

District Four - Highlands

North Grove Street is the spine of the Highlands district; and even though it curves east to meet Highway 19 about three miles north of downtown, it gives the impression from East Main that it heads directly into the mountains until terminating in the folds of the Blue Ridge. The district is also characterized by rolling topography and forest on its northern edge. This intimacy with the highland landscape drives both the district name and the attitude toward future development, particularly on large projects along North Grove.

The land use and development strategy for the Highlands revolves around two street corridors – North Grove and Hawkins. On North Grove, the strategy focuses on the preservation and rehabilitation of the historic Hillcrest / McKinney House as a new office or administrative center, and the conversion of a large steeply-sloping vacant tract to an active use such as a conference center. On Hawkins, a combination of existing buildings, vacant land and redevelopment targets provides the chance to support commercial activities in the Public Square as well as build back some of the context that has been lost over time.

Like the Historic Neighborhood district to the east, the Highlands open space strategy relies on the natural environment and is associated with both the Hillcrest / McKkinney project and the development of the large vacant parcel that can add to the district's inventory, as can a small open space related to the redevelopment of the Park Street School. Greenways and multiuse trails along Wimpy Mill Road and Hawkins Street establish connections to the larger open space framework in downtown.

The strategy for circulation improvements in the Highlands is a mix of streetscapes on key corridors like North Grove, North Meaders, Hawkins, and Johnson Street, combined with

Figure 3.30: Dahlonega and the Blue Ridge



- 4a north grove streetscape
- 4b hillcrest / mckinney redevelopment
- 4c highlands conference center
- 4d west side trail
- 4e park street school site
- 4f meaders / jones streetscape
- 4g mustering ground project
- 4h hawkins street hospitality

the trails described above. Municipal or shared parking facilities are proposed at the Hillcrest project / conference center, and the redevelopment of the rental townhouses on the Mustering Ground site.

The market framework concentrates on the demand for diverse and distinguished hospitality and meeting space, with the main driver being a potential conference center that can address the needs of the College as well as bridge the gap between retreats like Brasstown Valley and more urban facilities in metro Atlanta. Additional market potential for smaller inns could be accommodated in existing historic buildings or new structures in good locations. There is also demand for housing near the

Figure 3.31: Highlands District



Public Square, which plays into the land use strategy for sites along or near Hawkins Street. Overall, the hospitality projects could add approximately 100 to 150 new lodging units with 20,000 to 40,000 square feet of conference space, while the residential projects could contribute about 30 lofts and townhouses.

North Grove Streetscape

North Grove is a crucial pedestrian link to the major projects in the northwest corner of the study area; and as it is the main street of the Highlands District, North Grove Street deserves special attention. It also needs to continue to function as a vehicular artery to points north and west. Fortunately, it has a wide right-of-way and sidewalks in several spots. The gravel shoulder should be replaced with curb-and-gutter so that the overall cartway dimension is reduced slightly. Any additional space can be given over to the pedestrian environment, which should be consistent on both sides. Sidewalks should comply with GDOT requirements and should have a planting strip at the curb to accommodate ornamental trees, signage, and lighting. A tree species that has symbolic connections to the mountains could be chosen to reinforce the district character. Because of the traffic volume, on-street parking is not recommended for North Grove.

Hillcrest / McKinney Redevelopment Project

The city has made a visible commitment to preserving and invigorating Dahlonega's heritage by purchasing the Hillcrest/McKinney House as a possible site for a new city hall complex. The existing building has a commanding presence at the top of a small hill terminating Johnson Street; and its architecture, though compromised by vinyl siding, false shutters and modern windows, is still monumental and impressive. The house in its current configuration contains approximately 3,000 square feet. Whether rehabilitated and expanded for a new city hall, or otherwise improved for speculative office space or administrative functions connected to North Georgia College, repositioning the Hillcrest property is essential to the

Figure 3.32: Hillcrest/McKinney House



success of North Grove and the Highlands district. Approximately 15,000 to 20,000 square feet of space can be accommodated comfortably in a renovated and enlarged facility with dedicated parking and room for landscaped grounds.

The conceptual site plan (Figure 3.33) shows the existing house and a new expansion or annex to the rear with a side entry plaza utilizing the present drive and parking lot. Additional parking spaces are provided behind the annex. In this arrangement, the annex could contain functions that require conventional office environments with capacity for systems furniture, low-energy lighting and air conditioning, and raised floor power and data distribution systems; while the house - restored to its original condition – would provide a setting for more symbolic uses like executive suites, meeting rooms, or legislative chambers. The front lawn of the property should also be improved in its new role as formal open space, preserving the existing mature trees and landscape features like the grape arbor. The redevelopment project could also link to the adjacent property depending on its future use, with the possibility of shared parking and access to Wimpy Mill Road.

Highlands Conference Center

The desire for a major new conference facility has been raised in stakeholder interviews, Core Team meetings, and in the city's 2025 Comprehensive Plan. It is also a cornerstone of the market strategy for retaining and increasing tourism. Unlike Brasstown Valley or the conference facility at Amicalola Falls State Park, a downtown conference center could offer

Figure 3.33: Hillcrest project / Conference Center Complex



the feel of a mountain environment combined with the charm and attractions of the Public Square and the sophistication of the university, all within walking distance – a combination unlike anything else in the state. The conference center could be sited in a number of locations depending on program and development partnerships; the plan proposes it in the Highlands District because of the thematic connection, mountain views, available land, and excellent access.

Figure 3.34 shows the conference center and related grounds on several parcels near the Hillcrest/McKinney property, including a vacant kudzu-covered site that slopes steeply as a “gulch” to Wimpy Mill Road. The conference center building is oriented to take advantage of the mountain views, and is accessed by an existing public street connecting to North Grove. The building itself could resemble the large mountain lodges built in the early 1900s, with a wooden superstructure containing the rooms and common areas placed on a rustic stone base holding the conference space. Ample parking could be provided in a



Figure 3.34: Conference Center Concept

surface lot as well as in a deck built into the slope beneath the conference building. The gulch that marks the vacant site is transformed into a series of terraced gardens. Depending on program, the complex could incorporate adjacent buildings as remote guest cottages. These historic homes, currently rental housing, have striking architecture and rustic stone construction that link them visually to the design of the main building (Figure 2.8c).

