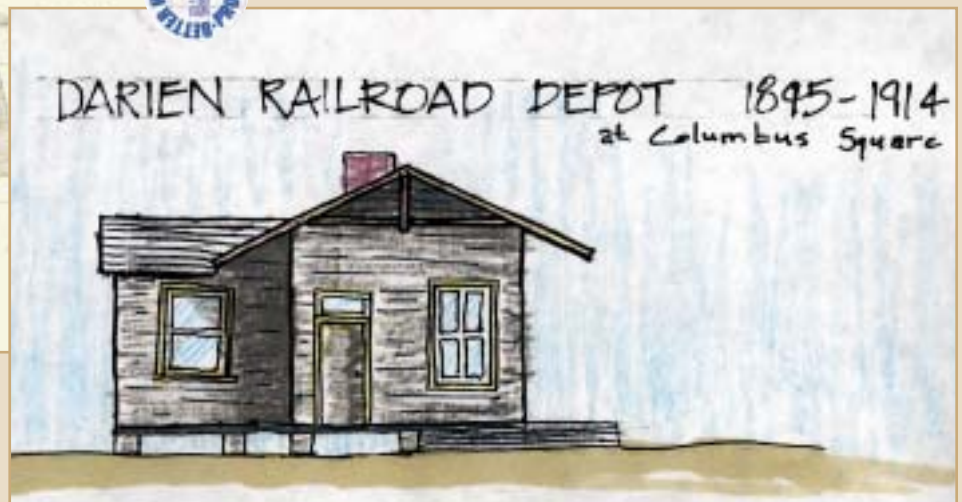
- Two Squares restored back to late 1800's.
- Develop guidelines to restore Squares back to late 1800's.
- Paths leading into Squares should be constructed of shells.
- Install up-lighting on selected trees.
- Visually hide pump house with plantings or relocate.
- Replace existing gazebo in Columbus Square with picnic shelter.



## Town Square Funding Sources

*(see Funding Sources section for detailed information)*

- Historic Landscape and Garden Grants
- Local Development Fund
- OneGeorgia Equity Fund Program
- Preservation Services Fund
- Transportation Enhancement Program
- Type II Eisenhower Professional Development Program Competition Grants
- Urban and Community Forestry Assistance Program



# Bike Path

Darien is a wonderful place to ride a bike. The slow pace of life and beautiful shady Live Oaks create a perfect setting for riding. The initial paths that have been laid follow a good trail, though a separate cementious path does not need to be laid where there is already a lightly travelled, safe roadway. Use these recommendations for the continuation of the bike path system.

## Layout

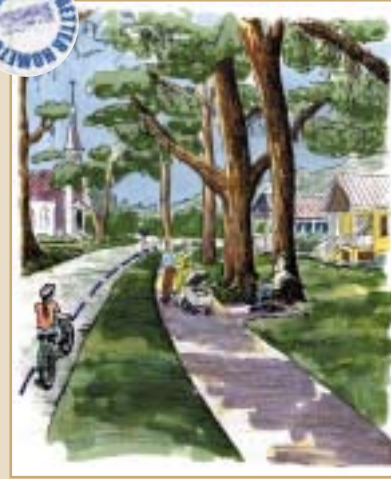
- Whenever possible, existing sidewalks or streets should be used for the bike path.
- When traffic makes this unsafe, one wide path should be created for both pedestrian and bike traffic.
- Bike paths should travel by historic sites throughout Darien to correspond with other heritage tours.
- Paths connecting downtown with the library and businesses outside the downtown core could be created along U.S. 17.

## Path Signage

- Bike paths on streets should be separated from car traffic by painted lines, and marked with painted bike symbols or signs on posts. Paths that are separate from the road entirely should be labeled with signs on posts.
- Site marker signs should be on posts near the bike path so that cyclists can read while riding, and without leaving the path.
- The information on the signs should be complete so that cyclists do not need to carry informational pamphlets to read.
- Markers should be located near all important sites to create a more informative bike tour.

## Bike Path and Path Furniture

- The path itself should be made of only one type of material throughout the system of paths.
- Benches should be off the path, and bike racks should be located at points along the route where cyclists may wish to stop for awhile.



## Neighborhood Bike Route Characteristics

### Improvements:

- Painted route line for better visibility
- Coordinated, frequent route signage
- Narrower pedestrian walks : 5' or less
- Steel, banded bench design
- Consistent, small-scaled signage

## Marketing

In order for the bike trail to be a success, extensive marketing needs to be done. A good place to start is to print copies of bike trail information, trail maps, and bike trail tours that can be followed. This printed material should be given to local businesses, especially hotels and restaurants, the trail head (The Coffel House), and the Chamber of Commerce for distribution to visitors.

The next step should be the creation of a website or listings on existing sites, such as the Chamber of Commerce site or the DOT site.

A further step would be the publication of information, or advertisements, in magazines or travel books: *Southern Living*, heritage magazines, cycling magazines, southern magazines, family magazines, Georgia travel guides, and cycling books and guides.

- The rental of bikes from the trail head would also help to increase user volume since it would make the trails accessible to more visitors.
- Bikes for rent could possibly be supplied by the police department if they have any impounded bikes available.
- Other possibilities could be a TE-21 Grant to purchase bikes, or donations of either bikes or money to purchase bikes.



## Bike Path Projects

- Use existing sidewalks or streets as bike paths.
- When traffic becomes unsafe, one wide path should be created for both pedestrian and bike traffic.
- Bike paths should correspond to historic sites.
- Create paths along U. S. 17 to connect downtown with library and businesses outside downtown.



## Bike Path Funding Sources

*(see Funding Sources section for detailed information)*

- Better Hometown Design Services
- Department of Industry, Trade and Tourism Region 12
- Development Program Competitive Grants
- Historic Landscape and Garden Grants
- Land & Water Conservation Fund (LWCF)
- Preservation Services Fund
- Recreation Assistance Fund (RAF)
- Recreational Trails Program (RTP)
- Scenic Byways Grants
- Transportation Enhancement Program
- Urban and Community Forestry Assistance Program



# Design Guidelines

## for the Darien Historic Districts

Design guidelines help guarantee that Darien's historic fabric is preserved for future generations. Design guidelines create an identity and a sense of place by preserving the historic and aesthetic interests and values. Infill in the proposed and current districts should be compatible with the current historic structures. The City of Darien Code of Ordinances satisfactorily addresses new construction and the rehabilitation guidelines for the commercial historic district. Additional information on rehabilitation in the district is needed, however.

Consider having design guidelines custom-made for Darien. A good set of Design Guidelines should address commercial and residential areas separately. Illustrations should be utilized to portray the descriptions of the design standards.

