

*CHALK LEVEL
NEIGHBORHOOD PLAN*

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CITY OF NEWNAN URBAN REDEVELOPMENT AUTHORITY

Prepared by *Housing and Community Development* Class, Spring 2012

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CHALK LEVEL NEIGHBORHOOD PLAN

I. Introduction

The Chalk Level Neighborhood Plan was prepared to improve the livability of the Chalk Level neighborhood in Newnan, Georgia. The City of Newnan has designated several urban redevelopment areas and established a broad urban redevelopment plan in 2009. In response to the request by the Urban Redevelopment Authority, the University of West Georgia's Political Science and Planning Department prepared the Chalk Level Neighborhood Plan. This plan begins with analyzing existing conditions within the neighborhood. The Existing Conditions Analysis focuses on Population, Housing, Land Use, Circulation, and Community Facilities. Based on the key findings in the Existing Conditions Analysis and the community input, the project team proposed plan recommendations to make the neighborhood a better community.

Location

The Chalk Level neighborhood is located in the City of Newnan, Georgia which is located approximately 39 miles southwest of Atlanta, and covers about 240 acres. The neighborhood is just outside the central business district and bounded by Broad Street to the north, Ball Street to the east, Wall Street to the west, and Martin Luther King Jr. Drive to the south. Figures I-1 and I-2 illustrate the locations of the neighborhood referenced to the Atlanta Metropolitan area and the City of Newnan, respectively.

FIGURE I-1. ATLANTA METROPOLITAN AREA AND CHALK LEVEL NEIGHBORHOOD

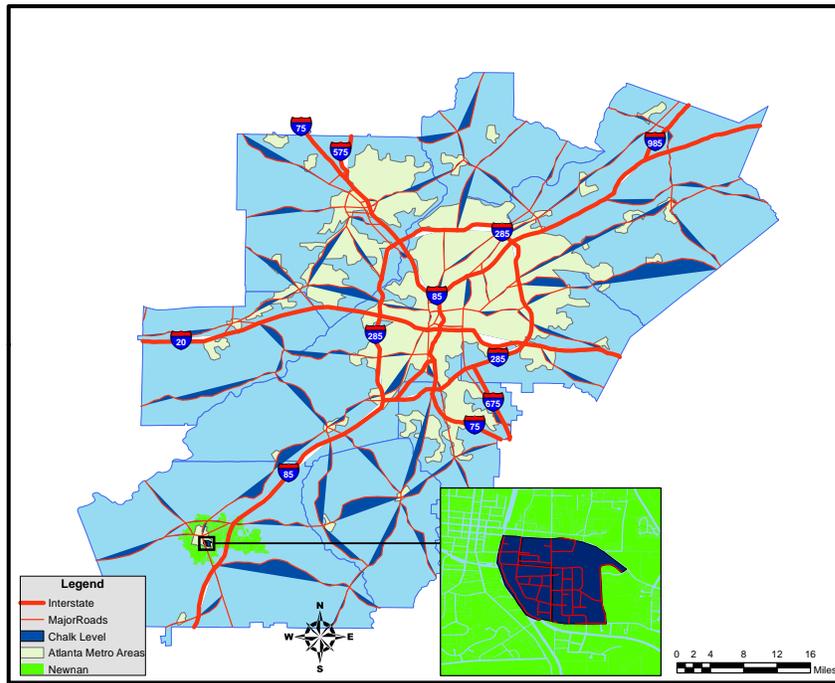
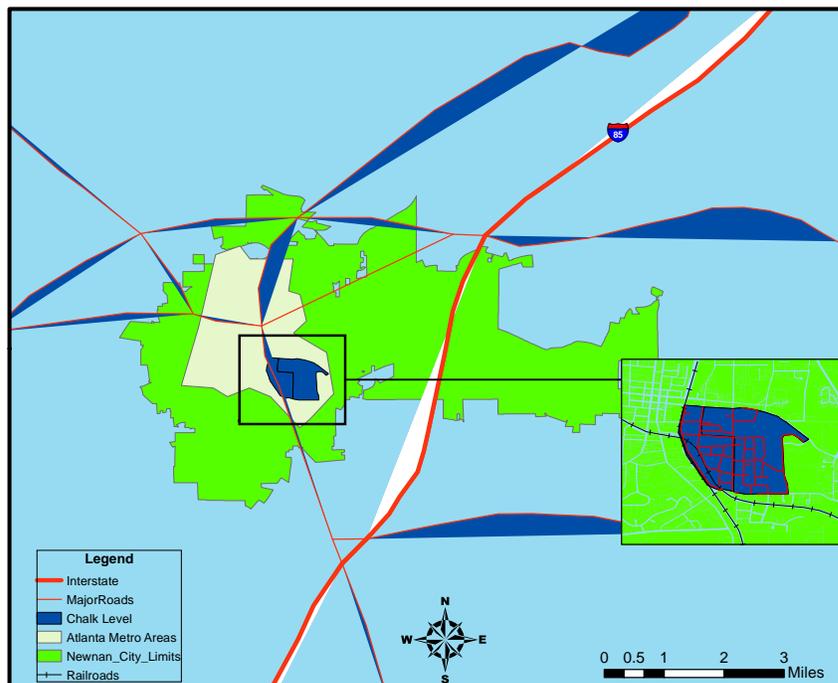


FIGURE I-2. NEWNAN MUNICIPAL AREA AND CHALK LEVEL NEIGHBORHOOD



The Community of Chalk Level is a neighborhood filled with much potential. Its proximity to historic downtown Newnan's shopping and restaurants just a couple of blocks north of the community provide these amenities within walking distance. Just beyond its boundaries lies the Central Education Center, home to West Georgia Technical College offering convenient access to higher education. A few blocks southeast of the community on Poplar Road lie the new home of the \$194 million Piedmont Newnan Hospital, promising long term growth both residentially and commercially. Coweta County is one of the fastest growing counties in Georgia, according to the 2010 census, making its excellent schools, convenient amenities, and historic ambience an obvious choice to call home. The promise of growth in Coweta County should include the Chalk Level neighborhood because of its convenient location to downtown Newnan.

History

Chalk Level appears to have been the site of social activity, labor, and the living spaces of African-Americans since the official settlement of Coweta County and Newnan. The setting and physical configuration of Chalk Level, as well as its African-American heritage were well established prior to 1863, making many of its roads older than the city streets.

Although undocumented, the name "Chalk Level" appears to derive from the level topography and clayey soil found in the area which is now roughly bounded by Dewey Street, Pinson Street, Reynolds and Robinson Streets, and the railroad. This area is contained within Lot 9 of the 5th District laid out in 1826 after the Treaty of Indian Springs in 1825. Through the treaty, the Creek Indians, under the leadership of Chief William McIntosh, officially ceded their territory to the United States in exchange for land in present day Oklahoma.

From the earliest settlement of Chalk Level, Newnan had a significant African-American population. For a city of its size, Newnan had an unusually high percentage of African Americans; this high percentage was usually only seen in the country, not within the city limits. Randall Robinson, his son John E. Robinson, Joseph J. Pinson and William B. Pinson settled the area known as Chalk Level before 1840 which resulted in the two north-south roads through the neighborhood: Robinson Street and Pinson Street. Another mentionable resident of Chalk Level

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was Dr. John Henry Jordan, the first African-American physician to service the minority residents of Newnan and the surrounding rural areas before his death in 1912. The home that was the residence of Dr. John Henry Jordan is shown in the photo below.



Home of Dr. John Henry Jordan
(Neighborhood Doctor) 61 Pinson St.



Tom Hunter Commercial Block
(Built in 1949 and 1952), Today,
part of it is used as a beauty salon.

II. Existing Conditions Analysis

1. Population

Population analysis forms the core of a plan as it is critical for estimating a variety of community needs in land use, affordable housing, community facilities, and so on. Population analysis in this section has taken data from the block group (Block group 1 in Census Tract 1706.01), which is larger than the actual neighborhood but closely matches the neighborhood boundaries. Figure II-1-1 compares the neighborhood boundaries and Block Group in Census Tract 1706.01.

FIGURE II-1-1. NEIGHBORHOOD BOUNDARIES AND BLOCK GROUP 1 IN CENSUS TRACT 1706.1



The key findings in population are as follows:

- The total population of Chalk Level has grown by 26% from 2000 to 2010 showing that the neighborhood population is growing.
- Chalk Level is predominantly an African American neighborhood where African American residents make up 70% of the total population in 2010.
- Between 2000 and 2010, white residents and African American residents decreased by six percent and 10%, while Hispanic residents increased by six percent. This change implies that the neighborhood is becoming more diverse with a mix of different races and ethnicities.

- The population of the senior citizen community in 2010 was 10% of the total population of Chalk Level. This can affect the homeownership rate and rental rate and may indicate a need for programs that benefit this age cohort.
- The population of the youth (18 years old and under) has increased from 574 to 763 (32% increase) between 2000 and 2010. This age group represents 33% of the total Chalk Level population in 2010. This indicates a need for programs for children within this age range to serve in the community needs.
- Between 2000 and 2010, the population of the working class (18 to 64 years of age) jumped from 1,044 to 1,290 (26% increase). This age cohort's increase shows the potential for community growth.
- Half of the homeowners in the neighborhoods are 65 and older. Thus, housing programs to help home maintenance are required.

1) Population

The population of Chalk Level accounts 7% of the population of Newnan (33,039)¹. The total population of the community increased from 1,813 in 2000 and to 2,289 in 2010, which is a 26% increase despite tough times. Along with the population growth, the number of households increased from 671 to 809, which is a 21% increase.

2) Racial/Ethnic Composition

Table II-1-1 shows the racial/ethnic composition of the neighborhood. The racial and ethnic makeup of the Chalk Level neighborhood is predominately African American, making up approximately 70% of the neighborhood population in 2010. Whites and Hispanics each comprise 10% of the neighborhood population, and all other racial groups represent 9% of the

¹While the boundaries of the neighborhood do not exactly match with the boundaries of Census Tract 1706.01 – Block Group 1, this study uses the information from the block for data analysis purpose.

neighborhood². The statistics imply that the racial and ethnic makeup of the Chalk Level neighborhood varies greatly from the City of Newnan. African-American people represented 30% of the total Newnan population in 2010, while the neighborhood is a predominantly African-American neighborhood.

TABLE II-1-1. RACIAL/ETHNIC COMPOSITION IN 2010

Race & Ethnicity	Numbers	Percentage
White	235	10%
African American	1,604	70%
Hispanic	235	10%
Other	215	9%
Total	2,289	100%

Source: US Census Bureau 2010 (census.gov)

As shown in Table II-1-2, in 2000, African Americans comprised 78% of the population within the Chalk Level boundaries. In 2010 this population decreased to 70% of the Chalk Level community. The white population also decreased from 16% of the population down to 10% of the population. The Hispanic population within the neighborhood experienced an increase, growing from 4% to 10% of the populations. These changes imply that the neighborhood is becoming more diverse with a mix of different races and ethnicities.

TABLE II-1-2. RACE & ETHNICITY HISTORIC TRENDS

Race & Ethnicity	2000	2010
White	16%	10%
African American	78%	70%
Hispanic	4%	10%
Other	3%	9%

Source: US Census 2000-2010

² The Hispanic (or Latino) population was not counted as a racial category, so the data was combined with ethnic identity. Calculation assumed all Hispanic (or Latino) respondents listed white as their race. As a result the white and black population could be skewed.

3) Age Distribution

Table II-1-3 shows the age cohort of the neighborhood. The age distribution within the Chalk Level neighborhood shows that there are a large number of children under 18 years old in the area. Children under 18 represent 33% of the total Chalk Level population. The population of the youth (18 years old and under) increased from 574 to 763 (32% increase) between 2000 and 2010. This may indicate a need for programs for children within this age range to serve in the community needs.

Between 2000 and 2010, the population of the working class (18 to 64 years of age) jumped from 1,044 to 1,290 (26% increase). This age cohort’s increase shows the potential for community growth. The senior citizen population within the community is moderate, representing 10% of the population in the community. However, half of the homeowners are 65 or older in the neighborhood according to Census 2010. Thus, there should programs that benefit this cohort, for example, subsidizing for home maintenance.

TABLE II-1-3. AGE COHORT IN 2010

Ages	Number	Percentage
Under 18	763	33%
18-24	287	13%
25-34	306	13%
35-49	343	15%
50-64	354	15%
65 & over	236	10%
Total	2,289	100%

Source: US Census 2010 (census.gov)

2. Land Use

The community is dominated by single-family zoned areas. Rezoning will need to be considered if the community desires to have more businesses or industrial sites. The vacancy rate in the community is relatively high. For this reason Chalk Level should focus on reducing vacancies and bringing housing up to standard because vacancies and sub-standard housing have a tendency to decrease neighboring property values and local tax revenue. Encouraging home ownership and applying for utilizing grants could help achieve this. Adopting efficient land use policies for housing, public/institutional, and parks/conservation areas might attract homeowners, which aids in keeping houses in good condition.

Key Findings

- The community is dominated by single-family resident areas (72% of the neighborhood).
- Of 238 acres, 42.6 acre land areas are vacant, which makes up 17.2% of the neighborhood area. This indicates that Chalk Level should focus on reducing vacancies.
- While there are less vacancies in the north, vacancies increase as we move toward the south. This indicates that redevelopment projects will need to start from the northern part of the neighborhood.
- Chalk Level is missing a number of neighborhood factors such as neighborhood schools, gather places, and grocery stores.
- The area around the intersection of Savannah Street and Pinson Street is the center of the neighborhood as the area includes public uses and is geographically centrally located in the neighborhood.

1) Land Use

Chalk Level is a neighborhood composed of a myriad of land uses, yet it is dominated by single family residential areas. Figure II-2-1 shows the land use map of the Chalk Level neighborhood. Table II-2-1 shows acreage and proportion of each land use in the neighborhood. Notice the dominance of single-family homes and parks and conservation areas. Single-family residential areas make up 72% of the neighborhood, while multi-family residential areas make up

only about 5%. This domination by single-family units creates a distinct character for the neighborhood.

In addition to these residential areas, the neighborhood has another important resource: its parks and conservation areas. There are two distinct areas in the neighborhood reserved for such land use. The eastern area is by far the largest and is made up of seven adjacent parcels. This area runs from the east side of Martin Luther King Jr. Street, running north-south, parallel to Ball Street to the north end of the neighborhood and then following Savannah Street to the west. This area is also of critical importance to the community because it is in a central location; it borders both multi-family dwelling units and single family areas.

Another asset of Chalk Level is its land used for public and institutional purposes. Except for an area enclosed by the large swathe of parks in the eastern section of the neighborhood, all public and institutional areas are located along Savannah Street. These areas lie in the heart of Chalk Level with several parcels currently ready for development. The central location and developmental potential of these areas makes them places of possible transformation for the community, if a suitable occupant and developer were to take control. One proposition for a building includes its utilization as a place to teach the skill of sewing to individuals in the community. Other ideas might also be as, or more, suitable for the development of this area. This area can be a key to the redevelopment of Chalk Level.



The Verona Rosser Community Center

An important place for the development of Chalk Level and its future prospects, here is a Head Start program that gives the underprivileged children in the neighborhood a chance to begin learning at a young age.

Commercial areas make up only about half a percent of the land use in Chalk Level; three corner properties comprise this land use category, one of which is vacant. The two in use pose concern regarding possible illegal activities in the community. Though these are a small

percentage of the land use, they may have a large impact on the community. The only industrial areas within Chalk Level lay adjacent to the railroads at the far western edge of the community.

FIGURE II-2-1. LAND USE MAP

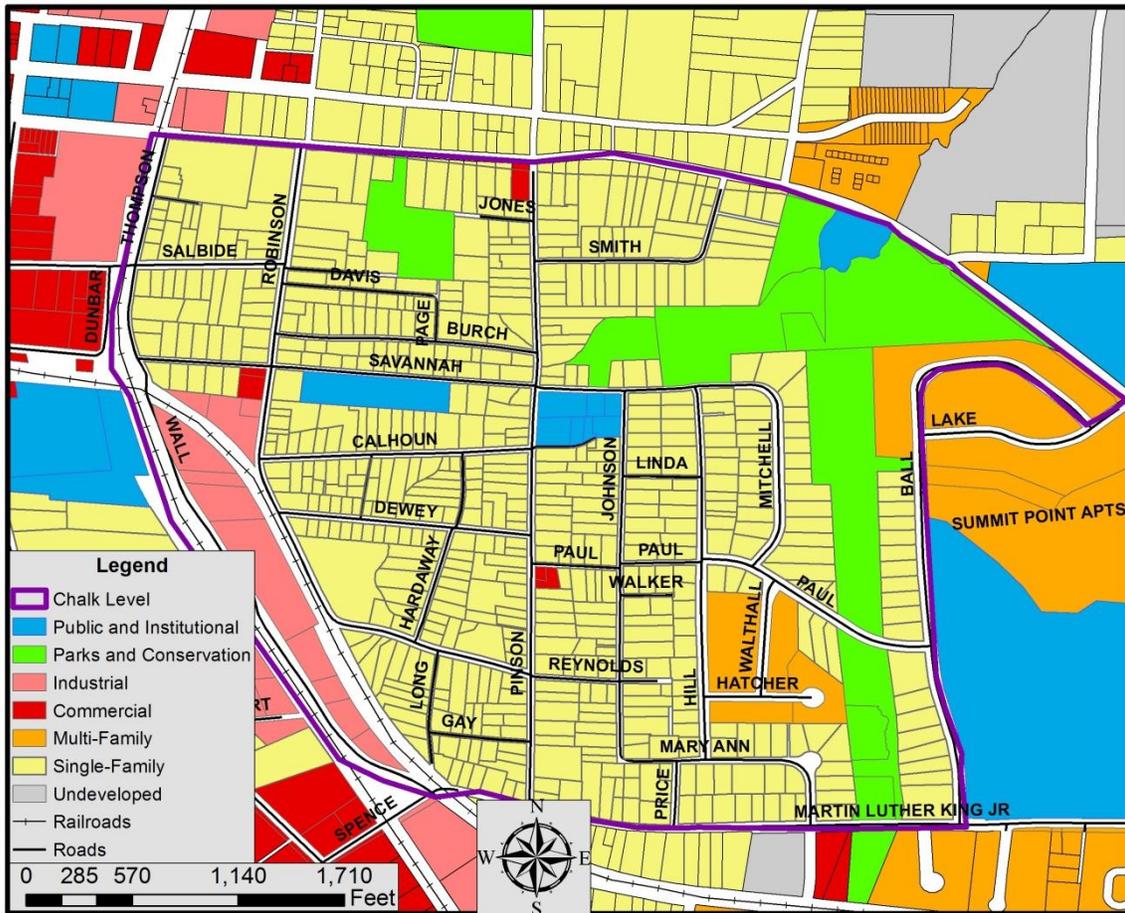


TABLE II-2-1. LAND USE BY ACREAGE AND PERCENTAGE

	Multi-Family	Commercial	Industrial	Parks & Conservation	Public & Institutional	Single Family	Total
Acre	11.9	1.1	9.9	36.5	6.5	172.2	238.0
%	5.0	0.5	4.1	15.3	2.7	72.4	100.0

Vacancies have affected every type of land use category, but some more than others. Figure II-2-2 and Table II-2-2 illustrate the vacancies within the Chalk Level neighborhood. Of 238 acres, 42.6 acre land areas are vacant, which makes up 17.2% of the neighborhood area. Notice how the single family areas, particularly those within the central to south central areas, have been devastated by vacancies. Those areas hardest by vacancies contribute to the decline in values of neighboring real estate and the decline of the community in general. For this reason, strategic concentration on these problem areas could yield great benefits for the Chalk Level community.