West Side Trail

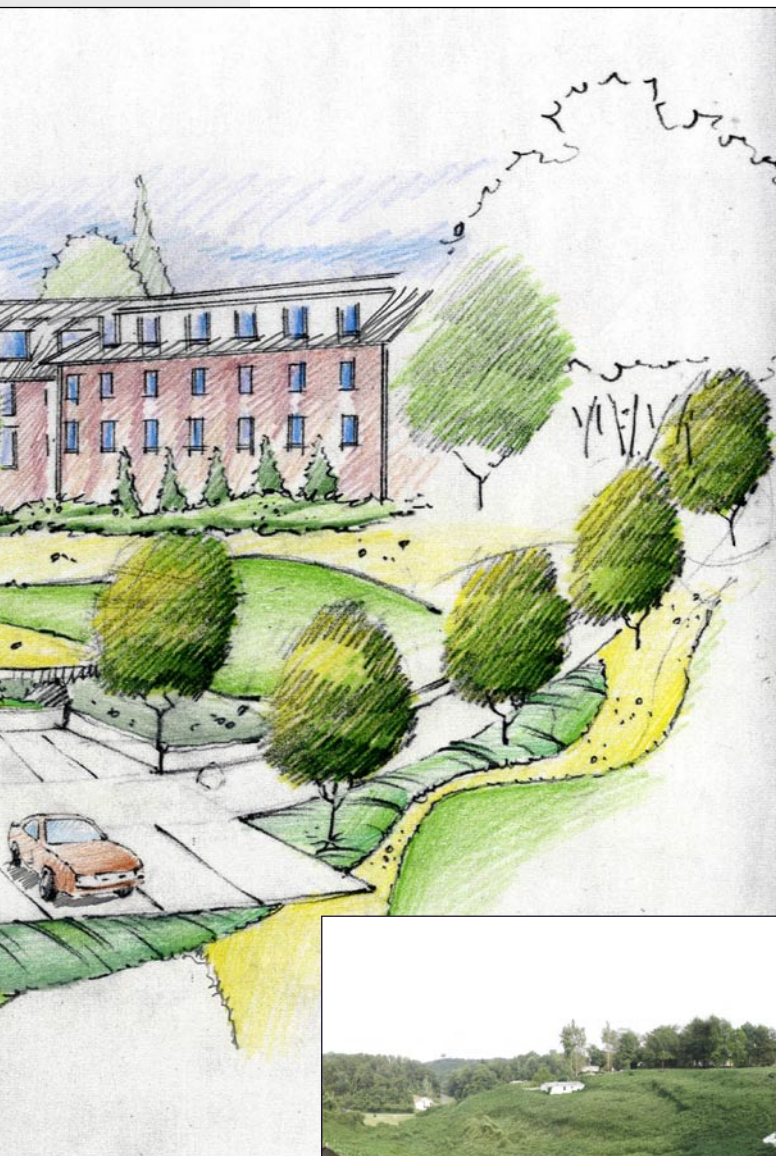
A key component of the open space network for downtown is the West Side greenway / multiuse trail, which links together existing and proposed parks in the study area as well as parks and community facilities further afield. North of North Grove Street the trail follows Wimpy Mill Road to the reservoir, running along the road to the east. The trail would be approximately 12' wide and would run in a greenway that could split from the right-of-way at Yahoola Creek. The east side of Wimpy Mill is generally favorable to a greenway, with sufficient width and few intervening properties. At North Grove, the trail would

shift over to the north side of Hawkins Street and utilize either the existing on-street parking bay or a portion of the bay and the existing sidewalk. Hawkins Street is a candidate for conversion to two-way traffic and would likely lose its on-street parking to provide sufficient room for the travel lanes and the trail, which could be reduced to 10' wide. The trail would run west until just past the Baptist Church parking lot, where it would link to another greenway running through the University Heights linear park.

North Park Street School Site

The 2.5-acre site of the Dahlonega Graded School is a significant redevelopment opportunity for downtown because of its relatively large size, city ownership, and proximity to the Public Square and Hancock Park. The site is vacant except for a small 1950s annex building that was connected to the now-demolished school by a canopied walkway (still present - see Figure 3.35a). It is also terraced into two roughly flat sections – an upper one which holds the annex and parking, and a smaller lower one. The annex is currently being leased by North Georgia College for studio space. Depending on city priorities and market conditions, the site could be improved in a number of different ways in the future. Local arts groups are flourishing and seeking additional space, which could be accommodated at the

Park Street School site. Another option is to dispose of the site for single-family housing, which could be a mixture of townhouses on the upper portion of the site, and detached homes on the lower. A third option could be loft condominium housing using a renovated annex and a new building reconstructed in the image of the old school (Figure 3.35a). Since the current lease provides a bit of breathing



room for redevelopment plans, the city should re-assess the property after a space needs analysis for the new city hall is complete, and ideally after a cultural facilities plan is created that takes into consideration the future of the Holly Theater, local arts groups and the instructional needs of North Georgia College.

Meaders / Jones Streetscape

North Park Street and Jones Street combine to form the most direct pedestrian route between the Public Square and the Hillcrest / McKinney redevelopment project, as well as the potential location of the downtown conference center. North Park is also a key pedestrian connection to the school site and festival area discussed above. For these reasons, a consistent package of sidewalk improvements, landscaping and wayfinding signage should be implemented to encourage pedestrians to walk between the Square and these community and commercial uses. On North Park, existing sidewalks can be supplemented with street trees and lighting, and new sidewalks installed where absent. Jones Street requires sidewalks and furnishings on both sides, as well as curb-and-gutter to replace the existing swales.