### Proposed improvements for the commercial district rehabilitation guidelines section —

- Appropriate locations for entryways to commercial buildings: center of building or the corner of corner lot.
- Placement of display windows should flank center entrance.
- Character defining details should be maintained; replacement of details should not be done without archival evidence.
- Non-historical faux finishes should not be used.
- If tabby veneer or stucco are desired for exterior finishes, then they must be directly applied to the masonry unit.
- Historically appropriate signage should be utilized.
- Lighting on all signage should employ indirect means, such as gooseneck lighting and hidden fluorescent lights. Floodlights and internally lit plastic signs are strongly discouraged.

### Proposed improvements for the residential district rehabilitation guidelines section —

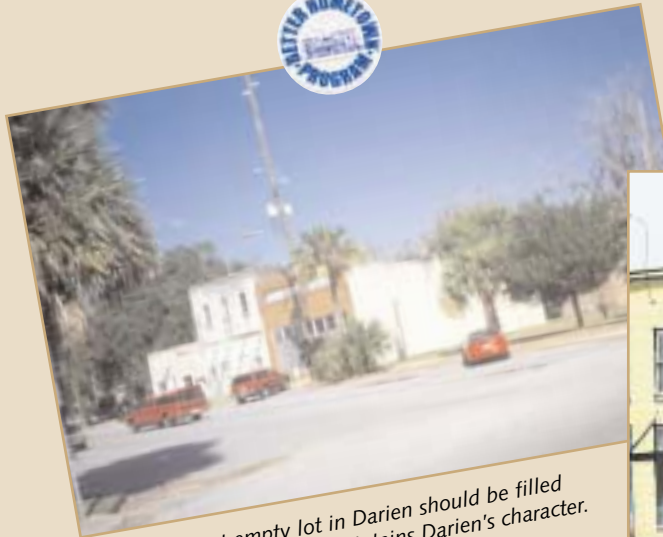
- Suggested materials for all exterior finishes in the residential district are the following: wood clapboard, shingles and shakes, brick, brick veneer, stucco, tabby (if applied directly to masonry units), decorative concrete block, and substitute materials such as Hardiplank and vinyl (new construction only).

### Proposed improvements for outbuildings and accessory structures —

- Fencing should be no more than four feet high in the front. Suggested materials are wood, iron, and brick.
- Garages and outbuildings should be detached from the house and located behind a line equal to the rear wall of the house.



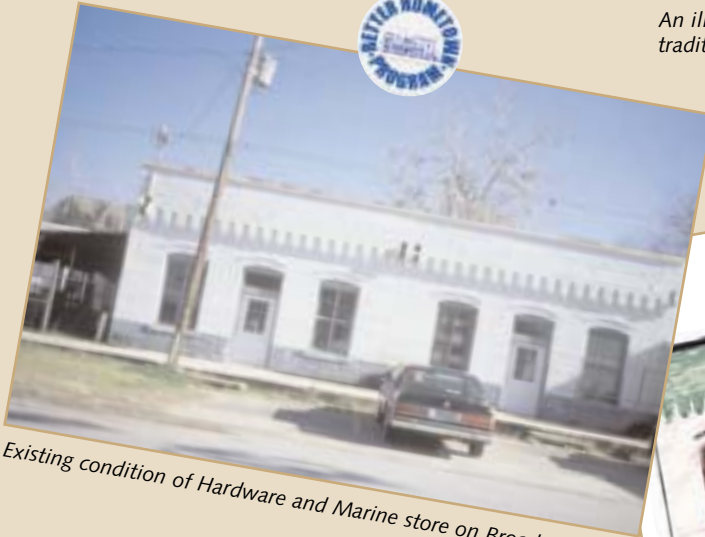
*New construction on Highway 17 and Broad fits into the historic character of downtown Darien.*



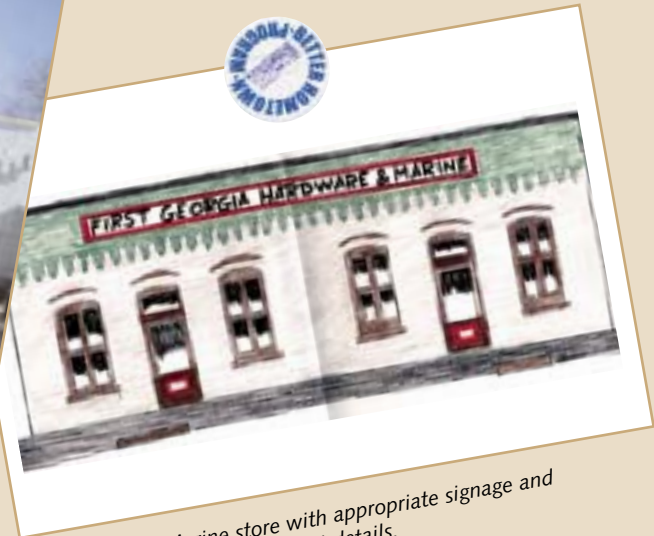
*This prominent empty lot in Darien should be filled with a new building that maintains Darien's character.*



*An illustration of compatible new construction with traditional commercial design elements.*



*Existing condition of Hardware and Marine store on Broad.*



*Hardware and Marine store with appropriate signage and a new color scheme to highlight details.*





*Kountry Peddler store before façade changes.*



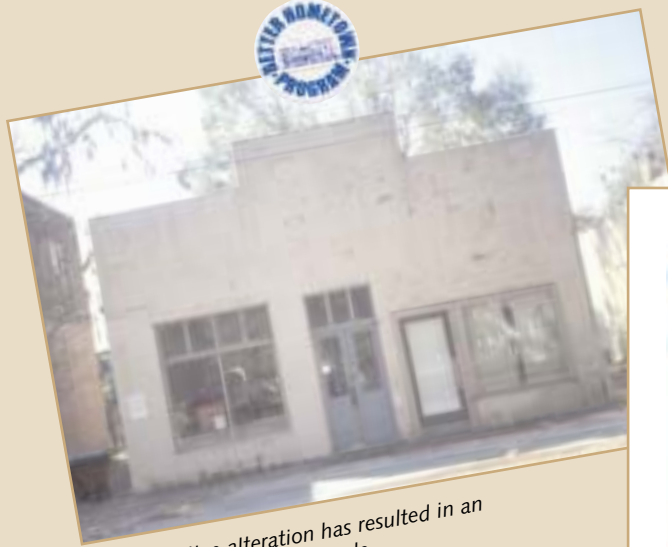
*Kountry Peddler store with a new paint scheme.*



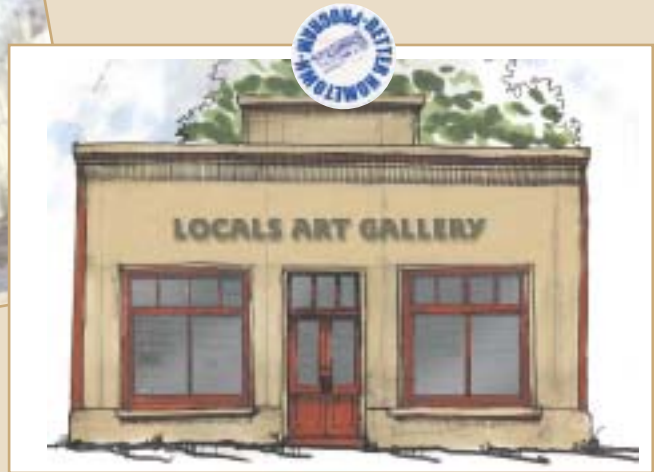
*The lack of signage and multiple odd-sized windows and doors presents a confusing façade for the Magnolia Tea Room.*



*Creative signage and standing-seam tin awnings add character and clarity to the façade.*



An insensitive alteration has resulted in an awkward, asymmetrical façade.



