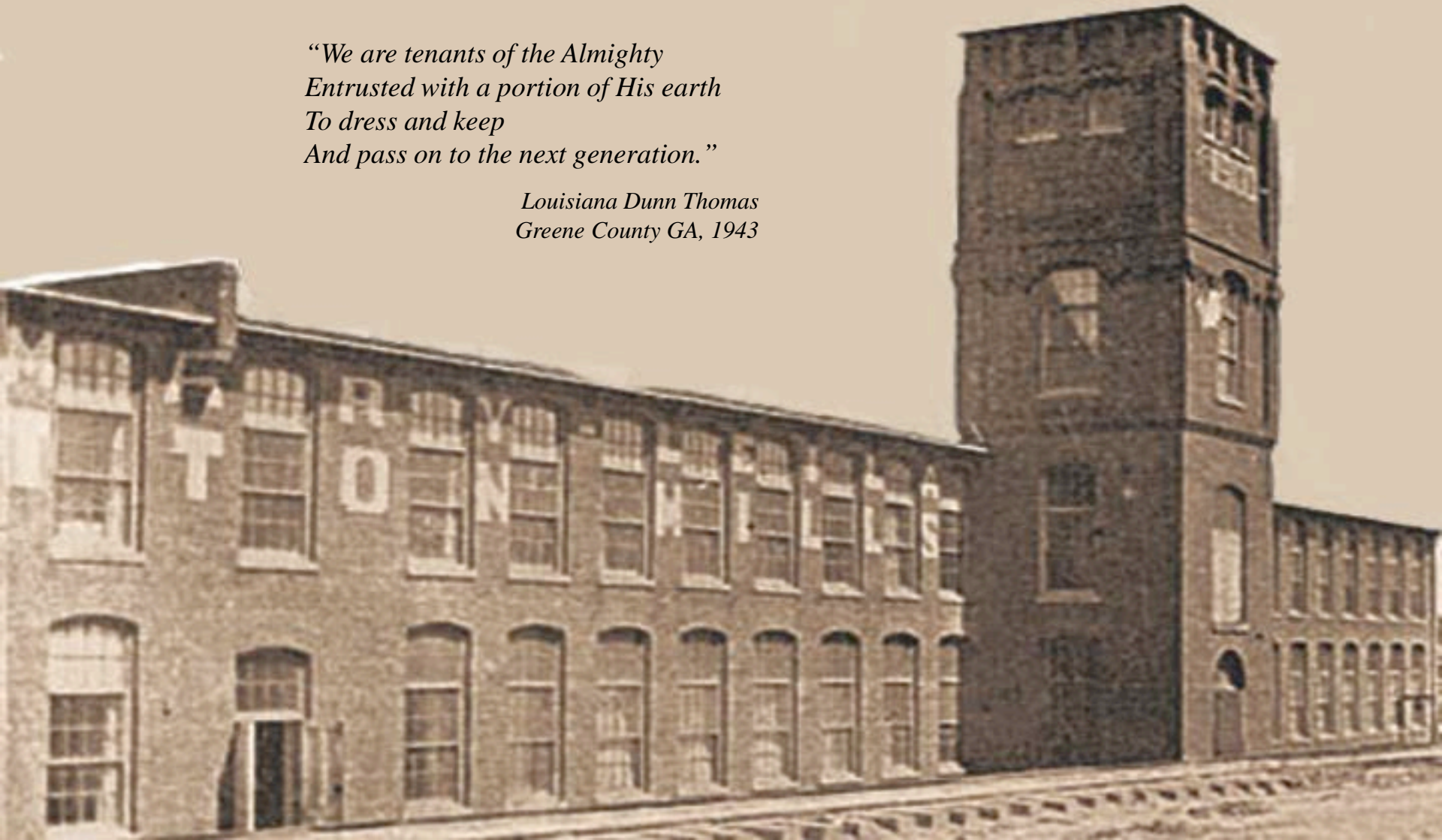


GREENSBORO'S MARY LEILA MILL DISTRICT REDEVELOPMENT PLAN

*“We are tenants of the Almighty
Entrusted with a portion of His earth
To dress and keep
And pass on to the next generation.”*

*Louisiana Dunn Thomas
Greene County GA, 1943*





















Greensboro's Mill District

- Mary Leila Mill
- Mill Village
- Train Depot and Cola Warehouse
- Old Ballfield and Pecan Grove (Spring Mill Park)