Figure 3.35a,b: Historic North Park Street School, Mountain Inn



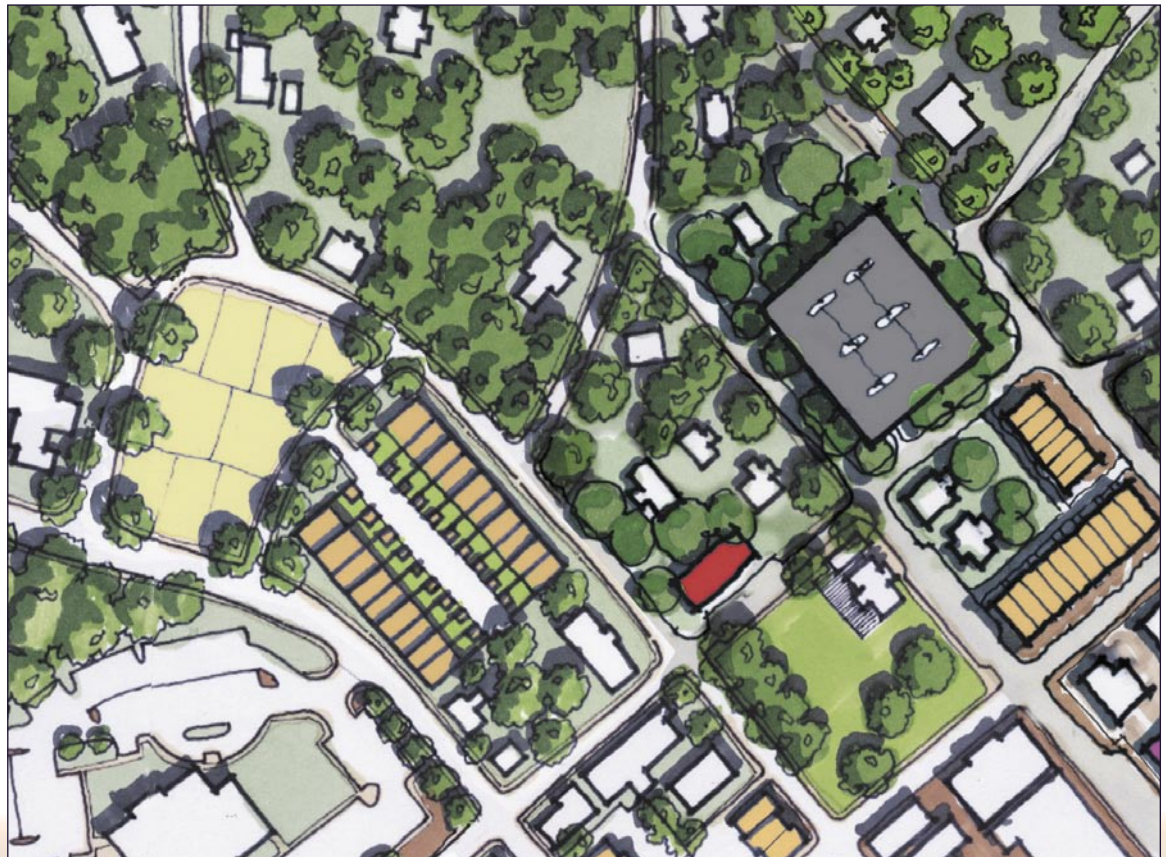
Mustering Ground Project

The Civil War Mustering Ground is a historic site located on the north side of Hawkins Street between North Meaders and North Grove. It was an open field where troops were called up for the Civil War, and is commemorated by a state Historic Commission marker on North Grove. The current rental townhouses were built in the 1980s. The site occupies almost an entire downtown block and is positioned on the edge of the Public Square district near two of the potential city hall sites, making it highly strategic for municipal parking. While the existing use is viable and in good condition, the long-term use of the site could be intensified by redevelopment as a residential condo building combined with additional parking capacity to address the municipal program. The lower floors – the parking component - could be partially recessed into the sloping topography to minimize exposure; while the upper floors could be terraced back to provide outdoor living space with superlative views of the mountains and downtown. A “green” roof would recall the presence of the Mustering Ground as well as provide common space for residents.

Hawkins Street Hospitality

A set of stone stairs, two gateposts and low wall are all that remains of the Mountain Inn or Zimmer’s Lodge (Figure 3.35b) that once was a commanding presence over Hawkins Street and Hancock Park. Though the Mountain Inn is long gone, most of its site is vacant and could be redeveloped as a smaller, more intimate hotel or inn that complements the small scale and forms of the nearby Littlefield Cottage and Storehouse. The grand but neglected J. D. Higgins House at 74 North Grove could also be renovated and repositioned as a historic inn, adding diversity to Dahlonega’s lodging inventory and reinforcing the landmark aspects of the Hawkins Street corridor.

Figure 3.36: Hawkins Street Projects



District Five - University Heights

In addition to the City's history and heritage, another unique characteristic that sets Dahlonega apart from other places is its rolling topography. This is seen prominently in the study area's western portion. The University Heights district extends from West Morrison Moore Parkway in the south up to Happy Hollow Road in the north. It includes all the land north of the NGCSU campus and extends to West Main Street, College Lane and North Chestatee Street to the east, stopping just short of the City's historic downtown core. The land in this area lies vastly undeveloped and is heavily forested. There is a perennial stream flowing parallel to Happy Hollow Road, toward the north of the district. The slopes of the land are steep making this the largest obstacle to overcome for the future development of this area.

The number of parcels within this district is few, each one covering a large area. While most of these are zoned for single family residential, those closer to the bypass allow for townhouses and duplexes while those immediately north of the college campus are zoned for multi-family housing. A Planned Unit Development district is located between the multi-family housing, close to Vickery Drive, and serves as a transition between the low density residential area and the extended historic core. This is developed with townhouses and would turn into a redevelopment opportunity when the property starts aging with the passage of time. The largest parcel covering 16-acres is currently vacant and offers an opportunity for future development. The remaining large parcels varying between 3-acres and 11-acres in size have single residential units built on them and are therefore underutilized. While all of them are occupied, most are in standard condition and require only minimal

Figure 3.37: Campus Space - Agnes Scott College



- 5a performing arts corridor
- 5b forest park
- 5c university heights neighborhood
- 5d faculty village
- 5e west side trail
- 5f university heights town center

repairs but those closer to the bypass have been neglected and require more attention and care. These large parcels also offer good redevelopment opportunities.

Land use strategies within the district aim to intensify residential development through the redevelopment of the large parcels of land. The intent is to design and build a sustainable neighborhood along the steep contours of the properties. A mixed-use development with opportunities for commercial uses is planned along West Morrison Moore Parkway and across from the future university development of Radar Ridge that lies south of the parkway. Proximity to the university campus is taken advantage of by providing a residential village around Vickery Drive

Figure 3.38: University Heights District



to serve the student and faculty population. The creation of these neighborhoods within this district increases the housing stock within the downtown area of the City. They offer a different variety in housing types than that provided by the neighborhoods within the East End district of the study area. The district provides an opportunity to experience in-town living, close to the heart of the City that includes accessibility to amenities and community facilities within walking distance and at the same time allows for the experience of living in a suburban type of neighborhood setting. As in the rest of the City, this district too takes into consideration the preservation of historic properties like the Vickery House along West Main Street, and aims to showcase these structures by being sensitive with the placement and design of the surrounding new residences. The Dahlonga Baptist Church is also part of this district and is an important institutional building that caters to the community. This building utilizes part of a large parcel of land the balance of which can be used as park space for the community.

Considering that this district has the most amount of undeveloped, forested land, it becomes crucial to maintain as much of the tree cover as possible. The requirements for open space are met through various strategies. The primary one involves the creation of a linear park with an amenities center along the stream and through the University Heights neighborhood. This would include the addition of a trail that is part of the City's trail network that helps to increase connectivity between the various districts. Additional pocket parks are created at separate locations internal to the neighborhood development. A new community amphitheatre is planned at the intersection of Hawkins and Church streets, the intent of which is to enhance and anchor the performing arts corridor.

For the most part, a new roadway system would be required when developing the neighborhoods. This network, provided as part of the private-sector development, would

Figure 3.39: University Heights Neighborhood Character



serve in connecting the residential areas to the City's downtown, to the NGCSU campus and to other surrounding neighborhoods that lie just outside the study area. These streets would meet the requirements for pedestrian use, with sufficient stop sign, crosswalks, landscaping, street furniture and street lights. North Chestatee Street that forms one edge of the district would also benefit from improved streetscaping so as to complete visual and physical links to the core. All new development needs to take into consideration parking strategies and while individual residential units cater to their individual needs, parking requirements for the amphitheatre would be met by sharing space with the church's existing parking facilities. This would optimize the use of the land dedicated for parking and would prevent additional land from being razed to create unsightly parking lots. The same could be achieved if multi-family housing around Vickery Drive is targeted toward the university students.

Market trends for Dahlonega indicate a strong market for residential development and part of this is captured by the University Heights district. This neighborhood has an ideal environment to sustain an upscale, sustainable neighborhood whose biggest draws would be the undulating topography and the proximity to downtown Dahlonega. This proximity would also help support a community facility like the amphitheatre that would be easily accessible to the residents of these neighborhoods and to the tourists who frequent the historic square. The market would also support limited opportunities for retail along West Morrison Moore Parkway. These would primarily cater to the needs of the neighborhood population rather than serve as regional destination retail. Under the proposed design, the market potential would include the development of 100-120 single family detached units, 60-80 single family attached townhouses, 150-200 multi-family units and 30,000-50,000 square feet of commercial space.

Figure 3.40: University Heights Neighborhood Center



Performing Arts Corridor

While the Cannery Arts Center with its expansion and Artpark forms the visual arts corridor along East Main Street, the performing arts corridor starts at the Holly Theatre along West Main Street, goes further west to the grand entrance lawn of the NGCSU campus and Price Hall, and then turns north on to Church Street to end at the proposed amphitheatre that lies along Hawkins Street. This amphitheatre is the focus of one end of the corridor and is ideally situated in proximity to neighborhoods and parking facilities so as to serve the local community as well as the visitors to the city. It helps to expand the public square as it becomes an additional attraction that draws people to it which in turn also increases the importance of the Hawkins Street Historic District and the uses within it. The development of this corridor would not only involve the construction of the amphitheatre but would also require streetscaping to be carried out along West Main and Church streets. This would incorporate sidewalks along both sides of the streets, with landscaping, street furniture, lights and relevant signage. This amphitheatre is proposed to blend in with the natural topography and character of the area. The tiers are laid out with manicured grass and granite curbs that radiate out from a central stage. The theatre is buffered from surrounding areas by existing trees. It shares parking space with the Dahlenega Baptist Church and also connects to Forest Park and the city's trail system through the open space offered along the back of the amphitheatre.

Forest Park

Forest Park is one of the answers to the city's desire for more community open space. It is a linear park proposed parallel to the perennial stream that runs through the University Heights district, close to Happy Hollow Road. This neighborhood and community amenity is designed to follow and preserve the existing topography and the trees. The trees also

Figure 3.41: Church Street Amphitheater

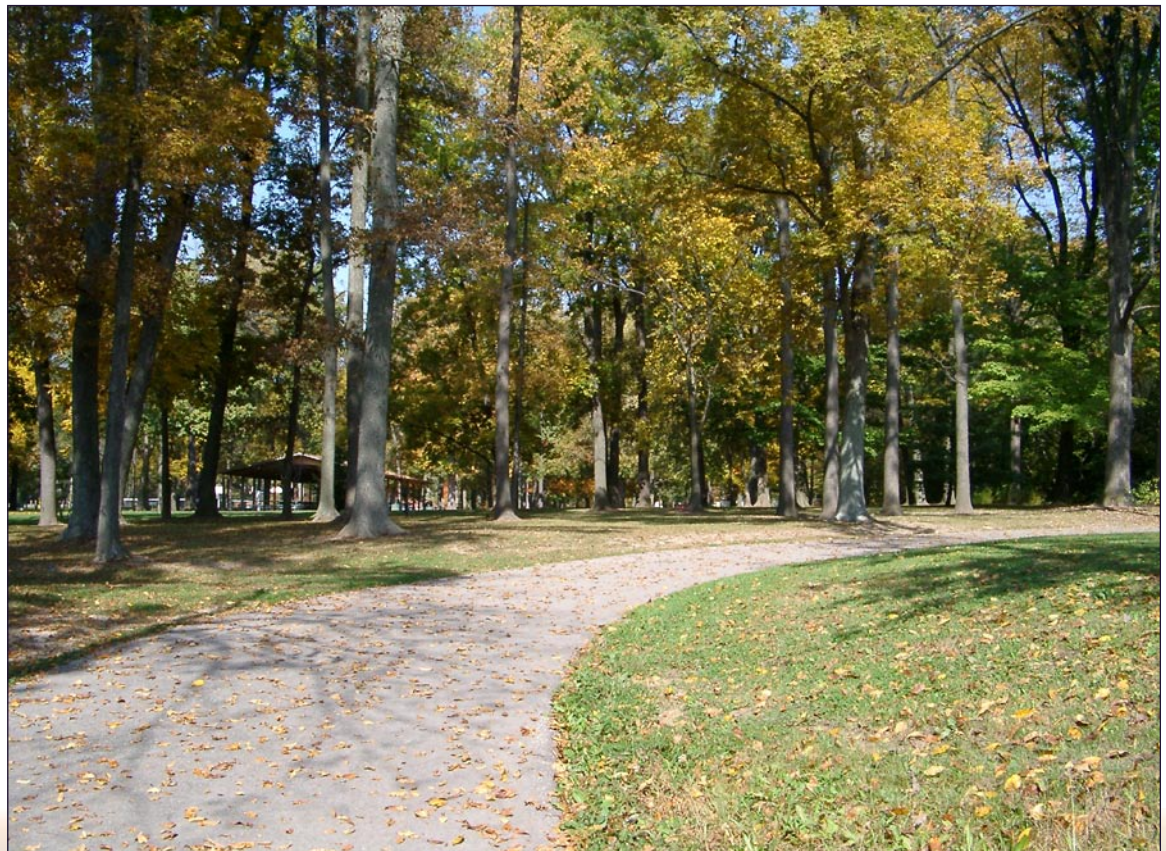


form a buffer from the surrounding single family residences. A relatively flat portion of land is available to build an amenity's center for the community with a pool and tennis courts and it would form a visual connection with the linear pocket park proposed for the faculty and student housing. This park is very accessible not only to the surrounding residents but also to the rest of the city through the West Side Trail that runs through the park and connects to the rest of the city.

University Heights Neighborhood

The development of this neighborhood offers increased housing options for residents to live close to the city's historic downtown and at the same time enjoy the seclusion offered by the natural environment. This area is characterized by steep contours and these will play an important role in the number and layout of the housing units. Current market projections see 100 to 120 single family units being built, but a careful study of the geography is required to determine this feasibility. The neighborhood is envisioned to set an example of upscale housing that unites with ecologically sound sustainable principles in the area. Preservation of the topography is valued and houses and streets are designed to follow the contour lines which could result in a unique architecture for this area that involves the use of stilts. Houses would be laid out on a network of streets that connect to surrounding neighborhoods and the downtown thus encouraging walking and instilling a sense of community through increased opportunities for interaction. The units themselves would be built to meet standards set by LEED or the Earth Craft Housing Program and would involve the use of resource efficient building materials and systems, they would incorporate water conservation into the design and the units would be energy efficient, making use of the environment to their advantage. The neighborhood, a combination of single family units and townhouses would be an extension of the Hawkins Street historic neighborhood on the east. Single family lots would continue the character of Happy Hollow Road while

Figure 3.42: Linear Forest Park



townhouses would serve as a transition between the single family units and the university village as well as between the heavy trafficked bypass. The neighborhood would also be served by a series of pocket parks and by streets that have been streetscaped and are safe for pedestrians to walk along.

Faculty Village

The faculty village is located around Vickery Drive within the University Heights neighborhood and serves as a transition between the university campus on the south. This proposed development will be a possibility only when the present properties that provide housing for the students deteriorate with time. Some of Dahlonge's historic buildings lie along West Main Street, close to Vickery Drive and the importance of their preservation and that of their surroundings is identified through the proposed single family, faculty oriented housing that surrounds them so as to continue the maintenance of the existing character. Townhouses closer to Forest Park also provide faculty with housing options while the central multi-family housing units are ideal for the student population. By targeting this housing for university uses, there is an option to reduce parking spaces and hence encourage the conservation of open space and trees. Internal open spaces are provided by linear quad spaces that align with Forest Park and its amenity's center which is accessible to these residents. The street network through this area is well laid out so as to connect to the surrounding neighborhoods, the campus and with downtown Dahlonge.

West Side Trail

This trail is located within the University Heights neighborhood and it runs along the entire length of Forest Park. It forms one part of a city-wide trail system and connects to the trail along Hawkins Street that extends through downtown and connects to Hancock Park on

Figure 3.43: Greenway Trail



the east. On the west, the trail turns south along one of the new neighborhood streets and connects to West Morrison Moore Parkway where it joins with the trail that runs along the bypass. This trail network gives the community an alternative way to move around the city without having to use automobiles.

University Heights Town Center

This development is located immediately west of the university and along West Morrison Moore Parkway whose heavy traffic flow is appropriate for profitable commercial uses. This town center is a mixed use development of commercial and residential uses in buildings that are two to three stories tall. It is the entrance to the University Heights neighborhood from the bypass and this gateway is characterized by a central open space around which the buildings are placed. Parking is made available along the rear of the buildings and the development is screened from the university by trees. The retail services cater to neighborhood requirements including the Radar Ridge development that is proposed across the bypass. Additional exposure to the property is offered by the proximity of the city's trail network.

Figure 3.44: Town Center, Vermillion Village, Huntersville NC



District Six - North Georgia College

North Georgia College and State University has been a stately counterpart to downtown Dahlonega since it was founded in 1873. With an enrollment goal of 6,000 students in the near future, it is major contributor to Dahlonega's economy; and its military traditions are part of the cultural identity of the city. The campus is a good neighbor to the Public Square, with few "town and gown" issues to color the relationship between the city and the College. Yet, the campus is expanding, and the delicate balance between town and gown must be aggressively maintained so that both the College and the city can prosper equally.

The character of the campus is conveyed through a few landmark buildings and public spaces. Foremost is the historic entry lawn and gate, which is shaded by old oaks and slopes gently up to Price Hall. The lawn is not intended to be occupied as a park, but as the signature formal landscape within a few blocks of the Public Square, it feels one with the city and gives it a sense of timelessness and dignity that belies its modest size. The lawn also acts as a foreground to Price Hall, the oldest building on campus and the architectural equivalent to the historic Lumpkin County Courthouse. The gold-clad steeple of Price Hall is visible from many points around the city, and is especially striking against the backdrop of the Blue Ridge when viewed from the east. The fact that it shares the distinction of Dahlonega gilding only with the State Capital in Atlanta adds to its mystique. The ceremonial Drill Field and the historic buildings framing it solidify the image of the campus as a classic university environment, on par with some of the cloistered spaces of old Ivy League schools.

The land use and development strategy is dependent on the outcome of the campus master plan process that is about to begin. From the perspective of the recommendations of this

Figure 3.45: Price Hall and Historic Entry Lawn



- 6a historic entry improvements
- 6b recdec
- 6c library technology center
- 6d future convocation center
- 6e west main streetscape
- 6f west campus quad
- 6g morrison moore multiuse trail
- 6h campus master plan

master plan, however, the campus plan should take into consideration the intensification of the South Chestatee frontage with multistory buildings that have “below-grade” parking and pedestrian access from the street frontage. Building an access street parallel to South Chestatee behind these future buildings is a goal of the university, and would be beneficial for the city in terms of reducing traffic and providing another route to the Rec Dec. The campus plan should also consider the implications of the University Heights district plan, especially the idea of a faculty village and square and its connections to the upper quad. Finally, the West Main corridor should be reinforced as the ceremonial axis of the College, with utmost emphasis on preservation and restoration of historic buildings.

Figure 3.46: College District



Open space strategies are more limited, but revolve mainly around landscape enhancements to the entry lawn, gateway treatments at West Main and Morrison Moore Parkway, and the internal quads that may be part of the expansion plan. It is important, however, to consider the entry lawn as part of the series of signature open spaces along East and West Main that include the grounds of the Old Courthouse, the Artpark, and the East End Gateway.

Likewise, circulation will be a subject of the campus plan process, but attention should be paid to designing a streetscape along West Main that blends with the proportions, materials and details of those elsewhere in downtown. The plan should also be coordinated with the streetscape recommended for South Chestate Street. The greenway trail paralleling Morrison Moore Parkway is an important multimodal route between the south end of University Heights and the districts north of campus; it can also be a major pedestrian route for internal campus connectivity and should be represented in the campus plan. Finally, the network of new streets extending the west campus into University Heights should be explored as part of the design of the upper quad area, especially since linkages to Happy Hollow Road are a campus goal.

Retail and housing are the two market growth areas associated with the university, although there is limited room to accommodate this on the immediate campus. The university intends to build enough student housing over the next five to ten years to meet the demands of a target population of 6,000 - some on sites in the southern portion of the campus, and some on a new development on Radar Ridge. The university is also interested in diversifying the Radar Ridge housing program to possibly include single-family detached homes or townhouses for alumni. Faculty housing is also needed, and has been discussed as part of the University Heights district. The campus plan process should consider the implications of the market analysis included in this study; once complete, the city should also evaluate the market and development implications of the campus master plan on the downtown area.

Figure 3.47: Campus Entry Lawn Improvement Schematic Plan



Historic Entry Lawn Improvements

The College is in the process of planning landscape improvements to the historic entry lawn that would accommodate access drives for the RecDec west entry and deliveries to the Hoag Student Center. The conceptual plan, shown in Figure 3.3, relocates the 1950s brick gateway to make room for the access drives and a wide median, while preserving the existing building at the end of West Main Street.

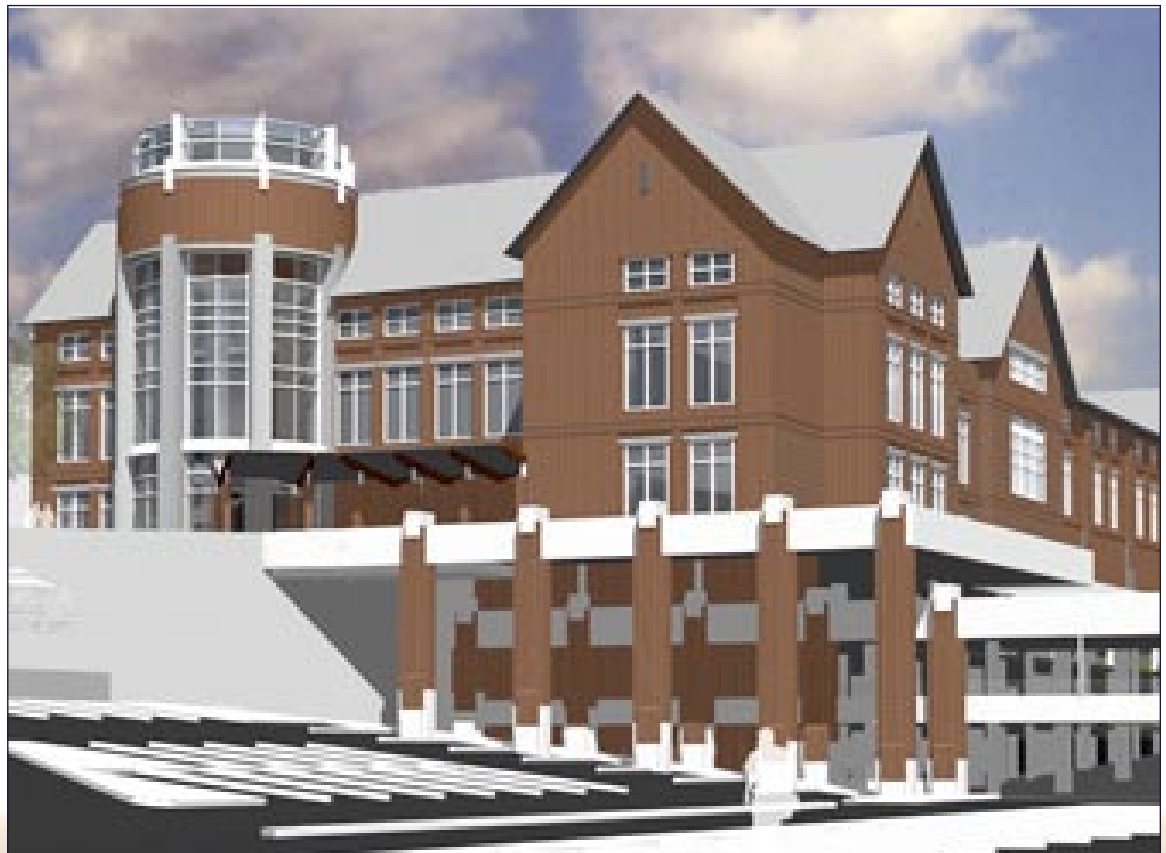
Rec Dec

The new \$24 million Recreation Building and Parking Deck (Figure 3.48) is the latest addition to NGCSU's impressive facilities program. The Rec Dec is a multiuse structure that contains a three-level parking deck as a base, topped by a 57,000 square foot recreation building that will contain basketball courts and an indoor track. The parking deck will provide 586 spaces with evening and weekend pay-per-use availability for the general public. The building is scheduled to open in the fall of 2008.

Library Technology Center

This building is one of the new additions to the campus program. Built close to the campus edge toward South Chestatee Street, this \$24 million building is located in proximity to the existing Stewart Library. It is scheduled to open in the summer of 2008. This modern, three storied glass and brick building is three times the size of the current library and will house additional library facilities along with state-of-the-art educational technology services.

Figure 3.48: Rec Dec Concept Drawing



Future Convocation Center

Future campus plans call for the construction of a major convocation center in the vicinity of the existing Alumni Center. The Convocation Center would have vehicular access from Alumni Drive and Morrison Moore Parkway, and would utilize the surface parking lots south of the Alumni Center as parking and building area. The conceptual plan and siting of the building will be included in the campus master plan effort.

West Main Streetscape

Just as East Main is the central artery of East End, so is West Main the major symbolic avenue of the campus. Lined with landmark historic buildings, West Main is a superb and stately street over portions of its route; although it lacks design consistency from end to end. The proposed West Main streetscape would blend pedestrian elements elsewhere in downtown with materials and details evocative of the campus and its architecture. Sidewalks should be a minimum of 6' wide, with minimum 8' planting strip with regularly-spaced shade trees. On-street parking should be provided where feasible. Sidewalk detailing should include brick pavers, and interpretive signage or plaques discussing the history of the campus and its buildings at appropriate places. The streetscape improvements should also include gateway signage and landscaping at the Morrison Moore Parkway intersection.

West Campus Quad

This formal open space creates a celebratory access and connection between the Sanford Residence Hall and the Health and Natural Science Building just off of West Main Street. Future plans for the campus envision this quad to be surrounded by additional institutional buildings. This green space lies on axis with the drill field on the east and should also provide a connection to the faculty village located in the University Heights District on the west.

Figure 3.49: New Campus Library Construction Photo



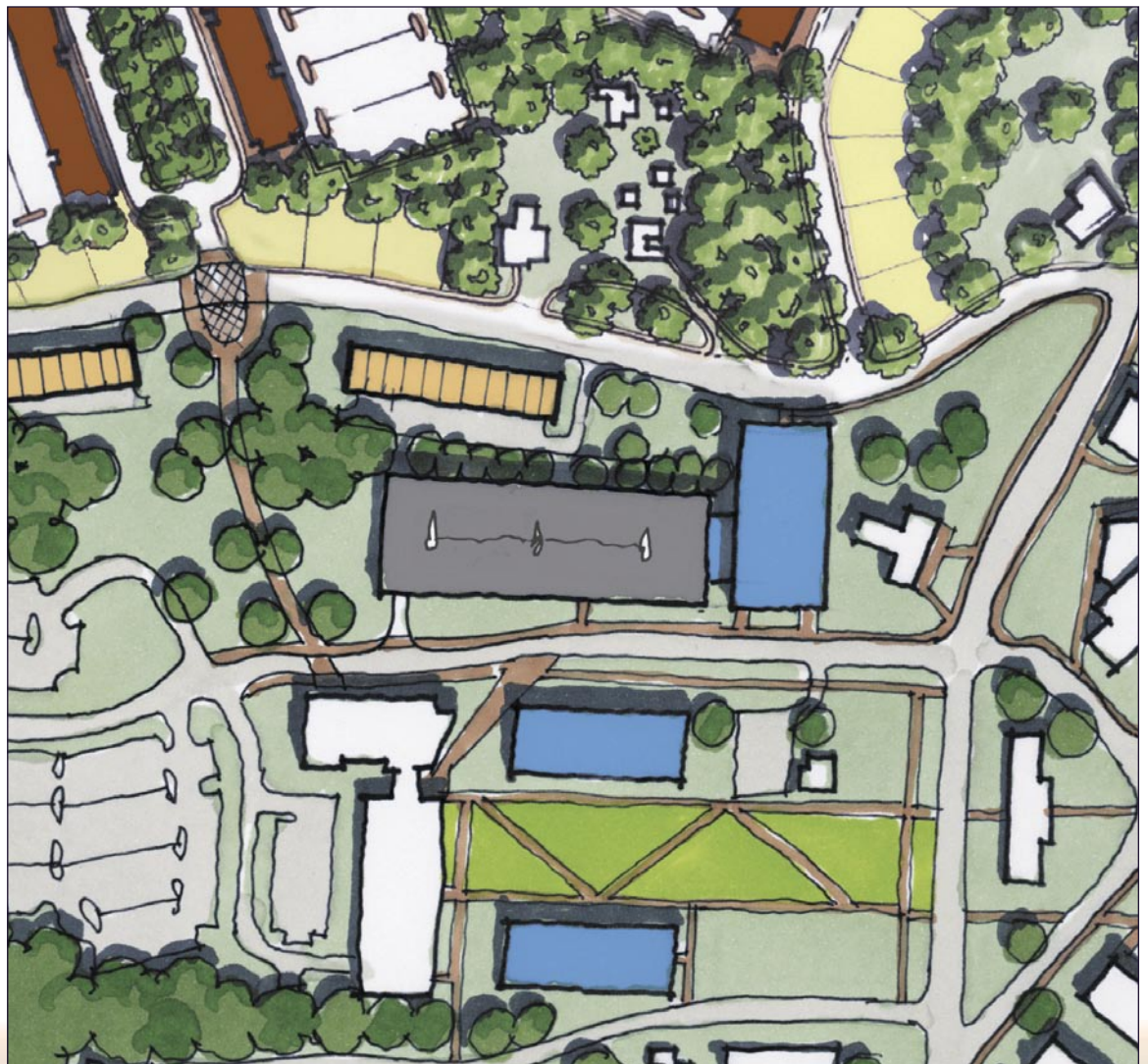
Morrison Moore Multiuse Trail

This portion of the trail is part of the city's larger trail network. It runs along West Morrison Moore Parkway connecting to the expansion of Madeline Anthony Park at the South Chestatee gateway on the east and meets West Main Street at the city's western gateway on the west.

Campus Master Plan

North Georgia College is currently undertaking a comprehensive master plan process for the entire campus. The College was a participant in this effort, and several of their initiatives are represented in this plan. While the campus master plan will undoubtedly add another dimension to the downtown master plan, every attempt should be made to coordinate the two and ensure that recommendations do not conflict but instead create opportunities for further partnerships between the College and the city. Particular attention should be given to the South Chestatee corridor and the west campus interface with University Heights.

Figure 3.50: Upper Quad / Faculty Village Connection



The Illustrative Plan

The six districts and multitude of projects come together in a comprehensive illustrative master plan for downtown. With its emphasis on stewardship of the existing historic context, the Illustrative Plan maintains the small scale of over one hundred years of incremental development while invigorating large areas of strip commercial and vacant land with new housing, walkable streets, and public gathering spaces. Equally important, the natural landscape and forest environment has been preserved in the shady east side neighborhoods, and transformed into a chain of gardens and glades bracketing downtown's western edge. The College, a fundamental part of Dahlonge's identity, has been drawn in closer to the old center while retaining the potential for a dynamic new "intellectual village" along Vickery Drive. Yet, this strong institutional presence is balanced by a wealth of new retail – both local-serving and specialty – and the rooftops to ensure success.

The vitality embedded in the Illustrative Plan is the result of a happy fusion of a committed leadership team, a remarkable physical setting, a potent history, and an exceptional group of stakeholders that inspired the process with their enthusiasm and insights. The Plan strives to capture the best of the city expressed in that vitality and move it forward. Like the Worley Homestead, or the Crimson Moon Cafe, or the other beautiful reminders of downtown's unique place in Georgia, the Plan reaches for the best possible for the city's future.

Figure 3.51: Worley Homestead



Figure 5.2: Dahlonega Downtown Illustrative Plan

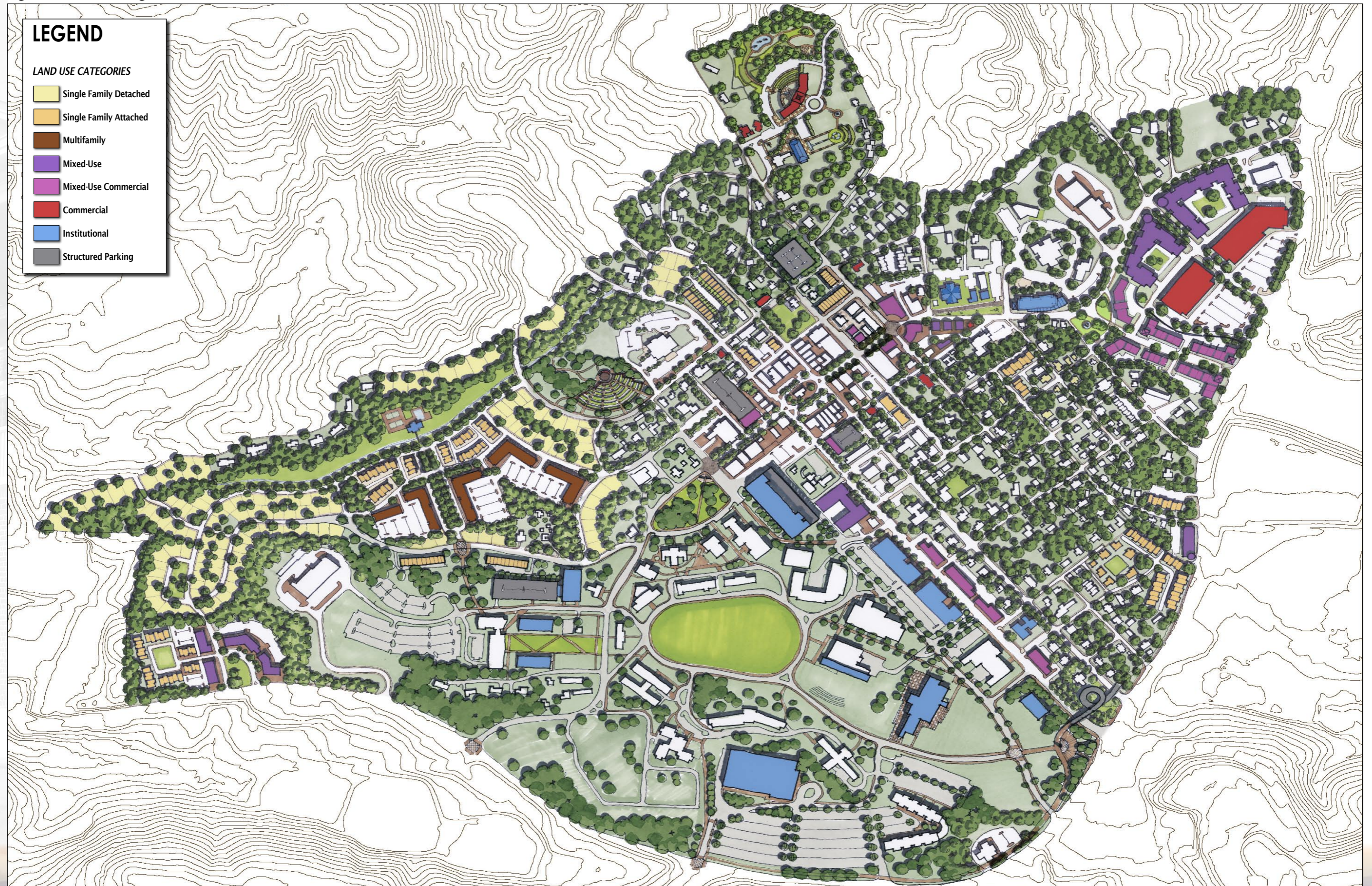








Figure 5.3: Dahlonega Downtown Master Plan

	HISTORIC CORE / CHESTATEE	PARK STREET / SOUTH GROVE	CANNERY / EAST END	HIGHLANDS	UNIVERSITY HEIGHTS	NORTH GEORGIA COLLEGE
SAMPLE DESIGN CHARACTER						
LAND USE & DEVELOPMENT STRATEGIES	<ul style="list-style-type: none"> Expand downtown core with mixed-use infill development / redevelopment (primary focus on Main Street) Infill development / redevelopment along South Chestatee to strengthen gateway Heavy focus on historic preservation Heavy focus on historic compatibility for new development (2-3 stories maximum) 	<ul style="list-style-type: none"> Preserve district as an intown neighborhood Limited compatible infill development/ redevelopment - larger buildings along Park Street, smaller buildings on other streets Preserve historic large lot subdivision pattern Heavy focus on historic preservation (new district) Heavy focus on historic compatibility for new development (1-2 stories maximum) 	<ul style="list-style-type: none"> Redevelopment and intensification of east side of downtown New medium-density mixed-use development on northeast side of East Main Street (3-4 stories) - residential over limited retail New civic core including county offices (existing), new library, and enhanced visual arts campus (1-2 stories) Intensification of Memorial Drive as a "main street" experience (primarily office mixed-use) 	<ul style="list-style-type: none"> New municipal center at McKinney property (adaptive reuse of historic house) New conference center / retreat with lodging (incorporating existing stone houses) Infill single-family attached, detached housing at Park Street School site New small inn across from Community House 	<ul style="list-style-type: none"> New west side neighborhood Greenfield development of upscale "sustainable" neighborhood with a mix of small-lot single-family, larger-lot single-family and townhomes Small mixed-use center at Morrison Moore Potential longer-term redevelopment of existing student apartments for denser residential village (university-related student and faculty housing) 	<ul style="list-style-type: none"> Intensification of existing university-related uses potentially including: new student / faculty housing, classrooms, research labs, administration, etc. (campus plan update pending)
OPEN SPACE STRATEGIES	<ul style="list-style-type: none"> Expand / enhance Hancock Park Landscape enhancements on surface parking lots - ability to occupy surface lots for special events Gateway enhancements at Grove / East Main, Church / West Main, and South Chestatee / Morrison Moore Parkway 	<ul style="list-style-type: none"> Preserve and enhance the "large lawn" feeling of front yards along Park Street New greenway trail along Morrison Moore Parkway 	<ul style="list-style-type: none"> New pocket park at Memorial Drive / East Main Street / Mechanic Street intersection New triangular "Artpark" along East Main Street (between Hill Street and Goudlock Street) New greenway trails along Morrison Moore Parkway, Stephens Street (connecting to Wimpy Mill) Gateway enhancements at East Main / Morrison Moore Parkway 	<ul style="list-style-type: none"> New greenway trail along Wimpy Mill and Hawkins Street (connects reservoir, Hancock Park, new amphitheatre and new Forest Park), Large front lawn preserved at municipal complex 	<ul style="list-style-type: none"> Conservation of natural tree cover and creek formalized as "Forest Park", residential amenity center New pocket parks internal to neighborhood development New community amphitheatre at the edge of downtown core New greenway trail New quad for multifamily housing (opens to creekside park and amenity center) 	<ul style="list-style-type: none"> Landscape enhancements to historic entry lawn / gate at West Main Street Gateway enhancements at West Main / Morrison Moore Parkway Potential additional small "quads" internal to campus
CIRCULATION & TRANSPORTATION STRATEGIES	<ul style="list-style-type: none"> Primary streetscaping on Main Street East, West Secondary streetscaping on South Chestatee 4 new parking decks - 2 municipal, 2 shared with Methodist Church, College (underway) Expanded on-street parking (combination of parallel and angled) Preserve existing downtown street grid; one-way to two-way street conversions 	<ul style="list-style-type: none"> Secondary streetscaping on Park Street Secondary streetscaping on Grove Street / Riley Road Preserve existing small block street grid Construct limited new streets to complete street grid (where feasible) 	<ul style="list-style-type: none"> Primary streetscaping on East Main Street Secondary streetscaping on Memorial Drive New angled / perpendicular on-street parking on Memorial Shared parking for new civic uses and existing county complex New mid-block street in area bounded by East Main, Morrison Moore and Memorial 	<ul style="list-style-type: none"> Primary streetscaping along North Grove Street Secondary streetscaping along North Chestatee Street and Park / Jones streets Preserve existing downtown street grid; one-way to two-way street conversions 	<ul style="list-style-type: none"> New roadway system for neighborhood development (connects into downtown core, university and adjacent neighborhood to the north) Secondary streetscaping on North Chestatee Street Potential shared parking between new amphitheatre and existing church Potential parking reductions if new multifamily housing is oriented to students 	<ul style="list-style-type: none"> Primary streetscaping on West Main Street New sidewalks internal to campus Potential new roadway connections to University Heights neighborhood
MARKET PERSPECTIVE	<ul style="list-style-type: none"> Strong market for retail / commercial including: university-oriented, tourist-related, and hospitality uses Some opportunities for mixed-use / loft housing projects Opportunities for small inns / B&Bs DEVELOPMENT TARGETS: 100,000 square feet of commercial (net new) 120 housing units (net new) 	<ul style="list-style-type: none"> Limited opportunities for infill single-family detached (interior) Limited opportunities for single-family attached (along Main Street and Morrison Moore Parkway) DEVELOPMENT TARGETS: 5-10 infill single-family detached units 50-70 infill single-family attached units 	<ul style="list-style-type: none"> Strong market for new mixed-use housing, office and highway commercial Some opportunities for affordable housing consideration (particularly student housing) DEVELOPMENT TARGETS: 150-200,000 square feet of commercial (net new) 150-200 loft housing units (net new) 	<ul style="list-style-type: none"> Strong market for new conference center with a hybrid theme: oriented to the "retreat" aspect of the mountains but the "urban" aspect of the city DEVELOPMENT TARGETS: 15-20 attached townhomes 100-150 lodging units 20-40,000 square feet conference center 	<ul style="list-style-type: none"> Strong market for new upscale neighborhood Limited opportunities for retail at Morrison Moore Parkway DEVELOPMENT TARGETS: 100-120 single-family detached units 60-80 attached townhomes 150-200 multifamily units 30-50,000 square feet commercial 	<ul style="list-style-type: none"> Limited private development market on-campus DEVELOPMENT TARGETS: TBD depending upon pending campus plan

The Growth Framework

The matrix on the facing page summarizes the district strategies for development, open space and circulation, along with each district's orientation toward the market and its potential. Projected new development is summarized in the table below and illustrated as the colored buildings in Figure 3.52. Additional development, not quantified, can be accommodated in historic building renovations and conversions. The table also shows the amount of land occupied by each development type, with multifamily and mixed-use residential projects occupying almost twenty acres of land or 42% of the total new development in the study area. New institutional uses are also significant at roughly 23% of the total.

District	SFD (units)	SFA (units)	MF (units)	MUR (units)	MUC (sf)	Comm (sf)*	Inst. (sf)	District Area (acres)	% of total
Square / Chestatee	-	25	-	40	59,000	20,800	150,600	9.10	20%
Neighborhoods	18	55	-	18	-	12,800	-	3.88	9%
East End	-	-	-	207	207,000	179,300	49,900	13.5	30%
Highlands	9	19	-	-	-	38,200	15,000	3.21	7%
University Heights	133	69	185	60	-	19,200	-	9.17	20%
College	-	22	-	-	-	-	**	6.06	13%
Totals	160	190	185	325	266,000	270,300	215,500	44.92	100%
Dev. Allocation	0.49%	8.15%	10.67%	8.3%	3.41%	1.85%	10.45%		

* This value includes the commercial space available in the mixed-use residential (MUR) land use category.

** This value is variable and is dependent on the Campus Master Plan.

Figure 3.54: College Entry Ironwork