The restoration of the altered display window and a new, dynamic paint scheme revitalizes this charming commercial building.



Non-historic awning detract from this façade.



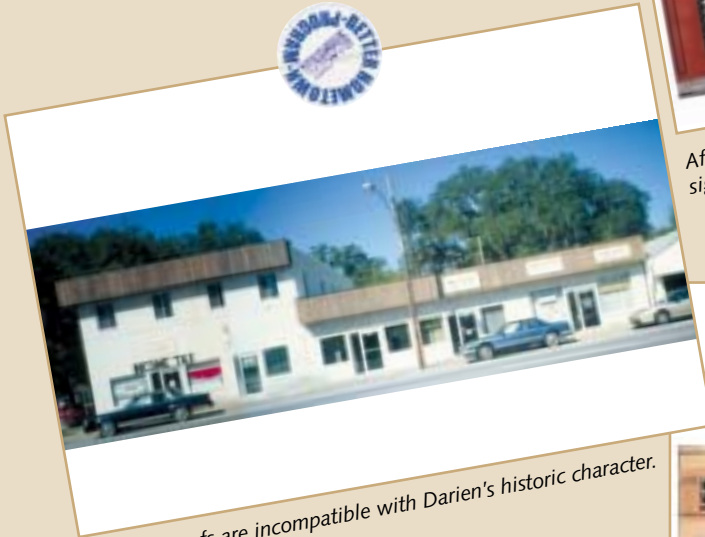
Same building with compatible awnings and visible signage.



*Before rehabilitation.*



*After rehabilitation, new coats of paint in muted colors and new signage bring life to these unique Darien buildings.*



*Mansard roofs are incompatible with Darien's historic character.*



*Mansard roofs are removed and traditional awnings added.*



## Design Guidelines for Darien's Historic District Projects

- Establish Design Guidelines to guarantee that Darien's historic fabric is preserved
- Create an ordinance to establish design guidelines



## Design Guidelines for Darien's Historic Districts Funding Sources

*(see Funding Sources section for detailed information)*

- Better Hometown Design Services
- Charitable Contribution Deduction
- Coastal Georgia Regional Development Center
- Historic Preservation Fund Grants
- Local Development Fund
- Preservation Services Fund
- Rehabilitated Historic State Property Tax Assessment Freeze
- Rehabilitation Investment Tax Credit (RITC)
- Transportation Enhancement Program



# Historic Preservation Commission

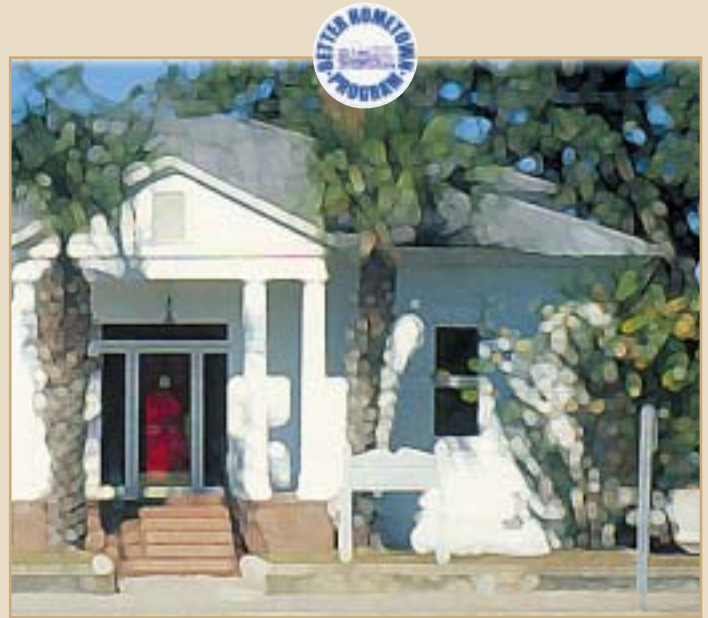
Darien is fortunate to have already established a Historic Preservation Commission and passed a Preservation Ordinance. These initiatives are the best way to protect your community's natural and historic resources. These efforts have subsequently resulted in Darien's being named a Certified Local Government (CLG) and opening up the availability of Historic Preservation Fund grants from the state, reserved for only CLGs. However, to remain a CLG and retain those financial benefits, the Historic Preservation Commission is required to do several things, including enforcing the preservation ordinance and holding regular, open meetings. The districts will surely suffer if the Preservation Commission continues to be unaware of changes happening in the districts.

Continue the good work that has already been established in Darien and give the Historic Preservation Commission the jump start it needs. Now is the time to regroup and revitalize yourselves and your town!

Because the historic and aesthetic resources of Darien are among its most important assets, the HPC should actively pursue and perform the following:

- Hold once-a-month, mandatory Commission meeting to review pending applications, enhance knowledge and ability to provide critical preservation review, and address any necessary issues regarding Darien's historic resources.
- Actively pursue involvement in the building process and the regulation of historic property through flagging files and plat numbers of any property located within the historic district. Every property within the historic district seeking rehabilitation, additions, etc. should be approved through the HPC.
- Review applications for façade restorations.
- Seek grants to provide funding to rehabilitate Darien's historic resources.
- Develop design standards and guidelines to be utilized when considering additions, new construction and restorations within the historic districts.
- Attend and hold educational programs such as available financial incentives through rehabilitation, commission training sessions, and opportunities to further educate the public on historic resources.

Get in touch with your state Certified Local Government Coordinator, **Christine Laughlin**, to learn more about the benefits and opportunities available to Darien.





## Historic Preservation Commission Projects

- Hold once-a-month, mandatory Commission meeting.
- Actively pursue involvement in the building process.
- Review applications for façade restorations.
- Seek and write grants to provide funding to further the preservation of Darien's historic resources.
- Develop design standards and guidelines to be utilized when considering additions, new construction and restorations within the historic districts.
- Attend and hold educational programs relating to Historic Preservation.
- Contact State Certified Local Government Coordinator to learn more about the benefits and opportunities available to Darien.