Mill Village West

Mill Village East

Spring Mill Park

Mary Leila Mill

Depot and Warehouse

W Broad St

W Laurel Ave

W Laura Ave

W Richard Ave

Cherry St

W Church St

Buffalo St

First Ave

W Engle Ave

W Greene St

W Broad St

W Spring St

W Greene St

E Greene St

Court St

W East St

Mammoth Dr

and Ave

ain St

North St

W West St

Main St

Supporting Development

How local government can help

- Advocacy and Education
- Know the Program
- Offsite Commitments



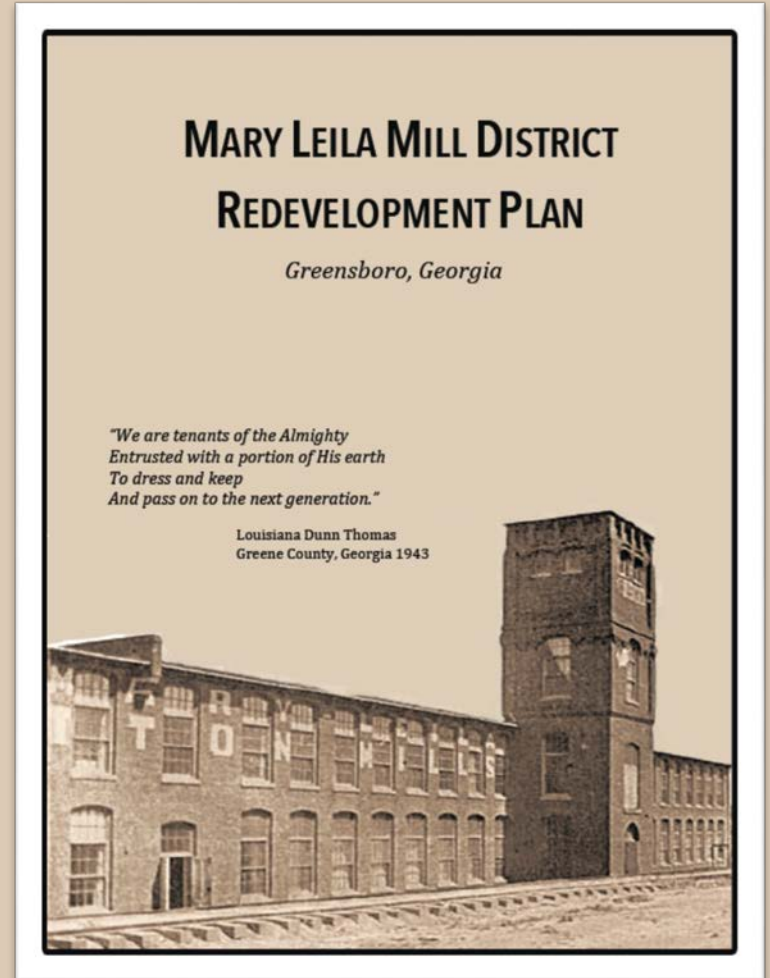
Advocacy and Education



Site Visits, Group Tours, Public Meetings

Know the Program

- Study applications from other projects
- Understand your application
- Organize ongoing efforts



