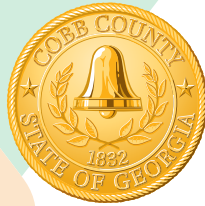


SOUTH COBB IMPLEMENTATION STRATEGY

FIVE YEAR UPDATE - 2017



Cobb County...Expect the Best!



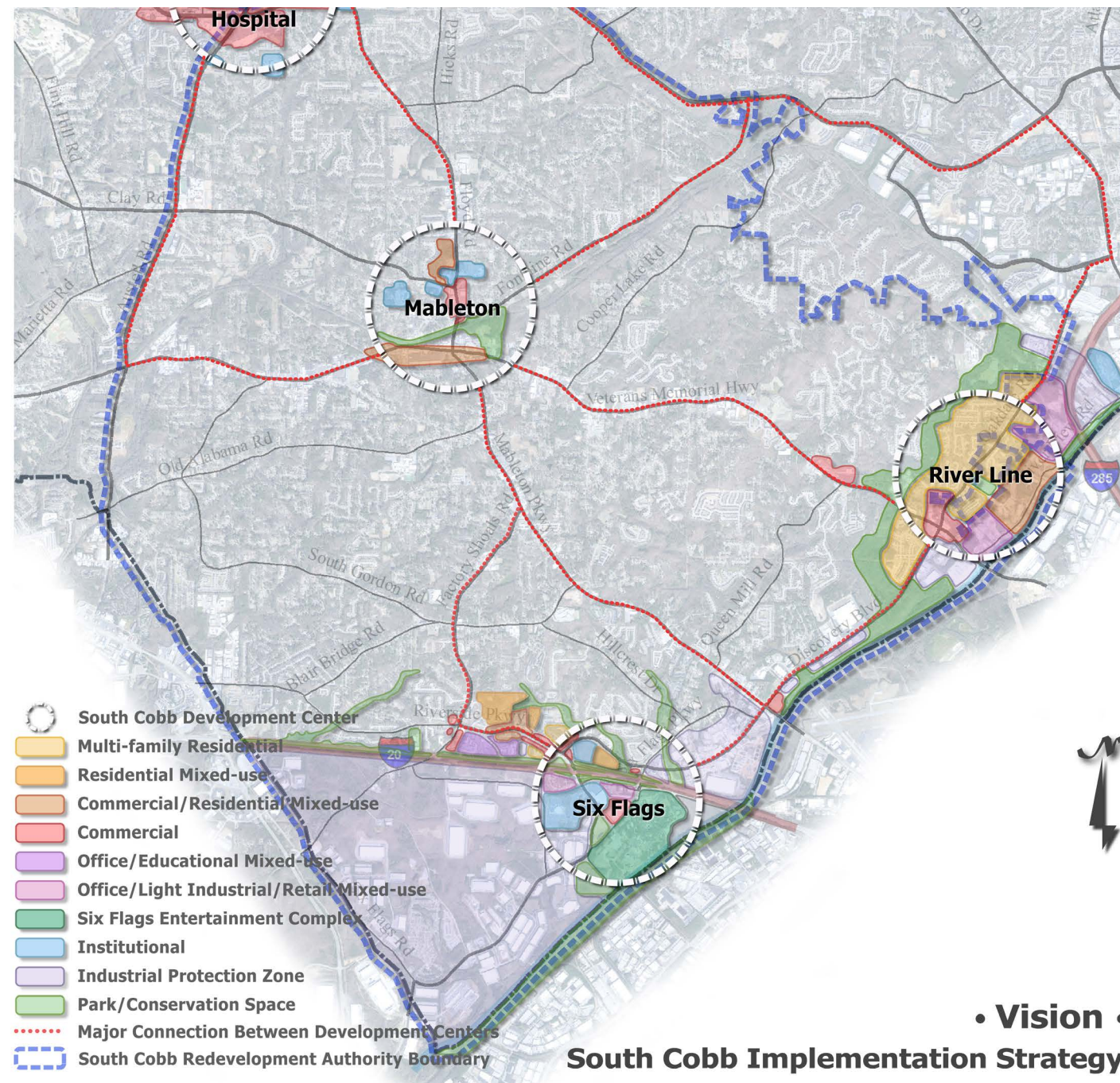
south cobb

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South Cobb Nodes



INTRODUCTION

The South Cobb Implementation Strategy (SCIS) is a comprehensive document serving as a policy guide and communication tool for the improvement of South Cobb's physical and economic conditions. This strategy contains policies and action-items spurring revitalization of the greater South Cobb area. The original implementation strategy was adopted by the Cobb County Board of Commissioners in January 2012. The Community Development Agency's Planning Division is designated as the primary point of contact for the SCIS efforts.

Research was conducted through interdisciplinary, cross-departmental research of planning studies and initiatives in order to create a single, cohesive document. Since its inception, this strategy has been used by the Community Development Agency as a means to collaborate with education improvement efforts, increase social capacity, coordinate with non-profit organizations to foster community improvements, and increase the overall sense-of-place for the South Cobb area.

PURPOSE

The landscape of the South Cobb area has changed since the adoption of the original SCIS. The economy has rebounded from the Great Recession of 2009 and permits for residential construction are nearing pre-recession levels. Commission District 4, which encompasses most of South Cobb, has experienced more new housing developments between 2015 and 2017 than any other commission district in the county. New community voices are speaking out, new elected officials have taken seats, and there is now new leadership amongst the administrative staff of the county. A new District Four Commissioner was sworn-in office on January 4, 2013. This elected official is committed to strengthening and redeveloping District Four. The Commissioner is dedicated to bringing various stakeholders together to best serve the interests of those that live and work in South Cobb.

Originally, the SCIS promoted a redevelopment concept described as a "three-legged stool." This concept focused on the potential transformative effects within three development nodes: Mableton, River Line, and Six Flags/Riverside. In addition to describing the current state of these areas and highlighting recent trends, the 2017 SCIS update adds a fourth development node centered around WellStar Cobb Hospital and the Austell Road/East-West Connector intersection. The area has a large employment presence driven by the hospital and various medical/health care-related uses in the vicinity. The area also has the largest cluster of commercial retail uses in South Cobb. Due to the proximity to the hospital, a number of residential developments in the surrounding area focus on the needs of senior citizens, such as the Presbyterian Village Retirement Community.

The three-legged stool concept was based upon each of the three areas holding its own individually, while working in unison with the others to create a greater sense of stability and viability for South Cobb as a whole. By establishing a fourth node, the three-legged stool becomes a more robust revitalization effort, where each node continues its symbiotic relationships with the others, working together to grow and prosper into a model that forms the basis for true sustainable community growth.

AREA OVERVIEW

SIX FLAGS/RIVERSIDE MABLETON

Much of the work undertaken by the South Cobb Redevelopment Authority (SCRA) is directly attributable to the SCIS and its work program, which outlines a series of action items – including tangible infrastructure and beautification projects – designed to carry out the overarching goals and objectives of the strategy.

In 2014, the Board of Commissioners created a special services district in the Six Flags/Riverside area, which allows the assessment of additional millage on the property taxes of land owners within the district (with the exception of single-family residences). That same year, the Board authorized a \$10 million bond issue for the purpose of redevelopment within the Six Flags/Riverside special services district. This allowed revenue from the district's millage to be used to repay the bond. A list of projects and action items were created to identify how the bond funds could be spent. The majority of the projects listed were derived from the SCIS work program. In order to execute the bond program projects, the Board of Commissioners and the SCRA entered into an intergovernmental agreement that authorized the SCRA to manage the bond program and to spend bond funds on the authorized projects.

To date, the highlight of the bond program has been the remediation of the Magnolia Crossing apartment complex, a property that was a long-standing symbol of the economic and social ills that have negatively impacted the area. The property is currently being marketed by the SCRA for sale and redevelopment. Additionally, design work has been completed on the landscape improvements to the Interstate 20 interchanges. We anticipate delivering the Interchange improvements by spring of 2018.

Created in 2010, the Mableton SmartCode is a form-based code identifying development and redevelopment design standards to ensure Mableton's future quality and sense-of-place. This code has yet to have its provisions utilized for development and/or redevelopment within its area of applicability. However, it has drawn inquiries from several interested parties. The completion of the Mableton Town Square and the new Mableton Elementary School building have helped create positive momentum in the area. The SCRA assembled a task force consisting of vested community members – area citizens, property and business owners – in an effort to prioritize the order in which projects and action items impacting Mableton, as outlined in the SCIS, are pursued. Additionally, civic groups in Mableton and county staff came together to fund a study examining the feasibility of creating a community improvement district in the core area of Mableton. In spite of these efforts, the area is still seeking a project significant enough to serve as a catalyst for transformation of the immediate and surrounding area.

RIVER LINE

The River Line area, focused along the Chattahoochee River adjacent to Riverview Road, experienced the most significant change amongst the three focus areas. The 88 +/- acre catalyst project for this area was annexed by the City of Smyrna in 2015.

A new developer recently took over the project and dramatically scaled it down removing residential units and virtually eliminating the retail component. Some of the envisioned transportation improvements have been completed, while others are still under discussion. Since the project has been annexed, Cobb County and the SCRA are primarily removed from the processes related to developing and building of the site. Therefore, the county's concentration should shift to assisting the connection between the River Line area and Mableton.