## Historic Preservation Commission Funding Sources

*(see Funding Sources section for detailed information)*

- Certified Local Government Program
- Charitable Contribution Deduction
- Low Income Housing Tax Credit Program
- Rehabilitated Historic State Property Tax Assessment Freeze
- Rehabilitation Investment Tax Credit (RITC)



# Smart Growth

In the traditional automobile accessible corridor (from the Post Office to the north city limit on Highway 17), construction should be encouraged to adopt new setbacks, locate parking in the rear of buildings, and design standards that encourage pedestrian, as well as automobile traffic. Moreover, a symmetrical planting of street trees should flank both sides of Highway 17 forming an alley. In doing so, a uniform sense of place will help define and promote the commercial district, decrease traffic speed and beautify the existing structures.

New development along the proposed water line, which will extend to the new school, could economically stimulate Darien. However, it could also be a drain on the city budget and lead to unsustainable growth. Therefore, it is necessary that planned development based upon sound planning principles be utilized as a means of protecting Darien's unique quality of life. **Discourage Sprawl!**

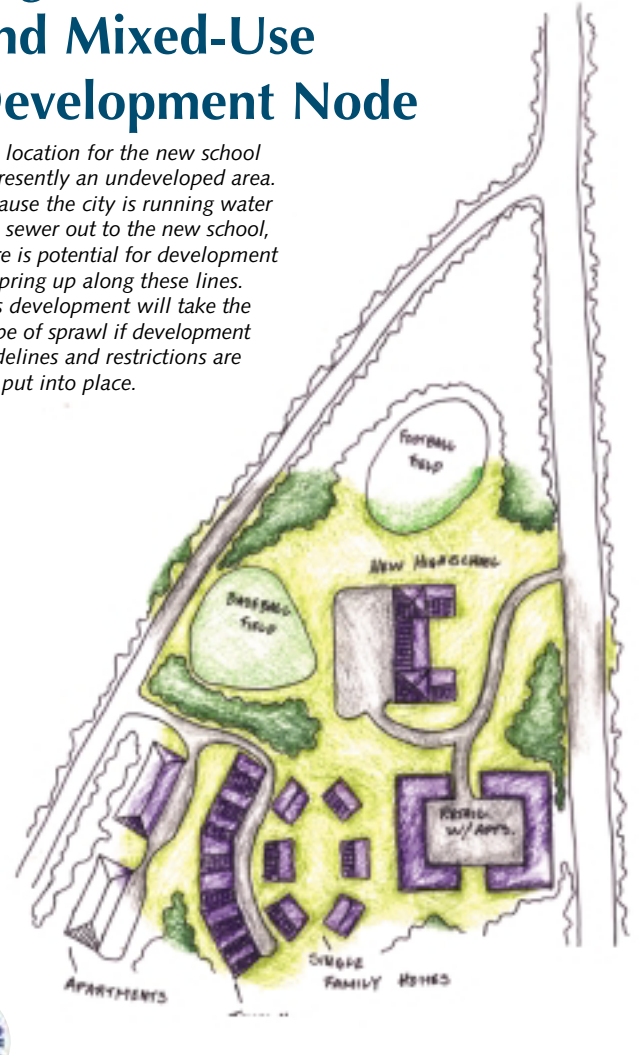
## Techniques

- Cluster residential homes
- Develop communities closer together and closer to town
- Conserve land and wildlife
- Build less expensive infrastructure
- Allow for mixed uses

*Cluster development around the new school site, even mixed uses (neighborhoods, corner stores, etc.) Limit development along the roads leading to the school and protect the tree buffer along these roads. This will help prevent unsightly sprawl development.*

## High School and Mixed-Use Development Node

*The location for the new school is presently an undeveloped area. Because the city is running water and sewer out to the new school, there is potential for development to spring up along these lines. This development will take the shape of sprawl if development guidelines and restrictions are not put into place.*





## US 17 Existing Conditions and Vacancies

*This half of the commercial area along Walton Street shows highway signs of an unhealthy downtown. Vacant buildings and businesses which rarely open or look vacant when they are open do not encourage visitors to come back to Darien.*

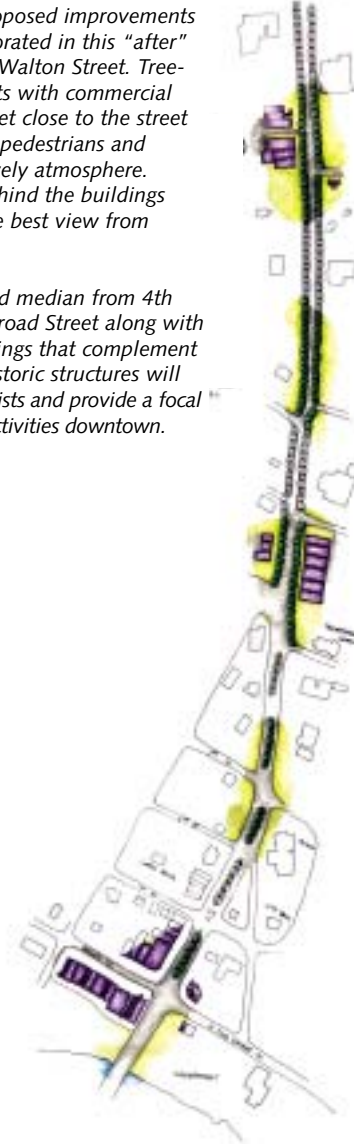
*This situation will probably be aggravated by extending city water outside the city. New development will be drawn away from downtown Darien.*



## US 17 Improvements

*Several proposed improvements are incorporated in this "after" version of Walton Street. Tree-lined streets with commercial buildings set close to the street encourage pedestrians and create a lively atmosphere. Parking behind the buildings ensures the best view from the street.*

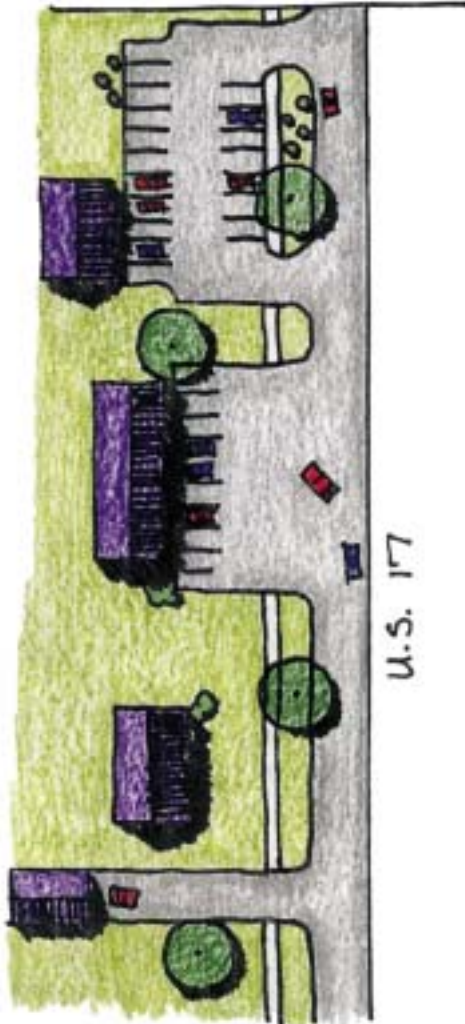
*A tree-lined median from 4th Street to Broad Street along with infill buildings that complement existing historic structures will attract tourists and provide a focal point for activities downtown.*