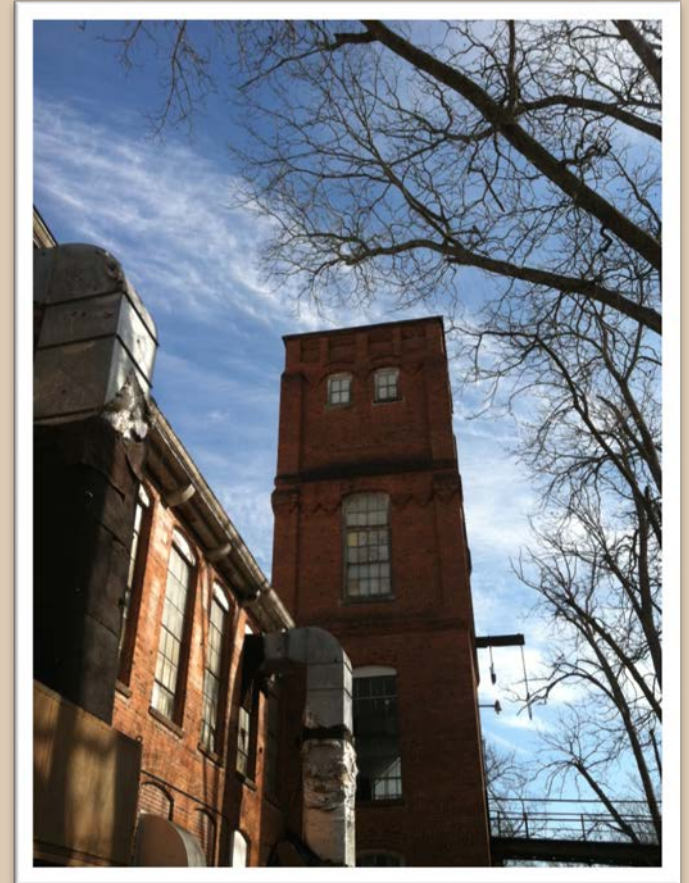
Offsite Improvements

\$1.7 Million Commitment
to improve the area
around the Mary Leila Mill
Tax Credit Development



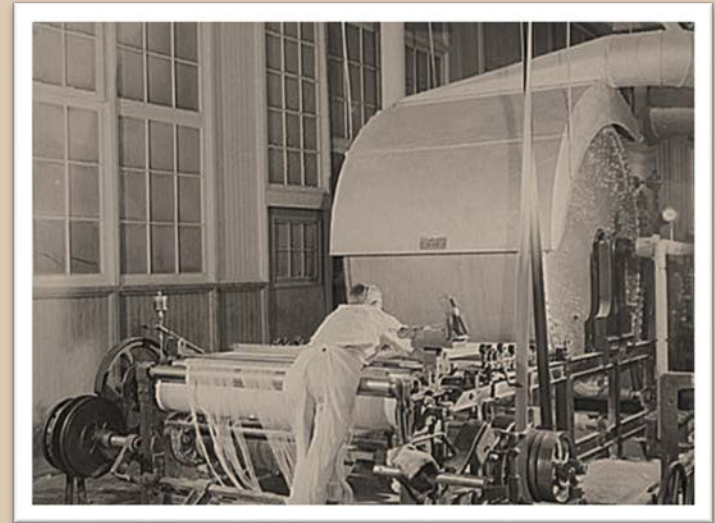
Revitalization Tools

- Five Year Plan (2009)
- Environmental Assessments (2009-10)
- Urban Redevelopment Plan (2011)
- Revitalization Area Strategy (2011)
- Opportunity Zone (2011)
- Georgia Initiative for Community Housing (2012)
- Enterprise Zone (2013)
- Mill District Revitalization Plan (2013)



GOAL: Redevelop the Mary Leila Mill

1. Complete Phase I and Phase II Environmental Assessments of the Mill using grant funding.
2. Adopt an Urban Redevelopment Plan.
3. Establish a Mill District Enterprise Zone.
4. Apply for LIHTC and HP Tax Credits for mill redevelopment.



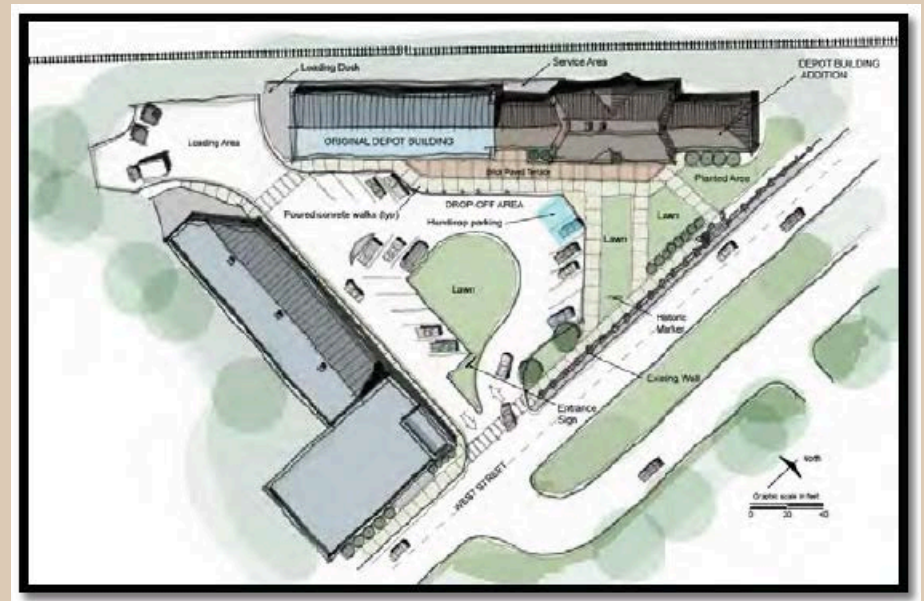
GOAL: Improve Conditions within the Mill Village

