

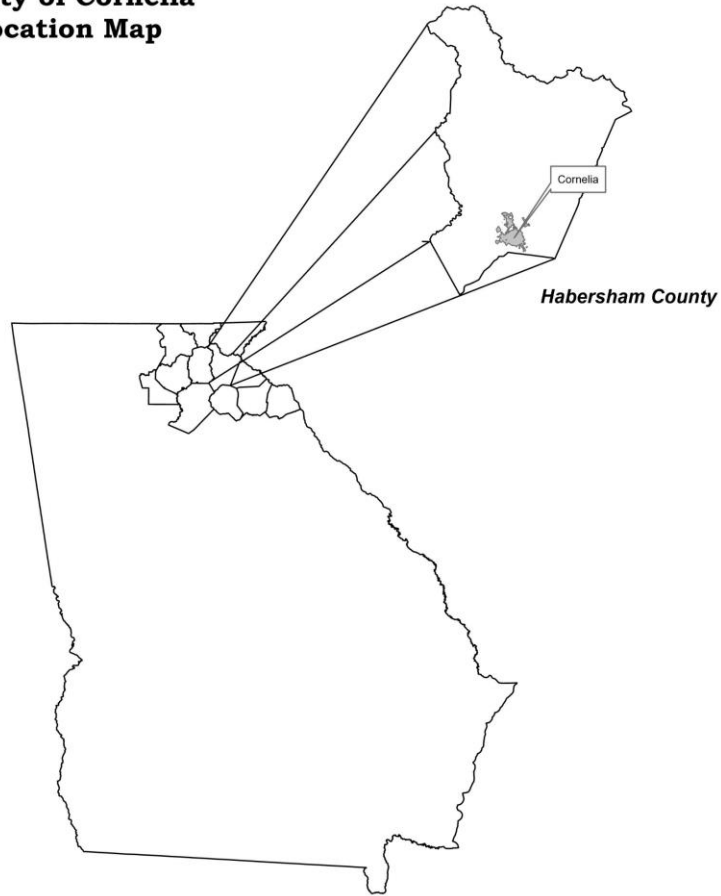


Downtown Cornelia, Georgia: Investments to Impact

2026 ECONOMIC DEVELOPMENT TRAINING FOR EDA ATLANTA REGION

JULY 23, 2026

**City of Cornelia
Location Map**



City of Cornelia



Population: 5,459

Key Investments

- Appletree Alley
- Festival and Event Park

Investments in Downtown

APPLETREE ALLEY

- Unused, dilapidated parking lot
- Investments included:
 - Site preparation
 - Utility relocation
 - Beautification
- Impact
 - Increased parking spaces for downtown businesses
 - Increased safety for patrons of downtown businesses with increased pedestrian zones

FESTIVAL & EVENT PARK

- Old rail yard, not in use
- Investments included:
 - Land acquisition
 - Landscaping
 - Concrete stage/Future Amphitheatre
 - Sidewalks/Future Trail Head
- Impact
 - 130 Area Businesses to Be Improved
 - Increased Business Activity for Cornelia's Historic Downtown District

APPLETREE ALLEY

- \$99,990 from USDA-RBDG
- \$700,000+ from the City



BEFORE



AFTER

OTHER INVESTMENTS:

- Bike racks
- Picnic Tables
- String Lights

AFTER



BEFORE





FESTIVAL & EVENT PARK

- \$1,000,000 from ARC
- \$1,800,000 from City



BEFORE

Dedication Ceremony – May 5, 2026

Donald Anderson Park

AFTER





FESTIVAL & EVENT PARK: IN USE

- Cornelia Music Festival- May 16, 2026



UPCOMING PHASE 2 INVESTMENTS:

- Permanent Stage/
Amphitheatre
- Restrooms in Amphitheatre
- Parking

- Your community already has assets; the key is to leverage them.
- See your available spaces as “Opportunities” and not as “Barriers” for revitalization.
- Unused downtown areas can be transformed into an important downtown asset.
- Small investments are just as important as larger ones. Small, visible wins build confidence for larger investments.
- Placemaking is an economic development strategy-not beautification.

TRANSFERABLE TAKEAWAYS

Questions?

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