## Conventional Strip Development



*Conventional Strip Development — large parking lots, little landscaping.*

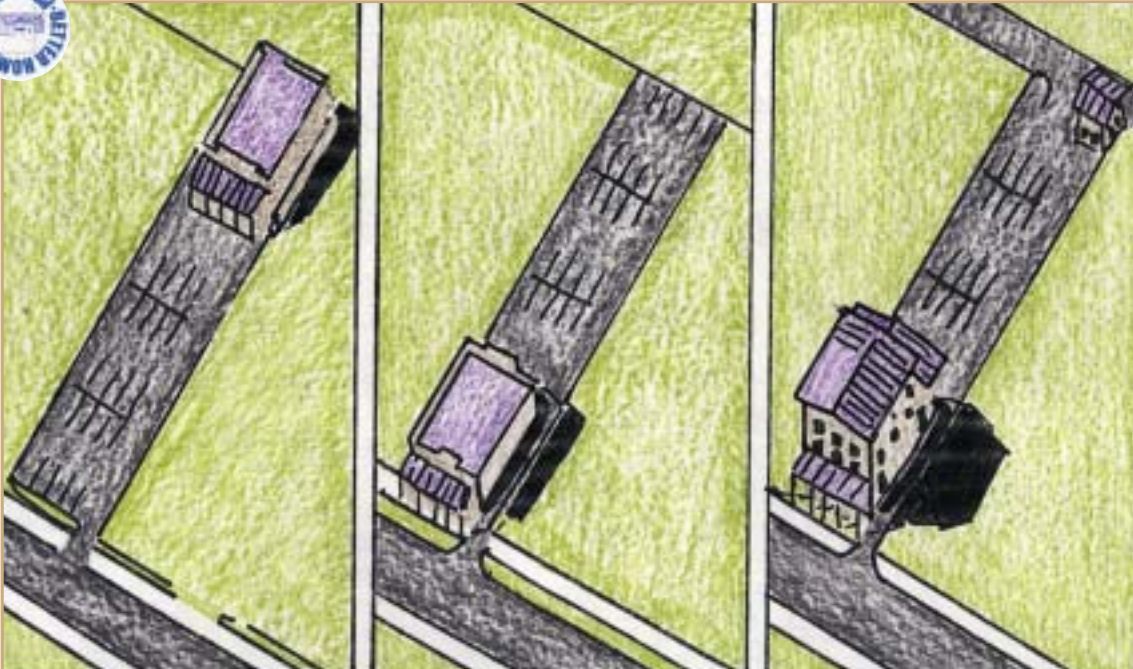


## Creative Development



*Creative Development — parking lots behind buildings, heavily landscaped; pedestrian friendly.*

# Site Planning



*Poor Siting — building setback too far from road.*

*Good — strong relationship to street; ugly parking is screened.*

*Best — building accomodates mixed uses: residential above commercial below.*





## Smart Growth Projects

- Encourage adoption of new setbacks for construction.
- Locate parking in rear of buildings.
- Cluster residential homes.
- Develop communities closer together and closer to town.
- Conserve land and wildlife.
- Build less expensive infrastructure.
- Allow for mixed uses.



## Smart Growth Funding Sources

*(see Funding Sources section for detailed information)*

- Better Hometown Design Services
- Center of Excellence for Sustainable Development
- Coastal Georgia Regional Development Center
- Department of Community Affairs, Region 12 Office
- Preservation Services Fund
- Scenic Byways Grants
- Urban and Community Forestry Assistance Program



# Native Plant Recommendations

Category	Height	Evergreen	Botanical Name	Common Name
Vines	16-24'	Yes	<i>Bignonia capreolata</i>	Cross Vine
	16-24'	Yes	<i>Smilax</i>	Greenbriar
Shrubs	2-3'	No	<i>Clethra alnifolia</i> 'Hummingbird'	Sweet Pepperbush
	4-6'	Yes	<i>Cyrilla racemiflora</i>	Titi
	2-3'	Yes	<i>Ilex glabra</i> 'Nigra'	Compact Inkberry
	4-6'	Yes	<i>Leucothoe axillaris</i>	Dog Hobble
	4-6'	Yes	<i>Lyonia lucida</i>	Fetter Bush
	8-16'	Yes	<i>Myrica cerifera</i>	Wax Myrtle
	2-3'	No	<i>Rhododendron atlanticum</i>	Dwarf Coastal Azalea
	2-3'	No	<i>Rhododendron viscosum</i>	Swamp Azalea
	6-8'	Yes	<i>Serenoa repens</i>	Saw Palmetto
4-10'	Yes (SEMI-E)	<i>Vaccinium arboreum</i>	Sparkleberry	
Shrubby Trees	10-16'	Yes	<i>Franklinia altamaha</i>	Franklinia
	8-12'	Yes	<i>Gordonia lasamthus</i>	Loblolly Bay
	12-20'	No	<i>Ilex cassine</i>	Dahoon Holly
	8-16'	No	<i>Ilex vomitoria</i> (Standard)	Yaupon Holly
	10-16'	Yes	<i>Persea borbonia</i>	Bay
	8-12'	No	<i>Pinckenia bracteata</i>	FeverTree
Trees	40-60'	No	<i>Acer rubrum</i>	Red Maple
	12-20'	No	<i>Cornus florida</i>	White Dogwood
	16-36'	No	<i>Crataegus aestivalis</i>	May Haw
	20-40'	Yes	<i>Juniperus silicicola</i>	Southern Red Cedar
	40-60'	No	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Sweet Gum
	24-48'	Yes	<i>Magnolia grandiflora</i>	Southern Magnolia
	10-16'	Yes (SEMI-E)	<i>Magnolia virginiana</i>	Sweet Bay Magnolia
	20-40'	No	<i>Nyssa aquatica</i>	Water Tupelo
	20-40'	Yes	<i>Nyssa sylvatica</i>	Black Tupelo (Black Gum)
	40-60'	Yes	<i>Pinus palustris</i>	Long Leaf Pine
	40-60'	Yes	<i>Pinus taeda</i>	Loblolly Pine
	60-80'	Yes (SEMI-E)	<i>Quercus hemispherica</i>	Laurel Oak
	60-80'	Yes	<i>Quercus virginiana</i>	Live Oak
40-60'	No	<i>Taxodium distichum</i>	Bald Cypress	

# Possible Funding Sources

## Program Title and Description

## Administering Agency/Contact

### Better Hometown Design Services

*Eligible Activities:* Free design assistance to Better Hometowns  
Design services include: Façade rehabilitation drawings, historic building materials recommendations, design alternatives to modern structures, paint colors recommendations, streetscapes, landscape plans, planting plans, park designs, signage.