1. Revitalization Area Strategy
2. Apply for GICH Program
3. Establish Housing Team
4. Conduct neighborhood clean ups
5. Apply for CDBG grant for water improvements.
6. Blight Elimination
7. Apply for CHIP funding
8. Increase communication with residents



GOAL: Focus Redevelopment Efforts on Old Depot and Cola Warehouse

1. Opportunity Zone designation
2. Amend 2009 Five Year Plan to address Old Depot
3. Apply for Urban Redevelopment Funds for Cola Warehouse rehabilitation
4. Apply for Transportation Enhancement funds for Depot rehabilitation





O C O N E E

· BREWING CO. ·



AMERICAN CRAFT
IN NEAR SPACE
11-3-2017
10:23
ALTITUDE: 120,432 FEET


O'CONNELL
BREWING CO.


O'CONNELL
BREWING CO.


O'CONNELL
BREWING CO.









NEE

ABV Price

4.9
5.1
5.5
4.7
6.3
6.8
7.0

CHEERS

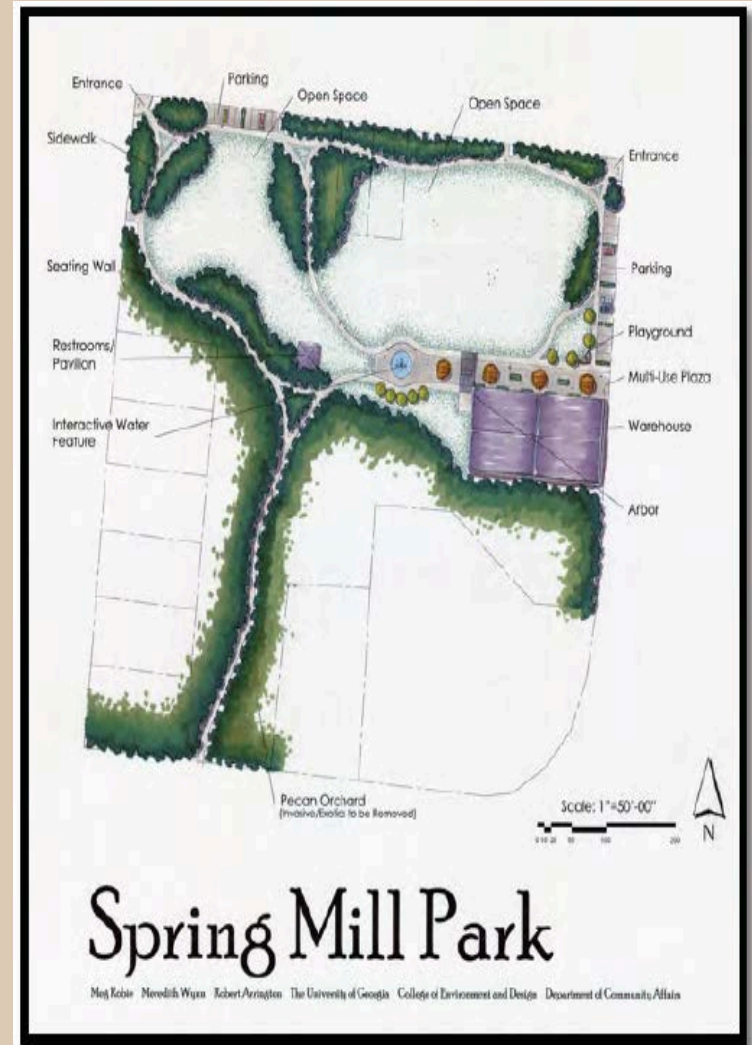
OCONEE





GOAL: Develop Spring Mill Park

1. Gather public input on the development of a park in the Mill District.
2. Develop park concept drawings.
3. Acquire future park property.
4. Conduct a partial demolition of Cotton Warehouse.
5. Explore potential funding sources for park development.



GOAL: Provide pedestrian connection from Mill District to Downtown.

1. Prioritize streetscape extensions.
2. Develop concept plans and cost estimates.
3. Apply for Transportation Enhancement grant funding.
4. Budget for streetscape extensions in next SPLOST.



West Street Streetscape Extension



Greene Street Streetscape Extension



Broad Street Streetscape Extension

GOAL: Citizen Participation

1. Update all city websites
2. Partner with Housing Team
3. Community Input Process

