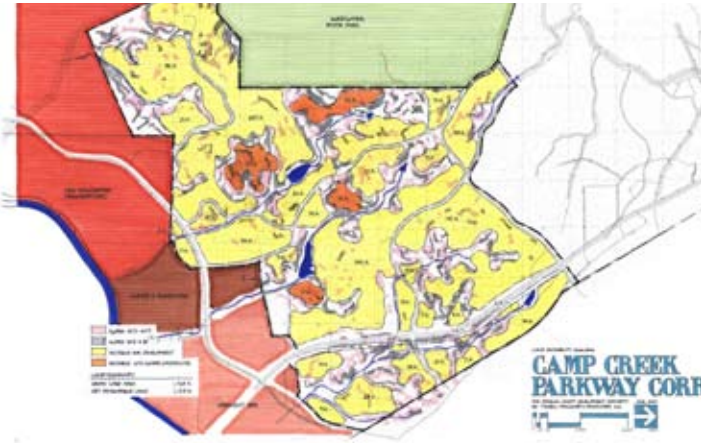


CAMP CREEK CORRIDOR STUDY

Douglas County, Georgia



TSW was commissioned by the Development Authority of Douglas County to prepare a master land use plan for 1800 acres of undeveloped and under-developed land in the path of growth along Camp Creek Parkway, adjacent to the Chattahoochee River and Sweetwater Creek State Park. Surrounded by primarily industrial land uses, but abutting the proposed New Manchester TND community, this pivotal property will either succumb to the prevailing sprawl development pattern, or will emerge as a vibrant mixed-use activity center, as proposed by TSW. The plan provides a vision for guiding growth in a manner that promotes the creation of an integrated walkable community, balances employment, residential, and retail opportunities with civic amenities, preserves critical open spaces, and reflects real estate market trends.



top right: Land Suitability Analysis
middle right: Detailed Land Use Plan for Town Center
bottom: Development Framework Plan showing 1/4-mile radius activity nodes

