



Living in Downtowns:

The Return of Housing



Why is downtown important?

- Concentration of Small Businesses
- Historic Buildings
- Government Center
- Community Gathering Place
- Iconic Images of the Community





The Housing Flight

- Post 1940s Housing Boom
- Introduction of Neighborhoods
- Creation of More "Efficient Housing"





Downtown Living is Cool ...





Name that Show ...





Name this show ...





This one ...





Ten Steps to a Living Downtown, October 1999



Step 1:

Housing Must be
Downtown's
Political &
Business Priority

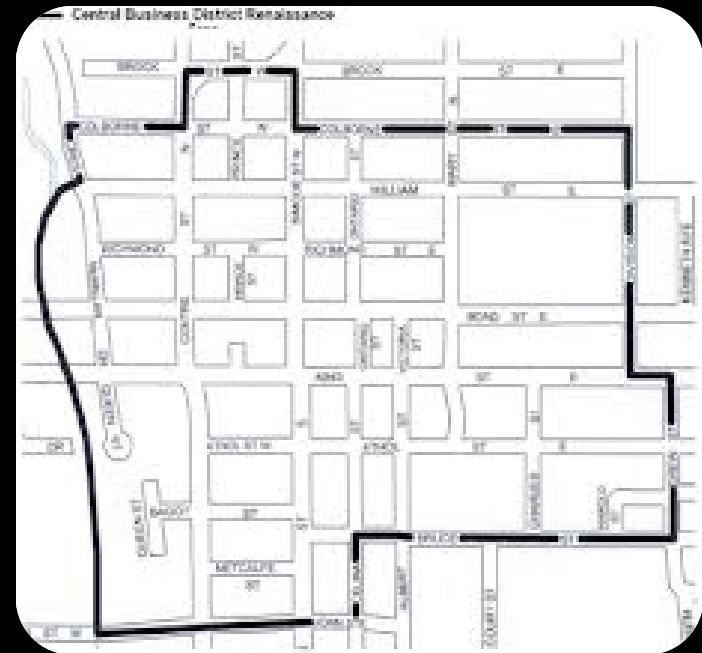


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Step 2:

Downtown Must
Be Legible





Step 3:

Downtown Must
Be Accessible





Step 4:

Downtown Must
Have New &
Improved
Regional
Amenities





Step 5:

Downtown Must
Be Clean & Safe





Step 6:

Downtown Must
Preserve & Reuse
Old Buildings





Step 7:

Downtown
Regulations Must
Be Streamlined &
Support
Residential Growth





Step 8:

City Resources
Should Be
Devoted to
Housing





Step 9:

The Edge of
Downtown
Should Be
Surrounded by
Viable
Neighborhoods





Step 10:

Downtown is
NEVER "DONE"





DCA's Downtown Assistance for Housing

1. Historic Research
2. Rehab Concepts
3. In-fill Design Concepts
4. Adaptive Reuse Plans
5. Interior Layout Concepts



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The What-If's of 2nd Floors





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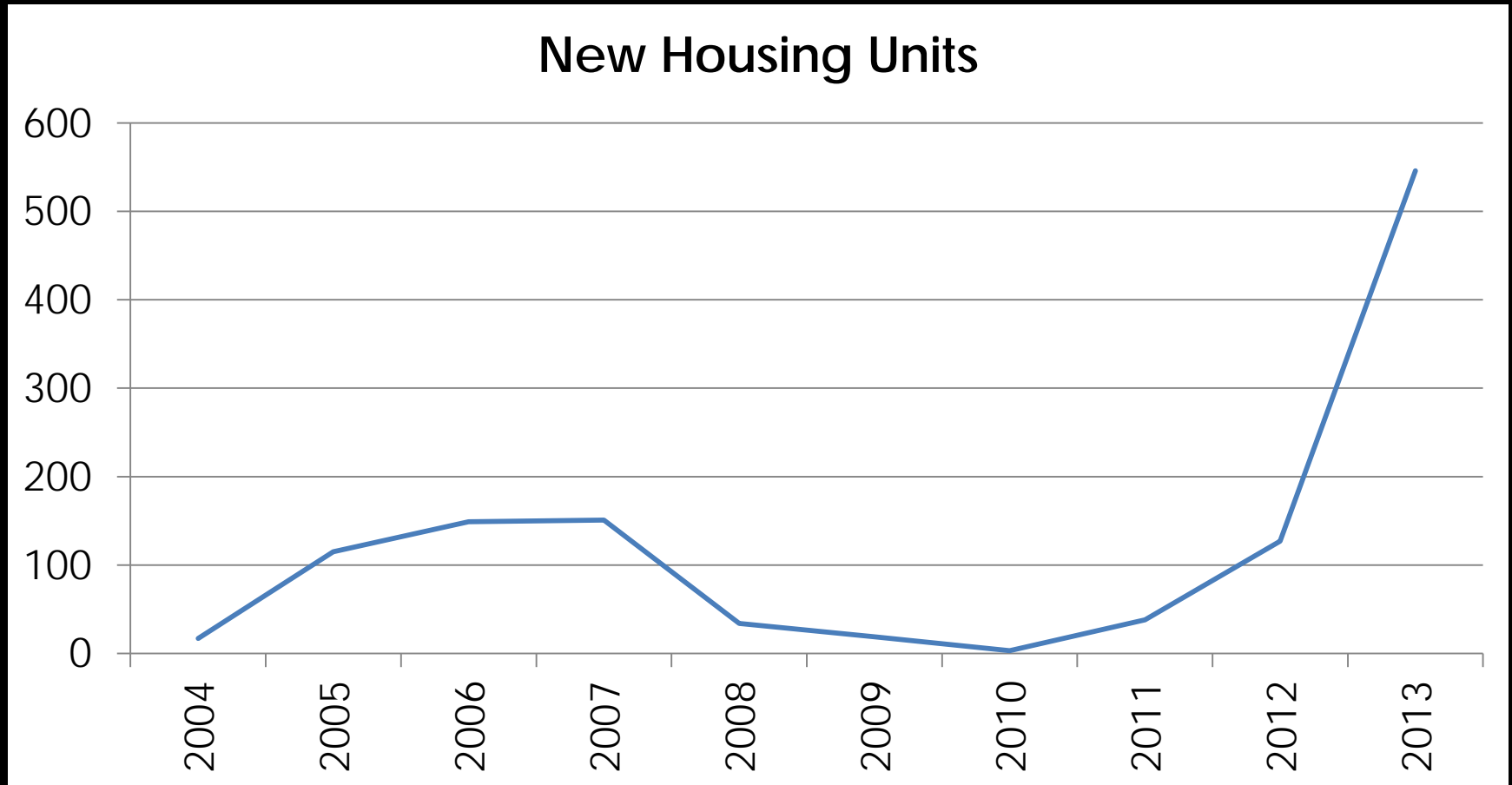
The What-If's of 2nd Floors



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Main Street Housing





Live-Work Units in Athens





Hotel Renovation in Bainbridge





In-Town Lofts in Carrollton





Adaptive Reuse in Colquitt





New Townhomes in Darien





Assisted Living in Madison





Mill Rehab in Porterdale





New Apartments in Woodstock