### Department of Community Affairs

Founders Garden House  
325 S. Lumpkin St.  
Athens, GA 30602-1861

#### Jennifer Lewis

(706) 543-3255  
jlewis@dca.state.ga.us

### Center of Excellence for Sustainable Development

Sustainable development is a strategy by which communities seek economic development approaches that also benefit the local environment and quality of life. Where traditional approaches can lead to congestion, sprawl, pollution, and resource over-consumption, sustainable development offers real, lasting solutions that will strengthen our future. Sustainable development provides a framework under which communities can use resources efficiently, create efficient infrastructures, protect and enhance quality of life, and create new businesses to strengthen their economies.

### U. S. Department of Energy

Office of the Assistant Secretary  
Energy Efficiency and Renewable Energy  
Mail Stop EE-1  
Department of Energy  
Washington, DC 20585

#### David K. Garman, Assistant Secretary

(202) 586-9220  
www.sustainable.doe.gov

### Certified Local Government Program

*Eligible Activities:* Certified Local Governments, as defined by the National Historic Preservation Act, are eligible to receive technical assistance including: yearly Historic Preservation Commission Trainings, CLG trainings by request, information on historic preservation tax credits, state property tax abatement for historic properties, smart growth policies and related ordinances, and information on Historic Preservation Fund grants.

### Department of Natural Resources

Historic Preservation Division  
Founders Garden House  
325 S. Lumpkin St.  
Athens, GA 30602-1861

#### Christine Laughlin

(706) 543-3255  
laughlin@arches.uga.edu

### Charitable Contribution Deduction

*Eligibility requirements:* The charitable contribution deduction is a donation of the historic value of a structure and is available to owners of income producing properties as well as private residences. The charitable contribution deduction is taken in the form of a conservation easement and enables the owner of a "certified historic structure" to receive a one-time tax deduction. A conservation easement usually involves the preservation of a building's facade by restricting the right to alter its appearance. To be eligible, the property must be listed in the National Register, either individually or as a contributing building within a historic district.

### Department of Natural Resources

Historic Preservation Division  
156 Trinity Avenue, SW  
Suite 101  
Atlanta, Georgia 30303

#### Lee Webb, Tax Incentives Coordinator

(404) 656-2840

## Program Title and Description

### **Coastal Georgia Regional Development Center**

*Eligible Activities:* Serving as a public agency, the Coastal Georgia Regional Development Center works with local governments on both an individual and regional basis on a wide range of issues related to the needs and growth of coastal Georgia. These issues include: land use policies, growth management strategies, historic preservation efforts, service to the elderly, public administration policies, assistance in grant writing projects allowing local governments and agencies to obtain state and federal aid, and economic development planning and promotion.

## Administering Agency/Contact

**The Coastal Georgia Regional Development Center**  
P.O. Box 1917  
Brunswick, GA 315211917

**Catherine Hankey**  
(912) 264-7363

### **Coastal Incentive Grants**

*Eligible Activities:* Eligible grant applicants include county and municipal governments, state agencies, and educational and research institutions.

*Total Funding:* N/A

*Maximum per Project:* Theme related projects: \$100,000 annually

Critical local need projects: \$25,000 annually

*Match Requirements:* Cash or In-kind; percentage varies between project type

**Georgia Coastal Management Program Office**  
**Georgia Department of Natural Resources**  
Coastal Resources Division  
One Conservation Way, Suite 300  
Brunswick, Georgia 31520-8687

**Jim Seymour, Grants and Contracts Manager**  
(912) 264-7218  
Fax: (912) 262-3143  
jim@ecology.dnr.state.ga.us

### **Department of Community Affairs, Region 12 Office**

*Eligible Activities:* The Department of Community Affairs (DCA) has a Regional Representative and a Resource Coordinator in each of the eleven regions outside metropolitan Atlanta. They serve local governments and other community and economic development partners by assisting communities in the creation and implementation of rural development strategies, including the revitalization of downtowns and the development of rural workforce housing; providing a broad range of technical assistance services to local governments and development organizations in meeting operational needs and opportunities; facilitating multi-governmental initiatives and implementation of local and regional comprehensive plans.

**Department of Community Affairs**  
**Region Twelve Office**  
Coastal Center  
305 Martin Luther King, Jr. Boulevard  
Savannah, GA 31401

**Annaka Woodruff**  
(912) 651-7591  
awoodruf@dca.state.ga.us

**Steve Gavigan**  
(912) 651-7590  
sgavigan@dca.state.ga.us

### **Department of Industry, Trade & Tourism, Region 12 Office**

*Eligible Activities:* The Department of Industry, Trade, and Tourism (DITT) staff in the regional offices are comprised of an Economic Development Representative and a Planning and Workforce Development Representative. These representative work with the regional advisory councils and other partners in the regions to collaborate and facilitate the development of a state economic development strategy with a focus on workforce development; act as an information source for business and industry on the types of programs and activities available from state and private organizations; and establish and implement an industry call program to help address business and industry needs with a focus on businesses with special needs including workforce needs.

**Department of Industry, Trade and Tourism**  
**Region Twelve Office**  
Coastal Center  
305 Martin Luther King, Jr. Boulevard  
Savannah, GA 31401

Regional Project Manager  
**Jane Thomas** (912) 651-7596

Regional Marketing Manager  
**Ray Snow** (912) 651-7594

Tourism Representative  
**Kitty Sikes** (912) 651-3160

## Program Title and Description

### Development Program Competitive Grants

*Eligible Activities:* Grants for demonstration and exemplary projects for improving instruction in mathematics and science.

*Total Funding:* Approximately \$12,130,000 per year

*Maximum per Project:* Determined by project application

*Match Requirements:* 33% local matching funds required

## Administering Agency/Contact

### Georgia Department of Education

Division of School Support  
1852 Twin Towers East  
Atlanta, Georgia 30334

#### Brendon Long

(404) 657-8300

### Employment Incentive Program

*Eligible Activities:* Grants for local projects intended to facilitate and enhance job creation and/or retention, principally for persons of low and moderate income.