FIGURE II-2-2. VACANCY MAP

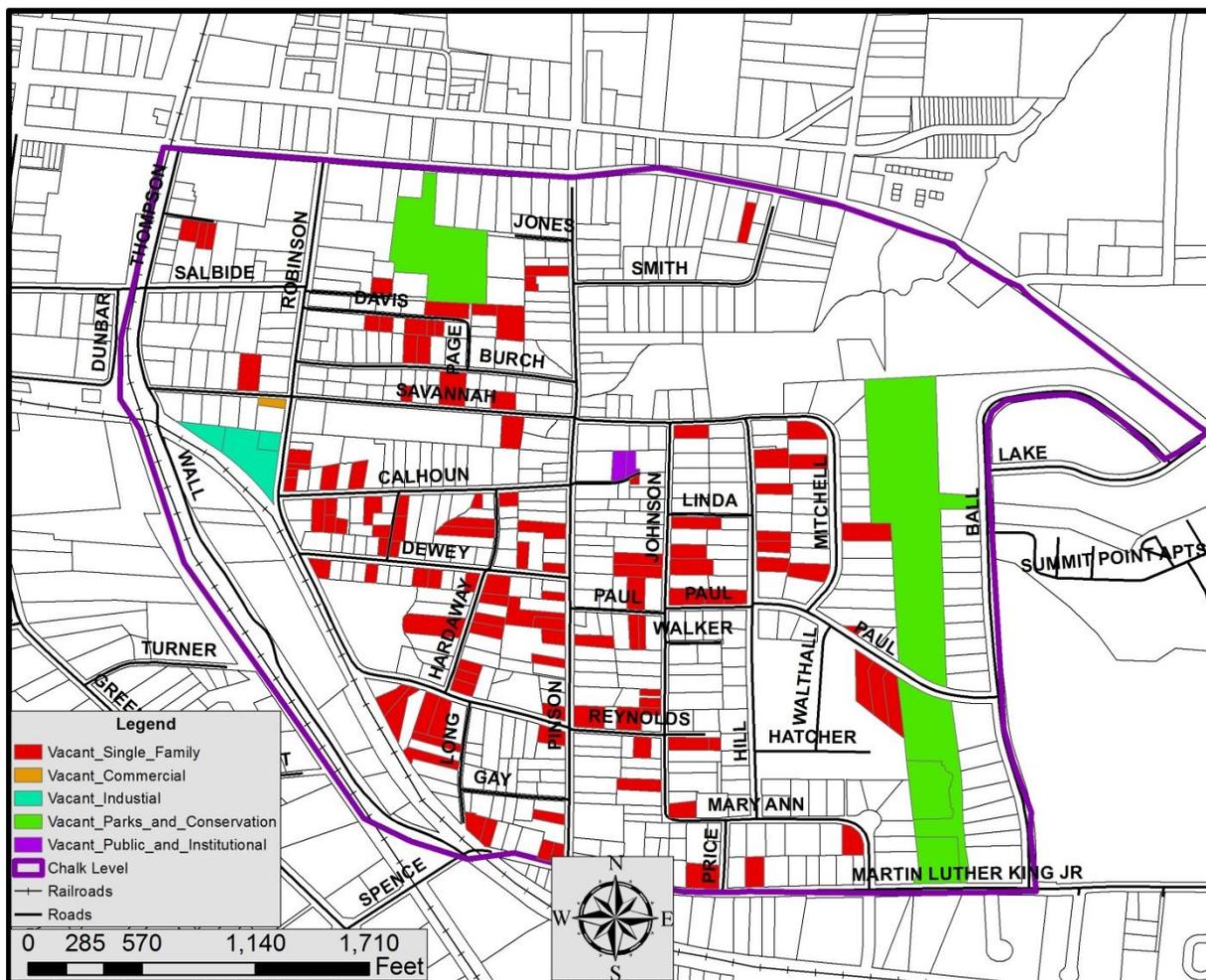


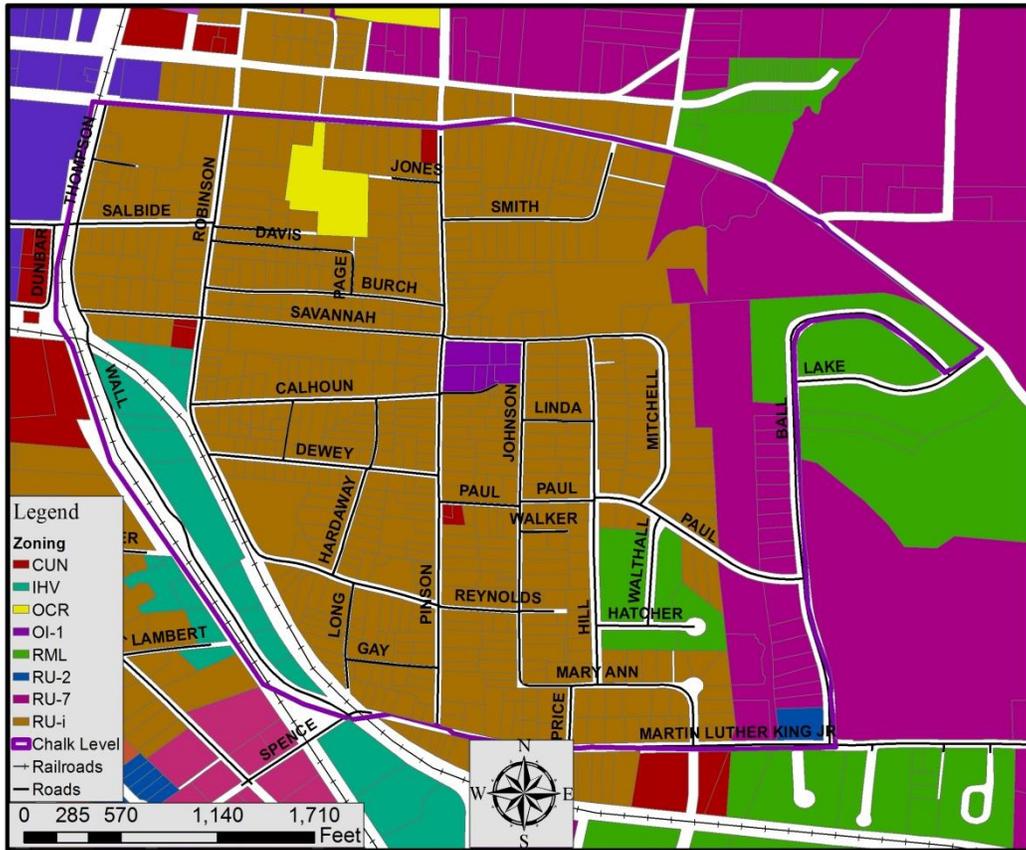
TABLE II-2-2. VACANCY BY LAND USE

	Acres	% of Each Land Use
Industrial	1.6	16.2%
Commercial	0.1	9.1%
Single Family	23.3	13.5%
Parks and Conservation	17.3	47.4%
Public and Institutional	0.3	5.1%
Total Vacant Land	42.6	17.9%

2) Zoning

Although Newnan consists of many different zoning district categories, Chalk Level consists of only eight, most of which are residential. The zoning districts in the neighborhood are displayed in Figure II-2-3.

TABLE 11-2-3. ZONING MAP



1. Urban Residential Dwelling District Historical and Infill (RU-1)
2. Urban Residential Single Family Dwelling District (RU-7)
3. Residential Multiple Family Dwelling District, Lower Density (RML)
4. Heavy Industrial District (IHV)
5. Open Space, Conservation, and Recreation District (OCR)
6. Low Density Office and Institutional District (OI-1)
7. Urban Neighborhood and Commercial District (CUN)
8. Townhouse Residential Dwelling District (RU-2)

These zoning districts make up differing proportions of the community and thus, have varying potential for possible future development. Table II-2-3 displays a chart identifying the various zones, their area, and the percentage of the Chalk Level neighborhood the zoning districts comprise in acreage.

TABLE II-2-3. AREA BY ZONING DISTRICT

Zone	Acres	% of Total
RU-1	164.2	72.2
RU-7	33.4	14.7
RML	11.8	5.2
IHV	9.9	4.3
OCR	3.7	1.6
OI-1	2.3	1.0
CUN	1.1	0.5
RU-2	1.0	0.4

3) Neighborhood Elements

According to Clarence Perry, who first introduced the neighborhood concept in the 1920s, a neighborhood includes housing, school(s), commercial facilities, and parks or common areas, all of which are necessary for people’s daily lives. This section analyzes whether the Chalk Level neighborhood includes the neighborhood elements and good design factors addressed by Clarence Perry and John Levy.

First, the Chalk Level neighborhood has a number of housing units, predominantly single-family housing units and some multi-family. However, a number of housing units in the neighborhood are in disrepair needing significant investment. The pictures below contrast a well maintained house to a vacant house in need of significant investment for renovation.



Public and institutional facilities are important to both an urban form and a properly constructed neighborhood. Located at the center of Chalk Level along Savannah Street are a series of these facilities, some of which are vacant and prime for development, and others which currently are occupied and utilized by the community. These areas lie at the center of Chalk Level which indicates good planning. Equitable access is given to members from all over the community because of its location.

Parks and Conservation areas also form an integral part of Chalk Level and are located in the north bordering Broad Street and in the east along Savannah Street, to near the neighborhood's end. These are easily accessible to most, although those in the southwest corner have the furthest to travel to utilize these areas.



Park and Conservation Area along Savannah

This area is part of a larger set of parks running from the center of Savannah Street and east. This area contains a creek and could be seen as prime real estate to be developed into a park containing a trail and other possible attractive amenities.

Commercial facilities are in short supply in Chalk Level. However, the consumer needs may be met as the neighborhood is close to the Downtown Newnan where various local stores are located.

Chalk Level lacks another key component of what Clarence Perry included as requisite for a neighborhood's design, and this is an adequate school. The school in Chalk Level is dilapidated and shut down, a testament to the hardship the neighborhood is experiencing. Students are bussed out of Chalk Level to a school outside of its boundaries, making the neighborhood lack self- sufficiency.



Dilapidated and Closed School of this Once Thriving Area

This school was once an integral part of Chalk Level community; now it is abandoned and vacant, symbolic of the community's struggles in general.

Chalk Level once thrived as an earliest African American settlement. However, now it is viewed as a declining neighborhood with dilapidated buildings and abandoned lots. The neighborhood now lacks the characteristics of a neighborhood with good design. Future developments will need to incorporate good design factors addressed by Perry and Levy.

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3. Housing

3.1 Housing Analysis

Housing is not only an important resource for families and individuals; it is a source of economic stability to a community. Inadequate, dilapidated housing is often associated with crime, unemployment, and decay. The downward spiral of this centrally located Newnan neighborhood can and must be reversed to provide a safe, welcoming environment for Chalk Level residents. The key findings on Housing Analysis are as follows:

Key Findings

- There are 956 total housing units in the neighborhood; 809 are occupied and 147 are vacant. The high rate of housing vacancy detracts from the neighborhood and removes a stable tax base from the city.
- The housing stock consists primarily of older historic homes.
- The housing principally consists of single family dwellings with some multi-family units as well as public housing.
- 33% of the housing units are owner occupied and 67% of the housing is renter occupied. This is a high renter occupancy rate.
- Almost half of owner occupied homeowners are 65 years old.
- According to Census Tract data, 25.8% of homeowners with mortgage are paying more than 30 % of their income for housing related expenses.
- 63% of renters are paying more than 30% of their income which indicates a dire need for affordable housing.
- Household size reflects that of the city and state.
- The most stable areas of the neighborhood are along the northern border. Rentals and vacant properties increase while traveling south.
- There is a large mix of housing conditions that exist throughout the neighborhood.
- Chalk Level's close proximity to downtown Newnan provides access to local amenities.
- Being within walking distance of the Central Education Center, Chalk Level can be an attractive location to new residents.

- Newnan is in the process of building two new hospitals near Chalk Level promising new jobs and steady growth.
- The city of Newnan does not have any local housing programs but is eligible for the Neighborhood Stabilization Program Three and other state level programs.

3.1. Housing Analysis

1) Current Housing Stock and Homeowner Characteristics

An assessment of the existing housing conditions within the Chalk Level neighborhood has been made using data from the 2010 Census and from a walk through the neighborhood with Newnan City Planner Dana Ethredge. The analysis has taken most data from the block group (Block group 1 in Census Tract 1706.01), which is larger than the actual neighborhood but closely matches the neighborhood boundaries. As a block group does not include information on housing types, year of construction, and affordability, this study uses data at the Census Tract level (Census tract 1706.01), which covers a larger area than the study area and includes 7,653 people for these analyses.

Housing Types

According to the 2010 Census Block Group 1706.01, the Chalk Level neighborhood consists of 956 housing units, while the Census Tract 1706.01 and land use map indicate that the majority of housing units are single family detached dwellings. Since specific housing type information is not available at the block group level, data was gathered from the census tract. This includes a much larger area than just Chalk Level and is only for reference. Taking this into consideration, 65% of the total housing units are single family dwellings, while duplexes and multiple family housing units make up 14% and 18% of the total units, respectively. During our visit to Chalk Level, it was apparent that most of the structures in the neighborhood were single family dwellings.



61 Pinson Street in Chalk Level

Architecturally, while most of the homes are modest bungalows and ranch style, the pride of Chalk Level resides at 61 Pinson, a 1908 Queen Anne style home and past residence of Dr. John Henry Jordan. The home served as not only the Jordan residence but as the local hospital. At 25 Hardaway can be found a saddlebag double-pen structure; a style that dates to the 1840s. A single room home (single pen) was constructed and eventually had another room (double pen) butted up to the first room; each “pen” had a separate, exterior entry and no interior connection. The saddlebag indicates a fireplace on the shared interior wall of the structure (Scian N.D.). The earliest dated homes to the area can be found at 6, 14, and 18 Reynolds Street. The area possesses clear historical significance for all of Newnan, but especially for the African American community.



Ranch-style homes in Chalk Level



Saddlebag Double-Pen Style

Housing Occupancy Status

Of the 956 total housing units in the Chalk Level neighborhood, 809 (85%) are occupied, leaving 147 vacant (15%). This is a large percentage of vacant lots requiring the city of Newnan to maintain. It also indicates a significant loss in property taxes. More importantly, the empty lot is an indicator of hard times for the neighborhood. These vacant properties serve as a deterrent to prospective homeowners and become an eyesore to residents.



One of many empty lots through Chalk Level

Housing Tenure

Owner occupied housing units account for 33% of the total occupied housing, while renter occupied housing units account for 67% of the total occupied housing. These high rental rates can be traced back to when Chalk Level was a vibrant home to an affluent African American middle class during post WWII. As this population has aged, the ability to take care of property has led to the decay of many of the homes. As original homeowners have passed away, often leaving their homes in disrepair, the property has been willed to multiple decedents, many of whom lived out of town or had no interest in the residence. Unfortunate circumstances have required the city to step in and take over some of the abandoned properties that were usually so decrepit that they posed a safety hazard and had to be torn down. As the neighborhood has decayed, homeownership has also.



Evidence of the large rental stock within Chalk Level

Table II-3-1 shows the occupancy rates for both homeowners and renters in Chalk Level. The number of homes that are rented as opposed to owner occupied is a significant difference. According to the census block data, only 33% of the housing is owner occupied and almost half of those are owned by senior citizens aged sixty-five or older. The rental units are occupied by a much younger demographic. Large rental populations are often associated with disrepair and an unstable population. Renters come and go and have little investment in their rental neighborhood. Home ownership should be boosted in order to improve the neighborhood (equotient.net/papers/rental.pdf).

TABLE II-3-1. HOUSING TENURE

Category	Total Number	% of whole
Occupied housing	809	85%
Owner Occupied	263	33%
Renter Occupied	546	67%
Vacancy Rate	147	15%
Total Units	956	100%

Household Size

The household size of homes within the Chalk Level neighborhood reflects that of the state and the nation. This area’s average household size for owner occupied structures is 2.62, while the household size of renters occupying homes is slightly higher at 2.66. This number indicates that children may be a minority in this neighborhood, but they are present. For comparison, the state and city of Newnan’s household size is 2.66 and 2.53, respectively. Chalk Level’s household size is slightly higher than that of the City of Newnan as a whole, indicating there are more children within the neighborhood than in the city as a whole.



Chalk Level Resident taking advantage of pedestrian walkways

Neighborhood Overall Conditions

Zone maps 9-10 (below) allow assessment of the overall neighborhood conditions, block by block. Homeownership rates, indicated by yellow, are much more prevalent in Zones 9-A, 9-B, 9-D of Figure II-3-1 and on Figure II-3-2 Zone 10-A has a stronger homeowner presence. Zone 10-D also has a large number of homeowners although it also holds a significant rental community (indicated in red) on the east side and a long city owned property. A strong homeowner presence contributes to a much more stable environment than 9-E, 9-F, or 10-C

where the blocks are sometimes more than half rented. As the journey moves southward on both tables, the number of vacant properties increases exponentially.



A home on Broad

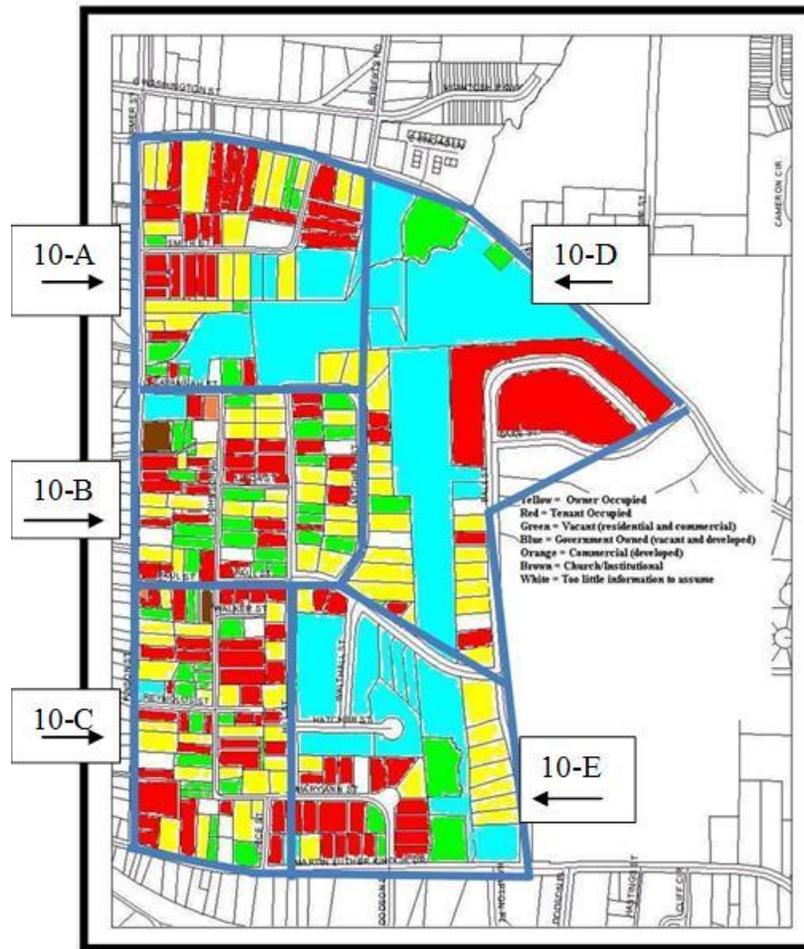
Home in poor condition

Zone map 10 shows several large swaths of government owned properties (and power easements). The green lots indicate vacancies which also increase dramatically further south. Zones 9-F, 10-D, and 10-E seem to have homeownership strongholds. Further homeownership should be encouraged in order to increase a level of personal investment in the area.

FIGURE II-3-1. ZONE 9 MAP



FIGURE II-3-2. ZONE 10 MAP



Household Types

Table II-3-2 describes household types in the Chalk Level neighborhood. Chalk Level includes total 809 households. Sixty eight percent of the total households (551 households) is comprised of family households. 52% of those households have children under the age of 18. Thirty two percent of the total households (258 households) are non-family households. These numbers indicate that families make up a significant portion of Chalk Level. These families need access to programs that help them be strong units and raise their children to be productive members of society.

TABLE II-3-2. HOUSEHOLD TYPE

	Households	Percentage
Family Households	551	68%
With children under 18	285	52%
Without children under 18	266	48%
Non-family household	258	32%
Total Households	809	100.0%

2) Housing Conditions

Physical conditions of Chalk Level housing vary greatly from one side of the neighborhood to the other. In this study, we classify housing into one of the four levels:

Standard: Housing at the standard level has no visible faults. It receives regular maintenance and is in excellent condition. The picture below illustrates an example at the standard level.