HOSPITAL DISTRICT

The Hospital District includes WellStar Cobb Hospital and the surrounding commercial and residential uses focused on the intersection of Austell Road and East-West Connector. The intent of establishing the Hospital District is to leverage the commercial activity surrounding the hospital to create a vision that spurs private investment in revitalization – helping link neighborhoods, businesses and activity centers together.

Like all of South Cobb, the Hospital District is strategically located to provide quick access to and from Atlanta, Austell, Marietta and areas in between. Due to the major employment presence that the hospital provides and the large retail centers, the arterial roadways connecting the region experience high traffic volumes, especially during morning and evening rush hours. Cobb County transit service is present and thriving. CobbLINC Routes #30 and #25 provide bus service to the Hospital District.

The Hospital District seeks to complement and enhance the multi-nodal development concept described within the original SCIS the Six Flags/Riverside, Mableton and River Line area. An improved employment and commercial center focused on a truly multi-modal roadway with a network of efficient connections to adjacent

land uses offers abundant possibilities for area neighborhoods, businesses and Cobb County. For example, enhancing transit linkages and pedestrian connections between the hospital, major retailers, schools, parks and neighborhoods will improve mobility, employment, education and shopping options for area residents. In conjunction with attractive, safe streetscapes, these and other roadway improvements will reinforce the district's image as a business and service destination.

Strategies that encourage more walking, biking, and the use of public transportation are vital to fostering desired results. This includes extending sidewalks to the hospital, major retail centers, and schools to the surrounding neighborhoods and developing convenient access points to the Silver Comet Trail.

Fostering reinvestment for long-term stability will benefit the residents and businesses of South Cobb and the county as a whole.



Mableton Town Square Proposition, June 2010

SIX FLAGS/RIVERSIDE ACHIEVEMENTS SIX FLAGS/RIVERSIDE

RIVERSIDE EPICENTER

A vision of the Word of Faith Family Worship Cathedral, the Riverside Epicenter is a 113,000 square foot LEED Silver certified facility located in South Cobb. This state of the art facility opened its doors to the public in 2014 and features a fitness gym, bowling lanes, climbing walls, arcades, meeting space, performing arts theater, restaurants, and more. This \$35 million investment is an example of the future of South Cobb and the confidence of the private sector in the economic growth of this community.

The EpiCenter has hosted several well-known events, plays, and been utilized by professional recording artists in their world-class recording studio. The EpiCenter staff is always open to the public and active in the community as they offer space for community meetings, Cobb Chamber of Commerce Area Council meetings, weddings and more. The Word of Faith Church and EpiCenter are financially and socially invested in South Cobb.

SIX FLAGS OVER GEORGIA

Six Flags Over Georgia made the biggest investment in the park's history in 2014 with the opening of Hurricane Harbor. This new world class water park features an 800,000 gallon wave pool, children's play area, new water towers and slides as well as additional restaurants and retail. The grand opening was held on Memorial Day weekend in 2014 and admission is free with regular admission to Six Flags Over Georgia theme park. The water park is located inside Six Flags Over Georgia theme park and sits on former site of the Southern Star Amphitheater.

SPLOST TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS

Cobb County Department of Transportation has made significant investments in South Cobb. Some of the completed projects include the completion of a raised landscaped median to accommodate pedestrian refuge areas on Riverside Parkway (formerly Six Flags Drive). Another major project was the realigning of the intersection approach for White Road to reduce the intersection skew at Riverside Parkway and the addition of a right turn lane for the White Road approach. There have also been improvements along Factory Shoals Road between White Boulevard and Douglas County to bring the existing vertical curves to the current design standards.

RENAMED ROADWAYS

In 2014, Cobb County Community Development hosted several community meetings to discuss the possibility of renaming roads in the South Cobb area. In an effort to reduce confusion, improve navigation and potentially reduce public safety response times, renaming roadways was well received. Both the Cobb County Board of Commissioners and the South Cobb Redevelopment Authority held meetings to inform and engage the public and in February 2014, four road names were changed.

See: Exhibit 1

SIX FLAGS AREA SPECIAL SERVICES DISTRICT

Several studies identified South Cobb as an area in need of redevelopment; however resources for such development were not available. In an effort to generate revenue for redevelopment in this community, the Cobb County Board of Commissioners established the Six Flags Area Special Services District in November 2014. See: Exhibit 2

A Special Services District is a defined area in which real property owners are assessed an additional millage to support redevelopment. Proceeds from the Six Flags Area Special Services District will be used to repay the \$10 million redevelopment bond that the South Cobb Redevelopment Authority issued in 2015. Property owners within the Six Flags Area Special Services District are assessed an additional 3.5 mills annually.

Exhibit 1

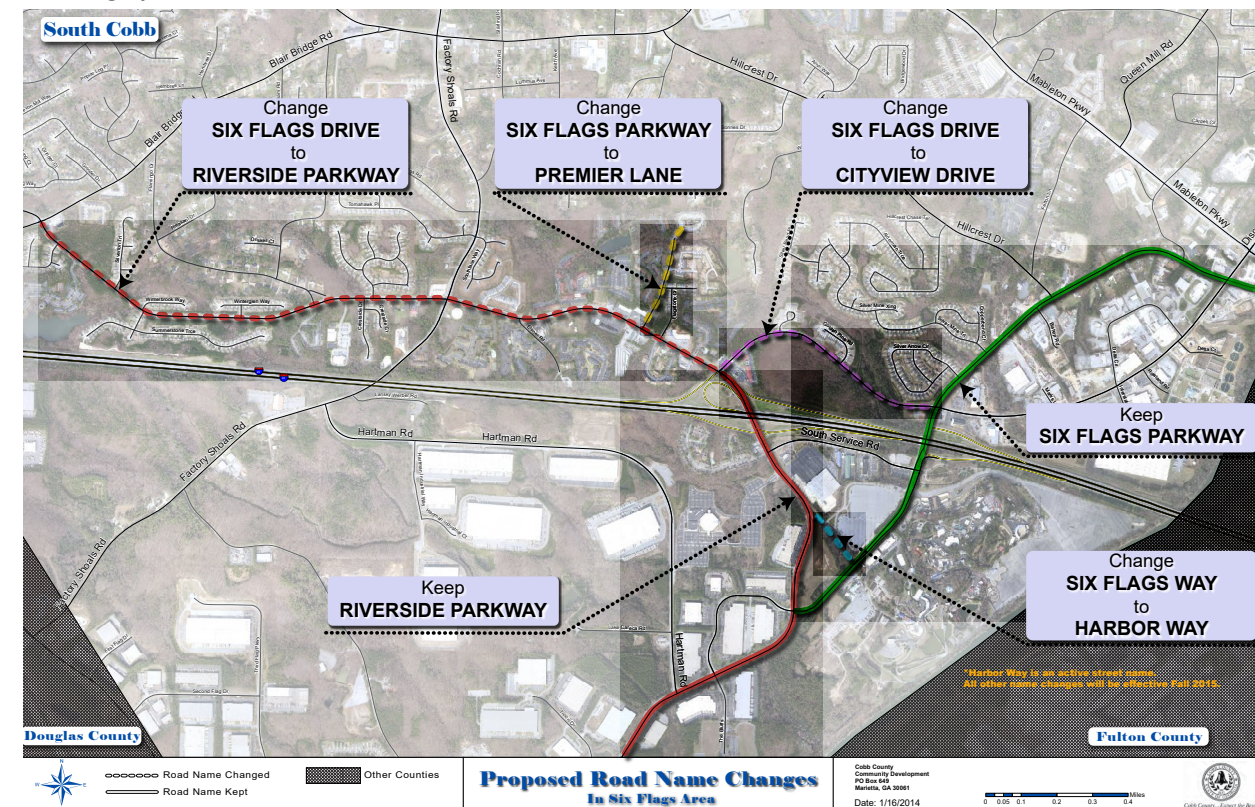
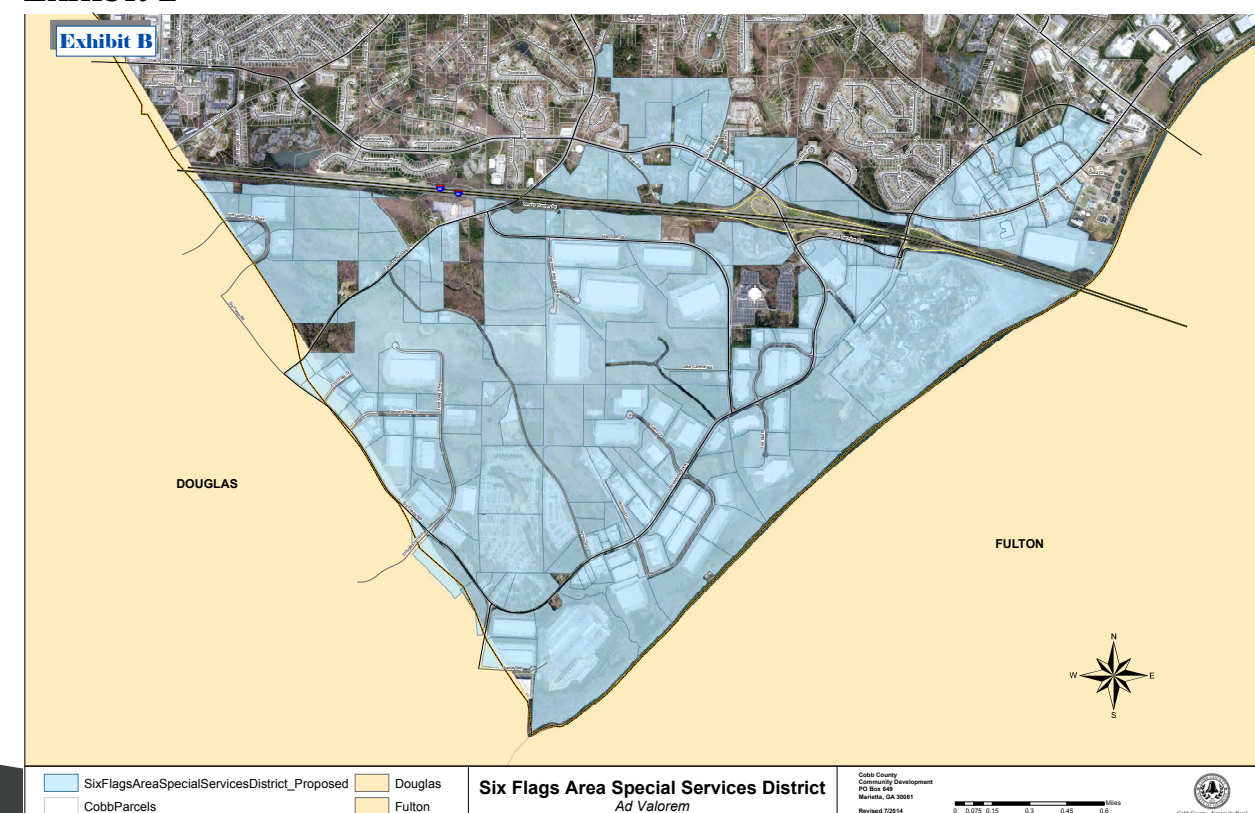


Exhibit 2



Redevelopment projects were identified as a means to create a sense of place and improve the economic and business climate in the community. Projects were categorized as either redevelopment or quality of life and included property acquisition, abatement, installation of wayfinding and gateway signage, and landscape improvements at various locations and I-20 interchanges.

SIX FLAGS AREA REDEVELOPMENT BOND

In September 2015, the Cobb County Board of Commissioners and the South Cobb Redevelopment Authority issued a \$10 million bond for the redevelopment of South Cobb. The bond will fund redevelopment projects that were identified in the creation of the Six Flags Area Special Services District. Revenue from the Six Flags Area Special Services District will be used to repay the \$10 million bond.

MAGNOLIA CROSSING

The South Cobb Redevelopment Authority purchased Magnolia Crossing Apartments in October 2015 below the appraised price for \$4.7 million. This was the first project on the redevelopment project list due to the identification by both the community and previous studies as a community in need of repair. This property also had a disproportionate amount of public safety issues in comparison to surrounding apartment communities.

The South Cobb Redevelopment Authority retained Marietta Housing Authority to manage the property through tenant relocation and property demolition. As new property owners, the South Cobb Redevelopment Authority prioritized safety during as residents were still residing at Magnolia Crossing. SCRA hired off duty Cobb County police officers to regularly patrol the property. The SCRA also provided computers on site, a full-time, on-site property manager and enlisted the assistance of local non-profit organizations to assist residents as they relocated. Sweetwater Mission was vital to the success of many residents as they often provided financial assistance to qualifying residents. Additionally, the South Cobb Redevelopment Authority reimbursed deposits to tenants and provided financial incentives to those who desired to move out early. The property was completely vacant by the end of March 2016 and is currently listed for sale. The South Cobb Redevelopment Authority is considering proposals from various developers to redevelop the site.

I-20 INTERCHANGE BEAUTIFICATION

Quality of life and beautification projects were a key component of the Six Flags Area Special Services District project list. As the gateway to South Cobb, the landscape improvements at key I-20 interchanges was a priority. After considering several consultants, the South Cobb Redevelopment Authority selected AECOM to create landscape designs at these interchanges. AECOM created various designs for the SCRA to consider; after making a selection, the SCRA is currently in the process of selecting a company to install and maintain the design. *See: Exhibit 3*

Exhibit 3



On July 14, 2017, the South Cobb Redevelopment Authority released a Request for Proposals (RFP) for construction and maintenance services for landscape improvements at the I-20 interchanges. The RFP closed on August 14, 2017. The South Cobb Redevelopment Authority anticipates the work will begin during fall 2017.

MARKETING AND BRANDING

In 2014, the South Cobb Redevelopment Authority released a Request for Proposals for a Marketing and Branding Strategy for South Cobb. A selection committee was formed to review the submitted proposals and SLANT Media, LLC was unanimously selected. The Marketing and Branding Strategy is intended to rebrand South Cobb, create a sense-of-place, showcase the attributes and amenities in the community and assist in altering false perceptions held about South Cobb.

The Marketing and Branding Strategy was divided into three key areas: Branding and Strategy, Ad Campaign Concept and Online Presence. SLANT was charged with collecting feedback from local residents to determine the perceptions held within the community. This would aid in creating a branding statement and logo to which the community could identify. Additionally, SLANT would design wayfinding and gateway signage as well as a new online presence for South Cobb. *See Exhibit 4.*

During each phase of the project, SLANT engaged the community through a Marketing and Branding Advisory committee consisting of community members and key stakeholders. Community Development staff provided regular updates to the Cobb County Board of Commissioners regarding the status of the Marketing and Branding Strategy. After creating the branding statement, logo and designing signage, SLANT began to design the website. During this process, Cobb County Information Services was updating the County’s online presence and it was determined that they would also continue to manage the South Cobb Redevelopment Authority website as well.

The South Cobb Redevelopment Authority is currently in communication with several signage companies to determine who will fabricate and install the wayfinding and gateway signs created by SLANT. The goal is to install signage in coordination with the installation of the landscape designs in South Cobb.

Exhibit 4



FUTURE INITIATIVES SIX FLAGS/RIVERSIDE

TAX ALLOCATION DISTRICT

Explore the viability and potential benefits of a Tax Allocation District in South Cobb to encourage investment and economic development.

WAYFINDING SIGNAGE

Place wayfinding signage throughout South Cobb to promote the amenities and improve directional signage for visitors to the area. This project could be funded using redevelopment bond funds or those from the Six Flags Area Special Services District.

RIVERSIDE AREA HOSPITALITY DISTRICT

Explore options to create a hospitality district in South Cobb in conjunction with Six Flags Over Georgia and the Atlanta Braves. Coordinate with Holly Quinlan of Cobb Travel Tourism.



MABLETON

Mableton is well situated in the Atlanta Region being twelve (12) miles west of Atlanta, nine (9) miles south of Marietta, and seven (7) miles south west of the Cumberland Community Improvement District (CID). Per an Atlanta Journal Constitution article on December 26, 2010, Mableton is the community that, demographically speaking, most closely reflects the median of Metropolitan Atlanta in regard to age, race, and income. The town was once well situated on the regional east-west corridor that linked this portion of Cobb County to the City of Atlanta via Veterans Memorial Highway (formerly known as Bankhead Highway). As I-20, I-75, and I-285 opened, Mableton lost many of its former advantages and became more isolated, physically and economically. The location advantages did not disappear – the transportation framework provided it with benefits, resulting in the alteration of the Mableton area.

There has been substantial amount of work over the past decade to help return Mableton to the “Town Center” of South Cobb. These efforts include: the Historic Mableton Preservation and Improvement Plan, Historic Mableton Redevelopment Plan/Tax Allocation Bond District, the Mableton Lifelong Community Master Plan, and the Mableton Form-based Redevelopment District.

ACHIEVEMENTS MABLETON

HISTORIC MABLETON PRESERVATION AND IMPROVEMENT PLAN

In 2001, Cobb County Board of Commissioners accepted a study called the Historic Mableton Preservation and Improvement Plan. This effort was commissioned by the Cobb County Office of Economic Development, using monies provided by a Georgia Department of Community Affairs grant. The purpose of this initiative was to focus on redevelopment in the “old town” section of Mableton. This area contained many of the charms that existed when Mableton was a city from 1912 to 1916. The original master plan was the guide that assisted the development of many land use, transportation, and community investments in this area.

One of the main impacts of this study was an effort to focus a number of public improvements into this area, including the Mable House Barnes Amphitheater and the South Cobb Regional Library. These, in association with the Post Office, Mableton Elementary School, the Mable House, South Cobb Community Center, and the Mable House Arts Center provide a variety of social outlets and activities that help to enrich this area and secure its place as one of the town centers of South Cobb.

HISTORIC MABLETON REDEVELOPMENT PLAN/TAX ALLOCATION BOND DISTRICT

In 2006, the Cobb County Office of Economic Development commissioned the Historic Mableton Redevelopment Plan/Tax Allocation Bond District (TAD). The intent of this effort was to put together the necessary research and analysis that would allow for the creation of a TAD to assist redevelopment by entertaining public-private partnerships. The TAD effort would have allowed Cobb County to float bonds used to support redevelopment in the district. Increased property assessment increments would pay the bonds back over a fixed period of time. The two local taxing authorities, the Cobb County School Board and Cobb County Board of Commissioners, must first approve these tools prior to a TAD being established. This effort was never implemented for a variety of reasons.

SOUTH COBB TOWN CENTER: MABLETON LIFELONG COMMUNITY MASTER PLAN

In 2009, the Atlanta Regional Commission in partnership with local communities and property owners undertook the conceptual Lifelong Communities focus, which served as a precursor to Cobb County’s Mableton Lifelong Community Master Plan. In 2011, the Cobb County Board of Commissioners accepted the South Cobb Town Center: Mableton Lifelong Community Master Plan. This effort brought together healthcare, aging, transportation, accessibility, architecture, planning, and design experts for a week long charette. The intention of this effort was to explore the challenges and opportunities in Mableton to assist in making this a place for people of all ages to thrive. The development of short-term realistic goals that can be implemented to materialize their vision for Mableton’s future was also very important to the community. This was based upon original concepts developed through the help of the Atlanta Regional Commission as part of the Lifelong Communities Program.

The master plan is separated into four separate nodes based on walk-sheds. These nodes form the basis for balancing the growth in the Mableton community. The plan was developed in this manner because no single private developer or entity has assembled the study area and no public or private entity intends to do so. This will allow for incremental changes over time through private sector investment via a cohesive guidance from the Master Plan and Mableton Form-based Redevelopment District.

MABLETON FORM-BASED REDEVELOPMENT DISTRICT

In 2011, the Cobb County Board of Commissioners approved a new zoning code called the Mableton Form-based Redevelopment District. The intent of this code is to provide the regulatory framework for public and private sector implementation of the Mableton Lifelong Community Master Plan. This effort was a culmination of a decade of effort to encourage private sector redevelopment in this community. It dealt with standard zoning use and intensity standards, but also set out the specifics for public spaces (roads, parks, squares, community gardens, etc.) and how they can work together to form a community. This is slightly different from regular zoning; the intention is to combine uses rather than separate them. Also, the code tries to enable a sufficient intensity of use that is appropriate for a town square.

Recently, the development pressures that had been experienced in East Cobb and North Cobb are starting to return to the South Cobb region. This is exhibited by a multitude of new residential and commercial developments that have been established east of Mableton along Veterans Memorial

Highway and the Pebblebrook Road area. These developments are in both unincorporated Cobb County and in the City of Smyrna. There has also been an uptick in residential and commercial interest/development north of Mableton along Floyd Road up to Gore Road. Additionally, there have been and continue to be efforts to spur redevelopment along Veterans Memorial Highway by amending portions of the roadway from Community Activity Center to Neighborhood Activity Center on the Future Land Use map. By amending these future land use policy guidelines, the general commercial zoned properties within the Neighborhood Activity Centers would now be considered non-conforming and grandfather under the existing Zone Code, allowing for more oversight on buildings and properties that have been neglected over the years.

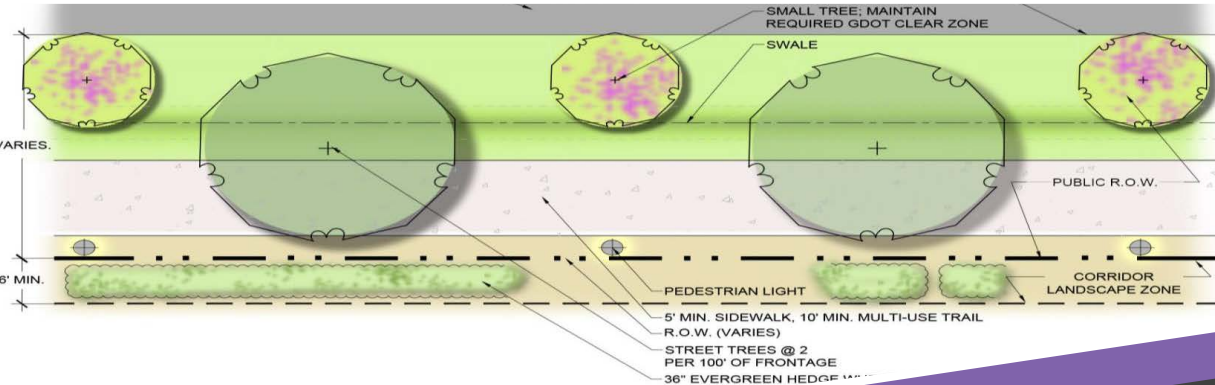
MABLETON TOWN SQUARE AND THE NEW MABLETON ELEMENTARY SCHOOL

The Mableton Town Square and the new Mableton Elementary School were two of many unique features that were highlighted within the Mableton Lifelong Community illustrative Master Plan. The Mableton Town Square was the first transportation project to be completed in the implementation of the Lifelong Mableton Vision. The project consists of a one-way circulation road around the nearly football-field-sized Town Square directly adjacent to Mableton Elementary School. This project also provides a new connection from Old Floyd Road via an extension of existing Walker Drive. The project improves pedestrian safety and connectivity to the elementary school. It also accommodates on-street parking and wide sidewalks to encourage pedestrian activity. The Mableton Elementary School is a perfect example of how the county collaborated with the school system. The collaboration resulted in an “old school” look and feel designed with a clock tower adjacent to the Town Square.

FLOYD ROAD WIDENING AND INTERSECTION IMPROVEMENTS WITH VETERANS MEMORIAL HIGHWAY

In the winter of 2014 the Georgia Department of Transportation completed the \$4.5 million Floyd Road widening project from Hicks Road to Clay Road. The project widened the road from five narrow lanes to four standard lanes, two in each direction, and added a raised median. The project also added standard five foot sidewalks on the east side of Floyd Road and a 10-foot multi-use trail along the west side which will eventually connect south Cobb walkers, runners, and cyclists to the Silver Comet Trailhead just north of Hicks Road.

In July of 2016, widening of Floyd Road from Clay Road to Veterans Memorial Highway was complete. This \$4.7 million project widened to roadway to accommodate four lanes with a divided median and added an eight-foot to twelve-foot wide multi-use trail on the west side, and a five-foot sidewalk on the east side. The project also added dual left turn lanes from Floyd Road onto Veteran Memorial Highway and included the realignment of Mableton Parkway at Veterans Memorial Highway. The improvements help safety and traffic flow along Floyd Road. The pedestrian improvements developed the network of multi-use trails throughout the county, eased congestion, provided alternative transportation routes and support healthy and safe recreational opportunities for Mableton residents.



VETERANS MEMORIAL HIGHWAY AND MABLETON PARKWAY DESIGN GUIDELINES

Staff recently completed a draft of design guidelines that could positively impact the Mableton community. Mableton Parkway and Veterans Memorial Highway are key corridors in the Mableton community. Both are critically important to all of southern Cobb County, as each was developed as an automobile-centric, commercial thoroughfare. Over time, both have seen a decline in their respective commercial markets and more residential development has moved into the area. As a way to help revitalize both corridors through alterations to the current land use pattern, Cobb County will be implementing the Mableton Parkwar and Veterans Memorial Highway Design Guidelines.

The purpose of these design guidelines is threefold:

- To create modern, urban arterials that are attractive, walkable, and safe, and provide a variety of commercial/retail and housing options
- To provide clear direction for property owners and land developers seeking to construct new developments, redevelop existing sites, or perform major exterior renovations or additions to existing buildings
- To stimulate investment, encourage development or redevelopment, and enhance the corridors in terms of aesthetics, function, and land use.

The Veterans Memorial Highway and Mableton Parkway Design Guidelines are currently in draft form and still lacks adoption. Cost \$127,000, to be complete by beginning of 2018.

FUTURE INITIATIVES MABLETON

FACADE IMPROVEMENT PROGRAM

Cobb County is proposing a Facade Improvement program which will serve as an incentive to business owners to improve the exterior appearance of their buildings and storefronts located within specific redevelopment areas and corridors. The program will be funded by Cobb’s Community Development Block Grant Program and could assist with exterior painting, lighting, signage, canopies, awnings and more. Facade improvement programs benefit economic development by increasing property values and attracting new businesses and consumers to the area.

WALKER DRIVE, PHASE 2

The Walker Drive, Phase 2 project is part of the Tier 2, 2016 SPLOST transportation project list. Tier 2 projects are to be implemented if additional funding becomes available. The \$10 million project includes the construction of a 2nd Mableton Town Square, corridor safety and operational improvements, and pedestrian safety improvements from Church Street to Old Floyd Road.

MABLE HOUSE FACILITY IMPROVEMENTS

Conceptual pricing of all desired improvements is complete. The list of improvements will be prioritized and projects will be planned and executed. Project budget \$2 million.

RELOCATE FIRE STATION 1

This \$3.3 million project is part of the Tier 2 Public Safety projects under the 2016 SPLOST. Tier 2 projects are to be implemented if additional funding becomes available. This particular project is part of the Fire Facilities Capital Renovations.

FLOYD ROAD TRAIL, PHASE 2

This project consists of construction of a ten-foot wide trail on the west side of Floyd Road, from Hicks Road to the Silver Comet Trailhead (near Bates Road). According Cobb Commute it is currently under construction and will be complete by the end of the year.

SMARTCODE PROMOTION

In order for Mableton and the surrounding community to succeed, it is essential that stakeholders and other interested groups promote and market the form-based Smartcode that has been adopted for the Mableton Community. If funding is available, a marketing strategy with recommendations on inexpensive ways to promote the form-based code to developers should be considered in order to stimulate interest.

The vision for Mableton's future is a walkable and green hometown that will be an even better place to live, work and play. This vision was the result of a collaborative planning effort with technical assistance with county staff, completed in 2011. Building upon the existing community structure, the Mableton Illustrative Master Plan, proposes adjustments and additions to the street network. Some propositions have been completed and others continue to take shape as specific SPLOST projects related to the vision. In addition to the public infrastructure improvements, the Illustrative Master Plan set in place a form-based code, or Smartcode. The Smartcode is a development regulation code that identifies design standards, development criteria and other requirements that will ensure quality and give developers more flexibility than the traditional zoning regulations. The Smartcode places emphasis on the physical form of the built environment rather than the land use. The objective is to recreate a sustainable community with a fine-grained mix of uses, focusing on walkability and circulation with varied housing types that promotes a socially diverse population. The blend of the visioning grid system and town square – as well as private developments utilizing the form-based Smartcode – will allow the Mableton community to grow incrementally, innovatively and organically.

EXPLORE OPTIONS TO ESTABLISH MABLETON CID

As a way to help fund improvements in Mableton there have been past discussions and a feasibility study on establishing a Mableton Community Improvement District (CID). Under a CID, the commercial property owners would be taxed additionally to help support road projects, sidewalk improvements, signage and various infrastructure and beautification efforts. Past efforts on a Mableton CID have focused on the feasibility of an additional tax. Creating a CID requires extensive analysis to determine if there is enough of a commercial and industrial base in the area to sustain and fund the necessary projects.

Moving forward over the course of the next 5 years, Cobb County, the SCRA and other stakeholders should explore other options and avenues on establishing a Mableton CID. Monies accrued through a Mableton CID would help materialize Mableton Illustrative Plan.

DEVELOPMENT OF MABLETON TOWN SQUARE #3 AT THE POST OFFICE

As visualized through the Mableton Illustrative Plan there is sufficient interest to create a civic square at the intersection of Floyd Road and Clay Road without needing any additional private property. The square would require redeveloping the Mableton Post Office parking lot by accommodating the parking with parallel spaces along the new local street bordering the square and to the rear of the Post Office. A new square or civic green could be lined with buildings to establish an initial main street town center environment. Funding is not currently available for this project. The River Line Implementation Strategy is a layout of how land use, transportation, historic preservation and natural resources protection can all work together to build community spirit, support redevelopment and stabilize a community. The area greatly benefits by being adjacent to the Chattahoochee River, it has convenient access to I-285 and is in the vicinity of stable industrial job opportunities.

RIVER LINE

Since the approval of the South Cobb Implementation Strategy (SCIS) in 2012, there have been several accomplishments in the River Line Area.

ACHIEVEMENTS RIVER LINE

LAND USE

The implementation items in the SCIS relevant to land use focused mainly on property on Riverview Road along the Chattahoochee River that was proposed for redevelopment into a mixed-use area. The City of Smyrna annexed this property in February 2014 and Cobb County, therefore, made no further land use changes to the area.

TRANSPORTATION

There were transportation items previously mentioned in the SCIS, Brookside Drive drainage improvements and Queen Mill safety and operation improvements, both of which have been completed.

There were several transportation projects in the area that were Tier 2 projects in the 2011 SPLOST and are on-going.

The 2011 SPLOST included money for upgrades to Riverview Road. These improvements include converting the two-lane roadway to a three-lane road with one 12-foot lane in each direction and separated by a 14-foot two-way turn lane. There will be 8-foot rural shoulders, with of 2 feet of the shoulder paved and 6 feet of it planted with grass. This project has been delayed, but construction is estimated to begin in the spring of 2018.

HISTORIC PRESERVATION

With the assistance of two grants from the American Battlefield Protection Program obtained from the National Park Service by the Mableton Improvement Coalition, two studies were completed on archaeological resources that are part of the Chattahoochee River Line. These included the Archaeology Inventory & GIS Analysis for the Chattahoochee River Line, completed in 2011, and the Chattahoochee River Line Battlefield Preservation Plan, completed in 2014. Two sites associated with the Chattahoochee River Line were also added to the National Register of Historic Places in 2015.

PARKS, RECREATION AND CULTURAL AFFAIRS

The 2011 SPLOST provided funding for improvements to Nickajack Park. These projects included a new concession/restroom building, tennis court lighting upgrade, renovations of two baseball fields and other paving and grading improvements. The Nickajack Park improvements were completed in 2016.

ECONOMIC DEVELOPMENT

FUTURE INITIATIVES RIVER LINE

TRANSPORTATION

Construction of improvements on Riverview Road is estimated to begin in the spring of 2018.

PARKS, RECREATION AND CULTURAL AFFAIRS

The 2016 SPLOST has provided funding for the 100 acres Cobb County owns along Discovery Boulevard (Johnston's River Line Park). This tract has examples of Civil War earthworks on it. The funding is for providing visitor access, including adding parking and trails.

POTENTIAL COMMUNITY IMPROVEMENT DISTRICT

The River Line area, with its connectivity to I-285 and the City of Atlanta, acts as gateway to Cobb County. This gateway has great potential that could be achieved through redevelopment, while supporting the stable industrial businesses that occupy Discovery Boulevard. Additional infrastructure improvements in the area could also aid in achieving an improved gateway experience into Cobb County. Funding for these infrastructure improvements could be obtained through creating a new Community Improvement District. The CID would collect an extra millage from business owners within set boundaries that would go towards road projects, sidewalk improvements, signage and other beautification efforts. Creating a CID would require extensive analysis to determine if there is enough of a commercial and industrial base in the area to sustain and fund the necessary projects. A joint effort with the City of Smyrna might also need to be explored in order to sustain a CID.

“ Economic development is at the core of well-being and quality of life for communities across the United States.

It is a group of policies, programs, and activities that seek to create and retain jobs and ultimately facilitate economic growth. ”

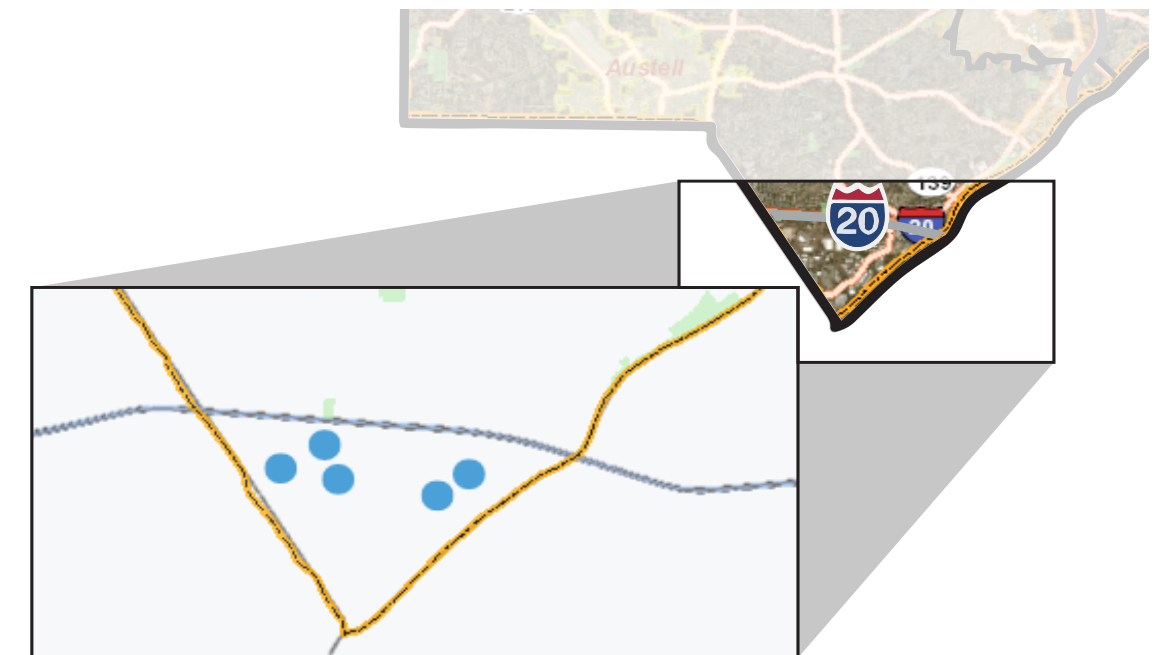
— Jeff Finkle
President of International Economic Development Council

TOOLS AND STRATEGIES

According to Jeff Finkle, President of International Economic Development Council, economic development is a group of policies, programs and activities that seek to create and retain jobs and ultimately facilitate economic growth. As outlined in the 2012 South Cobb Implementation Strategy, there are several tools available to foster economic development in Cobb County. Cobb County is constantly pursuing opportunities to improve on existing economic development initiatives and encourage development throughout the county. Some of the existing economic development programs and incentives have been expanded since the initial 2012 SCIS.

ECONOMIC DEVELOPMENT WINS

Economic Development in South Cobb has been thriving since 2012. The five largest economic development wins in South Cobb since the SCIS inception are FedEx Ground, Yates Cylinders Georgia LLC, Six Flags' Hurricane Harbor and Mars INC. These investments have brought more than one-hundred million dollars of investments to South Cobb. Empire Distributors have signed a lease to relocate their Atlanta-based plant to the South Cobb area in the next two years. After the upcoming development of Empire's plant, these five investments will have brought more than one-hundred-eighty million investment dollars and over 700 job positions to the South Cobb Area.



					
INVESTMENT	\$62,700,000	\$45,000,000	\$3,000,000	\$49,000,000	\$25,000,000
JOBS	450	300	45		

ENTERPRISE ZONES

The Enterprise Zone Program, as defined by the Department of Community Affairs is an effort to incentive development in areas that have experienced a period of disinvestment, underdevelopment and economic decline. To create an enterprise zone, the designated area must meet three of five criteria: pervasive poverty, unemployment rate, underdevelopment, general distress and general blight. Businesses within the retail, manufacturing, distribution, land development and industrial buildings may qualify for enterprise zone incentives. Qualifying businesses locating or expanding within the zone may be eligible for incentives based upon their level of job creation and/or capital investment. Incentives could include a ten-year graduated tax abatement of County ad valorem taxes, excluding school taxes and/or an abatement or reduction of occupational taxes, regulatory fees, building inspection fees and others that would be imposed on qualified businesses.

Businesses within the enterprise zone could receive incentives if they:

- Create five or more new full-time jobs or bring significant investment into the area.
- Are in the following industry sectors: retail, manufacturing, distribution land development and industrial buildings

In 2013, the former Veteran’s Memorial and Six Flags Enterprise Zones were combined and became the South Cobb Enterprise Zone. Additional land was also added to this enterprise zone which now includes the area in the River Line Area not within the City of Smyrna boundaries as well as the majority of land located within the boundary of the South Cobb Redevelopment Authority.

The Atlanta Road Enterprise Zone was expanded and is now the Smyrna-Osborne Enterprise Zone. Cobb County partnered with the city of Smyrna in the creation of this Enterprise Zone.

Others enterprise zone areas include the Austell-Powder Springs, Powers Ferry and Canton Road Enterprise Zones. *See Exhibit 5 for a map of South Cobb Enterprise Zones.*

OPPORTUNITY ZONES

The Opportunity Zones tax credit is an incentive program established by the Georgia Department of Community Affairs (DCA) that allows businesses to receive credits to their income tax liability and state payroll withholdings. An Opportunity Zone is typically created in older commercial and industrial areas where there is a need for redevelopment. Local municipalities may submit designated areas to DCA for opportunity zone consideration. Approved areas are within or adjacent to a census block group with poverty levels at 15% or greater and where an enterprise zone or urban redevelopment plan currently exists. Specifics of the program include:

- The maximum Job Tax Credit allowed under law - \$3,500 per job created
- New or existing business must create two or more new jobs
- Job Tax Credits can be used against 100% of Georgia income tax liability and withholding tax
- Businesses within any business sector are eligible

See Exhibit 5 for a map of South Cobb Opportunity Zones.

NEW MARKET TAX CREDITS

The New Market Tax Credit Program is a federal program that was approved in 2000 to spur new or increased investment into operating business and real estate projects in low income communities and areas with high concentrations of poverty. The program attracts capital to low income communities by permitting individual and corporate investors to receive tax credits against federal income tax returns in exchange for making equity investments in specialized financial institutions called Community Development Entities (CDE). A tax credit of 39% is provided on the original investment to a CDE, which is claimed over a period of seven years. The Marietta-Cobb New Markets Fund, Inc. was incorporated in 2010 and certifies as a CDE by the US Department of Treasury.

The Neighborhood Stabilization Program (NSP) was established by Congress for the purpose of stabilizing communities with high rates of abandoned and foreclosed homes. The NSP provides financial assistance to state and local governments to acquire and redevelop abandoned or foreclosed properties that might otherwise become sources of blight within the community.

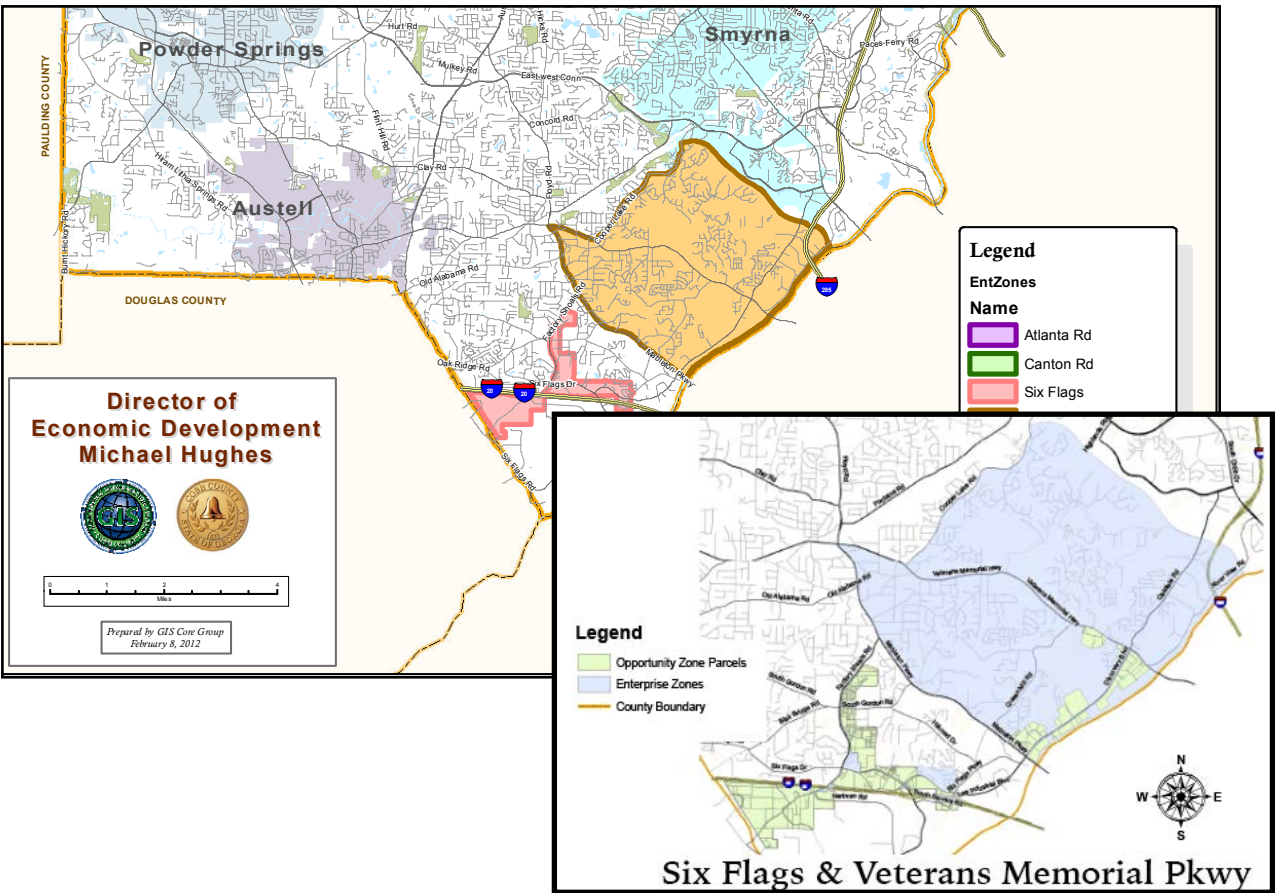
SOUTH COBB REDEVELOPMENT AUTHORITY

The South Cobb Redevelopment Authority (SCRA) was reactivated in 2011 by the passage of Georgia Senate Bill 266. As indicated in the 2012 South Cobb Implementation Strategy, the goal of the South Cobb Redevelopment Authority is to revitalize and redevelop the South Cobb community and promote economic development within the area.

The SCRA has undertaken several projects since 2012 and are making great strides in the redevelopment process in South Cobb. In 2015, SCRA issued \$10M in revenue bonds with the goal of using the funds for property acquisition and quality-of-life improvements in South Cobb. Since the bond issuance, SCRA has purchased the former Magnolia Crossing Apartment community that was identified by community members and supported by research as the most challenging community along the

Exhibit 5

South Cobb Enterprise and Opportunity Zones



Riverside Parkway corridor. This property was razed and is now listed for sale. The SCRA is accepting offers from potential developers regarding new projects for this site.

SCRA is also in the process of completing landscape and design projects. They received the design from AECOM about what will work on the property. Proposals are being reviewed and a selection will be made soon regarding the consultant who will install and maintain the improvements.

The South Cobb Redevelopment Authority is also working on a marketing and branding campaign for South Cobb. The goal of this project is to create a sense of place and a new identity for South Cobb. Through a competitive bid process, the SCRA selected SLANT Media to lead this marketing campaign. SLANT has created a logo for South Cobb as well as a branding statement and design for wayfinding and monument signage to be used throughout the community. Additionally, SLANT designed a template for an updated South Cobb website that is currently active and will be used to market South Cobb.

REDEVELOPMENT OVERLAY DISTRICT

In 2006, the Cobb County board of Commissioners established the Redevelopment Overlay District (ROD). This is an incentive based regulation in specific areas of the county whose purpose is to provide locations for redevelopment of commercial office and residential uses which are pedestrian oriented and developed at a community or regional activity center scale and intensity. This is intended to encourage compatible mixed uses within the boundaries of these properties.



SOUTH COBB IMPLEMENTATION STRATEGY STATUS UPDATE

2011 to 2017



SOUTH COBB AREA STATUS UPDATE						
Project	Status					Explanation
	On-going	Completed	Currently Underway	Postponed	Not Completed	
South Cobb Redevelopment Authority						
Establish the SCRA		X				
Approve By-laws for SCRA		X				
SCRA to release a request for proposals to leverage NSP funds with foundation funds to maximize investments in this area		X				
Hire team to leverage NSP funds with private foundations		X				
Conduct joint meetings in South Cobb with full SCRA and BOC to focus attention on South Cobb					X	
Continue marketing and branding efforts in South Cobb	X					
Create community task forces to involve the community in project implementation and advisory roles	X					
Issue bonds to facilitate redevelopment		X				
Purchase Magnolia Crossing Apartment property		X				
Market redevelopment site for future development	X					



SOUTH COBB AREA STATUS UPDATE						
Project	Status					Explanation
	On-going	Completed	Currently Underway	Postponed	Not Completed	
Economic Development						
Investigate funding opportunities to leverage redevelopment	X					Primary source is CDBG, Development Authority Bonds, or possible TAD proceeds
Continue to evaluate poverty status in the Six Flags Area to establish an Opportunity Zone		X				
Revise Cobb County TAD policies					X	Replaced by Special Service District
Pursue a TAD in SFA to assist in funding redevelopment					X	Replaced by Special Service District
Pursue Section 108 loan from the CDBG program, for economic development, housing rehab, public facilities, and development projects				X		
Seek alternative entertainment and accessory businesses to provide year-round entertainment options	X					
Hire a new employee dedicated to redevelopment in South Cobb		X				
Develop and promote incentives for redevelopment	X					
Develop an incentive program to assist with private implementation of the MA zoning district	X					Mableton Form Based Code established; Pursuing other incentive options
Pursue funding sources to encourage and expand arts initiatives in MA	X					
Leverage lobbyist and US delegation for assistance with the General Services Administration for the town green			X			Numerous conversations have occurred to move this initiative forward. The Postal Service has not shown any interest in this project thus far.
Expand historic based tourism marketing for RLA				X		Funding needs to be identified to move this initiative forward.
Develop a way-finding signage program to accompany historic tourism efforts				X		Funding needs to be identified to move this initiative forward.
Designate MA and SFA as areas to receive the Commercial and Industrial Property Rehabilitation Program incentives		X				

SOUTH COBB AREA STATUS UPDATE						
Project	Status					Explanation
	On-going	Completed	Currently Underway	Postponed	Not Completed	
Community Development						
Veterans Memorial Highway and Mableton Parkway Design Guidelines			X			Anticipating completion by end of 2017
Investigate historic and natural features in the River Line area and develop an interpretation plan to encourage historic tourism				X		American Battlefield Protection Program grants.
Study NORC (Naturally Occurring Retirement Community) concept to assist seniors in Mableton	X					This is being accomplished through a partnership between Cobb County and the ARC called Lifelong Mableton- that was formerly true. The program has died. You can mention that it is complete and realized through the FBC.
Mableton Town Square		X				Completed in 2016
Mableton Elementary School		X				Completed in 2012
Transportation						
Floyd Road improvements (Hicks Road to Clay Road)		X				Completed in 2014
Floyd Road improvements (Clay Road to Veterans Memorial Highway)		X				Completed in 2016
Clay Road sidewalks		X				
Riverview Road			X			Engineering Start 7/2012 Right-of-way Start 3/2016 Construction Start 4/2018
Church Street improvements		X				
Oakdale Road widening **	X					Tier 2 Project under 2011 SPLOST
Walker Drive Extension		X				Completed in 2016
Buckner Road improvements **	X					Tier 2 Project under 2011 SPLOST
Cooper Lake Road safety and operational improvements **		X				Completed in 2013
Hicks Road at Concord Road intersection improvements			X			Will be complete in late 2020
Mableton Parkway at Lee Industrial Pkwy intersection improvements **	X					Tier 2 Project under 2011 SPLOST
Queen Mill Road intersection improvements **	X					Tier 2 Project under 2011 SPLOST

SOUTH COBB AREA STATUS UPDATE						
Project	Status					Explanation
	On-going	Completed	Currently Underway	Postponed	Not Completed	
Public Service						
Six Flags Drive safety and operational improvements		X				Completed in 2016
Coordinate with education and human service providers to expand service provision and opportunities in the area.	X					
Develop a local farmer’s market	X					A farmer’s market has been established in Mableton, but this item continues to be an ongoing effort.
Develop community gardens	X					A community garden has been established in Mableton, but this item continues to be an ongoing effort.
Continue youth centered programs for recreation, leadership, and life skills	X					
Design and Implement a Nature Center along the Chattahoochee River adjacent to Six Flags Park				X		Postponed due to lack of funding.
Redesign Wallace Park to engage the public, improve public safety, and incorporate a children’s play area.				X		Postponed due to lack of funding.
Continue youth, adult, and senior focused programs supporting health, wellness, recreation, education, and community building/ involvement.	X					
Integrate Public Safety into local programs (public and non-profit) in the Six Flags Drive area to develop trust with the community.	X					
Implement enhanced measures utilizing technology for safety and security	X					
Integrate after school programs into the South Cobb Recreation Center and model after successful programs in other areas of Cobb County	X					
Create pocket parks & public squares in Mableton		X				A public square adjacent to the Mableton Elementary School was completed in 2016.

WORK PROGRAM

The following is a list of implementation items that together will have an impact on creating a positive environment for existing residents and businesses, improve quality-of-life, expand business opportunities, encourage private sector investment into the community, and protect/preserve sensitive environmental and historic resources. When viewed as a whole, these items will provide guidance to the Planning Commission, Board of Commissioners, and community-at-large on how public and private investments can work together to create more sustainable and livable communities. It should be noted that approval of this list by the Board of Commissioners does not commit this or other boards to fund all of the proposed projects, but it does provide a framework on how disparate decisions can coalesce around a strong and vibrant program for community improvement.

There are a number of acronyms that are used throughout the work program, they are as follows:

All - Six Flags, Mableton, and River Line Areas	BOC – Board of Commissioners
CCOC – Cobb Chamber of Commerce	PC – Planning Commission
CTT – Cobb Travel & Tourism	TAD – Tax Allocation District
SCRA – South Cobb Redevelopment Authority	PH – Public Health
MA – Mableton Area	CCSD – Cobb County School District
RLA – River Line Area	LCI – Livable Centers Initiative
SFA – Six Flags Area	CDBG – Community Development Block Grant
ED – Economic Development	SS – Senior Services
CD – Community Development	TBD – To be determined
PRCA – Parks, Recreation, and Cultural Affairs	NPS – National Park Service
CCDOT – Cobb County DOT	NA – Not Applicable
PS – Public Safety	

When an asterisk (*) is located next to funding source, it is an indication that funding has already been approved, allocated, or is available for the project.

SOUTH COBB IMPLEMENTATION PROGRAM								
Item #	Project	Target Area	Start Date	Projected End Date	Type of Deliverable	Partnerships	Cost Estimates	Possible Funding Source
South Cobb Redevelopment Authority								
SCIS-1	Create community task forces to involve the community in project implementation and advisory roles	All Areas	2012	2022	Public Outreach	SCRA, ED, CD, DOT	\$0.00	NA
SCIS-2	Install and maintain landscape improvements at I-20 interchanges	SFA	2017	2022	Design & Construction	SCRA, CD, DOT	\$60,000	Redevelopment Bond
SCIS-3	Market SCRA and South Cobb via new south cobb website	All Areas	2017	2022	Outreach	SCRA, CD	\$0.00	NA
SCIS-4	Issue bonds through the Development Authority powers to assist with jobs creation in South Cobb.	All Areas	2017	2022	Policy	SCRA, BOC, ED, CD	\$0.00	Redevelopment Bond, SSD
Economic Development								
SCIS-5	Identify locations for redevelopment	All Areas	2017	2022	Land purchase & Policy	SCRA, BOC, ED, CD	Varies	Redevelopment Bond, SSD
SCIS-6	Promote Enterprise and Opportunity Zones for job creation and redevelopment	All Areas	2017	2022	Education	ED, CD	\$0.00	NA
SCIS-7	Develop a Branding Strategy to improve community identity	All Areas	2017	2022	Education	ED	\$40,000	Redevelopment Bond, SSD
SCIS-8	Develop and promote incentives for redevelopment	All Areas	2012	2022	Policy	ED, CD, BOC	\$0.00	NA
SCIS-9	Develop a way-finding signage program to accompany historic tourism efforts	All Areas	2015	2022	Design & Construction	ED, DOT, CD, BOC, CTT	TBD	Redevelopment Bond, SSD
SCIS-10	Facade Improvement Program	All Areas	2017	2022	Policy	BOC, ED, CD	\$15,000	CDBG
SCIS-11	Explore options to establish Mableton CID	MA	2017	2022	Policy	BOC, ED, CD	\$0.00	
SCIS-12	CID for Discovery Blvd	RLA	2017	2022	Policy	BOC, ED, CD	\$0.00	
SCIS-13	Create town square #3 at the Post Office near the intersection of Floyd Road and Clay Road	MA	2017	2022	Construction	DOT, BOC, CD	TBD	TBD
SCIS-14	Investigate TAD for Six Flags Area	SFA	2017	2022	Policy	BOC, CCSD	\$0.00	NA
SCIS-15	Review the effectiveness of the Commercial and Industrial Rehab program	All Areas	2017	2022	Policy	BOC, ED, CD	\$0.00	NA

*Indicates that the item is funded or funding is programmed for implementation

SOUTH COBB IMPLEMENTATION PROGRAM								
Item #	Project	Target Area	Start Date	Projected End Date	Type of Deliverable	Partnerships	Cost Estimates	Possible Funding Source
Community Development								
SCIS-16	Continue to implement the community vision established with SFA, MA, and RLA	All Areas	2017	2022	Ongoing Actions	CD, DOT, ED, SCRA, & BOC	\$0.00	NA
SCIS-17	Promote the Mableton Form Based Smartcode to private development interests	MA	2019	2022	Marketing Strategy	SCRA, CD, and developers	TBD	NA
SCIS-18	Develop a yearly communications tool to assist local area residents, businesses, and non-profit organizations of the county and non-profit investments to improve the area	All Areas	2011	2022	Education	Communications, CD, ED, DOT, PRCA, and PS	\$0.00	NA
SCIS-19	Continue collaboration between Cobb County, City of Atlanta, Fulton County, and Douglas County to address regional quality-of-life issues.	All Areas	2011	2022	Coordination	CD, ED, PS DOT, BOC	\$0.00	NA
SCIS-20	Continue proactive code enforcement in the area and use force compliance to aid revitalization	All Areas	2012	2022	Enforcement	CD	\$0.00	NA
SCIS-21	Leverage tourism tax credits to develop the Entertainment Mixed-use District at the Six Flags Park Node	SFA	2011	2022	Private Development	ED, CD, and developers	\$0.00	NA
SCIS-22	Establish metrics for evaluating success, track progress over time, and communicate status with the community and BOC	All Areas	2012	2022	Education	CD and SCRA	\$0.00	NA
SCIS-23	Enforce Community Improvement Tax Incentive Program where necessary	All Areas	2017	2022	Enforcement	CD and SCRA	\$0.00	NA
SCIS-24	Enforce Public Safety Nuisance ordinance where necessary	All Areas	2017	2022	Enforcement	Public Safety	\$0.00	NA
SCIS-25	Design Guidelines	All Areas	2017	2018	Policy	CD	\$127,000	SPLOST General Fund

*Indicates that the item is funded or funding is programmed for implementation

SOUTH COBB IMPLEMENTATION PROGRAM								
Item #	Project	Target Area	Start Date	Projected End Date	Type of Deliverable	Partnerships	Cost Estimates	Possible Funding Source
Community Development (Cont.)								
SCIS-26	Hospitality District	All Areas	2017	2018	Policy	CD and Cobb Travel and Tourism	\$0.00	NA
SCIS-27	Implement standards for building design and stormwater management to reduce runoff and expand greenspace/greenways	RLA, SFA	2017	2018	Regulation	CD, PC, Water, and BOC	\$0.00	NA
SCIS-28	Investigate all historic and natural features in the River Line area and develop an interpretation plan to encourage historic tourism	RLA & MA	2014	2022	Study, Design, & Construction	CD, ED, CTT, PRCA	\$50,000	American Battlefield Protection Program grants.
SCIS-29	Encourage Low Income Tax Credits to improve housing conditions in the SFA	SFA	2014	2022	Coordination	CD, BOC	\$0.00	NA
Transportation SPLOST								
SCIS-30	Buckner Road improvements	RLA	2012	2022	Design, Construction	DOT	\$7,662,000	Local, Tier 2 - SPLOST
SCIS-31	Hicks Road at Concord Road intersection improvements	MA	2012	2020	Design, Construction	DOT	\$2,350,000	Local, SPLOST
SCIS-32	Mableton Parkway at Lee Industrial Pkwy intersection improvements	SFA	2012	2022	Design, Construction	DOT	\$385,000	Local, Tier 2 - SPLOST
SCIS-33	Queen Mill Road intersection improvements	RLA	2012	2022	Design, Construction	DOT	\$2,945,000	Local, Tier 2 - SPLOST
SCIS-34	Six Flags Drive intersection improvements	SFA	2012	2021	Design, Construction	DOT	\$3,500,000	Local, SPLOST
SCIS-35	Walker Drive, Phase 2	MA	2017	2022	Design, Construction	DOT	\$3,300,000	Local, Tier 2 - SPLOST

*Indicates that the item is funded or funding is programmed for implementation

SOUTH COBB IMPLEMENTATION PROGRAM								
Item #	Project	Target Area	Start Date	Projected End Date	Type of Deliverable	Partnerships	Cost Estimates	Possible Funding Source
Public Services								
SCIS-36	Coordinate with education and human service providers to expand service provision and opportunities in the area.	All Areas	2017	2022	Coordination	PRCA, SS, DOT, CD, ED, Word of Faith, Non-profits	\$0.00	NA
SCIS-37	Develop a local farmer's market	SFA, RLA	2017	2022	Community	PRCA, Non-profits, Word of Faith, Community-at-large	\$0.00	Corporate Donations, Non-profit Volunteers, Community-at-large
SCIS-38	Develop community gardens	SFA, RLA	2017	2023	Community	PRCA, Non-profits, Word of Faith, Community-at-large	\$0.00	Corporate Donations, Non-profit Volunteers, Community-at-large
SCIS-39	Continue youth centered programs for recreation, leadership, and life skills	All Areas	2017	2023	Community	PRCA, PS, Non-profits, Center for Family Resources		Non-profit Volunteers, Community-at-large, JAG Grants
SCIS-40	Design and Implement a Nature Center along the Chattahoochee River adjacent to Six Flags Park	SFA	2017	2022	Design, Construction & Programming	Six Flags Park, PRCA, SCRA, Development Authority, and Word of Faith	\$15,000,000 to \$20,000,000	Six Flags Park, Tourism Tax Credit (State), NPS, 319E grants, GA DNR Trail Grants,
SCIS-41	Continue youth, adult, and senior focused programs supporting health, wellness, recreation, education, and community building/involvement.	All Areas	2017	2023	Programming & Coordination	PRCA, Senior Services, Non-profits, and Community Organizations	Part of current Operating Budget	Funding source needs to be identified
SCIS-42	Relocate Fire Station #1	MA	2017	2022	Design, Construction	PS, PM	\$3,300,000	Local, Tier 2 - SPLOST
SCIS-43	Integrate Public Safety into local programs (public and non-profit) in the Six Flags Drive area to develop trust with the community.	SFA	2011	2023	Coordination	PS	\$0.00	NA

*Indicates that the item is funded or funding is programmed for implementation

SOUTH COBB IMPLEMENTATION PROGRAM								
Item #	Project	Target Area	Start Date	Projected End Date	Type of Deliverable	Partnerships	Cost Estimates	Possible Funding Source
Public Services (Cont.)								
SCIS-44	Implement enhanced measures utilizing technology for safety and security	SFA	2015	2023	Design & Installation	PS	Need an estimate	JAG grant or drug forfeiture accounts
SCIS-45	Integrate after school programs into the South Cobb Recreation Center and model after successful programs in other areas of Cobb County	SFA	2013	2023	Coordination	PRCA, PS, and CCSS	\$0.00	NA
SCIS-46	Improvement & increase capacity at Mable House Amphitheater	MA	2020	2022	Design & Construction	PRCA	\$3,300,000	Funding Source needs to be identified
SCIS-47	Blackbox Theatre at the Mable House Arts Center	MA	2020	2022	Design & Construction	PRCA	\$10,400,000	Funding Source needs to be identified
SCIS-48	Develop a Master Plan for the 100-acre property along the Chattahoochee River & Henderson Road property.	RLA	2014	2022	Study	PRCA, CD	\$30,000	Funding Source needs to be identified
P.A.R.K.S SPLOST								
SCIS-49	Johnston's River Line Park	RLA	2017	2021	Design, Construction	PRCA	\$898,000	Local-SPLOST*
SCIS-50	Mable House Arts Complex improvements	MA	2017	2021	Design, Construction	PRCA	\$201,000	Local-SPLOST *
SCIS-51	Bartlett Property dam repair, dredge lake, and repair water quality	SFA	2012	2017	Design, Construction	PRCA	\$374,000	Local – SPLOST *

*Indicates that the item is funded or funding is programmed for implementation



Cobb County...Expect the Best!

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