*Total Funding:* Approximately \$5 million per year

*Maximum per Project:* \$500,000

*Match Requirements:* Dollar for dollar private leverage minimum

### Georgia Department of Community Affairs

60 Executive Park South, NE  
Atlanta, Georgia 30329

#### Andy Yarn

(404) 679-1589

ayarn@dca.state.ga.us

#### Mitch Griggs

(404) 679-0593

mgriggs@dca.state.ga.us

### Georgia Cities Foundation

The Georgia Cities Foundation offer below market rate loans to cities in Georgia who are requesting financial assistance in their efforts to revitalize and enhance their downtown areas. The mission of the Foundation is to serve as a partner and facilitator in funding capital projects, technical assistance and training. The goal of the Foundation is to promote economically sustainable projects and build partnerships in order to help ensure the longterm health and economic vitality of the community. Eligible projects must be supported and sustained by other development initiatives in the downtown area such as streetscape and façade improvement projects and development or redevelopment of buildings in the downtown area or central business district.

*Total Funding:* N/A

*Maximum per Project:* no more than 1/3 cost of project or \$200,000

*Match Requirements:* Project collateral and backing by the City and DDA

### Georgia Municipal Association

Georgia Cities Foundation  
201 Pryor St., SW  
Atlanta, GA 30303

#### Greg Fender or Linda Wilkes

(888) 488-4462

### Georgia Heritage Grants

*Eligible Activities:* Grants to assist eligible applicants with the rehabilitation of Georgia Register listed historic properties and related activities.

*Total Funding:* \$307,000 for FY2001, \$250,000 for Development Projects, \$50,000 for Pre-development Projects.

*Maximum per Project:* \$40,000 for Development Projects, \$20,000 for Pre-development Projects.

*Match Requirements:* 40% local matching funds required.

### Georgia Department of Natural Resources

Historic Preservation Division  
156 Trinity Avenue, SW  
Suite 101  
Atlanta, Georgia 30303

#### Cherie Blizzard, Grants Coordinator

(404) 651-5181

cherie\_blizzard@mail.dnr.state.ga.us

## Program Title and Description

### Grassroots Arts Program

*Eligible Activities:* Grants to arts organizations and other groups to support Grassroots arts activities that broaden and deepen public participation in the arts.

*Total Funding:* N/A

*Maximum per Project:* \$2,000

*Match Requirements:* N/A

## Administering Agency/Contact

### Georgia Council for the Arts

260 14th Street, NW  
Suite 401  
Atlanta, Georgia 30318

(404) 685-2787

### Historic Landscape & Garden Grants

Promote awareness of Georgia's historic landscapes and gardens, encourage preservation of threatened historic landscapes and gardens, provide seed money to assist organizations and communities in developing sound landscape preservation projects which provide public benefit.

*Eligible Activities:* Must relate directly to the physical improvement of the landscape or garden, including: restoration of designed landscapes and gardens, historic landscape/garden restoration plans, cultural landscape reports. Nonprofits and local governments are eligible. Funding priority is given to gardens/landscapes listed in the Georgia Register of Historic Places, either individually or as part of a historic district.

*Total Funding:* N/A

*Maximum per Project:* \$3,000

*Match Requirements:* 50% local cash match

### The Garden Club of Georgia, Inc.

State Headquarters  
2450 S. Milledge Avenue  
Athens, GA 306025817

### Ellen Byrd

(706) 542-3631

### Historic Preservation Fund Grants

*Eligible Activities:* Certified Local Governments, as defined by the National Historic Preservation Act, are eligible to receive these funds. Eligible projects include historic resource surveys, National Register nominations or amendments, archeological surveys, architectural guidelines, preservation plans, site-specific architectural/engineering studies or plans and innovative information and education activities.

*Total Funding:* 10% of Georgia's annual Historic Preservation Fund

*Maximum per Project:* grants typically range from \$1,000 to \$15,000

*Match Requirements:* 40% local match

### Georgia Department of Natural Resources

Historic Preservation Division  
156 Trinity Avenue, SW  
Suite 101  
Atlanta, Georgia 30303

### Cherie Blizzard, Grants Coordinator

(404) 651-5181  
cherie\_blizzard@mail.dnr.state.ga.us

### Land and Water Conservation Fund (LWCF)

*Eligible Activities:* Grants for acquisition of real property and development of facilities for general purpose outdoor recreation.

*Total Funding:* Dependent upon annual congressional appropriations

*Maximum per Project:* \$35,000

*Match Requirements:* 50% local matching funds required

### Georgia Department of Natural Resources

Parks, Recreation and Historic Sites Division  
Grants Administration and Planning  
205 Butler Street, SE  
Suite 1352  
Atlanta, Georgia 30303

### Antoinette Norfleet

(404) 656-3830



## Program Title and Description

### Local Development Fund

*Eligible Activities:* Grants to fund community improvement activities of local governments in Georgia  
*Total Funding:* Approximately \$650,000 per year.  
*Maximum per Project:* \$10,000 for single community projects; \$20,000 for multi-community projects.  
*Match Requirements:* Dollar for dollar local matching funds required.

## Administering Agency/Contact

**Georgia Department of Community Affairs**  
60 Executive Park South, NE  
Atlanta, Georgia 30329

**Amy Hill**  
(404) 982-3509  
ahill@dca.state.ga.us

### Low Income Housing Tax Credit Program

*Eligible Activities:* Provides a federal income tax credit to building owners for the acquisition, construction or rehabilitation of low income rental housing affordable to low and moderate income families.  
*Total Funding:* Approximately \$9.5 million per year.  
*Maximum per Project:* 30% of the present value for developments involving acquisition; 70% of the present value for developments involving new construction or rehabilitation.  
*Match Requirements:* N/A

**Georgia Department of Community Affairs**  
60 Executive Park South, NE  
Atlanta, Georgia 30329

**Nathan Mize**  
(404) 679-0616  
nmize@dca.state.ga.us

### OneGeorgia Equity Fund Program

*Eligible Activities:* Grants and loans to finance activities that will assist in preparation for economic development. Eligible projects include traditional economic development projects such as water and sewer projects, road, rail and airport improvements and industrial parks as well as workforce development projects, technology development or tourism development proposals, just to name a few. Special consideration is given to projects of regional significance.  
*Total Funding:* Approximately \$10 million per year  
*Maximum per Project:* \$500,000  
*Match Requirements:* N/A  
*Other:* Application deadlines are:

- January 16, 2001/Awarded March 30
- May 15, 2001/Awarded July 31
- September 14, 2001/Awarded November 30

**OneGeorgia Authority**  
1202B Hillcrest Parkway  
Dublin, Georgia 31021

**Laura Meadows**  
(478) 274-7734  
lmeadows@georgia.org

### Organizational Grants

*Eligible Activities:* Grants designed to provide support to arts organizations and other groups administering arts projects.  
*Total Funding:* N/A  
*Maximum per Project:* \$5,000  
*Match Requirements:* 25% local matching funds required

**Georgia Council for the Arts**  
260 14th Street, NW  
Suite 401  
Atlanta, Georgia 30318  
  
(404) 685-2787

## Program Title and Description

### Preservation Services Fund

*Eligible Activities:* Preservation Planning and Preservation Education & Outreach activities, including, but not limited to: Hiring a preservation architect or landscape architect to produce historic structures report or landscape master plan, hiring a preservation planner to produce design guidelines for a historic district, hiring an organizational development consultant to facilitate a strategic planning retreat for a preservation nonprofit board. Must be a member of the National Trust Forum.