Housing at the Standard Level

Substandard Minor: Housing at the standard minor level has slight problems: cracking, peeling paint, rotted boards, cracked windows, or missing shingles. These issues are easily corrected. See the picture below which illustrates one condition of a substandard minor classification.



Housing at the Substandard Minor Level

Substandard Major: This designation indicates the presence of major problems not limited to missing windows, defective chimney, and holes in exterior walls, roof or flooring. Substandard major classification demands immediate maintenance to avoid unhealthy, unsafe conditions. The following photograph provides an accurate description of substandard major issues a home may have.



Housing at the Substandard Major Level

Dilapidated: Dilapidated housing cannot provide adequate shelter. See below to identify a dilapidated structure.



Housing at the Dilapidated Level

Information taken from the Census Tract 1706.01 gives us some indication as to the age of the housing in the area. Data is not available for Chalk Level specifically, so a larger area is used for reference. Out of a total of 3,105 housing units, 32% of the homes were built before 1959, indicating that a substantial stock of the housing units are over fifty years old. It should be noted that Chalk Level is, quite possibly, older than many of the homes included in the census tract data, making the percentage of homes in this age group even larger. The data also states that 19% of the homes have been built in the past twelve years.



Salbide Street Development

Salbide Street is the site of a historically accurate redevelopment in the northwest corner of the neighborhood which receives the designation of standard home. Broad Street is home to beautiful old plantation-style houses that line the road on the northern border of the community. The northeastern portion of the neighborhood has the same quality of homes as Broad Street. The northern-most section of the neighborhood is characterized by its high quality, standard classified homes, and has very few vacancies. This area also has a significant amount of city owned green space. Although most homes maintain the standard category throughout the Chalk Level neighborhood, some fall in either the substandard minor or the substandard major categories.



Boarded up home off of Pinson Street

In the center of the neighborhood, (corner of Pinson and Savannah Street) there is a mix of all four categories of housing conditions. The southwest corner has a large number of vacancies and, as a result, also has a mix of all four conditions. The southeast corner of the neighborhood contains many vacant homes and government owned public housing. There are 52 public housing units along Hill Street, Walthall Street, and Hatchet Street in the southeast corner of neighborhood. These units appear to be in standard condition and maintained fairly well although a percentage of the units are boarded up and not in use. The combination of high vacancies and less than adequate household conditions indicates that the central and southern portions of the neighborhood are in desperate need of attention.



Public Housing within Chalk Level

3) Housing Affordability

Affordable housing is a phenomenon that occurs when homeowners and tenants pay no more than 30% of their annual income for housing costs. Sufficient affordable housing is necessary for a community because it joins together multiple generations to work and live together.

According to the 2010, Census Tract 1706.01 consists of 3,105 housing units. As block group data does not include information about affordability, this study uses census tract information as a reference. Table II-3-3 shows that 63.5% of renters pay more than 30% of their monthly income for rent. Table II-3-4 shows that 25.8% of homeowners holding a mortgage are paying more than 30% of their monthly income for housing expenses. Affordability is an issue when considering that 52% of the households are paying a heavy burden of housing costs. More affordable housing is a dire need.

TABLE II-3-3. HOUSING COSTS FOR RENTERS

	Number	Percent
Occupied Units paying rent	1,362	100%
Less than 15.0%	120	8%
15.0 to 19.9%	79	5.8%
20.0 to 24.9%	201	14.7%
25.0 to 29.9%	92	6.7%
30.0 to 34.9%	62	4.5%
35.0% and higher	808	59%

TABLE II-3-4. HOUSING COSTS FOR HOMEOWNERS WITH MORTGAGE

	Number	Percent
Housing units w/ mortgages	612	612
Less than 20.0%	250	40.80%
20.0 to 24.9%	109	17.80%
25.0 to 29.9%	95	15.50%
30.0 to 34.9%	80	13.10%
35% or more	78	12.70%

4) Future Housing Needs

According to the Atlanta Regional Commission (<http://www.atlantaregional.com/>), the population of Coweta County will double to a quarter of a million people by the year 2040. That is a huge increase and a sign of economic strength despite the current woes. It also means that a lot of people will be looking for homes and Chalk Level’s historic charm and convenient location would make it an excellent destination. The City of Newnan plans to remedy the rate of decreasing homeownership and preserve the small town charm of Chalk Level through its

housing stock. The community will need to follow a set plan to reestablish the neighborhood to its past historical heritage. The Chalk Level neighborhood will need to update and modernize the housing stock throughout the entire area. There are many vacant lots within the neighborhood which could be used to build more housing units in accordance with its historical past to account for the rising population. By rebuilding the houses with modern amenities, families and reliable tenants will be drawn in and help the neighborhood grow in the future. Another problem that faces the Chalk Level neighborhood is the high rate of housing vacancy. With the use of governmental programs to create more affordable housing, the neighborhood can attract more residents. With new residents entering, the neighborhood will begin to grow and more residents will begin to take an interest in the community. The fact that two new hospitals are being built should contribute to the continued revitalization of downtown Newnan and the Chalk Level neighborhood which can take advantage of its proximity to downtown and provide affordable housing close to the city center. If the neighborhood can reestablish itself as a destination within walking distance of downtown, it will have a greater chance of becoming a more prominent locale in the community.



Downtown Newnan



The New Newnan Piedmont Hospital in Construction

With the neighborhood being so close to downtown, demand for affordable and attractive housing will increase. If Chalk Level is able to keep up with demand, the neighborhood can be reestablished as a destination for decades to come. When the neighborhood begins to change, it can attract younger, more stable residents who will take an interest in the neighborhood's future. Being within walking distance of downtown will be a major selling point for the neighborhood far into the future. By reestablishing the Chalk Level neighborhood to its historic roots, the City of Newnan will create a revitalized and growing economic base far into the future.



Chalk Level Family

References

Daniels, Thomas L, et al. The Small Town Planning Handbook. APA. 2007
U.S. Census Bureau; The City of Newnan Community Development 2006.
U.S. Census Bureau, (www.census.gov), 1706.01 Census Tract Information
(scican3.scican.net/designing_place/Folk_Vernacular/double.htm)

3.2. Federal, State, and Local Housing Programs

Finding funding for projects of the magnitude of the Chalk Level neighborhood is always a challenge. Combine that with the condition of the national economy and that challenge can seem daunting. Many grants and tax incentives are available through the public and private sector. Listed below are a variety of the programs divided according to the level from which they originate: federal, state or local level programs.

FEDERAL PROGRAMS: Many programs exist at the federal level that would be available to the redevelopment of Chalk Level. Private programs are also in place. These are especially helpful in the preservation of the historic nature of the area which should be of primary importance.

- **National Registration for Historic Places:** Chalk Level dates to pre-Civil War development and proves to be a significant piece of the African American historical experience in Newnan. This history would definitely qualify the neighborhood for membership within this organization. Membership enables home owners to receive preservation benefits and incentives. Most important, the designation would preserve the community's historic nature. Being part of the designation also makes some homeowners eligible for the Save America's Treasures grant. According to City of Newnan Planner, Dana Etheridge, the city has been considering applying for the designation for some time.

<http://www.nhi.org/online/issues/140/strategies.html>
- **Historic Tax Incentives:** The National Park Service offers a 20% Tax Credit program for the rehabilitation of income producing properties (e.g., rental properties or underutilized schools in a manner that retains the structure's historic charm). The properties must be classified on the National Register for Historic Preservation.

<http://www.nps.gov/hps/tps/tax/incentives/index.htm>
- **Community Development Block Grants:** These grants are competitive but useful in initiating successful local partnerships to improve the quality of life. This program was used to build the Coweta Health Department showing that the community is familiar with the program. Community Block Grants may be used for the rehabilitation of residential structures which would be helpful in the neighborhood. The block requires that 70% of the funds be used for low and moderate-income persons. The neighborhood residents definitely

qualify for this income level designation.

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs

- **Neighborhood Stabilization Program:** The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the purchase and redevelopment of foreclosed and abandoned homes and residential properties, the goal of the program is being realized. Newnan is a part of NSP 1 (part of the Housing Economic Recovery Act of 2008) and NSP 3 (part of the Dodd-Frank Wall Street and Consumer Protection Act of 2010) so some of the funding could be allotted to the neighborhood.

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/neighborhoodspg

- **HOME Investment Partnerships Program:** HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Each year it allocates approximately \$2 billion among the states and hundreds of localities nationwide. It can be used for a wide range of housing from rental, to building for ownership, to rehab for ownership.
- **Low Income Housing Tax Credit Program:** This program is an indirect Federal subsidy used to provide rental housing for low-income households. It is used to increase the number of affordable housing units. Housing tax credits can be awarded for approved projects to developers who then sell the credits to investors to reduce the debt taken in construction. In turn, the low debt rate allows the rents to be kept at a low level. This program could be used to rebuild quality rental units within the neighborhood.

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/housingTaxCredit.asp>

STATE HOUSING PROGRAMS: The state of Georgia's housing programs are operated through the Department of Community Affairs and allows people to keep their homes while also making it possible for new homeowners to enter the market. The Department of Community Affairs wants to improve the rate of homeownership across the state to help the economy return to its past levels.

- **The Georgia Trust:** The Georgia Trust is known for its Revolving Fund Program which provides effective alternatives to destruction. The program purchases threatened homes for

resale with the stipulations that the new owners rehabilitate the home, preserving its architectural and historical character. The Houseworth-Mosley Home in DeKalb, GA is an example of such a project in the beginning stages of the Georgia Trust intervention. The Dunlevie House of Liberty County and the Newnan Carnegie Library are examples of completed projects under the Georgia Trust, both of which earned the 2010 Preservation Awards. <http://www.georgiitrust.org/>

- **Georgia Initiative for Community Housing (GICH):** The GICH program offers communities a three-year program of collaboration and technical assistance related to housing and community development. The objective of the Initiative is to help communities create and launch a locally based plan to meet their housing needs. Newnan recently completed this program.

<http://www.dca.state.ga.us/housing/Homeownership/programs/GeorgiaDream.asp>

- **Community HOME Investment Program (CHIP):** The CHIP program uses a portion of the Georgia Department of Community Affairs HOME funds to assist local governments, nonprofit organizations and public housing authorities to address the needs of affordable housing development in their communities. CHIP funds may be used to provide down payment assistance or homeowner rehabilitation funding to eligible low- and low-moderate income households. Eligible communities are those outside of a HUD-designated participating jurisdiction as defined by the HOME Program. <http://www.dca.state.ga.us/housing/housingdevelopment/programs/homeinvestment.asp>
- **Georgia Dream Homeownership Program:** The Georgia Dream Homeownership Program makes purchasing a home more affordable for low-to-moderate income families and individuals by offering fixed, low-interest rate mortgage loans. Examples of some of the programs that Chalk Level could take advantage of:

- **CHOICE** - Consumer Home Ownership and Independence Choices for Everyone: This program assists households with disabled individuals achieve home ownership. It offers down payment assistance to those in the Atlanta MSA area who meet the income levels.
- **PEN** - Protectors, Educators, and Nurses: This assists professionals who serve either in the military, police, sheriff, or fire department; work as educators in public, private,

or Head Start Schools; or work as nurses and health care professionals with down payment assistance in purchasing a home.

LOCAL PROGRAMS: There is no local housing program directly funded by the City of Newnan. This section lists current housing programs that are run by for-profit and non-profit organizations around the city and potential housing programs that are run in other cities that can be applied to Chalk Level. The city will need to apply for CDBD and HOME grants for potential local housing programs and for housing improvement in the Chalk Level neighborhood.

Current Programs:

- **Habitat For Humanity:** Through volunteer labor, the donations of construction supplies, and financial contributions, Habitat for Humanity strives to provide simple, decent housing for those who could not afford it otherwise. Homeowners are required to pay a down payment and make a monthly mortgage payment as well as the investment of hundreds of hours of “sweat equity,” personal labor in the construction of the home. Newnan has a Habitat chapter but the complaint in the past has had to do with the obvious identification these homes have in the public and their association with poverty. Habitat is now building homes that blend in better with the neighborhood as they did in Tifton, Georgia.
<http://www.nchfh.org/>
- **Square Foot Ministries:** This Fayette county Georgia organization is a Christian based home repair and construction ministry. Square Foot pairs up volunteers with donated funding to either rehab owner occupied homes or build completely new structures for needy families.
<http://www.squarefootministry.com/>
- **Home Depot Community Development Grants:** Home Depot offers \$5,000 grants to nonprofit organizations wishing to improve the physical condition of their neighborhood. The funding must be used by volunteers towards the repair of veteran or low income housing or community facilities, landscaping, or weatherizing within the community.
http://www.homedepotfoundation.org/aoe_community.html

Potential Programs:

- **Builder’s Community Development Incentives:** The City of Fitzgerald, Georgia had a successful program in redeveloping a neighborhood similar to Chalk Level. Confiscated lots had been allotted to builders for no cost with the stipulations that low income housing that blended into the neighborhood were constructed. Plans were drawn up ahead of time and contracts signed. This took the financial responsibility of the lot away from the city, increased home ownership in the neighborhood, and increased the tax base for the city.
<http://www.dca.state.ga.us/communities/cdbg/documents/CDBGHistoryStoriesHighlights.pdf>
- **1:1 Replacement:** Zoning is an important part of any housing program. The 1:1 Replacement is a special land use overlay which identifies existing affordable housing in the Chalk Level neighborhood and requires that it be replaced with affordable housing. This helps to prevent gentrification and ensure that a supply of affordable housing will remain. This program has been used in Arlington, Virginia.
<http://www.arlingtonva.us/Departments/CPHD/Documents/4558Aff%20Hsg%20Tools%203%2028%2006.pdf>
- **Community Action for Improvement (CAFI):** CAFI has a Low Income Energy Assistance Program to weatherize homes for low income households giving priority to the elderly and disabled citizens. CAFI has a grant from the Department of Health and Human Resources. This program is in LaGrange, Georgia <http://www.cafi-ga.org/weatherization.htm>
- **Home Improvement Rebate Program:** The City of Long Beach, California offered a Home Improvement Rebate Program in conjunction with their CDBG. Qualified homeowners who improved the exterior of their homes, that was visible from the street, could be reimbursed up to \$2,000. Improvement plans would be approved under new zoning guidelines.
http://www.longbeach.gov/cd/neighborhood_services/neighborhood_improvement/home_improvement_rebates/home_improvement_rebates.asp
- **Chore Services:** This Cleveland, Ohio program offers free home maintenance to moderate to low income senior citizens, enabling them to live securely and safely while it maintains the city’s appearance. A wide variety of services are included from painting and simple home repairs, to lawn mowing and carpet cleaning.
<http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/Aging/Home%20Maintenance>

- **Silver Gardens:** This Albuquerque, New Mexico neighborhood used several funding options to create a sustainable 66-unit apartment building created for mixed incomes, including some homeless. The beautiful facility provides homes to residents living close to downtown and has sparked a redevelopment of the area with new restaurants, parks, and shopping. With 130 people on the waiting list, the facility has become a huge success.
http://www.epa.gov/smartgrowth/awards/sg_awards_publication_2011.htm#overall_excellence
- **New Columbia:** This Portland Oregon neighborhood had been a project area after WWII but fell into decrepit conditions. Using the HOPE VI program, the US Department of Urban Development issued a \$35 million grant in 2001 which was supplemented with funding from several other sources to put together a total of \$151 million to create a beautiful and vibrant community with 854 homes for low- to moderate-income families, senior citizens and more. The neighborhood even has its own website to keep residents involved in their community. Students receiving honor roll and other worthy news are broadcasted for all to see. Although a neighborhood this big is not needed in Chalk Level the idea on a smaller scale may help unify the community. <http://www.newcolumbia.org/our-roots/history/>
- **Restoring neighborhoods:** Richmond, Virginia, is offering soft loans to “urban pioneers” willing to buy, fix up and move into a vacant house in the city’s Jackson Ward area. Pioneers are eligible for up to \$35,000, if they invest \$70,000 of their own money. They are not required to make payments on the loan, and, if they live in the house for seven years, the entire loan is forgiven. <http://www.nhi.org/online/issues/140/strategies.html>
- **Choice Neighborhoods Initiative:** This is Housing and Urban Development’s grant program to help neighborhood improvement. Once cities have developed and begun the implementation of a comprehensive neighborhood plan, this grant of \$300,000 can be applied to transforming distressed public and assisted housing into viable mixed-income housing that is energy efficient. It can also be used to help the people of a neighborhood achieve health, safety, employment, education, etc., or it can be used to revitalize high poverty neighborhoods.
- **Rural Business Enterprise Grant:** This grant from the US Department of Agriculture ranges from \$10,000 to \$500,000 and applies to helping rural businesses. It can involve job training, revolving loan funds, the development of parking, access streets, the abatement of pollution, building renovation, etc. <http://www.rurdev.usda.gov/rbs/busp/rbeg.htm>

- **Community Involvement:** Community organizations such as Boy Scouts, Girl Scouts, Garden Clubs, Extension Agencies, etc. have been involved in philanthropic community development for generations completing building projects for homes or parks, planting projects, even community raised bed gardens. Getting them involved helps cut back costs and gives the neighborhood metamorphosis a positive spin for the city. The Central Education Center would probably love the opportunity to test their skills in a practical, real manner as well.

4. Circulation

Providing good circulation will tie the neighborhood together and provide a link to other areas of Newnan. Thus, circulation within the Chalk Level neighborhood is of vital importance to the success of growth in the future.

Key findings on circulation are as follows:

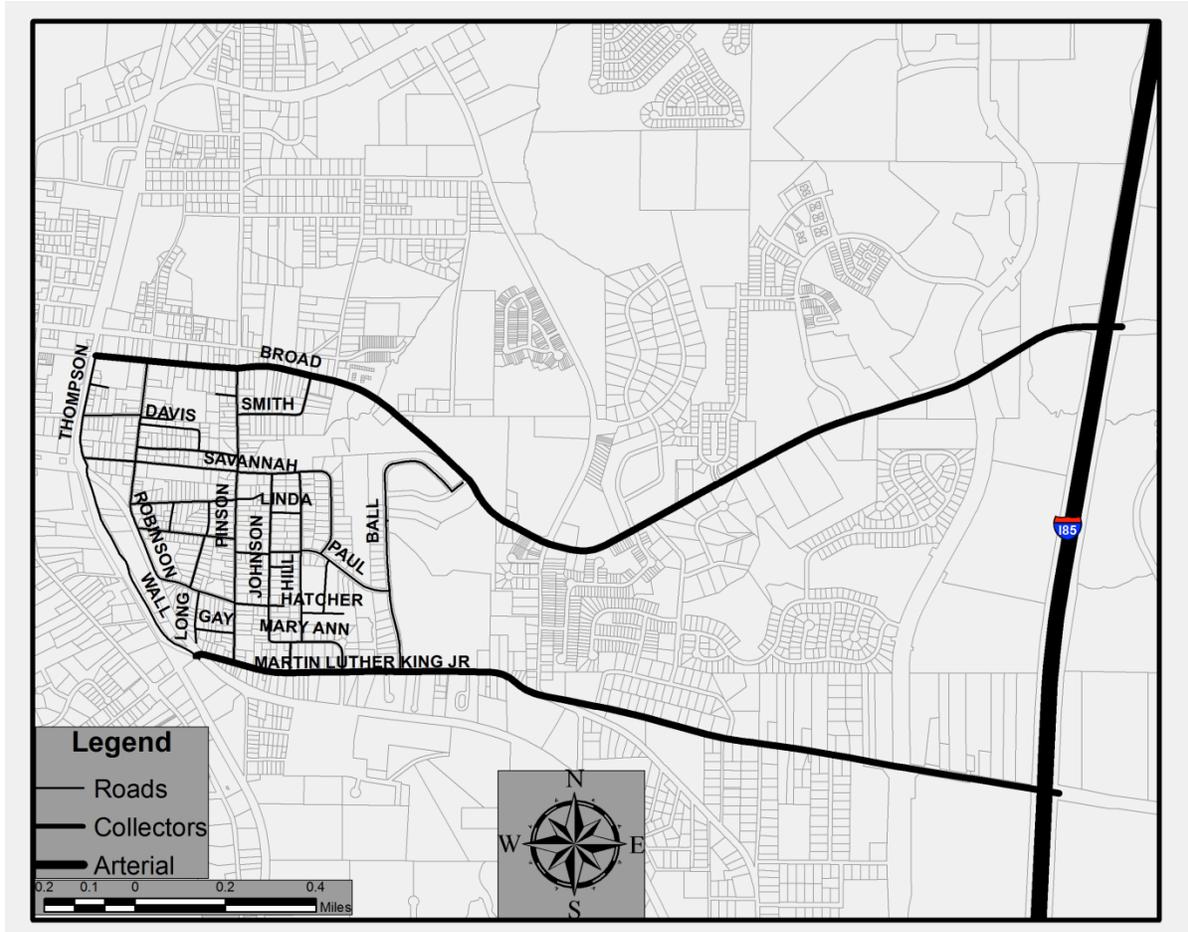
- Current daily traffic uses two main collector roads, Martin Luther King and East Broad, to access downtown Newnan and the interstate (I-85).
- A high level of traffic moves around the neighborhood. Approximately 7,120 cars travel through Martin Luther King Jr. Drive daily. This indicates a need for a traffic light at Martin Luther King Jr. Drive and Pinson Street.
- The roadways within the Chalk Level neighborhood are sufficient in providing passage into and out of the neighborhood.
- The Chalk Level neighborhood does not contain enough sidewalks for safe pedestrian travel within the neighborhood.
- Sidewalks within the neighborhood are not connected making travel within the community difficult.
- Lighting in certain areas is not placed efficiently within the community leaving many locations within the community without enough lighting to travel at night.
- Speed limits efficiently move traffic throughout the neighborhood but may not be safe for pedestrians, especially around the community facilities.

1) Street Conditions

As shown in Figure II-4-1, the Chalk Level neighborhood features two collectors which direct traffic flowing into and out of Newnan through the neighborhood: East Broad Street to the north and Martin Luther King Jr. Drive to the south. According to the Georgia Department of Transportation, 4,620 cars passed through East Broad Street a day in 2010. Martin Luther King

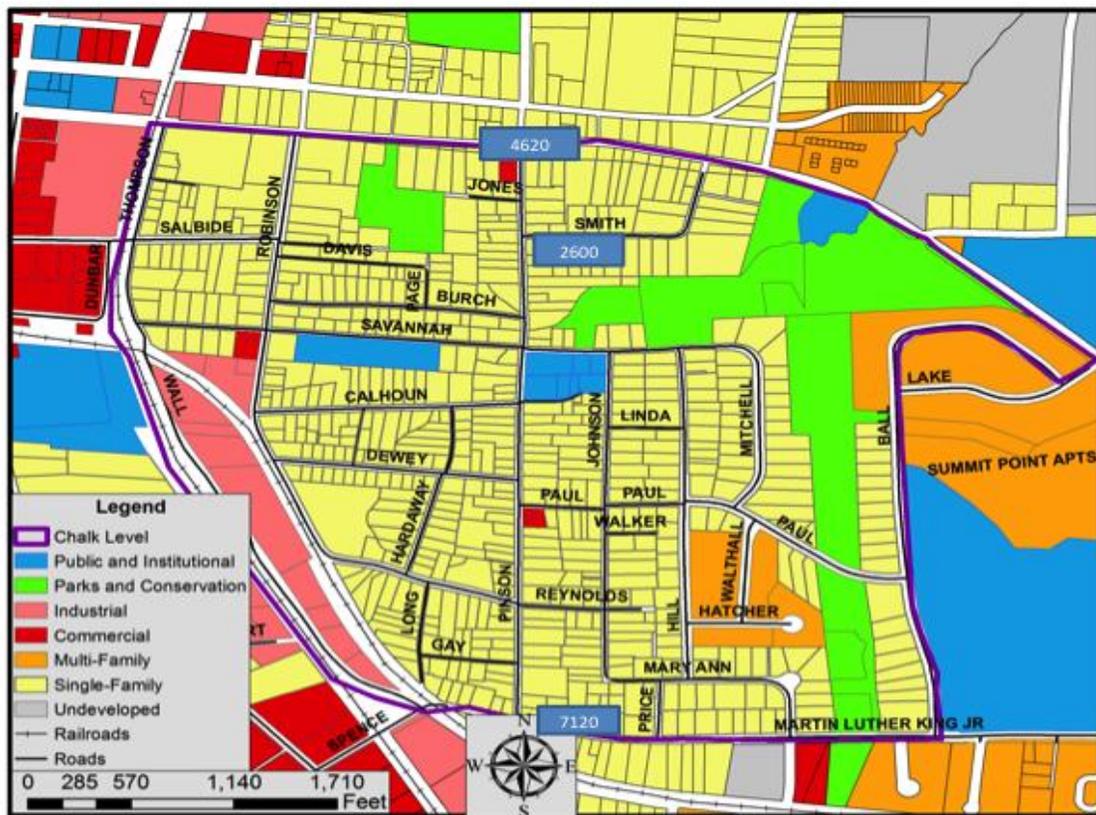
Jr. Drive had an estimated daily average of 7,120 cars passing through it in 2010¹. These collectors lead to the arterial Interstate 85, which is located less than ten miles to the east of downtown Newnan. Figure II-4-2 shows the major traffic volume on the collector roads.

FIGRUE II-4-1. CIRCULATION MAP



¹ Georgia Department of Transportation: Estimates are based off of state traffic counters. 2010 data was used because it is the most recent data available.

FIGURE II-4-2. TRAFFIC VOLUME



The condition of most of the streets within the Chalk Level neighborhood is of decent quality, only needing to be maintained. Conditions are safe for drivers except for narrow streets like Burch Ave, Paul Street, and Davis Street within the core of the Chalk Level Neighborhood. These streets are narrow and only one car can pass through at a time which can impair effective traffic flow.

There are three traffic lights in Chalk Level: the intersection of Salbide Ave and Wall Street, East Broad Street and Pinson Street, and Martin Luther King Jr. Street. Stop signs can be found throughout the neighborhood effectively controlling the flow of traffic and maintaining safe driving conditions.

The speed limits within the boundaries maintain the efficient flow of traffic by allowing areas with high thru traffic volume to maintain a consistent speed. As shown in Figure II-4-3, the speed limits for local streets are much lower than the collector roads making it safer for

pedestrians. However, Pinson Street has higher traffic volume and connects East Broad Street to Martin Luther King Drive.

FIGURE II-4-3. SPEED LIMITS



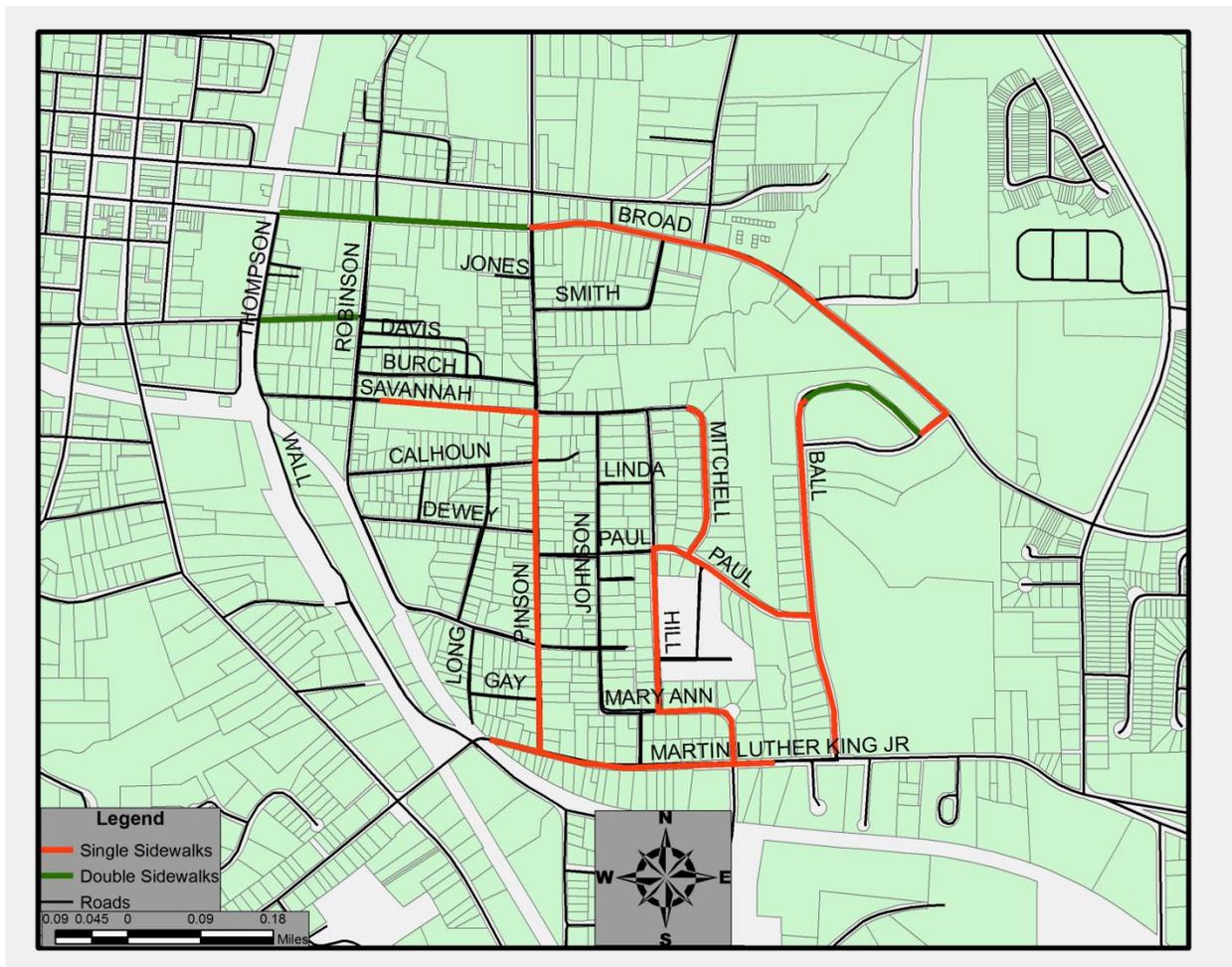
2) Sidewalk Conditions

Though street conditions are good for traffic and drivers, they may not be very safe for pedestrians. Figure II-4-4 shows sidewalks in the neighborhood. Not all blocks in the neighborhood are connected. The lack of sidewalks in some areas means that pedestrians are often forced to walk on the road. This is very hazardous and puts them in danger of being injured by motorists.

Some areas have very narrow sidewalks that are close to the road. One example of this is on Pinson Street south of East Broad. These present a hazard when multiple pedestrians are attempting to walk down the sidewalks at the same time.

There are also examples of sidewalks not being on the same side of the road. This presents a hazard for pedestrians attempting to cross the road. The problem is exacerbated by the fact that there are no crosswalks at the crossings. Crosswalks would improve the safety of the pedestrians by making drivers more aware of pedestrians crossing.

FIGURE II-4-4. EXISTING SIDEWALK MAP



The sidewalk system within the Chalk Level Community can present conflicts between motorists and pedestrians³. There is a high volume of pedestrian traffic throughout the neighborhood, but there are limited areas within the community with sidewalks, crosswalks, and streetlights. There are many places like Savannah and Mitchell street that pedestrians have no sidewalks and walk in the road.



The photo above illustrates the incomplete sidewalk on Savannah and Mitchell Streets. Residents are forced to walk in the street to their destination. Disconnected sidewalks make traveling through the neighborhood difficult.

All sidewalks in the neighborhood are not connected. This makes pedestrian travel within the neighborhood challenging. Since many of the sidewalks are not connected, pedestrians are often forced to alternate their routes or risk walking in the streets to reach their destination.

³According to the Georgia DOT there are approximately 7,120 cars travel Martin Luther King Jr. drive a day and approximately 4,620 travel through East Broad daily. Many of these motorists pass through the Chalk Level community, an estimated 2,600 vehicles daily.



The photo above illustrates issues related to the sidewalk. In examination of the sidewalks we found that sidewalks like this, located on Pinson Street, are too narrow for more than one person to walk down.

In some areas with sidewalks pedestrians still have difficulty walking safely. Along Pinson Street north of Savannah Street the sidewalks are very narrow which makes it difficult for more than one pedestrian to walk safely. The restrictive sidewalks also reduce the pedestrians sense of safety.

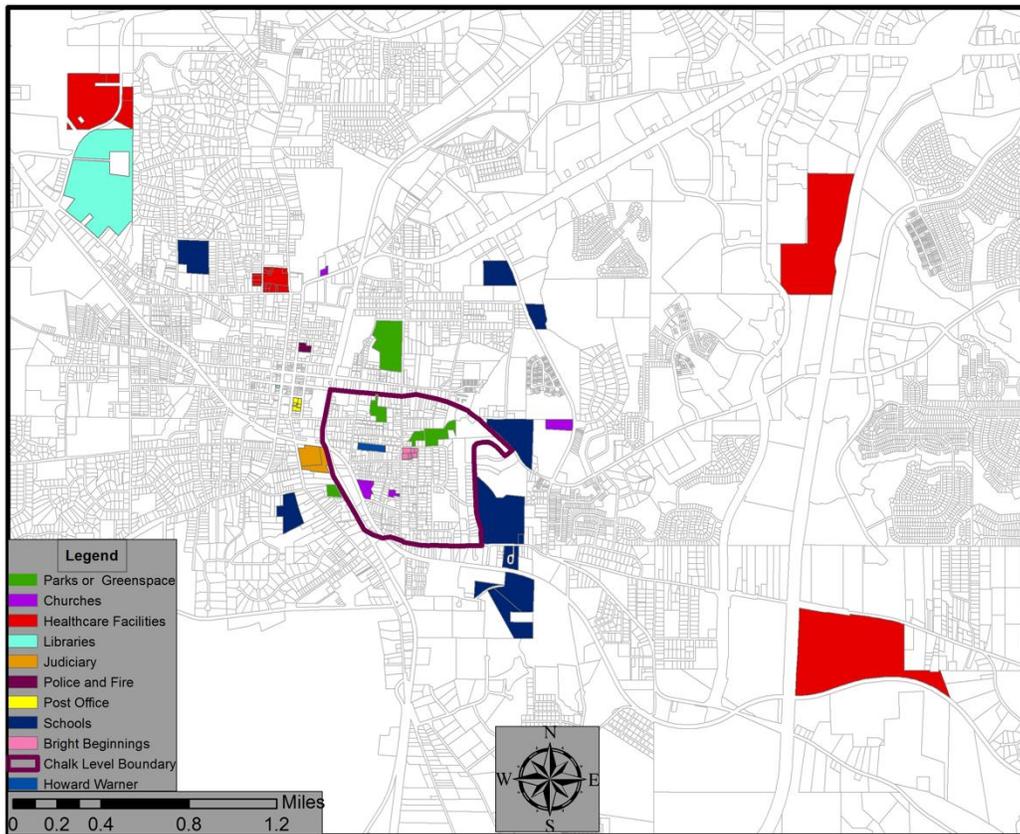
5. Community Facilities

Community facilities lie at the heart of Chalk Level and should play a prominent role in community development. The Community Facilities report outlines and analyzes the existing conditions of the Chalk Level community's facilities. Locations that are within driving distance and those within the community itself are included within the existing conditions analysis report. Facilities such as libraries, schools (former and current), hospitals and others are subjects of particular interest. The Community Facilities report is divided into five sections; recreational facilities, educational facilities, health care facilities, and municipal facilities; all are encompassed within this report which is meant to provide a comprehensive view of Chalk Level's communal facilities in relation to the core city of Newnan. Figure II-5-1 shows all relevant community facilities within and outside the Chalk Level community. All facilities represented affect Chalk Level to a degree.

Key findings are as follows:

- There are a very limited number of community facilities within Chalk Level.
- All community facilities lie along Savannah Street.
- The Verona Rosser Community Center and its tenants make up the extent of community centers in use.
- Although the Howard Warner building has a long history within Chalk Level, it is currently not utilized.
- The Howard Warner Building, just down the Street from the Verona Rosser Center has developmental potential as a community center.

FIGURE II-5-1. COMMUNITY FACILITIES LOCATED WITHIN THE VICINITY OF CHALK LEVEL



1) Recreation and Park Facilities

Within Chalk Level there are few recreation and park facilities. Some are in use and some are undeveloped. Chalk Level should try to utilize all these resources to improve the quality of life for those living in this community. Below are the conservation and recreational facilities/areas that can prove to be viable avenues of development for the community of Chalk Level.

Savannah Street presently possesses no park or recreational facilities other than The Little People’s Learning Center, which is a child care facility that can cater to the needs of the community’s numerous female-headed households. This facility and the vacant conservation area adjacent to it have great potential for redevelopment. This area could be developed into a park with walking and running trails. Savannah Street is near the center of the community and is

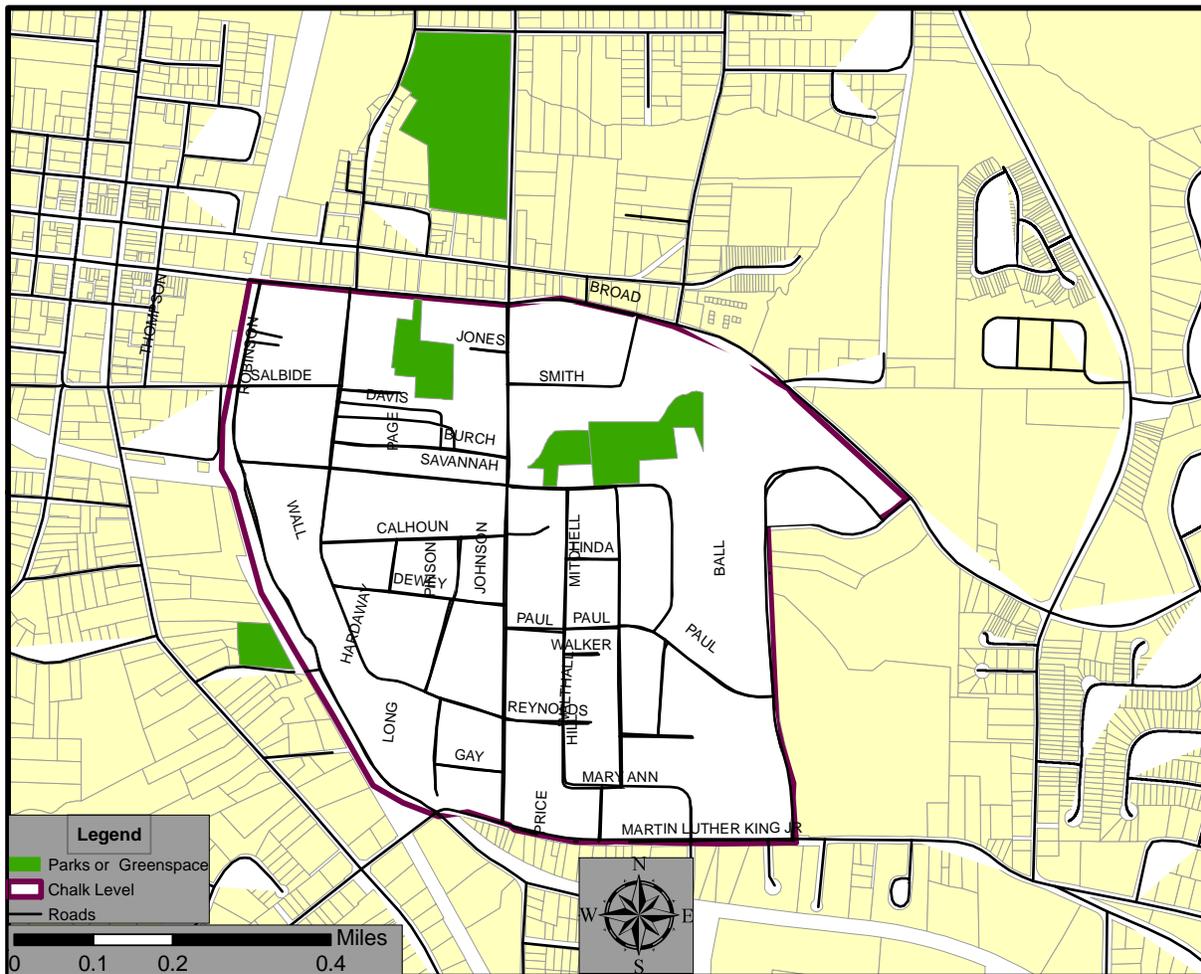
a potentially important point for community activity. This area for potential development could incorporate two parcels encompassing 7.8 acres zoned for just such use.



A potential site for a park. Its surrounding parcels are approximately 7.8 acres, and would help make Savannah Street a central location for community activity.

Figure II-5-2 is a map showing the conservation areas that could be developed for the community's benefit. As shown in Figure II-5-2, there is a large undeveloped area covered in mature trees around Broad Street in the northwest corner of the neighborhood. It is a refuge for nature that is seldom found in such urban areas. Just south of this area there are many vacant houses; perhaps creating walking trails in this forested area would attract home buyers.

FIGURE II-5-2. CONSERVATION AREAS



About two tenths of a mile north, just outside of Chalk Level, there is a large baseball field owned by the City of Newnan, as shown below. This area could work to bring the community together through intramural athletic leagues. This could also help provide much needed mentoring for youth in the area. Two block groups make up Chalk Level. There are 67% more females in the eastern block group of Chalk Level. This would indicate that many of the households in this area are female-headed, pointing to a lack of male parental involvement in young children’s lives. These problems can have far reaching consequences for the youth as they reach maturity. Traditionally, neighborhood schools offer mentoring and growth programs to local children. Since the only school within Chalk Level is Little People’s Learning Center which caters to infant through age eleven, the potential for structured after school activities is

negligible. It is youth above this age who are at the greatest risk for entering into mischievous activities. Female-headed households are often faced with such dilemmas. Often, the children who need mentoring the most are academically ineligible for school sponsored athletics and other school activities. For this reason, a resource for those in between 11 years and adulthood is important.



Baseball field located just north within walking distance of Chalk Level

2) Educational Facilities

Besides 93 Savannah Street (Little People's Learning Center/Bright Beginnings), there are no schools within Chalk Level that are currently open. The nearest elementary school to Chalk Level is Atkinson Elementary on Nimmons Street and the nearest high school is Newnan High School located on Lagrange St. These are one half mile and one and a half miles outside the western boundaries of Chalk Level, respectively. However, to the southeast of Chalk Level, just outside of the neighborhood, there is a Charter College and Career Academy called The Central Education Center (CEC). The Central Education Center is a partnership between

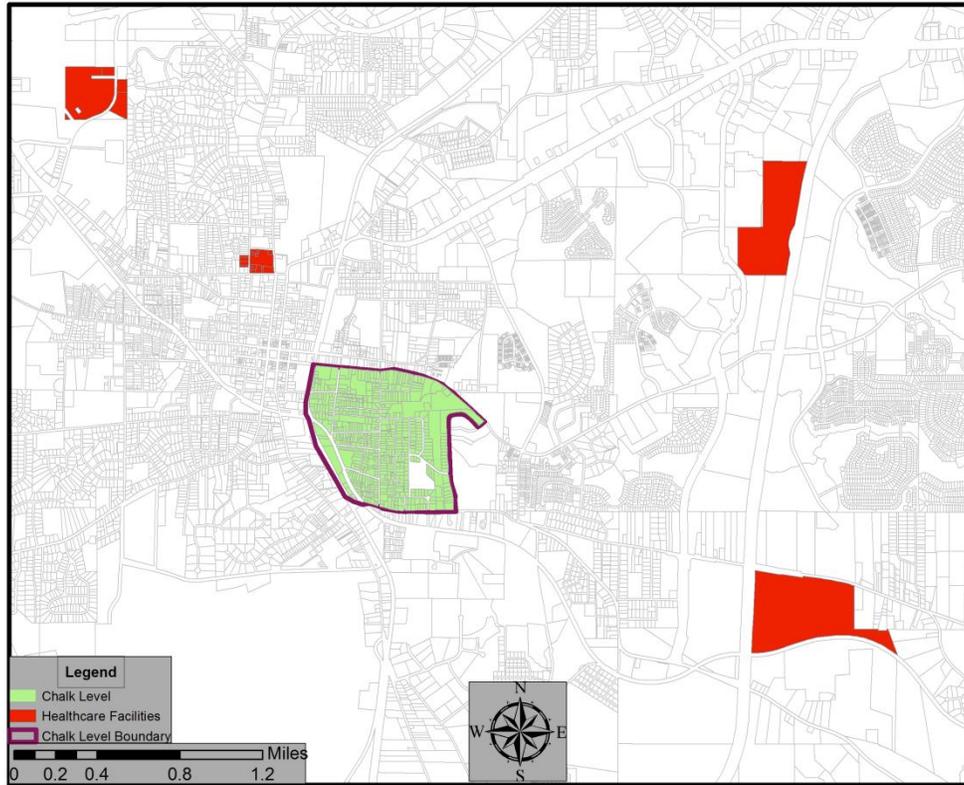
business, West Central Technical School, and the Coweta County School System. This vocational tech school offers not only classes for high school aged students, but it also houses the Newnan branch of the West Central Technical College appealing for post high school age adults. The benefit here is in the dual track, on the job training for vocational skills which doubles as credit toward receiving a high school diploma, as well as, collegiate credit in the trade/track the student chooses. The students receive paid/unpaid internships and can study a variety of trades such as Auto Engine Repair, Advanced Cosmetology, Gas Metal Arc Welder, medical related careers, and Air Conditioning Technician to list a few (Central Education Center.) This wide variety of trades offers students hands on experience in the field as well as introductions to local business leaders and employers who could provide valuable networking opportunities for the students in the future.

Being in such proximity to Chalk Level makes it seem to be a perfect place for residents to take advantage of services offered. The HOPE scholarship pays for admission to the school; the challenge is getting students to qualify with an adequate GPA and have transportation to the program. It would be unfortunate to have such an advantageous facility in such close proximity to Chalk Level community and not have youth able to take advantage of the opportunity.

3) Health Care Facilities

Figure II-5-3 illustrates the health care facilities located in close proximity to the Chalk Level neighborhood. The original Piedmont Hospital is located northwest of Chalk Level and has several other medical offices located close to the neighborhood. There is a smaller set of medical offices located within a mile northwest of Chalk Level. Piedmont is building a new hospital, which is currently under construction, to the southeast of Chalk Level (located at 564 Poplar Road) that is set to open up later this year. There is also a Cancer Center of America opening off of the Newnan Bypass near I-85.

FIGURE II-5-3. HEALTHCARE FACILITIES



New healthcare facilities should expand employment opportunities for qualified individuals, thus increasing the income for those in and around the Chalk Level neighborhood. The current income generated by the Hospital Road Piedmont Hospital is around \$200 million and the household income it contributes to is around \$82 million. It creates 1,700 full-time jobs (Piedmont Hospital). Training for residents of the Chalk Level community in the emerging healthcare field could create an economic stimulus for a community in such close proximity to medical facilities. Note that Chalk Level is also near West Central Technical College and the Charter College/High School that offers training in such a field.

4) Additional Facilities

There are also many other facilities within a mile of Chalk Level. These include; a post office, judicial complex, two libraries (one of which is very large), and three churches located within Chalk Level. This makes Chalk Level an urbanized area surrounded by plenty of resources. Chalk Level needs to find a way of integrating the daily life of its citizens into the community to better achieve success.

An important vacant building in the center of Chalk Level near the potential park site on Savannah Street, and the Head Start facility, and Verona Rosser Center is the Howard Warner Building. This former school was originally built in 1935 as Newnan's African American high school and is now owned by the City of Newnan. There have been many propositions for utilizing this vacant building, yet none have been settled upon. Some of the potential uses that have been discussed include adult day care, location for after school programs and recreation area, an African American Heritage Museum, a site of a youth mentoring program, and a youth club (Times Herald). If the Howard Warner building were to be used as a youth center, it could inspire and enable the next generation of Chalk Level to see their potential and work towards a future as caring, responsible citizens. A career counselor associated with the group that takes over the Howard Warner Building could help youth and adults improve their prospects for the future. Applying for financial aid for career training and teaching interviewing skills, resume building, and filling out taxes are what a career coach could accomplish if integrated into many of the proposed uses for the center. Perhaps this way the cycle of poverty can be broken and a successful future exist for not only the children, but for the neighborhood.



Picture of the Howard Warner School. The building is currently vacant and there are several suggestions as to its proper utilization. Newnan is still looking for the one that will best suit the needs of the community.

5) Fire and Law Enforcement

Fire Protection

Newnan has three fire stations servicing the Chalk Level neighborhood located at 23 Jefferson Street, 1516 Lower Fayetteville Road, and the Westside Precinct on Temple Avenue. The site at 23 Jefferson Street is located beside the police department and is within a half mile of Chalk Level. For this reason, there are quick response times and adequate fire protection for the residents of Chalk Level. The City of Newnan employs forty-four fire fighters (City of Newnan). There are no ambulance posts within the neighborhood for quick transport, but the fire department does have certified Emergency Medical Technicians (EMTs) and first response personnel who can respond to the Chalk Level neighborhood within two minutes. There have been no recent fires within the Chalk Level community in recent memory (Renee Windom).

Police Protection

The City of Newnan Police Department is located within the same complex as the fire department on Jefferson Street. Traffic enforcement, bike patrol, crime suppression, and criminal investigations are the focus of the Newnan Police Department. Local law enforcement employs eighty-two individuals (City of Newnan.) The Newnan Police Department is located at 25 Jefferson Street which is just half a mile from Salbide Street and the western boundary of the Chalk Level neighborhood. Due to the close proximity, response times to the project area are very quick and police cars are routinely patrolling the streets. Though statistics were not available for Chalk Level itself, Table II-5-2 displays Newnan crime statistics for 2001-2010.

TABLE II-5-1. CRIME STATISTICS IN NEWNAN

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Murders	2	1	1	2	0	0	3	0	2	2
Rapes	1	3	3	5	0	8	1	1	2	1
Robberies	23	25	22	29	20	38	35	38	30	32
Assaults	47	47	42	55	95	128	97	116	115	96
Burglaries	164	164	127	153	181	223	219	250	213	302
Thefts	747	747	705	847	851	985	889	875	791	859
Auto Thefts	59	59	62	82	61	80	58	63	54	55

Source: City-Data and Idcide

Though statistics show total crimes in number, the population has nearly doubled from 2000 to 2010, so when compared to the population the crime rate has actually decreased quite significantly. The only significant increase to take note of is that while theft declined, burglaries increased (City-Data).

6) Conclusion

Chalk Level has access to many community facilities. Three churches call Chalk Level home while numerous educational resources including the Central Education Center. Savannah Street is the center of Chalk Level and is a key to developing the community.

There are also many other community facilities outside of Chalk Level that could be utilized. One of these is the nearby Central Education Center (CEC). Integrating the youth into programs at the CEC could enhance their chances of success as they grow into adulthood. It could also create a greater sense of community among the residents as a whole because they would form important relationships with nearby businesses. The nearby police station could play an important role in Chalk Level by helping secure Savannah Street as the center for community gathering and development. Protecting it from predators and other nefarious behavior is an important role the police would need to play for Chalk Level. The hospitals offer a great source of economic growth for the area and it is important that individuals in Chalk Level position themselves to take advantage of the economic stimulus it will provide. In short, Chalk Level is located close to many facilities, all of which make it a prime location for a burgeoning neighborhood. Further development of Chalk Level is important because such proximity is invaluable.

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Public Meeting Summary

A. Overview

Ten stakeholders, ranging from neighborhood resident to city councilwoman, were interviewed during a March 5, 2012 community meeting at Mt. Zion Church on Pinson Street. This meeting gave the planners the opportunity to hear issues and concerns first-hand and to identify priorities to address in the neighborhood's redevelopment.

B. Meeting Structure

The meeting was opened by the City of Newnan Planner, Dana Ethredge after which several students from the University of West Georgia's Planning class presented their findings on neighborhood history, population, land use, housing, circulation, and community facilities. Once the Power Point presentation was complete, the audience was split into three small groups in order to personally listen to any problems, concerns and insights the participants may have in regards to Chalk Level. The group was then brought back together to present the top priorities and answer any questions.

C. Community Comments

The following is a summary of the feedback received from the stakeholders.

- The long term residents were proud of the heritage Chalk Level holds as a predominantly African American community of mixed income housing. Its history should be preserved and shared with the next generation of residents. One resident had been in touch with the grand-daughter of Dr John Henry Jordan, long time physician to Chalk Level, and had access to numerous historical documents and photographs that could be helpful.
- There was considerable interest and enthusiasm in the development of the Howard Warner Building. It was seen as key to anchoring the neighborhood socially and ideologically.

- The neighborhood's proximity to growing employment centers such as the new Newnan Piedmont Hospital should be viewed as an asset for those seeking permanent residence.

Comments have been broken down into the following subjects: land use, community facilities, circulation and housing. Those comments are listed below.

1) Land Use

Top priorities for land use are as follows:

- More retail stores

The neighborhood is predominantly residential and the residents would like it to remain that way, however they would also like to see some limited commercial development. The presence of a shop, a restaurant, beautician, or grocery was brought up. A small facility is located on Pinson Street. Half of the facility is vacant, the other half in ill repair.

It was also noted that the presence of a police hub within the neighborhood may be a deterrent to crime. The increased police presence had done much to help curb the illegal activity within the area, but there was still far to go.

2) Circulation

Top priorities for circulation are as follows:

- More lights in the neighborhood
- Lack of sidewalks in the neighborhood
- Presence of a permanent police hub within neighborhood
- Traffic
 - Stop signs
 - Traffic lights
 - Crosswalks
 - Speed limit signs

Stakeholders saw a need for more sidewalks and crosswalks as a priority for this highly pedestrian neighborhood. Traffic could be an issue, especially on Pinson Street. More important, however, would be the enforcement of existing red lights and stop signs which are frequently not respected. If police would be more conscientious in addressing this issue, motorists may begin to observe posted road laws, minimizing threats to pedestrians.

It was also noted that more street lights would go further in the safety of those on foot. The darkness of some streets coupled with known criminal activity makes travel on some streets a frightening experience.

3) Housing

Top priorities for housing are as follows:

- New housing that is affordable for residents
- Absentee property owners
- Would like to see police officers living in the area
- Reduce vacancy in the neighborhood
- Too much rental property
 - This rental property is not kept up (maintenance and appearance)
- Crime
- Destruction of property in the neighborhood
- Lack of community pride
- Lack of pressure on rental property owners to keep up their properties
- Want to keep the styles of the houses that are already there

The most frequently heard concerns were in regards to the high number of rental units in the neighborhood. Too many units are offered by landlords with no interest in the neighborhood or the properties themselves which have been allowed to deteriorate to an unacceptable level. The run down image brings lower rents which then attracts a renter who often brings crime and property destruction with him, contributing to further vacancies and a plunge in housing values.

The Neighborhood Association has had success in putting pressure on troublesome renters in the past. Mary Ann Street is home to far fewer owner occupied dwellings than renter occupied. Unfortunately, a troublesome element had rented several of the properties, causing numerous disturbances. The Association, in conjunction with the Newnan Police Department,

placed a sufficient amount of pressure on the renters who left the area. The Association would like to continue this style of partnership with law enforcement.

There are numerous vacant lots within the confines of the neighborhood boundaries and the stakeholders are very interested in seeing them developed. They were, however, more concerned about the quality of the homes to be constructed. They want this to be closely monitored so that the style blends with that of the historical neighborhood. From this perspective, the stakeholders were very interested in securing a National Historic designation for the neighborhood.

More owner occupied units are deeply desired and to that issue, gentrification was discussed. The stakeholders cautiously stated that some gentrification would not be a bad thing if it would get rid of those not interested in the neighborhood and replace them with invested, concerned homeowners. Chalk Level, they reminded us, had always been a mixed income neighborhood and having a variety of home sizes and price ranges would only support the neighborhood historically and into the future.

Finally, the elderly homeowners in the neighborhood are a concern. They are a majority of the homeowners but are unable, in many cases, to keep up their home's appearance. A program to help assist this special demographic would be a welcome addition to the community.

4) Community Facilities

Top priorities for community facilities are as follows:

- Lack of concern for children
 - Need activities and programs
- How to use the Howard Warner Building
 - Adult job programs
 - Children's programs – after school
- Education level of the young people in the neighborhood for jobs
- No basketball courts – they are taken over by adults and children can't use it
 - This was at odds with the other community group team
- Multi-use green space for the elderly and children
- Mentoring Programs

- YMCA
- Recreation center

The stakeholders were definitely intrigued at the thought of using some of the green space to build neighborhood facilities. A playground for the children and perhaps a walking trail or raised bed garden was discussed.

Basketball courts received a strongly negative response, though. The public housing director explained that the courts in public housing had been dismantled due to the bad element it attracted. The children they had been built for were unable to take advantage of the facilities due to the adults using them all day and night.

It was also noted that there was a strong need for structured activities for all ages from pre-kindergarten age children through senior citizens. The Head Start in the area was not highly considered and may need oversight. Structured mentoring activities such as Scouts, Big Brother/Big Sister, Awanna, or even a YMCA type program were discussed for before and after school. Day time activities for the elderly were needed as well. The key here is structured activities: something meaningful for the children to be engaged in. The Howard Warner Building on Savannah Street was seen as key to the sustainability of such programs.

Community Survey Analysis

A community survey was distributed and collected in March, 2012. The survey's purpose is to evaluate the available information of the Chalk Level Community, to ask questions pertaining to the current land use, housing, circulation, and community facilities that will better help our Project Team understand the needs of the residents, gain knowledge through the residential perspective. Through this survey we hope to construct a redevelopment plan that betters the Chalk Level Community and overall city of Newnan.

Participants

The survey conducted has 53 participants and most of them are residents within the Chalk Level community. Thanks to their participation we were able to come to the following conclusions. The majority of those participated were African American females who reside in a single family home who two people living within the home. The majority of the participants were also in the age range of 51-60 with most living in the neighborhood for at least 20 years.

Neighborhood Satisfaction

Overall, the survey takers are dissatisfied with the Chalk Level neighborhood and believe it to be in declining condition. Although the participants unanimously agree that most other residents within their community are good neighbors, they do disagree that they have a tradition of laissez faire when it comes to addressing problems within the community. Residents feel somewhat safe within the area and police protection is neither outstanding nor lacking. Although the Chalk Level neighborhood does contain many problems that require attention, such as neighbors and the general neighborhood itself, residents are still very unlikely to move out.

Liked Features

Question 4 addresses those features of the neighborhood most appreciated by the survey participants:

- Size
- History/historic structures
- Proximity to the city
- Mixed housing stock
- Quietness
- That the location is near family relatives
- Familiarity
- The caring relationship between homeowners and tenants
- Proximity to shopping locations and churches

The majority of the respondents indicated that they really liked their neighbors. They credit it to the general belief that their neighbors are kind and caring. Other things residents liked were the proximity to Newnan's downtown, shopping destinations, churches, and to the interstate.

Disliked Features

Question 5 addresses the dislikes pertaining to the Chalk Level community:

- Traffic
- Noise
- Trash
- Crime
- Lack of community assets (parks, schools and businesses)
- Maintenance within the community and of houses
- Large quantity of rental properties
- Lack of pride in the community

- Residents walking in the streets
- Vacant houses
- No background screening of renters
- Bad street conditions

The dislikes of the Chalk Level Community outnumber the likes again proving that more people are dissatisfied with their living arrangements in this Newnan area. The issue that most residents disliked the most was the criminal activity that is taking place within the community. Drugs are the number one issue that residents find dissatisfactory. Other dislikes include littering and trash within the neighborhood.

Important Services and Community Facilities

Question 8 results displayed the ratings of the most important services and community facilities.

	Very Important	Somewhat Important	Not Important
More police patrols	40	2	1
Better lighting	31	8	
Better traffic control	25	11	1
More sidewalks	27	7	2
Better recreation facilities	37	3	
More youth activities	38	4	
Other			

The participants indicated that none of the above aspects of the community deserved the “not important” designation. Instead, the results showed that all of the community services and facilities were either “very or somewhat important.” More participants indicated that more police patrols are very important than any other facility or service. This would indicate an emphasis on the safety of the neighborhood and desire to stop criminal activity in the neighborhood. Among the other concerns was the importance of having more activities for the youth and better recreation facilities.

Preferred Community Facility

Question 9 asks residents what would be the most appreciated and utilized community facility in Chalk Level if they were given a choice between:

- Walking paths (27 marks)
- Recreational facilities (tennis, basketball, baseball, etc.) (34 marks)
- Community park (29 marks)
- Bike trails (10 mark)
- Children’s play area (27 marks)
- Other _____

Children’s play areas and recreational facilities are most desired followed by walking paths and a community park. Bike trails were the least desired community facility.

The results of the survey show what areas within the Chalk Level Community need attention, what is most desired and how to better the overall living conditions of the area. The overwhelming majority of the residents indicated that safety was a top concern. Safety concerns stem from the presence of criminal activity in the area. Residents acknowledged improvement due to the increased presence of police in the community but safe concerns still persists. The vast majority of residents want a continued and increased presence of police in the area.

Many residents indicated that there are environmental concerns as well many believed that rental properties are not being maintained neither tenants nor their property owners. Many homeowners indicated a stronger desire to see tenants and property owners maintain property than other residents.

Residents found many things about the neighborhood that they liked such as; their neighbors, proximity to the city and shopping destinations, mixed housing stock, and their family connection to the neighborhood. The strong sense of community was reflected throughout the results in the survey.

Residents also indicated a strong desire for activities for the youth and facilities for the community to use. No questions were asked about the utilization of the Howard Warner Center nor the daycare center located within the neighborhood. The assumption that can be drawn from

the survey is that these facilities would be the desired location of such community facilities. A large number of residents also indicated that they would want to have a community park.

The survey results on the economic income of residents are inconclusive due to a lack of response to question on economic income. Other areas where there are insufficient responses are on question related to: monthly utility bills, interest of owning a home (by renters), and the average cost of renting.

Chalk Level Community Survey

1. Do you live in the Chalk Level Neighborhood?

_____ Yes _____ Visitor, Newnan resident or other

The Neighborhood:

2. Overall, would you say that you are satisfied or dissatisfied with the Chalk Level neighborhood as a place to live?

_____ Satisfied _____ Neutral _____ Dissatisfied

3. In general, would you say that the neighborhood is improving, stable or declining?

_____ Improving _____ Stable _____ Declining

4. What do you like most about your neighborhood? (Give up to 3 responses)

1)

2)

3)

5. What do you dislike most about your neighborhood? (Give up to 3 responses)

1)

2)

3)

Sense of Community:

6. If there were a problem in this neighborhood, the neighbors would get together and try to solve the problem themselves.

____ Strongly agree ____ Agree ____ Disagree ____ Strongly Disagree ____

7. Most people in the neighborhood are good neighbors.

____ Strongly agree ____ Agree ____ Disagree ____ Strongly Disagree ____

Community Facilities and Services:

8. Please rate the following community facilities and services in terms of their importance to you by responding very important, somewhat important, not important, with an **X** in the appropriate column:

	Very Important	Somewhat Important	Not Important
More police patrols			
Better lighting			
Better traffic control			
More sidewalks			
Better recreation facilities			
More youth activities			
Other			

9. Please indicate any community facilities that residents within Chalk Level would appreciate and utilize.

____ Walking paths ____ Recreational facilities (Tennis, Basketball, Baseball. etc.)
 ____ Community park ____ Bike trails ____ Children's play area ____ Other

10. How safe do you feel in the Chalk Level neighborhood?

____ Very Safe ____ Somewhat Safe ____ Not Very Safe

11. How would you rate the level of police protection provided by Newnan City Government?
(On a scale of 1 to 5 with 5 being the highest) 1 2 3 4 5

Housing Conditions/Moving Decisions:

12. Are you experiencing any problems with:

___ Drainage around your home when it rains

___ Roof Leaks

___ Electrical problems (wiring, blown fuses, etc.)

___ Cracks or holes inside your house

___ Heating equipment malfunctions

___ Plumbing

___ Do you have smoke alarms

___ Do you know if they are in good working order

___ Would you like the fire marshal to inspect your smoke alarms or home to make sure your home is safe

___ Other, if so, what _____

___ No major problems

13. What is the likelihood that you will move out of the neighborhood in the next two years? (On a scale with 1-5, with 5 being the highest likelihood) 1 2 3 4 5

14. If you were to move out of the neighborhood, what would be the main reason for the move?

___ Neighbors/Neighborhood

___ House (Bigger/Smaller)

___ Safety/Crime

___ Age

___ Quality of Living

Demographic Characteristics:

15. What is your race? ___ Black ___ White ___ Hispanic ___ Other

16. What is your age?

___ 19-24

___ 25-40

___ 41-50

___ 51-60

___ 61-70

___ 70+

17. What is your gender? ___ Male ___ Female

18. Do you live in a(n): ___ Apartment ___ Single-Family House ___ Duplex?

19. How long have you lived in this neighborhood? _____

20. How many people live at your address? _____

21. What are the ages of all members of your household?

22. What was your household's annual income level last year?

- Under \$ 10,000
- \$ 10,001 - 14,000
- \$ 14,001- 18,000
- \$ 18,001 - 21,000
- \$ 21,001- 24,000
- \$ 24,001 - 27,000
- \$ 27,001 - 30,000
- \$ 30,001 - 35,000
- \$ 35,001 - 40,000
- \$ 40,001- 49,999
- \$ 50,000 +

23. If you own a house, how much is your monthly house payment (including monthly mortgage payments, taxes, insurances, and utilities)? _____ (If you are a homeowner, answer this question and go to Q.27)

24. On an average, how much do you pay in rent (including utilities) each month? _____

25. If you are a renter, are you interested in owning your own home? Yes No

26. If yes, what prevents you from doing so, and if not, why not?

27. Finally, if you could change one thing about your neighborhood, what would it be?

Thank you for taking the time to complete this survey!
Feel free to contact Dr. Hee-Jung Jun at (678) 839-4998 or hjun@westga.edu with any questions.

III Plan Recommendations

A vision is a set of ideas of how Chalk Level should change over the next 20 years. Following vision statements were determined based on the existing conditions analysis and public input and describe desired end states of the community.

Chalk Level Vision Statements:

- Chalk Level will preserve its historic values, while promoting redevelopment for community prosperity.
- Chalk Level will welcome new housing development that will enhance livability and accommodate growth of the city and surrounding areas, while preserving its affordable housing stock and promoting historic housing.
- Chalk Level will meet the needs of residents to improve neighborhood quality by providing and maintaining community facilities and services.
- Chalk Level will be a safe and supportive community where residents feel a sense of community and want to raise a family.

While the vision statements describe the overall goal for Chalk Level, specific goals were also set in terms of land use, housing, circulation, community facilities, and community identity for achieving the overall goal. In this section, each goal is followed by objectives, which are more precise goals, and specific strategies to achieve each objective are recommended.

1. Land Use Goal

Promote efficient land use by redeveloping dilapidated areas, utilizing scenic areas, and locating community facilities in the center of the community.

Objective 1. Make efficient use of land by redeveloping dilapidated residential lots.

The vast majority of the land use within Chalk Level is residential and many of these lots are vacant. With Newnan’s projected growth rate and new medical facilities emerging nearby demand for housing should not be a problem. Providing an attractive community and suitable housing to meet this demand should be an objective for Chalk Level.

Strategies

1. Promote the redevelopment of dilapidated properties by providing tax incentives.

Dilapidated houses that are rented increase the concentration of poverty in the Chalk Level neighborhood. Tax incentives should be provided to developers for buying dilapidated homes and also to property owners for repairing sub-standard housing.



This is an example of a house that could be repaired or replaced. Offer private developers incentives to increase private investment in the local community.

2. Find dilapidated and sub-standard housing and condemn and demolish those lots that are unsafe for habitation and an eye sore on the community.

Condemning unsafe houses should improve the health of the members of Chalk Level and will allow for its redevelopment. This action should result in positive change whether redevelopment is pursued with better housing structures, or if the property is simply bought and land-banked.

3. Make sure all government owned land is properly maintained and contributes to the aesthetics of the community.

By contributing to the maintenance of the community, especially by taking care of parcels owned by the city, the government can set a positive example, and encourage others to do the same.



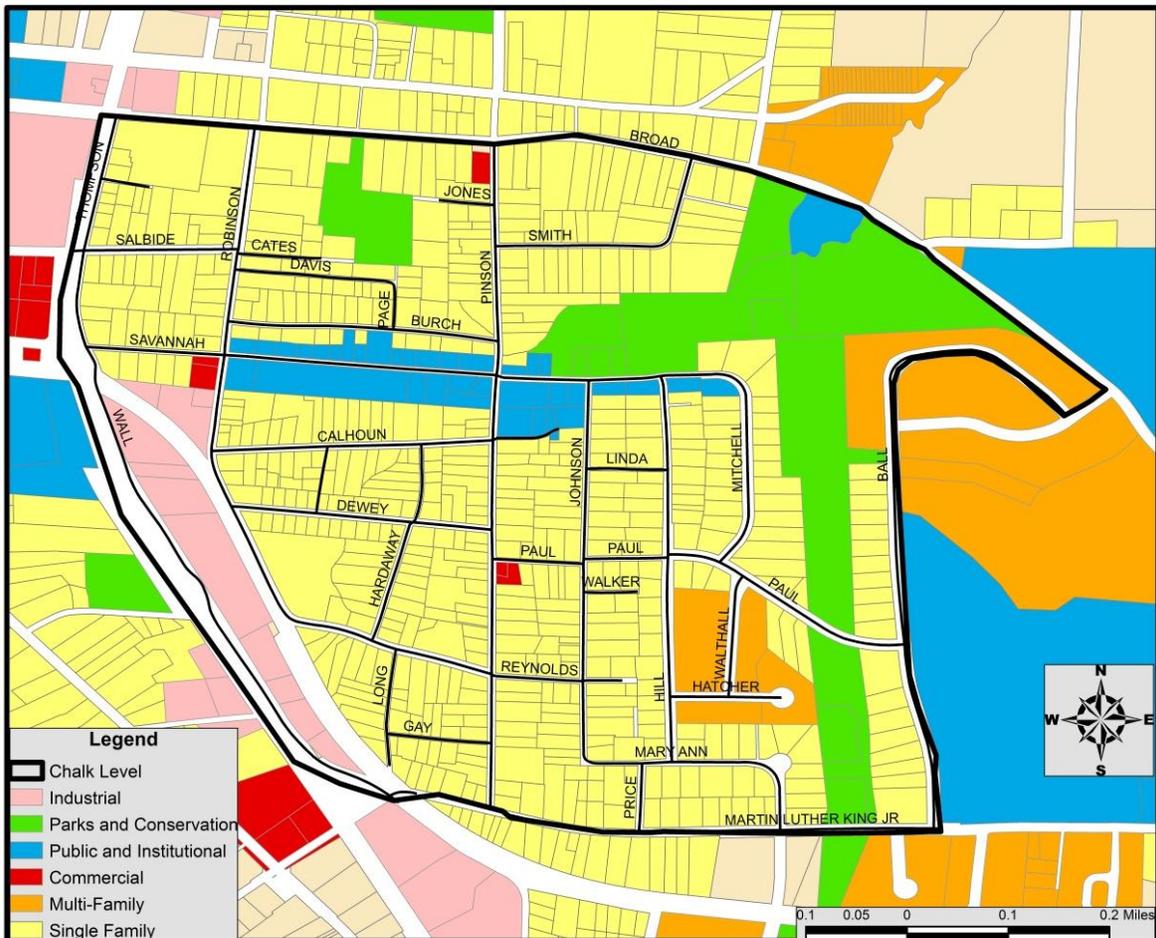
There are examples of properties in poor condition within the neighborhood. The first property demonstrates an eroding barrier and clutter that create an unsafe condition for pedestrians. The second photo shows the neighborhood creek which has become a center of refuse creating an unhealthy, unattractive setting. By enforcing regular maintenance, not only will the neighborhood’s appearance improve, but so will its reputation and the community attitude.

Objective 2. Develop community facilities in the center of the community.

Figure III-1-1 shows the proposed future land use. Community facilities, including parks, should be located in the center of the community so that residents can readily access the facilities and have equal access from all points within the neighborhood. This is important because community

facilities and parks can provide recreation, promote community cohesion, and enhance the surrounding area’s attractiveness.

FIGURE III-1.1. PROPOSED FUTURE LAND USE



Strategies

1. Purchase particular lots belonging to private individuals along Savannah Street.

As shown in Figure III-1-2 there are lots adjacent or completely surrounded by publicly owned land that could contribute to a proposed park. Purchasing these lots could create continuity and increase the park size to benefit the residents of Chalk Level.

**FIGURE III-1-2. PROPOSED PARK ON SAVANNAH STREET
WITH PUBLIC AND PRIVATE PARCELS DISPLAYED**



2. Utilize all vacant government owned properties in Chalk Level.

As shown in Figure III-1-3, there are a number of government-owned vacant properties. Anything from community services to community gardens could be developed by utilizing all vacant government owned properties. In particular, when government owned properties around Savannah Street are developed into community facilities, Chalk Level could have a core that attracts the entire community.

FIGURE III-1-3. GOVERNMENT OWNED VACANCIES



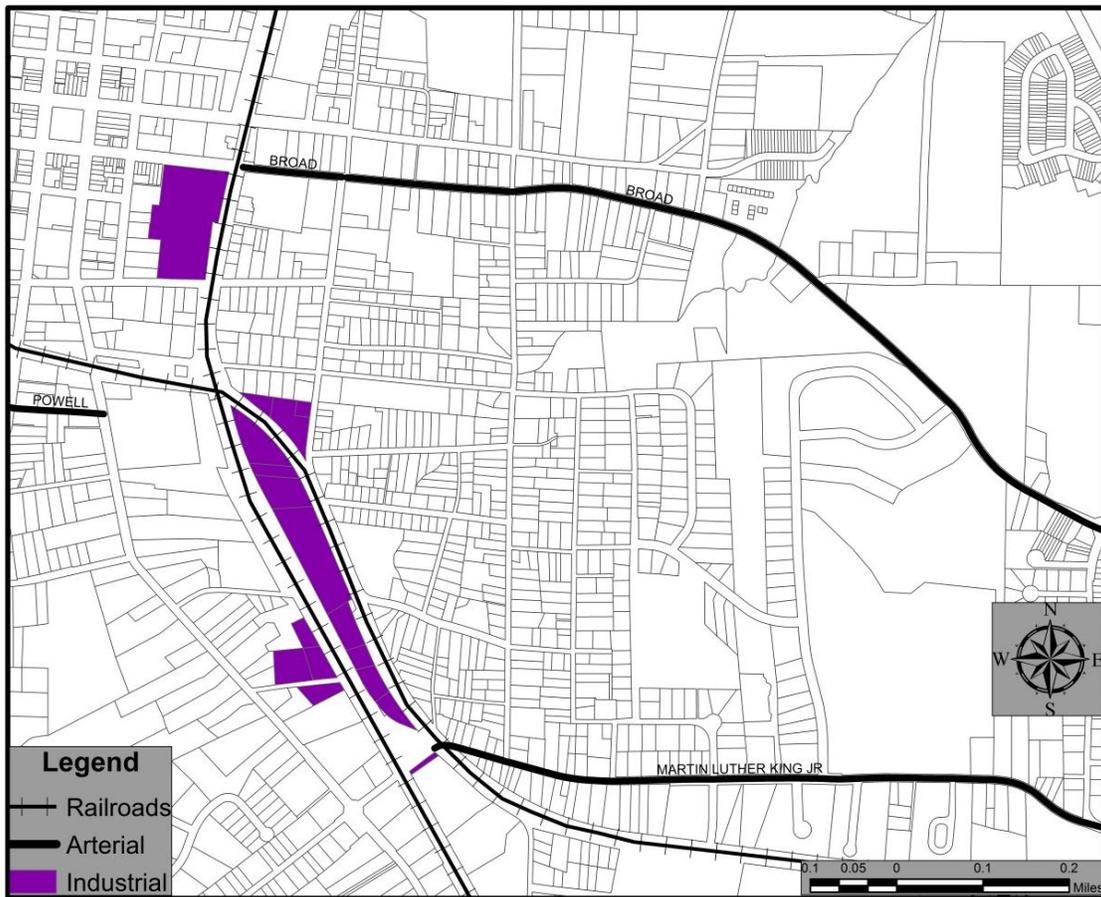
3. Enhance connectivity from the center to the edge.

Connectivity from the center around the intersection of Savannah Street and Pinson Street to the edge of the neighborhood can be enhanced not only widening sidewalks but by installing more sidewalks. Enhancing these public works will promote pedestrian foot traffic, which has many health and environmental benefits that increase activity between individuals in the community.

Objective 3. Increase connectivity between Chalk Level and Downtown

As shown in Figure II-1-4, Chalk Level is separated from downtown by busy streets, railroads, and an unused industrial buffer. Connectivity should be enhanced by offering easy access across railroads and arterials.

FIGURE III-1-4. BARRIERS TO DOWNTOWN AREA



Strategies

- 1. Provide and maintain sidewalks along heavily traveled transportation avenues to downtown Newnan.**

Individuals within Chalk Level live in close proximity to the center of Newnan, but do not have easy access to its amenities without driving because of barriers. While there are industrial uses between the downtown and the neighborhood, there are not enough pedestrian friendly sidewalks. Connectivity between the downtown and the Chalk Level neighborhood can be enhanced by building sidewalks. Figure III-1-5 shows proposed sidewalks between the downtown and Chalk Level so that individuals within the community can have access to all their needs within a short walking distance.

FIGURE III-1-5. PROPOSED CONNECTIVITY INFRASTRUCTURE



2. Build two railroad crossings at Salbide and Broad that offers access to downtown Newnan.

Access to downtown Newnan is hampered because of railways and a dilapidated industrial zone. These crossings along with the proposed sidewalks should increase pedestrian traffic from Chalk Level to downtown. Figure III-1-6 shows proposed railway crossings.

FIGURE III-1-6. PROPOSED RAILWAY CROSSINGS



3. Use signs to advertise Coweta County’s inexpensive dial-a-ride program within Chalk Level.

One way trips within the county that cost three dollars are an inexpensive way of increasing connectivity between the residents of Chalk Level and the rest of the county and city. Advertising this program to residents will provide them with the knowledge of ways to increase mobility.

2. Housing Goal

Provide quality housing for the current and future residents of the Chalk Level neighborhood.

Objectives and Strategies for Housing

Identified below are objectives and strategies to achieve the housing goal of providing quality housing. These suggestions are based on the existing housing analysis discussed earlier on and the neighborhood meeting held in March at Mt. Zion Church. By implementing these following strategies, the Chalk Level neighborhood will be a vibrant home for current and future residents.

Objective 1. Provide new housing for current and future residents of the Chalk Level neighborhood.

By promoting new housing projects, visibility of the Chalk Level neighborhood in Newnan, Georgia will increase and the community's historic nature will be preserved. New housing projects will make Chalk Level more attractive to current and future residents. This would then create an active community by increasing the number and value of the housing stock while adding to the population of residents who care about the community. By planning for the new housing style to blend with that of the existing housing stock, the neighborhood character would be perceived as one of a safe and thriving community with quality homes.

Strategies

1. Adopt homesteading programs that develop the vacant lots within its boundaries.

The city is responsible for the maintenance of many vacant lots within the neighborhood and this maintenance is expensive. The City of Fitzgerald, Georgia had a similar problem and gave the lots to builders for free as long as they agreed to build homes to the specifications agreed upon. This is a win-win strategy for the builder who does not pay for the lot, the City

of Newnan who adds to the tax base, and the future homeowner who chooses a new home in a good location for a lower cost.



327 North Lee Street in Fitzgerald, Georgia

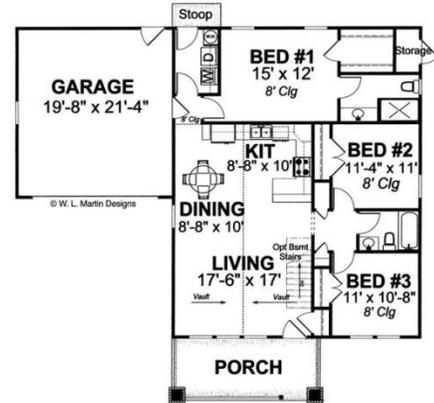
One example of homesteading practices used in rebuilding on a vacant lot built by the city⁴.

2. Develop housing plans acceptable within the community to be used in its redevelopment.

Some gentrification may occur when a large number of housing units in Chalk Level are redeveloped. Below are examples of housing plans that would blend into the neighborhood at a variety of price points. These are listed as affordable housing and have been used by other cities to add new housing to established neighborhoods while preserving the character of the original neighborhood. Since concern has been raised about the quality of new housing, choosing an assortment of plans would protect the unique nature of Chalk Level without obvious distinctions between established and new housing while ensuring quality.

⁴ 327 North Lee Street Fitzgerald, Ga. <http://www.trulia.com/property/photos/3064249782-327-N-Lee-St-Fitzgerald-GA-31750#item-0>

CHALK LEVEL NEIGHBORHOOD PLAN



Affordable house plan from the House Plan Shop with 1260 square feet that would blend in well with the neighborhood architecture⁵.



This is a 1,718 square foot 3 BR home that is aesthetically pleasing and would accentuate the neighborhood architectural style⁶.

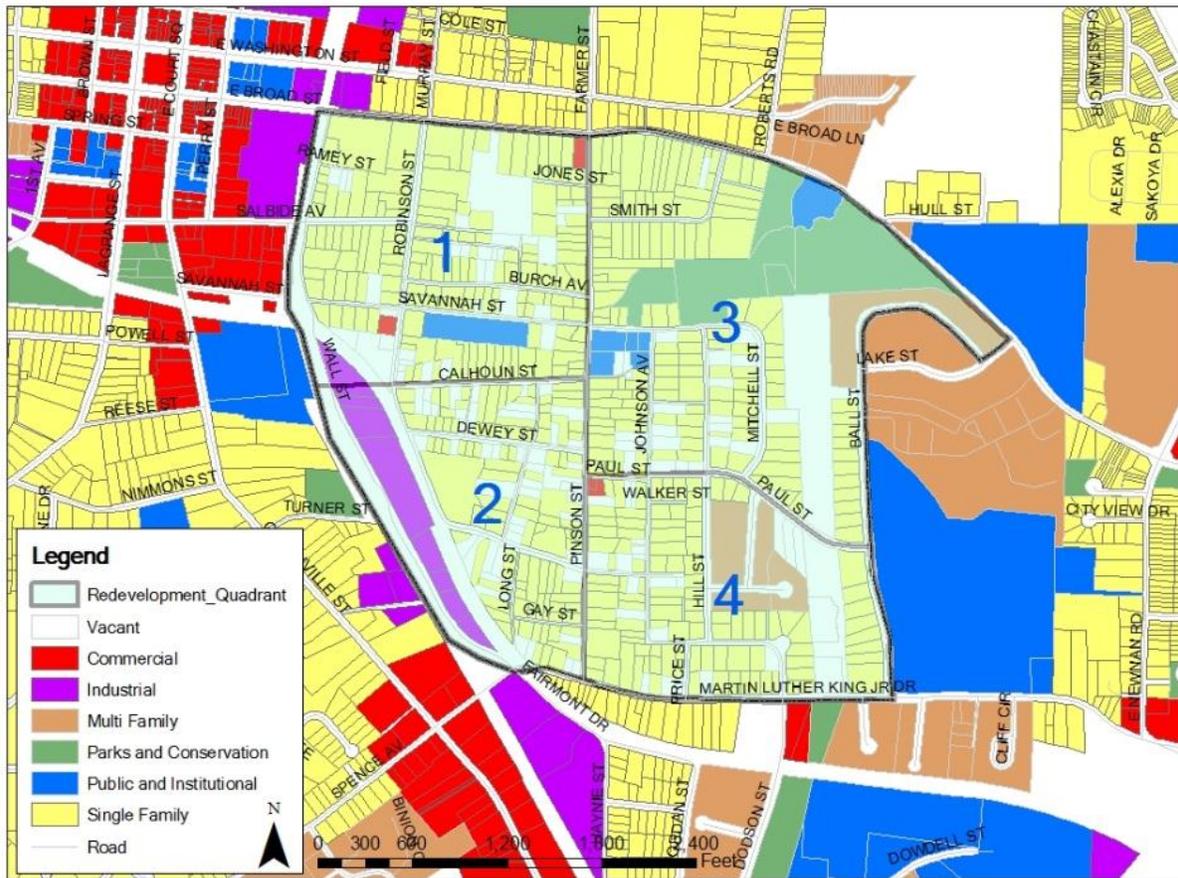
⁵ The House Plan Shop. Bungalow house plan. <http://www.thehouseplanshop.com/4346/plan-detail/031h-0196.php>

3. Organize the redevelopment of the neighborhood into four quadrants.

In real estate the most important factor is “location, location, location.” Figure III-2-1 shows the proposed order in which the redevelopment should take place. By beginning development in the most successful (and most stable) quadrant of the neighborhood (#1), the continued success will be measurable. This neighborhood effect will enable neighborhood pioneers to feel more comfortable in their investment and help developers achieve a level of financial value. The public should notice the change quickly since the area is one of the high visibility and should lend a sense of momentum to the second phase of development in the SW quadrant, #2. This piggybacking will continue to the NE(#3) and finally the SE (#4) quadrants and should take place every 2-3 years.

⁶ Affordable House plans in 3D. Small Contemporary House Plan. <http://www.carolinahomeplans.net/sg980aa-small-contemporary-cottage-houseplan.html>

FIGURE III-2-1. REDEVELOPMENT QUADRANT



Objective 2. Support a well-planned orderly preservation of the housing stock within the neighborhood.

Residents and community leaders have indicated that the need to preserve homes already available in the neighborhood is important. These homes give the neighborhood a unique character making their conservation imperative to the neighborhood sustainability. Additionally, providing housing options that maintain a “home town” feel can appeal to a broad range of potential residents injecting a much needed sense of community pride. This is essential to the long term sustainability of Chalk Level neighborhood.

Strategies:

1. Rehabilitate homes that already exist in the neighborhood.

Maintaining the homes already in the community proves vital in helping to make a thriving neighborhood. Through the use of Community Development Block Grants (CDBG) or HOME grants the community of Chalk Level would be able to rehabilitate resident structures. Both of these homes can be found in the Chalk Level neighborhood. The first picture shows a home that is in good condition. The second photo shows a home that could potentially be rehabilitated through the use of block grants.



Both of these homes can be found in the Chalk Level Neighborhood. The first picture shows a home that is in good condition. The second photo shows a home that could potentially be rehabilitated through the use of a Community Block Grant.

2. Increase homeownership for neighborhood stability.

Chalk Level can enhance a sense of uniqueness in the community by using funds to provide down payment assistance or homeowner rehabilitation funding to eligible households. In order to start this process the community should consider the Neighborhood Stabilization Program. Eligible communities are those outside of the HUD-designated participating jurisdiction as defined by the HOME Program. By increasing home ownership, residents who

have an invested interest in the neighborhood will stabilize the community that has suffered from abandonment and deterioration.



Westbury neighborhood in Portsmouth, Virginia was recently selected as an example of excellence in the design of affordable housing. This \$60 million project resulted in the recreation of 161 market rate residences.

Homes in Westbury, a mixed income neighborhood⁷

3. Make regulations for maintenance.

Increase the standards to which people maintain the exterior of their homes. The City of Newnan should enforce local zoning regulations to increase the appearance of the neighborhood. By increasing the attractiveness of the neighborhood the potential of revenue increases. This will also help to maintain the integrity of existing homes in the neighborhood. Some examples from the Coweta County Zoning and Development Ordinances would include:

Section 67: Automotive vehicles or trailers on [of] any kind or type without current license plates or in an inoperable condition shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings

Section 60 A: Home Occupations: Maintain and preserve the character of residential neighborhoods and provide peace, quiet and domestic tranquility within all residential

⁷ Mixed Income Urban Neighborhoods.
http://www.urbandesignassociates.com/pdfs/MarketingBooks/Web_MixedIncm_print.pdf
Portsmouth, Virginia Department of Economic Development.
http://www.portsmouthvaed.com/lifestyle_downtown.html#westbury

neighborhoods; and C. Within the district, in order to guarantee all residents freedom from excessive noise, traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in this district. Residents have complained about violations of this ordinance.

Section 246.3.3: The no-access easement shall be planted with a single line of shrubs or trees, or contain a solid or decorative fence

Article 24 246.1.5: All security fencing and required detention pond fencing must be constructed of decorative metal and must be colored black or have a natural earth tone color.

4. Enforce City Ordinances within the neighborhood to reflect the standards necessary to promote a vibrant community.

Ordinances are an integral part of raising the standards within Chalk Level. Stricter ordinances promote the health, safety and general welfare of residents. Some of the issues within the neighborhood are already covered by the existing ordinances. Some should be considered as candidates to be added⁸.

-Vehicles cannot be parked on the roadway



Home with broken down cars in front yard⁹

-Disabled vehicles must be kept in a garage or carport Section 10.32

-Fences are not permitted in front yards Zoning Ordinance

⁸ Coweta County Zoning and Development Ordinance. <http://www.usgbc.org/ShowFile.aspx?DocumentID=7830>

⁹ <http://catalysisprojects.wordpress.com/tag/quintan-ana-wikswo-2/>



Home with chain link fence in front yard¹⁰

- Garbage collection is required on a weekly basis. Garbage must be kept in an appropriate receptacle in the meantime. That may not be left at the roadway; it should be kept beside the house. Section 10.32
- Yards must be kept free and clear of debris and clutter Section 10.32 and 34
- Yards should be maintained and cut on a regular basis. Grass and other ground cover must be no longer than eight inches tall. Section 10.32
- Standards for rental properties and absentee landlords should apply



Homes with overgrown yards detract from the entire neighborhood¹¹

¹⁰ Ugly House Photos. November 27, 2008. <http://uglyhousephotos.com/wordpress/?p=5577>

¹¹ http://www.nola.com/politics/index.ssf/2009/11/post_157.html

5. Create programs to help the elderly with the exterior maintenance of their historic homes.



The residents in Chalk Level have indicated that the elderly are in need of basic home care assistance.

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By assisting the elderly with regular yard work and upkeep of their home's exterior, the neighborhood benefits by having well-kept properties that add value, and the elderly benefit by being able to stay in their safe homes. Many of the elderly are unable to keep their property up either physically or financially and require assistance. A large percentage of the home owners in Chalk Level are elderly and provide stability to the neighborhood. Neighborhood work days could use funds from the Home Depot grants or ask for help from Square Foot Ministries to assist the elderly with exterior maintenance. Chalk Level has shown success in neighborhood paint days, so that success should continue.

¹² Krishnan, Sonia. "Grass-Roots NEST to help Elderly stay in Home." Seattle Times. June 20, 2010. http://seattletimes.nwsourc.com/html/localnews/2012168526_nest21m.html



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“Repair Affair” is a program in Central Kentucky in which volunteers provide exterior repairs for elderly homeowners. The program provides a huge benefit to the city in beautification.

Objective 3. Promote mixed income properties that will reflect a balanced neighborhood.

By promoting mixed income developments, the neighborhood will cater to a wide range of residents. Promoting the neighborhood also gives the neighborhood the opportunity to create amore viable and stable tax base. Mixed income development gives Chalk Level and The City of Newnan the best opportunity to grow and prosper in the future.

Strategies:

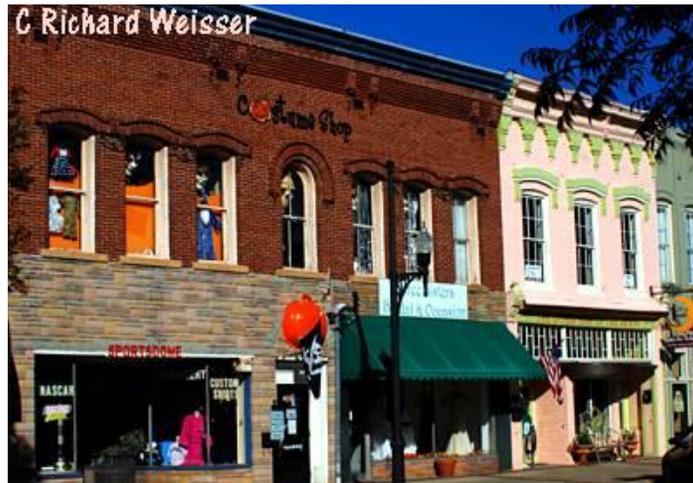
1.Promote building multi-dwelling units which would help appeal to young professionals.

Being in close proximity to the two new hospitals and Downtown Newnan, Chalk Level has the ability to attract young professionals that are looking for convenient places to live that are close to their workspace. The downtown area is within walking distance from Chalk Level, so this may create more walking traffic towards the downtown area. The hospital will create numerous jobs in Newnan, so by creating appealing housing units that are nearby, the neighborhood will increase homeownership and economic relief to the City of Newnan.

¹³ Locaknane, Becky. An Affair to Remember. May 23, 2011. <http://realestateblogkentucky.com/2011/05/23/an-affair-to-remember/>

2. Provide housing assistance to first time homebuyers.

Housing assistance should be provided to first time homebuyers. In that way, the community can increase homeownership and attract young professionals which accordingly, will lead to a mixed income community. Use of the Georgia Dream Home Ownership program could be of help to first time homeowners by offering \$7,500 in down payment assistance and 0% interest.



Downtown Newnan's shopping and restaurants are an attribute for present and future residents of Chalk Level¹⁴

Objective 4. Preserve historic homes within the neighborhood.

Historic homes are one of Chalk Level's best assets and their preservation should be paramount to the neighborhood's success. By repairing homes that reflect the historic nature of the neighborhood, credence is lent to Chalk Level's viability far into the future.

¹⁴ <http://www.topix.com/album/detail/newnan-ga/TR1MBLIQ3C581D9N>



By preserving historic homes now fires and other disasters, such as the one that destroyed this architectural gem on 14 Robinson Road, can be averted.

Newnan Times Herald May 5, 2011. Fire Destroys Historic Home¹⁵

1. Protect the historic homes by achieving historic status.

Historic homes in Chalk Level can be preserved by achieving historic status at the federal, the state, or the city level. The paperwork to achieve historic status in Chalk Level under the National Register of Historic Places has been started some time ago. By achieving historic status, the significant architecture throughout the neighborhood will be protected. It will also provide standards to which the home must be maintained and identify the historic homes in the area. Meetings will be necessary to discuss the advantages and disadvantages of being listed on the National Register.

¹⁵ Melville, Elizabeth. "Fire During Storm Destroys Historic Home." Newnan Times Herald. May 5, 2011. <http://www.times-herald.com/Local/Fire-during-storm-destroys-historic-home-in-Newnan->



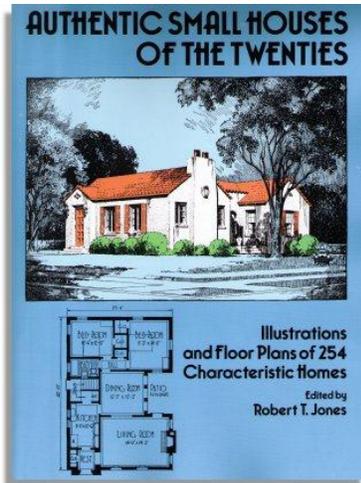
Circa 1905 home at 75 E. Broad¹⁶

2. Promote the neighborhood and its historic homes to the public.

Create a catalogue of historic homes in the Newnan area that are ready for redevelopment. Newnan, “The City of Homes,” already has five historic districts and many potential homebuyers, and developers, are attracted to the area for its stock of historic homes. This catalogue would be a helpful tool that saves research time and could galvanize nonprofit developers to invest in the neighborhood. Local colleges and Tech schools could help create the catalogue for school credit, costing the city very little. The brochure could then be handed out to real estate agents and developers as a marketing device to promote the redevelopment of historic homes in the area¹⁷.

¹⁶ <http://www.trulia.com/property/1069644991-75-E-Broad-St-Newnan-GA-30263>

¹⁷ http://www.amazon.com/Authentic-Small-Houses-Twenties-Characteristic/dp/0486254062/ref=sr_1_1?ie=UTF8&qid=1334187224&sr=8-1



An example of what catalogue of historic homes could look like.

3. Adopt Rehabilitation Codes to facilitate the rehabilitation of older homes.

Building codes are designed for newer homes and can trigger additional costs and discourage the redevelopment of older homes. Rehabilitation codes should match the level of required compliance to the type of work proposed. This shift can lead to substantial savings in time and money and may be the key to making a particular rehab project feasible.

4. Consider financing opportunities for rehabilitating historic homes.

Many special grants are available to those interested in rehabilitating historic homes but often, these neighborhood pioneers are unaware of the funding opportunities. By educating real estate professionals and publishing some of the information in the catalogue of historic homes, the dream of home ownership could become reality for potential rehabbers. Georgia Trust, National Trust for Historic Preservation, and other Historic Tax Incentives should be included as well as the Partnership in Scholarship for African American Historic Places.

The City of Newnan could also use the CDBG funds to give incentives to home remodelers or cash incentives or mortgage interest deduction for remodeling historic homes with the requirement of living in the home for seven years. By doing so, the neighborhood is stabilized by the presence of a home that is cared for which shows that the resident is stable and cares about the neighborhood.

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<http://www.trulia.com/property/1069644991-75-E-Broad-St-Newnan-GA-30263>

Topix. Historic Downtown Newnan. <http://www.topix.com/album/detail/newnan-ga/TR1MBLIQ3C581D9N>

3. Circulation Goal

Effectively move traffic while allowing pedestrians to move throughout the community safely.

Objective 1. Connect sidewalks within the community to allow pedestrians to travel through the neighborhood safely.

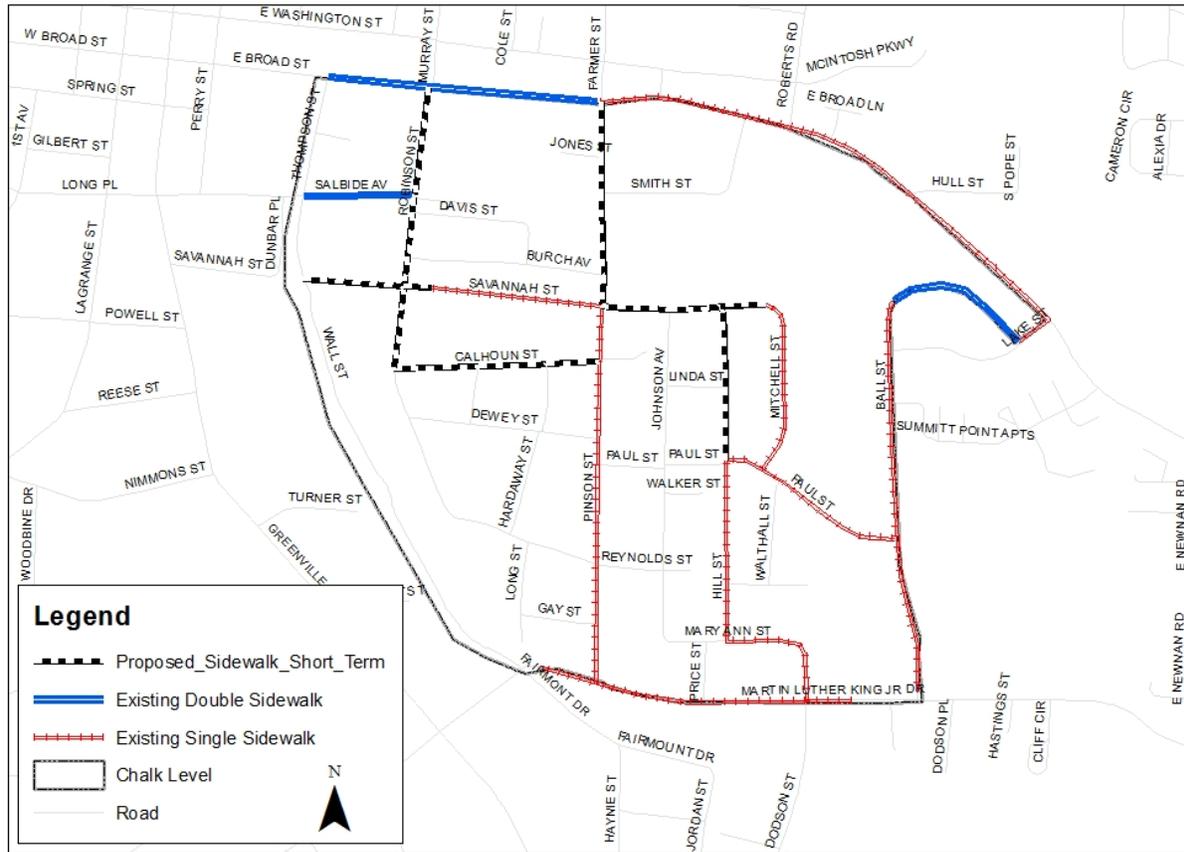
Pedestrian travel is often difficult due to the inconsistent sidewalks within the Chalk Level Neighborhood. Pedestrians are often forced to walk in the streets in order to reach their destinations due to the lack of sidewalks. Many areas within the neighborhood are lacking sidewalks completely while other areas do have sidewalks. However, the sidewalks that are present are often disconnected. Without connected sidewalks, pedestrian travel within the neighborhood is unsafe.

Strategies:

1. In the short run, connect sidewalks along with major streets in the neighborhood.

As a short term solution, adding sidewalks along major streets in the community will make it easier for pedestrians to travel. Figure III-3-1 shows a short term plan for proposed sidewalks.

FIGURE III-3-1. SHORT TERM SIDEWALK INITIATIVE



2. In the long run, connect all sidewalks in the neighborhood.

For the long-term future of the community, all sidewalks will need to be connected. Ensuring that all of the sidewalks within the community are connected will also allow pedestrians to travel in the neighborhood easier. When the sidewalks are connected it improves the safety of pedestrians by not forcing pedestrians to either cross the street unnecessarily or walk in the road. It also increases the safety of the motorist by reducing the need to be aware of unexpected pedestrians.

3. Upgrade existing sidewalks to make sure they meet the standards of the Americans Disability Act (ADA) and widen them in some areas.

Upgrading new and existing sidewalks to comply with ADA standards and widening them will improve pedestrian safety. With the presence of housing for disabled persons there is a

need to increase the ability of residents with mobility disabilities to travel within the community. In the current condition of the sidewalks it is difficult for residents in wheelchairs to travel with the neighborhood; by building wider sidewalks with ramps their mobility can be increased. Below is an example of a sidewalk that meets ADA standards and has a handicap accessible ramp.



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Above is an example of a handicap accessible ramp and sidewalk connection in New Jersey. This example also includes a crosswalk.

Objective 2. Develop crosswalks throughout the neighborhood to allow pedestrians to cross streets safely

Crosswalks are a necessity for pedestrian travel upon the construction of new sidewalks within the community. Crosswalks provide designated areas for pedestrian travel across active roadways. This designation would lead to safer travel between streets and throughout the neighborhood by having areas of pedestrian crossing better known to both vehicles and pedestrians traveling throughout the neighborhood.

¹⁸ http://policy.rutgers.edu/vtc/bikeped/Walks_and_Bikes/Vol4_Issue1/briefs1.html



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Above is an example of a raised crosswalk in British Columbia, Canada

Strategies:

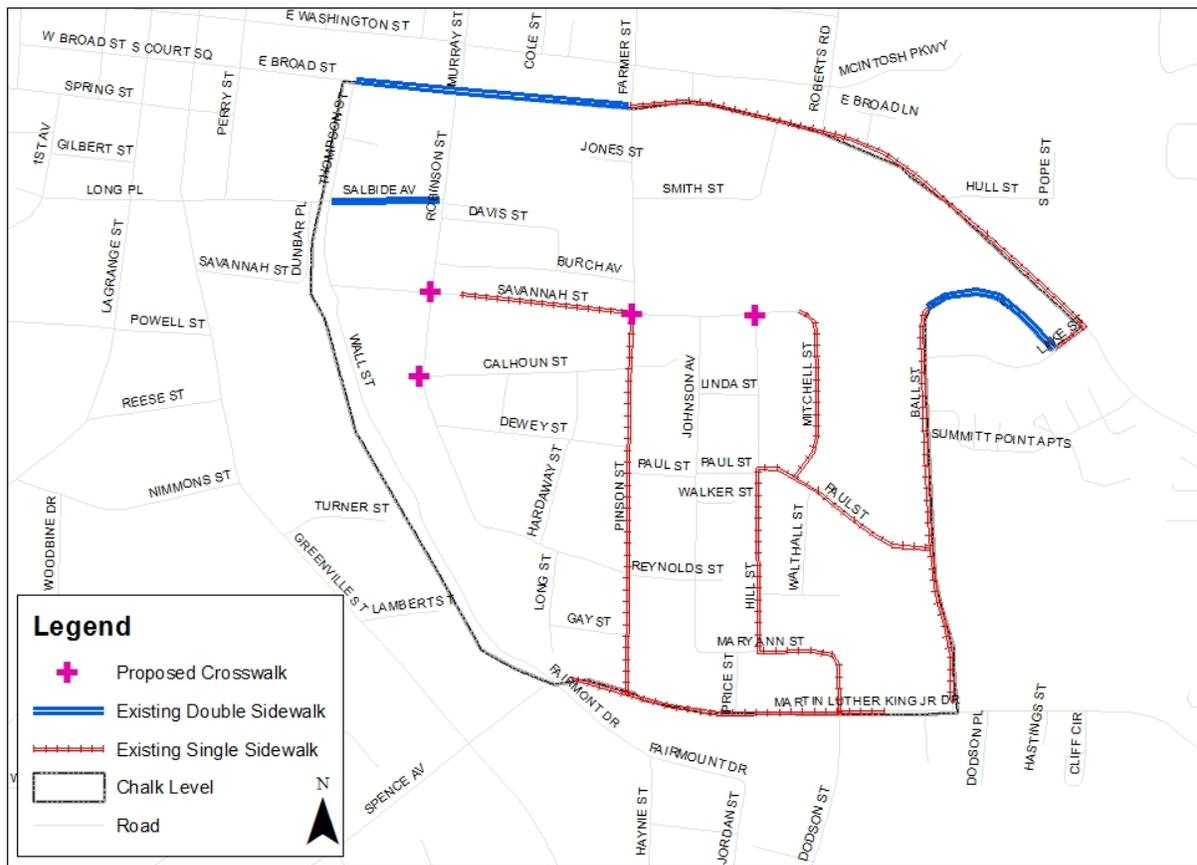
1. Places crosswalks at locations that have the highest pedestrian travel density.

To increase pedestrian safety, crosswalks should be placed at intersections where pedestrians most often cross the street. Crosswalks are important tools that are used to help pedestrians cross the street safely by requiring motorists to stop to let them cross the road. Adding more crosswalks in the community will increase motorist awareness of pedestrians and should reduce the amount of pedestrians crossing the streets in places motorists not expecting them.

Figure III-3-2 shows priority areas for crosswalks: the intersection of Savannah and Pinson Street, the intersection of Linda and Savannah Street, intersection of Robinson and Savannah Street, and the intersection of Calhoun and Robinson Street. Crosswalks at these intersections would provide safe travel for pedestrians at major intersections and allow pedestrians to move within the neighborhood safely and efficiently. Providing crosswalks at vital community facilities and high pedestrian areas will improve pedestrian safety.

¹⁹ Commons.wikimedia.org/wiki/File:Raised_crosswalk_1.jpg

FIGURE III-3-2. PROPOSED CROSSWALKS



2. Increase visibility of crosswalks at night by adding street lights.

Crosswalk visibility is not only important but it is critical to their effectiveness. Crosswalks should be painted regularly to make sure they are visible at night so that pedestrians can cross the street safely. If motorists are unaware of the crosswalk, they are less likely to look for pedestrians at this site. Below is an example of a well-lit crosswalk.



Above is an example of a well-lit crosswalk in Burnaby, BC.

Objective 3. Develop a system that effectively moves traffic while protecting pedestrians.

Traffic is able to move effectively through the neighborhood, but speeding cars can present a safety hazard for many pedestrians. Traffic conditions must be changed to improve the safety for both pedestrians and motorists.

Strategies:

1. Strategically place speed bumps throughout the neighborhood to reduce the speed of vehicles passing through the neighborhood.

Speed bumps are an effective tool in forcing motorist to slow down when passing through the neighborhood. Reducing the speed of motorist near crosswalks and stops signs will improve the safety of pedestrians and other vehicles in the neighborhood. Adding more speed bumps will force motorists to slow down before entering areas where pedestrians travel.

²⁰ <http://thecityfix.com/blog/zebras-puffins-pelicans-or-hawks-for-pedestrians/>

2. Place more speed limit signs throughout the neighborhood to increase awareness of the speeding limit.

Residents complained of speeding throughout the neighborhood. Increasing the number of speed limit signs within the neighborhood would deter speeding by motorists traveling in the community. Decreasing the speed that motorists travel will increase the safety of pedestrians in the area. Increasing awareness of the speed may eventually lead to a decrease in speeders through the area.

3. Increase police presence in the neighborhood to reduce the speed of motorists.

Escalating the police presence in the neighborhood can also lead to a decrease in speeders and thus improve the safety of pedestrians. The police presence will also increase pedestrian's safety while walking at night.

Objective 4. Add lighting in the neighborhood to improve safety of pedestrians

Residents indicated that there was poor lighting on the streets and were uncomfortable walking at night due to this lack of adequate lighting. This inadequate lighting can lead to an increase in crimes such as burglaries and thefts within the neighborhood and increase the pedestrian's sense of security. Below is an example of a well-lit street that would facilitate safe travel for both pedestrians and vehicles.



Above is an example of a well-lit street in Nanuet, NY.

Strategies:

1. Place street lights in areas of inadequate lighting.

Areas within Chalk Level without adequate lighting are Ball Street, Hill Street and parts of Savannah Street. Placing lights in areas that are currently not well lit will decrease the likelihood of crimes being committed in the neighborhood. There are areas within the community where there is no lighting which presents a danger to residents in their homes and pedestrians who attempt to walk at night. This decreases the sense of security and safety. Lacking lighting for night travel by motorists and pedestrians increases the likelihood of traffic accidents, particularly due to cars that are parked in the road. Providing adequate lighting in the neighborhood could also increase the safety of walking at night. Pedestrians in these areas with inadequate lighting are in greater danger of not being seen by motorists, which puts them in danger of being hit. Lights should be placed within the community to increase the visibility of pedestrians.

²¹ <http://www.mprstudio.com/night-photography-street-lights/>

4. Community Facilities Goal

Utilize existing community facilities and provide new community facilities to meet community needs.

Objective 1. Provide new community facilities.

Areas in the neighborhood with potential for community facilities, but not currently being used, should be used for purposes that strengthen communal bonds. New or renovated community facilities should provide services currently not offered within the community and enhance human capital.

Strategies:

1. Renovate Howard Warner and ensure that it is used to increase social and human capital.

The historic Howard Warner Building is near the center of Chalk Level and for years has been unused and left to become a dilapidated testament to the current state of Chalk Level. If investment was made to renovate the building, part of the buildings mission should be to improve the lives of those within Chalk Level.



Picture of a school building being renovated and converted to new usage. The Howard Warner building, like this building, could be renovated and used for improving the lives of those within the community (Courtesy of the JournalPatriot.com).

2. Find proper utilization for the Howard Warner building.

The Howard Warner building could be a useful asset for increasing the human capital in Chalk Level. Finding proper utilization of this facility to maximize its potential is of the utmost importance. Perhaps youth development and mentoring could be facilitated here.

3. Find a proper agency to manage the social programs that will run in the building.

Groups such as the Boys and Girls Club of America, Boy Scouts, Girl Scouts, Georgia Youth Science and Technology, and clubs for elderly are prominent groups with such experience.

Objective 2. Develop recreational uses in green space areas.

There are no recreational areas in the Chalk Level neighborhood. Parks and trails create a community and family friendly atmosphere to increase quality of life, provide areas for exercise as well as entertainment for the community, while preserving the communities green space.

Strategies:

1. Develop under-utilized government owned properties to accommodate outdoor recreational uses.

Savannah Street and Broad Street have several parcels prime for the development of recreational facilities; the parcels on Savannah Street are centrally located in the community and could work to create a family friendly atmosphere, especially since it is located in very close proximity to other facilities. Figure III-4-1 shows parcels prime for development and proposed walking paths.

FIGURE III-4-1. PROPOSED PARKS WITH WALKING TRAILS

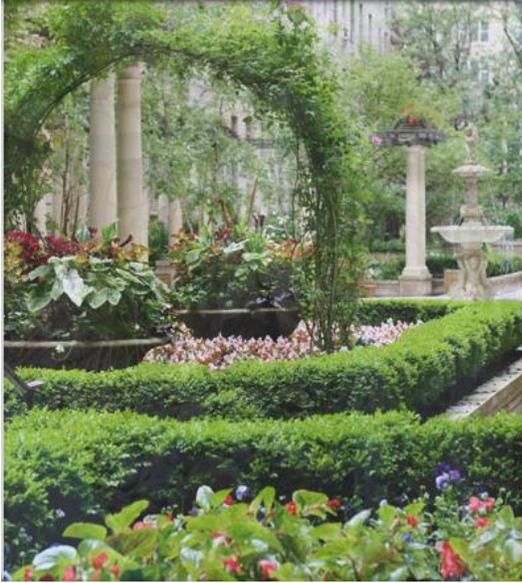


2. Develop walking paths within the wooded parcel adjacent to Broad Street and on the under-utilized parcels on Savannah Street.

A parcel zoned for conservation would make a beautiful area for a walking path on Broad Street. Create a minimally invasive path which winds through this parcel. This would be a low cost investment that might increase the health and well-being of those living in the community. The parcels on Savannah Street would also make good walking paths and will be able to provide many local residents access to recreational activity.

3. Rezone and redevelop vacant lots and create community gardens.

Developing community gardens on vacant lots would make Chalk Level a beautiful area, which could increase home values and create a sense of pride in the community.



These are pictures of gardens located within New York City. New York has instituted greening initiatives where they take pride in their city and utilize space to create scenery in a once austere city. Other cities like Seattle are following their lead (Courtesy of <http://www.citygardensny.com/>).

Objective 3. Create a child and family friendly environment within the neighborhood.

A key to neighborhood development and rejuvenation is creating an environment where parents feel comfortable and secure in raising their children. Also, family-friendly environments foster a sense of community which is invaluable.



A mother with her young children in Chalk Level-Family is an important part of any community's demographic. Making Chalk Level a family-friendly environment should be a priority for bringing long-term investment into the community.

Strategies:

1. Provide adequate safety and protection for residents of Chalk Level.

A key to having a vigorous, active, and healthy community is providing residents with a sense of safety and well-being. By encouraging neighborhood watches and ensuring police protection, including patrols, a feeling of security can be fostered. Security plays a key role in whether individuals want to live and raise a family in any environment. By creating such an environment, outside investment such as home buying might then follow.



Here is an example of a police patrol within Chalk Level. Such patrols are imperative to creating a secure environment, especially in areas with high densities of children.

2. Promote Savannah Street as a hub for family and child-friendly activities.

Savannah Street lies at the heart of the community and existing facilities that cater to children and families already exist there. By placing all day care centers and future neighborhood development catered to the youth along this street, children would flock there for entertainment and leisure. A central area for community oriented childhood activity would provide better security for the neighborhood. Put signs near the multi-family housing units helping advertise Savannah Street. Savannah Street would help promote an inaugural celebration when the proposed park is created. When the Howard Warner building is finished with renovations it would be an obvious location for community events rather than having those events at different churches. This would make it more inclusive and give the residents a communicative sense of surrounding.

5. Community Identity Goal

Strengthen community identity by connecting community members and enhancing visibility of the Chalk Level neighborhood in the city.

Objective 1. Connect the community members via various social programs.

Based on community response at the neighborhood meeting and from the survey, residents expressed their desire for programs and facilities that provide organized activities for both youth and elderly. These programs would engage the youth in afterschool activities organized to improve academics and provide future job skills. The activities organized for the elderly would keep this cohort actively engaged to improve health and wellness.

Strategies:

1. Keep youth actively engaged by providing programs.

The neighborhood could benefit from participating in the Boys & Girls club program through the use of the Howard Warner Center within in the neighborhood. This program would allow the youth to engage in after school programs that offer activities that are both productive and fun.



2. Organize activities such as health and wellness programs for the elderly.

Health and wellness programs will be designed to keep the senior citizen population active and healthy. Exercise is a vital part of health and can increase both the quality and longevity of life. By increasing the access to exercise programs for the elderly their overall health can be improved. Health and wellness programs can also give the elderly population more to do and make them feel more connected to the community as a whole.

3. Organize family events to engage the larger community and build relationships between the community members through interaction in group programs.

Organizing more family events like a Bingo Night or a bowling night can be an opportunity for residents to get to know other residents in the community. The community today feels less connected to one other; that can change if they are given the opportunity to interact. Also, starting community family events will increase the desirability of the neighborhood; if bonds are built people will be less likely to leave.

4. Offer job training programs for the neighborhood residents to participate in to foster job skills.

Offering job training programs for the neighborhood residents can enhance their job skills and lead to economic development. If residents are given the opportunity to improve job skills they are more likely to get better jobs and advance economically, which could benefit the neighborhood as a whole. This program could be a partnership with local businesses or with the Department of Labor to train future or potential employees.

Objective 2. Enhance visibility of the community by keeping clean environments and effectively advertising the community.

Citizens will have a more positive attitude towards the Chalk Level neighborhood if it maintains a clean, neat environment. This requires that all residents participate in the upkeep of the neighborhood. Cleanliness alone, however, would not increase visibility to people from outside the neighborhood. Multiple neighborhood signs would add character to the neighborhood and create a stronger sense of identity for the residents of the Chalk Level neighborhood.

Strategies:

1. Set rules for maintaining property upkeep and cleanliness at the neighborhood level.

If the neighborhood home and property owners come together and create rules for the neighborhood cleanliness, this could lead to a decrease in declining property attractiveness and ease tension between homeowners and landlords. Establishing rules may also force many tenants to take care of the property they rent.

2. Post signs throughout the neighborhood warning about littering and possible fines for littering.

Posting signs about littering may also reduce the amount of littering. The presence of signs will also make residents more conscious about littering and others who are littering. A clean neighborhood and more signs would make less people want to litter; it will make residents want to keep the neighborhood clean.



Above is an example of signage in San Francisco, California that could be used to deter pollution.

3. Post signs indicating the Chalk Level Neighborhood

By posting signage throughout the neighborhood, the Chalk Level Neighborhood would develop a stronger sense of identity within the community. Signs indicating the physical

²² <http://frecko.id.au/frecko/frindex.html>

boundaries of the Chalk Level neighborhood would create a more clear identity to both the residents of the Chalk Level neighborhood and visitors to the community.



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Above is an example of a neighborhood sign in Arlington, Texas that could be placed within the Chalk Level Neighborhood

²³ <http://www.stockphotoshowcase.com/2012/03/12/donaldson-run-neighborhood-sign-in-arlington/>