*Total Funding:* N/A

*Maximum per project:* \$500 to \$5,000

*Match Requirements:* 50% match

### Recreation Assistance Fund (RAF)

*Eligible Activities:* Grants for the purchase of real property, facility development or rehabilitation of existing facilities to increase the local supply of public recreation lands and/or facilities.

*Total Funding:* Approximately \$1 million per year

*Maximum per Project:* \$12,500

*Match Requirements:* N/A

### Recreational Trails Program (RTP)

*Eligible Activities:* Grants for acquisition and/or development (80% federal/20% local) of motorized and non-motorized recreational trails including new trail construction, maintenance/rehabilitation of existing trails, trailside and trailhead facilities.

*Total Funding:* Approximately \$1.2 million per year

*Maximum per Project:* \$100,000

*Match Requirements:* 20% local matching funds required

### Rehabilitated Historic State Property Tax Assessment Freeze

This incentive program is designed to encourage rehabilitation of both residential and commercial historic buildings that might otherwise be neglected. Rehabilitated buildings not only increase property values for owners, but eventually, increase tax revenues for local governments. The law provides an owner of historic property which has undergone "substantial rehabilitation" an eight year freeze on property tax assessments. For the ninth year, the assessment increases by 50% of the difference between the recorded first year value and the current fair market value. The tenth year it is restored to current fair market value. To be eligible, the property must be listed or eligible for listing in the National Register of Historic Places either individually or as a contributing building within a historic district. The property owner must have begun rehabilitation work after January 1, 1989 and work must meet rehabilitation standards and be completed within two years.

## Administering Agency/Contact

### Southern Office, National Trust for Historic Preservation

456 King Street  
Charleston, South Carolina 29403

(843) 722-8552  
soro@nthp.org

### Georgia Department of Natural Resources Parks, Recreation and Historic Sites Division Grants Administration and Planning

205 Butler Street, SE  
Suite 1352  
Atlanta, Georgia 30334

**Antoinette Norfleet**  
(404) 656-3830

### Georgia Department of Natural Resources Parks, Recreation and Historic Sites Division Grants Administration and Planning

205 Butler Street  
Suite 1352  
Atlanta, Georgia 30334

**Antoinette Norfleet**  
(404) 656-3830

### Department of Natural Resources Historic Preservation Division 156 Trinity Avenue, SW Suite 101 Atlanta, Georgia 30303

**Lee Webb, Tax Incentives Coordinator**  
(404) 656-2840

## Program Title and Description

### Rehabilitation Investment Tax Credit (RITC)

Certain expenses incurred in connection with rehabilitating an old building are eligible for a tax credit. RITCs are available to owners and certain longterm renters of income-producing properties. There are two available rates: 20% for a historic building and 10% for a non-historic building. For the 20% tax credit: the building must be listed, or eligible for listing, in the National Register of Historic Places, either individually or within a historic district; the project must meet the "substantial rehabilitation test". The rehabilitation work itself must be done according to The Secretary of the Interior's Standards for Rehabilitation. For the 10% tax credit: the building must be built before 1936 and be non-historic; meet the "Wall Retention Requirement". It must also meet the "substantial rehabilitation test" and serve as an income-producing property.

## Administering Agency/Contact

### Department of Natural Resources

Historic Preservation Division  
156 Trinity Avenue, SW  
Suite 101  
Atlanta, Georgia 30303

**Lee Webb, Tax Incentives Coordinator**  
(404) 656-2840

### Rural Business Enterprise Grants

*Eligible Activities:* Public bodies and private nonprofit corporations can apply for funds, including: acquiring and developing land and the construction of buildings, plants, equipment, access streets and roads, parking areas; fees and professional services, technical assistance; establishment of a revolving loan fund.

*Total Funding:* \$1 million

*Maximum per Project:* \$100,000

*Match Requirements:* N/A

### USDA Baxley Area Office

605 S. Main St. Building E  
P.O. Box 30  
Baxley, GA 31513

**Ricky P. Sweat**  
(912) 367-3603  
ricky.sweat@ga.usda.gov

### Scenic Byways Grants

*Eligible Activities:* provides funding for projects on highways designated as national Scenic Byways, All American Roads or as a State designated byway; and to plan, design and develop a State scenic byway.

*Total Funding:* N/A

*Maximum per Project:* N/A

*Match Requirements:* 20% local match

### Georgia Department of Transportation

2 Capitol Square  
Atlanta, GA 30334

**Jordan Hoffman**  
(404) 651-7603

### Transportation Enhancement Program

*Eligible Activities:* Federal grants for twelve categories of transportation enhancement activities.

*Total Funding:* Approximately \$23 million per year

*Maximum per Project:* \$1,000,000

*Match Requirements:* 20% local matching funds required

### Georgia Department of Transportation

Planning Division  
No. 2 Capitol Square  
Atlanta, Georgia 30334

**Marta Rosen**  
(404) 657-5226

## Program Title and Description

### **Type II – Eisenhower Professional**

#### **Development Program Competitive Grants**

*Eligible Activities:* Grants for demonstration and exemplary projects for improving instruction in mathematics and science.

*Total Funding:* Approximately \$12,130,000 per year

*Maximum per Project:* Determined by project application

*Match Requirements:* 33% local matching funds required

## Administering Agency/Contact

### **Georgia Department of Education**

Division of School Support  
1852 Twin Towers East  
Atlanta, Georgia 30334

#### **Brendon Long**

(404) 657-8300

### **University of Georgia Business Outreach Services**

University of Georgia BOS staff work to provide a wide range of educational opportunities to small business owners, potential entrepreneurs, and community leadership organizations which support efforts to create, sustain and/or expand business ventures. These educational opportunities are delivered through direct business consulting, business training classes, and applied research studies.

### **University of Georgia**

#### **Business Outreach Services**

The University of Georgia Business  
Outreach Services/SBDC  
400 Corder Road Suite B  
Warner Robins, GA 31088

#### **Bill Russell**

(912) 329-4825

### **Urban and Community Forestry Assistance Program**

*Eligible Activities:* Grants designed to encourage citizen involvement in creating and supporting longterm and sustained urban and community forestry programs throughout the state.

*Total Funding:* Determined annually by the US Forest Service

*Maximum per Project:* Determined by project application

*Match Requirements:* 50% local matching funds required

### **Georgia Forestry Commission**

Urban and Community Forestry  
Assistance Program  
5645 Riggins Mill Road  
Dry Branch, Georgia 31020

#### **Susan Reisch**

(912) 751-3521

# Charrette Presentation

December 19, 2000





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The University of Georgia

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School of Environmental Design  
Public Service and Outreach



BETTER HOMETOWN PROGRAM  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS