



BLUEPRINT

2028

Thomasville

OUR PLAN FOR THE FUTURE

Thomasville Blueprint

A New Comprehensive Plan for Thomasville

Welcome.



DOVER, KOHL & PARTNERS
town planning

Hall Planning & Engineering

Bruce Tolar Architect

Daedalus Economic Services

Linkscape 360

Fontaine Maury

Gallinar Planning

Urban Advantage

Dover, Kohl & Partners
planning and design

Daedalus Advisory Services
economic development

Hall Planning & engineering
transportation planning

Bruce Tolar
architecture

Gallinar Planning
housing analysis

Linkscape360
public process

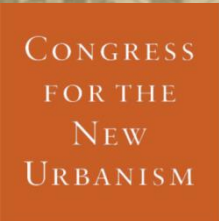
Fontaine Maury
branding

Urban Advantage
visualizations

today's agenda

- welcome & introductions
- schedule
- food for thought
- discussion

designing in public



- Hammond LA
- Ocean Springs MS
- Mobile AL
- Montgomery AL
- Jean Lafitte LA
- Key West FL
- East Port of Spain, Trinidad
- Hercules CA
- Siloam Springs, AR
- Port Royal SC
- Chattanooga TN
- Boulder CO
- Antigua, Guatemala
- Woodford County KY
- Istanbul Turkey
- Buena Vista CO
- Fayetteville AR
- Flagstaff AZ
- I'On SC
- Maui HI
- Jeddah, Saudi Arabia
- Carlsbad CA
- Tbilisi Republic of Georgia
- Arlington VA

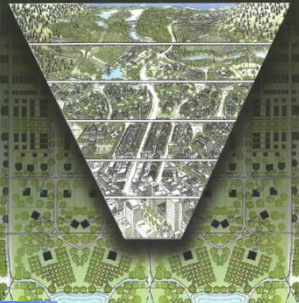
DKP has 30 years of experience

Form-Based Codes



A Guide for Planners, Urban Designers, Municipalities, and Developers

The SmartCode Solution to Sprawl



The Charrette HAND

The Essential Guide for Accelerated, Collaborative Planning



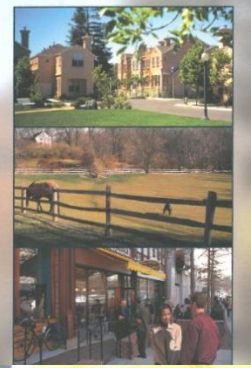
SUSTAINABLE URBANISM

URBAN DESIGN WITH NATURE



SOLVING SPRAWL

Models of Smart Growth in Communities Across America



STREET DESIGN

The Secret to Great Cities and Towns



VICTOR DOVER
JOHN MASSENGALE
foreword by HRH The Prince of Wales
afterword by James Howard Kunstler

WILEY

THE FRACTURED METROPOLIS

IMPROVING THE NEW CITY,
RESTORING THE OLD CITY,
RESHAPING THE REGION

JONATHAN BARNETT

GREYFIELDS INTO GOLDFIELDS

RURAL BY DESIGN

NEIGHBORHOODS

Place Making
Developing Town Centers, Main Streets, and Urban Villages

Charles C. Bahl

HOME FROM NOWHERE

Remaking Our Everyday World for the 21st Century

James Howard Kunstler

The Seaside Debates

A CRITIQUE OF THE NEW URBANISM
The Seaside Institute | Seaside, FL

Warren T. Byrd | Robert Campbell | Robert Davis | Judith Di Majo | Victor Dover | Andrew
Lyndon L. Gendroz | Harrison S. Finkel, Jr. | Alan Jacobs | John Koleski | Peter Katz | Douglas S. K
Alex Kleege | Dorvin Lyndon | Elizabeth Mauer | Elizabeth Pater Zybok | Alan
Richard Polyzoides | Jacquelin Robertson | Colin Rowe | Wilford Polyzoides | Brian Shea | Daniel S
Edited by Todd V

ULI Development Handbook Series

Mixed-Use Development Handbook

Second Edition

New Urbanism Best Practices Guide

Robert Steuterville,
Philip Langdon,
and Special Contributors

New Urban News Publications

SECOND EDITION

CHARTER OF THE NEW URBANISM

what is a comprehensive plan?



the guiding document to direct capital improvements, evaluate development projects, guide public policy and ensure that Thomasville is **the city its residents want it to be**

draft Comprehensive Plan Elements

1. Land Use
2. Urban Design
3. Downtown
4. Transportation
5. Public Facilities
6. Housing
7. Economic Development
8. Historic Preservation
9. Health
10. Sustainability

project timeline

2017

2018



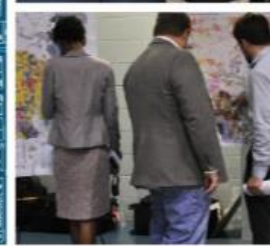
schedule for the week

OPEN HOUSE PRESENTATIONS MAY 9-12 @ 5:30 PM

BE A PART OF THE FUTURE OF THOMASVILLE: BLUEPRINT 2028

Open House Presentations

Tuesday, May 9 - Friday, May 12 | 5:30 - 7:30 PM | Presentations each night at 6 PM
Working with town planners, city officials, and other members of the community, this will be a unique opportunity for residents and stakeholders to give their input, discuss initial concerns, learn about the process, and help develop plan goals
Don't live or work in a Focus Area, or can't make the meeting for your Area? Not a problem. Community members can attend any or all sessions - we want to hear from you!

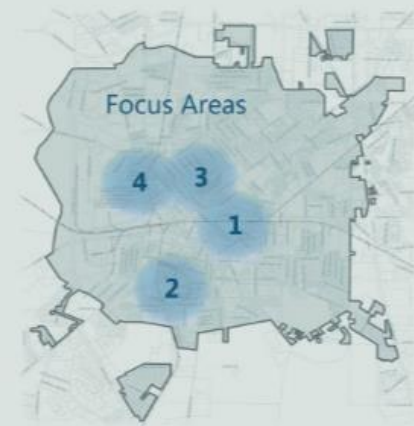


Open House: 1

May 9, 5:30 - 7:30 PM
Council Chambers
144 East Jackson Street

Open House: 2

May 10, 5:30 - 7:30 PM
Thomasville Community Resource Center
501 Varnedoe Street



Open House: 3

May 11, 5:30 - 7:30 PM
First Missionary Baptist Church
110 West Calhoun Street

Open House: 4

May 12, 5:30 - 7:30 PM
Douglas School Complex Cafeteria
115 Forrest Street

SEE WWW.THOMASVILLE.ORG FOR MORE DETAILS

CONTACT: BRIAN HERRMANN, CITY PLANNER | EMAIL: BRIANH@THOMASVILLE.ORG | PHONE: (229) 227-7009

touring



Today



Jefferson St

SHELDON COMPANY
MEMBER OF THE STOCK EXCHANGE





Remington Ave

Craw

's auto service



in the fall

hands-on design session



Coming this fall...



Interpretive ...
- public art, sculpture, bike trail,

With flower planters + banners redeveloped neighborhood center
Arlington Mill Community Center

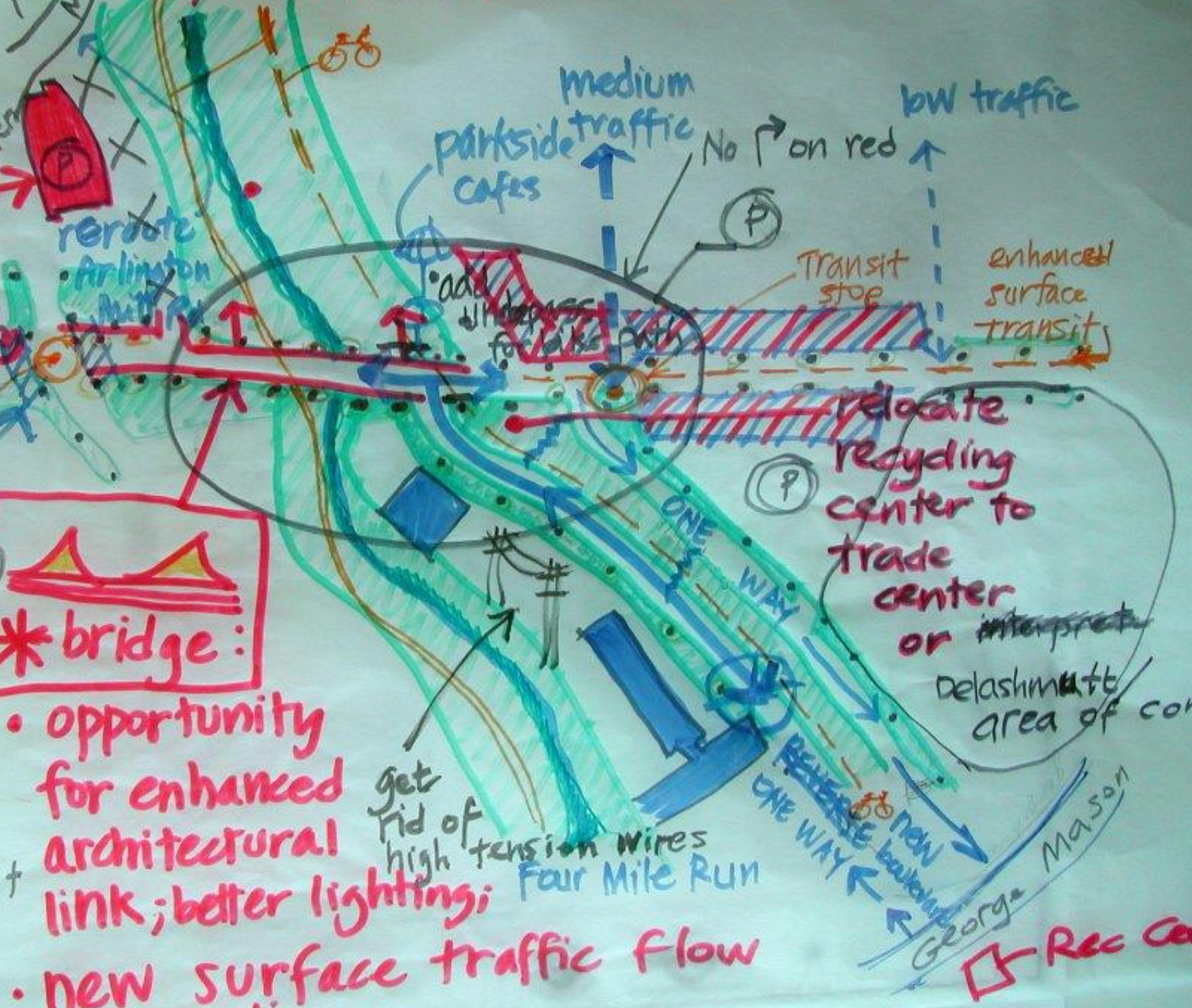
Transit stop
ped. crossings
better defined



- opportunity for enhanced architectural link; better lighting;

- new surface traffic flow

marking density of cars/unit (overcrowding) brings stress on



relocate recycling center to trade center or interpret

Delashmatt area of cond

Rec Cent

new building
George Mason

Four Mile Run

get rid of high tension wires

ONE WAY
REVERSE ONE WAY

Transit stop
enhanced surface transit

low traffic

medium traffic

parkside cafes

No on red

relocate Arlington Mill

Arlington Mill Community Center

open design studio



Coming this fall....

open design studio



work-in-progress presentation



tonight's event

- introductions
- update: the process so far
- draft: plan principles & illustrations
- economics: findings & strategy
- mobility strategy for great streets
- regulatory strategy: initial thoughts
- what happens next

Coming this fall....

the question:

the question:

what should the town be like
a **generation** from now?

the question:

what should the town be like
a generation from now?

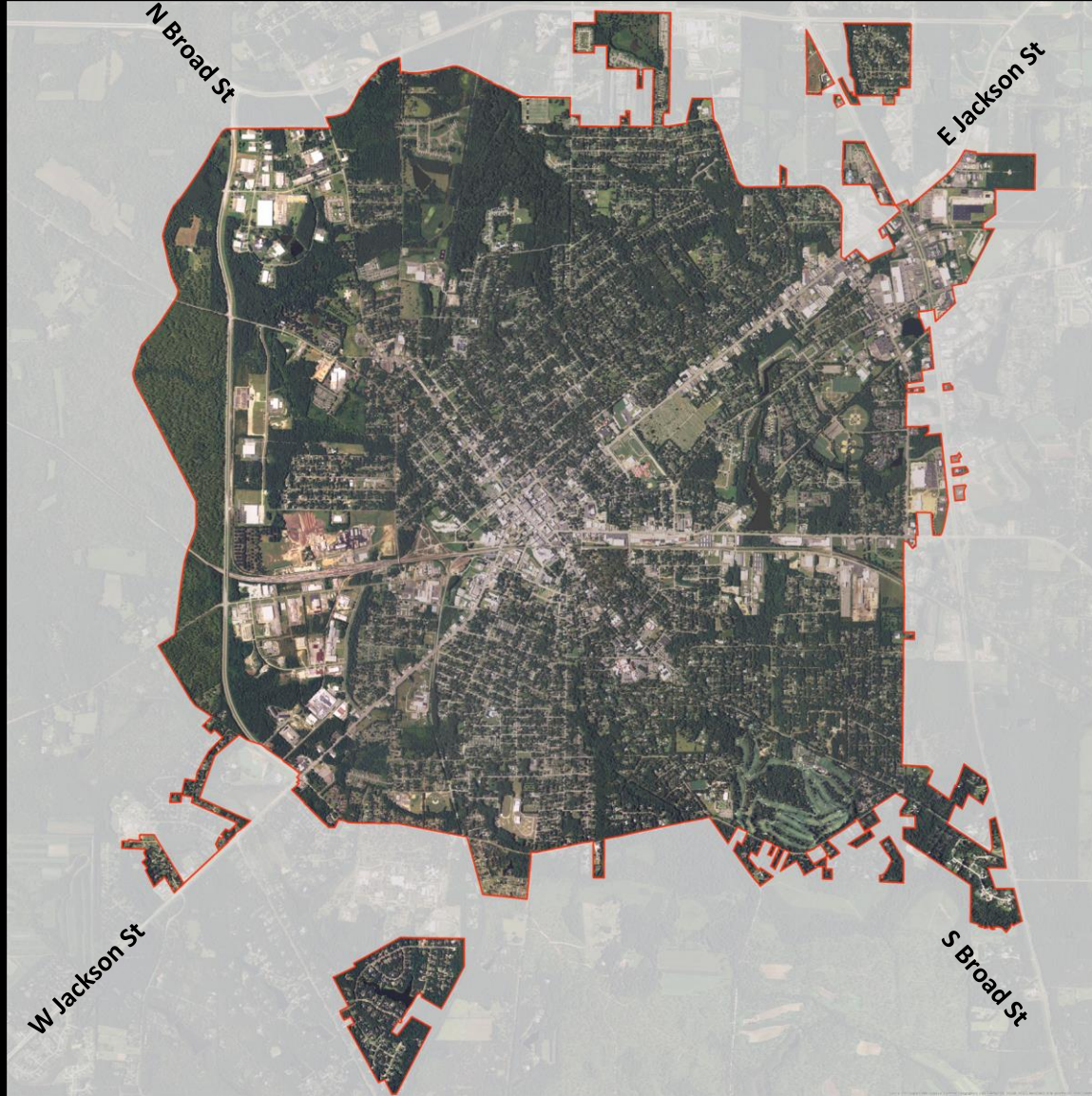
what about **next year**?

the question:

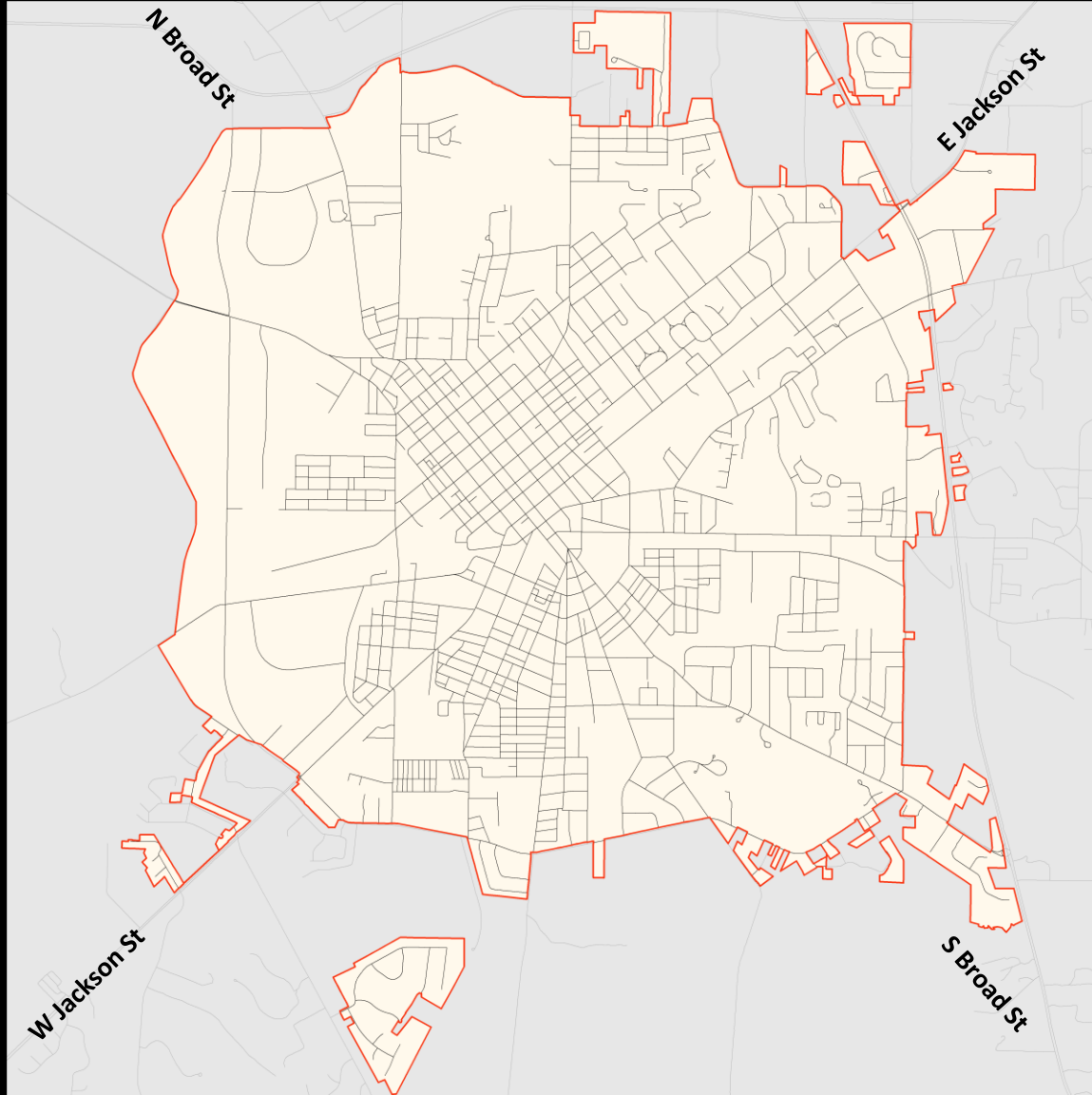
what should the town be like
a generation from now?

what about next year?
what about **tomorrow**?

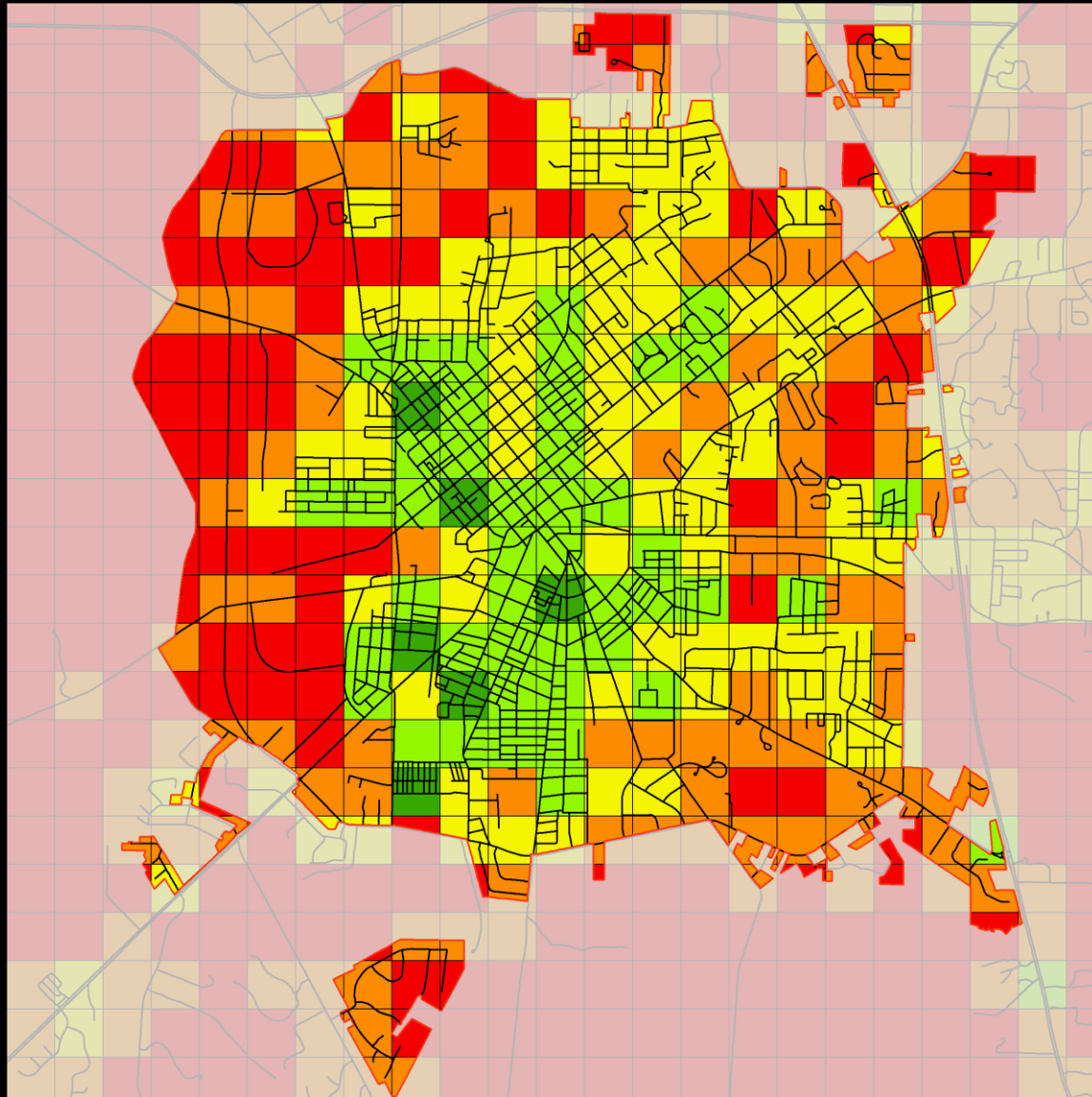
airial



streets



intersection density per $\frac{1}{4}$ square miles



0

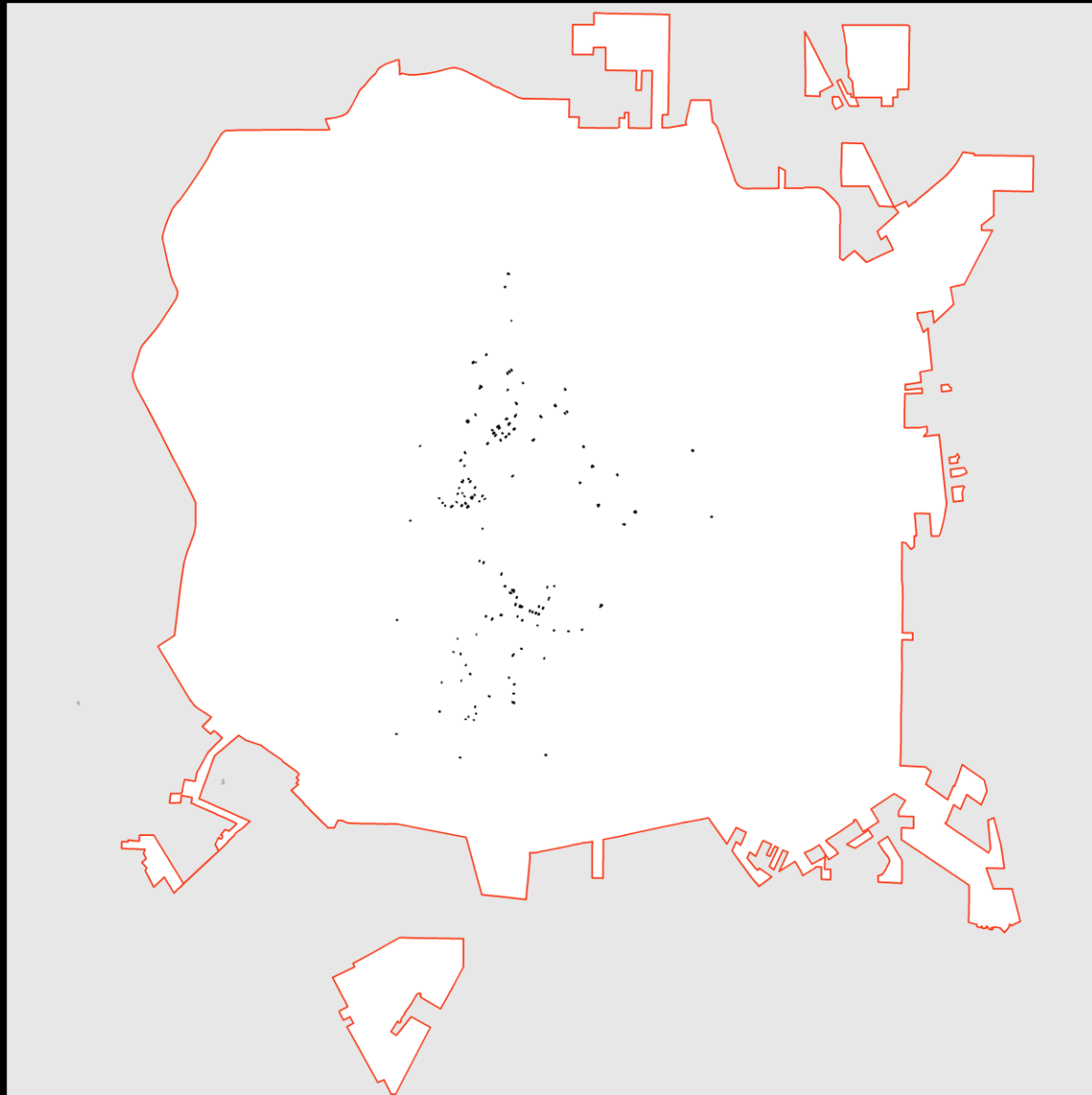
1-3

4-8

9-15

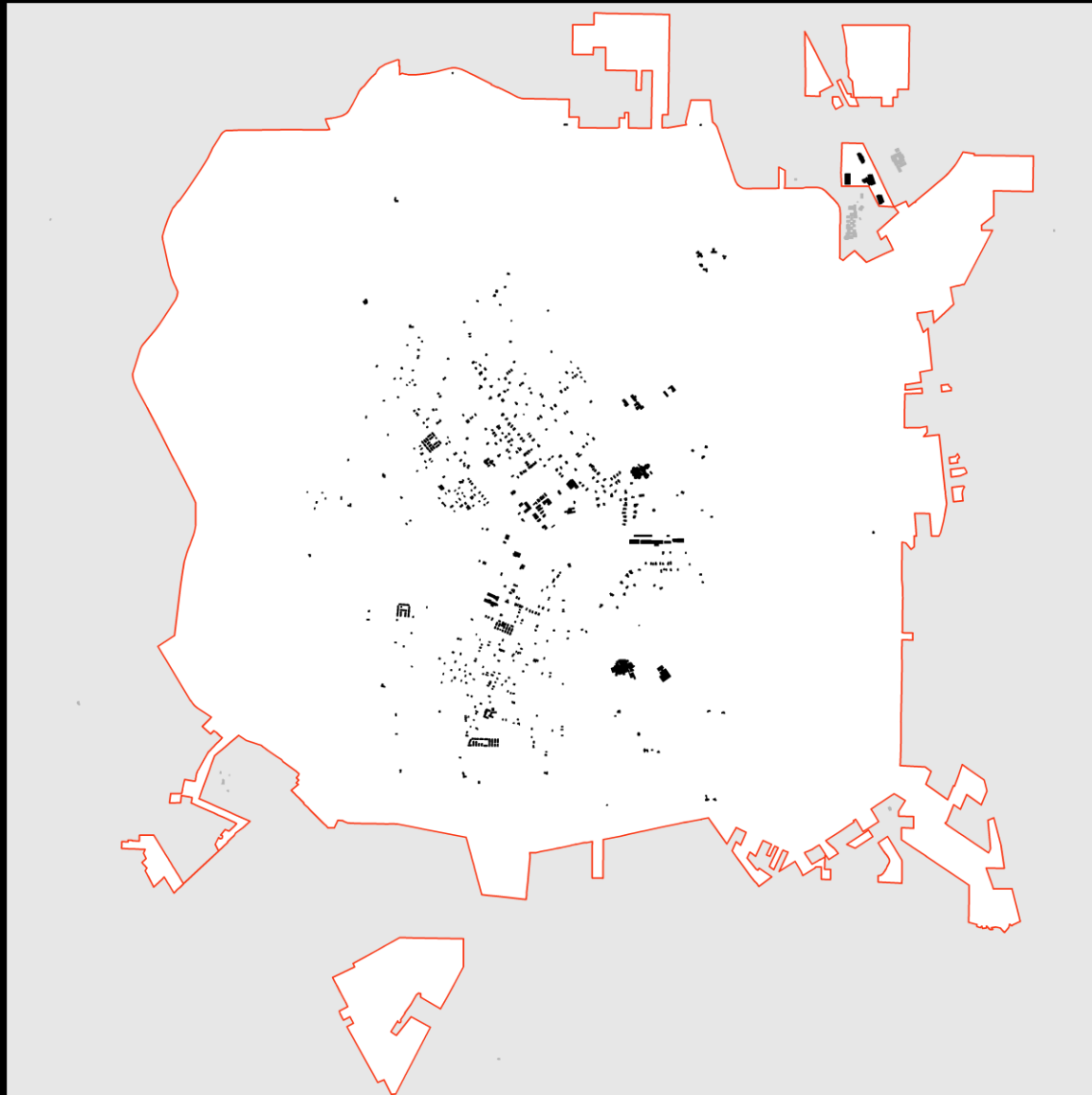
16-22

urban development



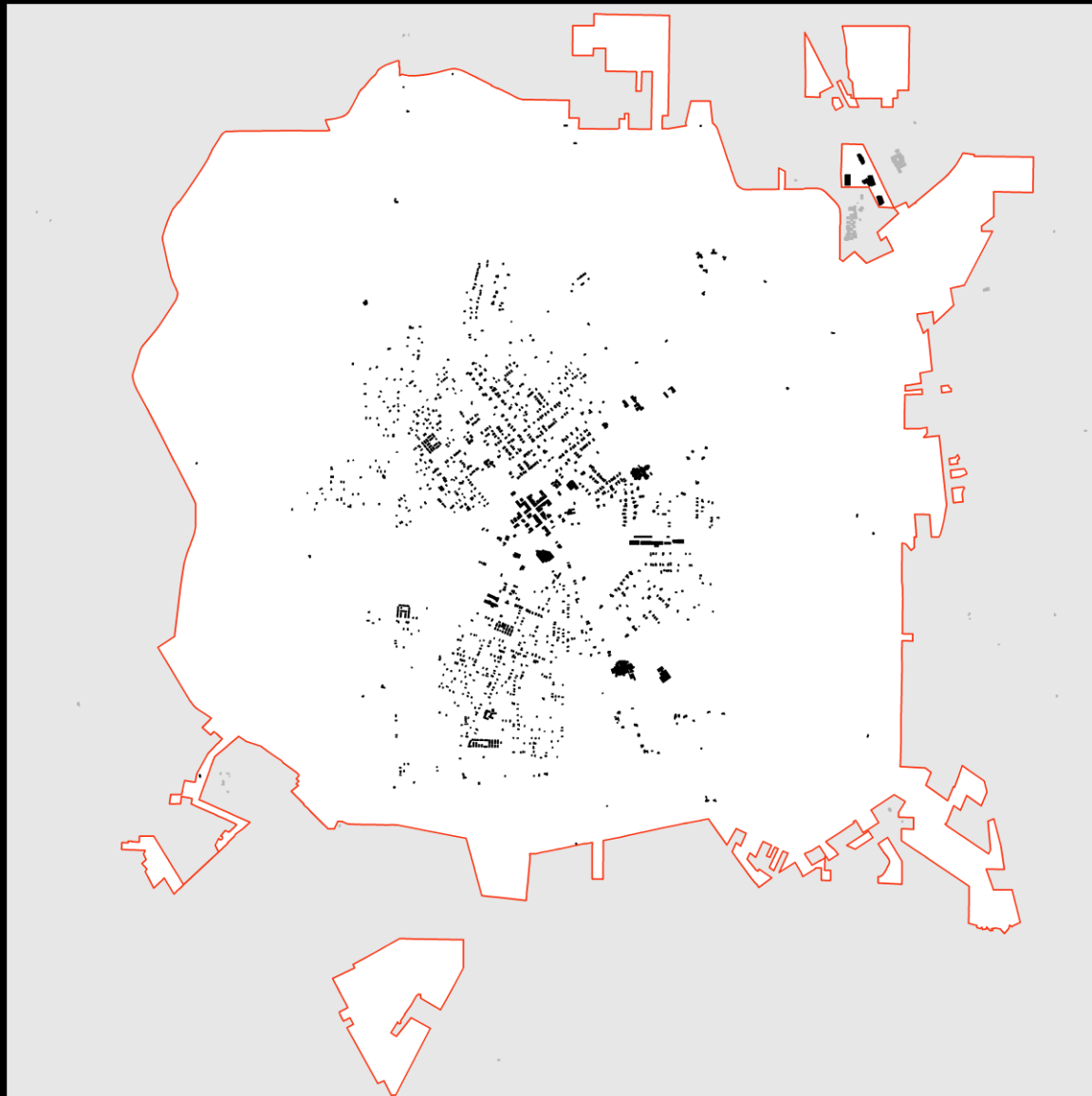
1800-1875

urban development



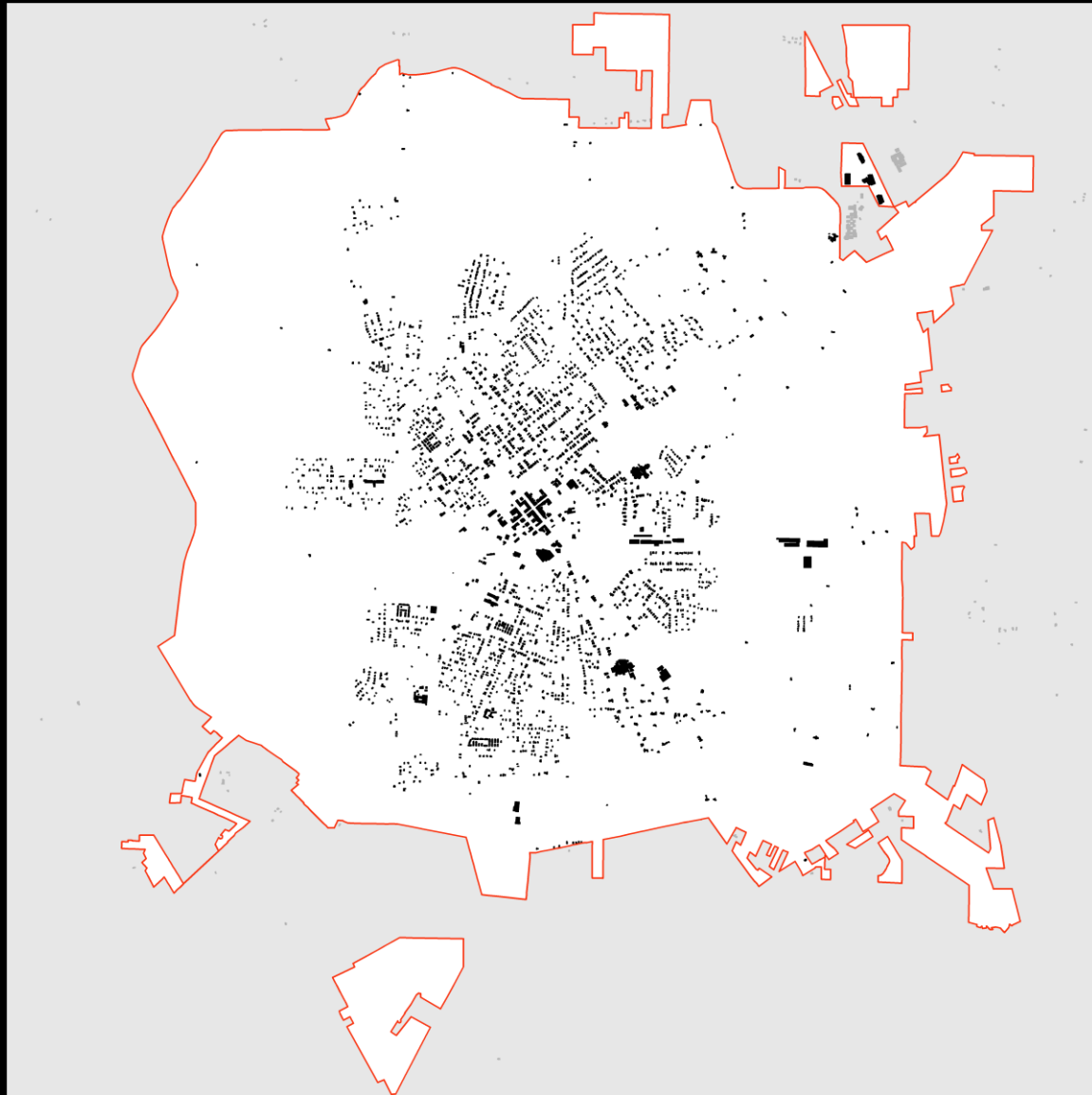
1876-1900

urban development



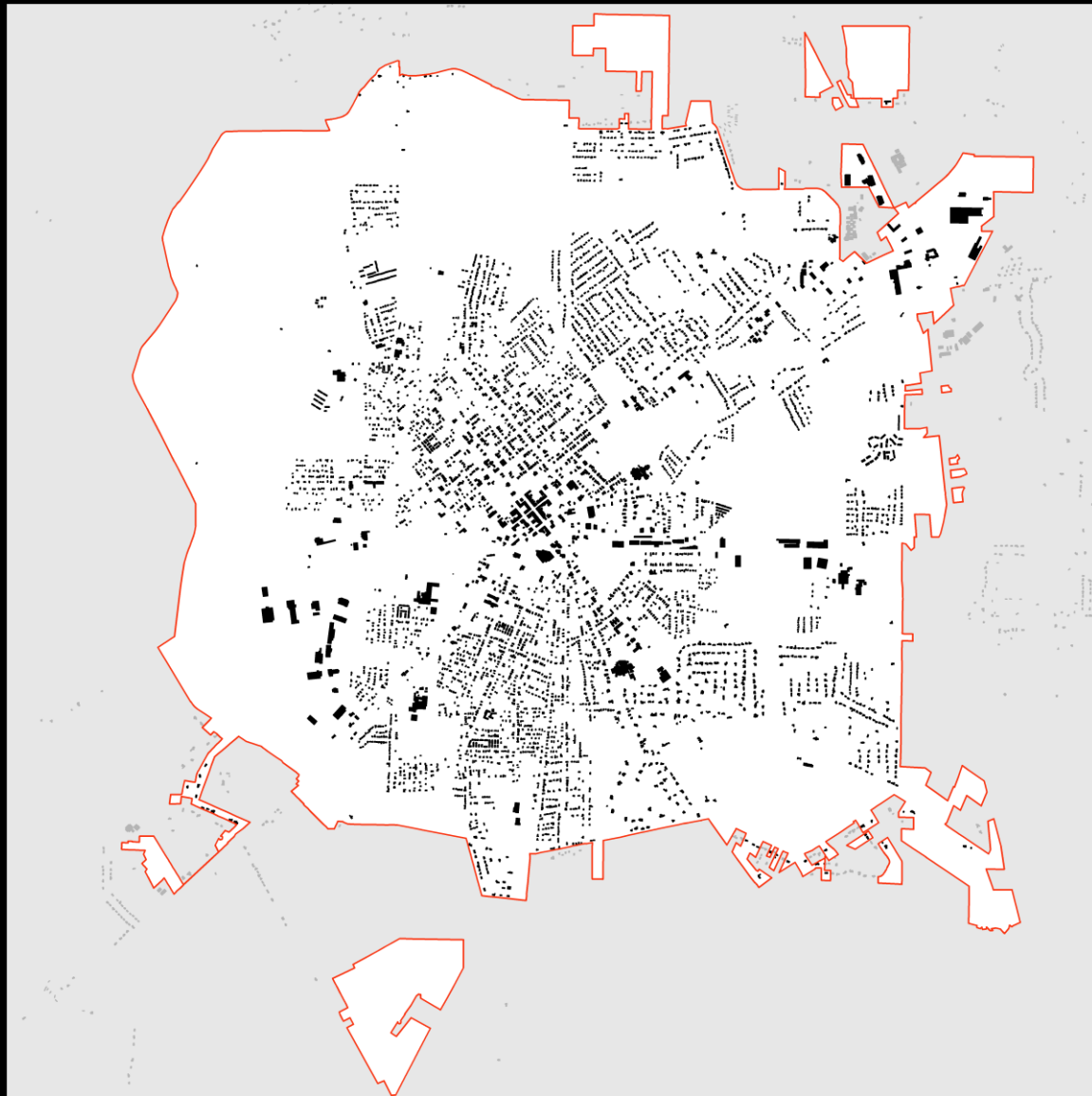
1901-1925

urban development



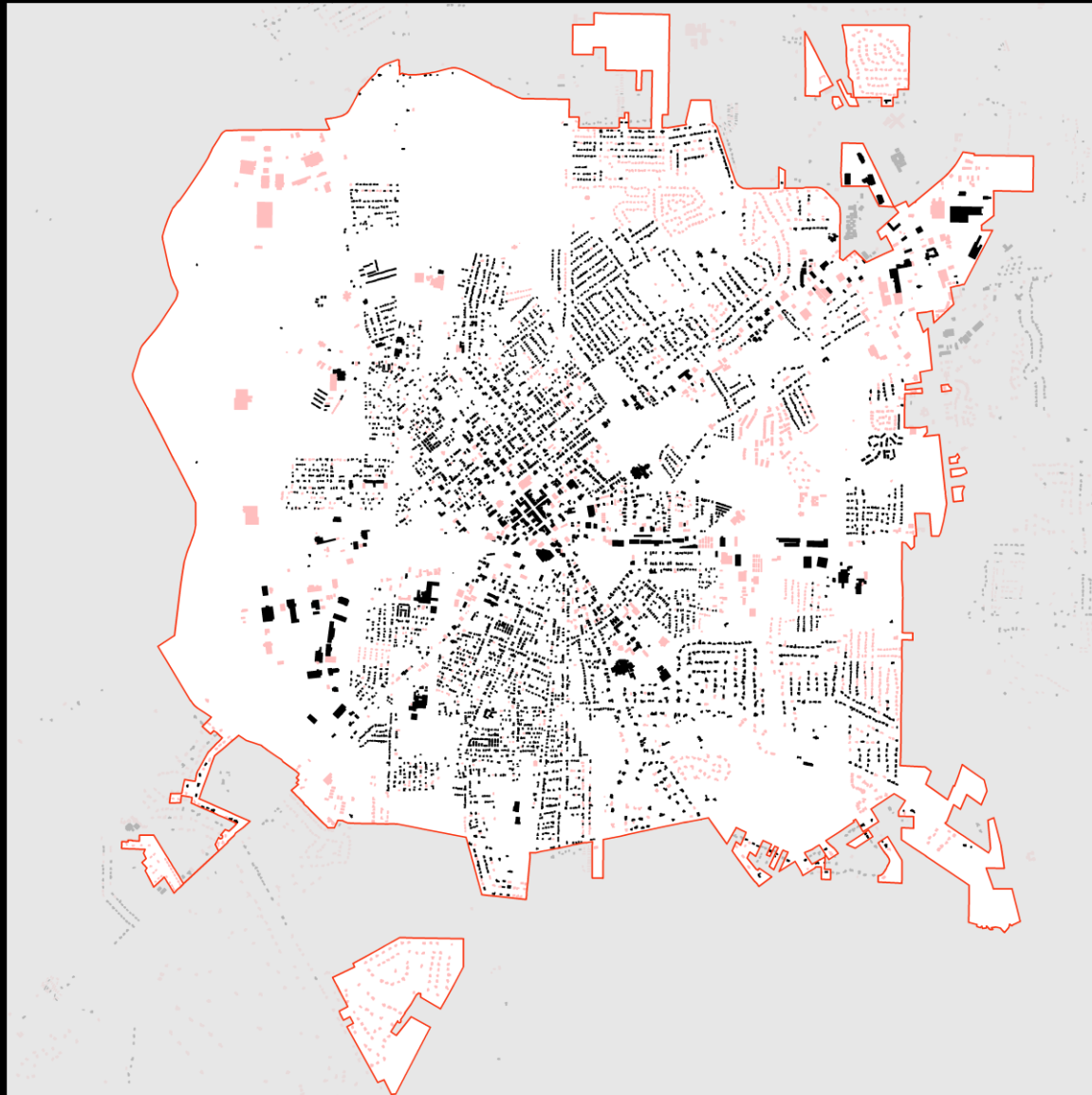
1926-1950

urban development



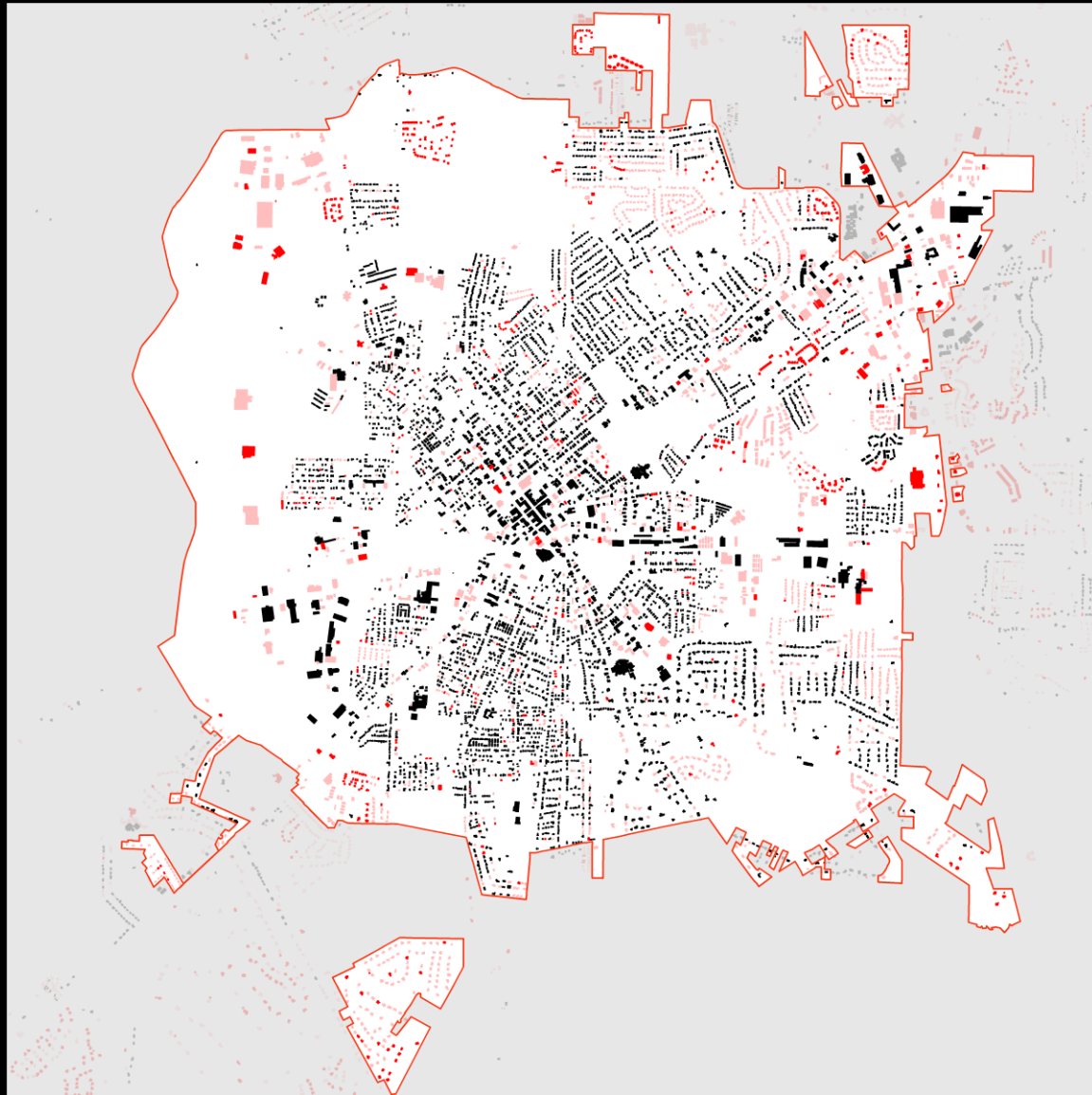
1951-1975

urban development



1976-2000

urban development



2001-2012



Public Space

FAMILY BUDGET FINANCE
LOANS
PERSONAL • AUTO
REAL ESTATE

INSURANCE
EXPRESS
LOW DOWN PAYMENTS LOW MONTHLY PAYMENTS

**ROBERTS &
HAMMOND**
FAMILY BUDGET FINANCE
TAX SERVICES
FAST TAX REFUNDS

Convenient CARE
PHARMACY

Convenient CARE
PHARMACY
Your Neighborhood Pharmacy

FREE METER

WATKIN'S
PRODUCT

IGA

BOB & JEFF'S
SUPER MARKET
SHOULDER ROAST \$2.99
GRAND BEEF \$2.99
SHRIMP \$1.99
HAMS \$4.99

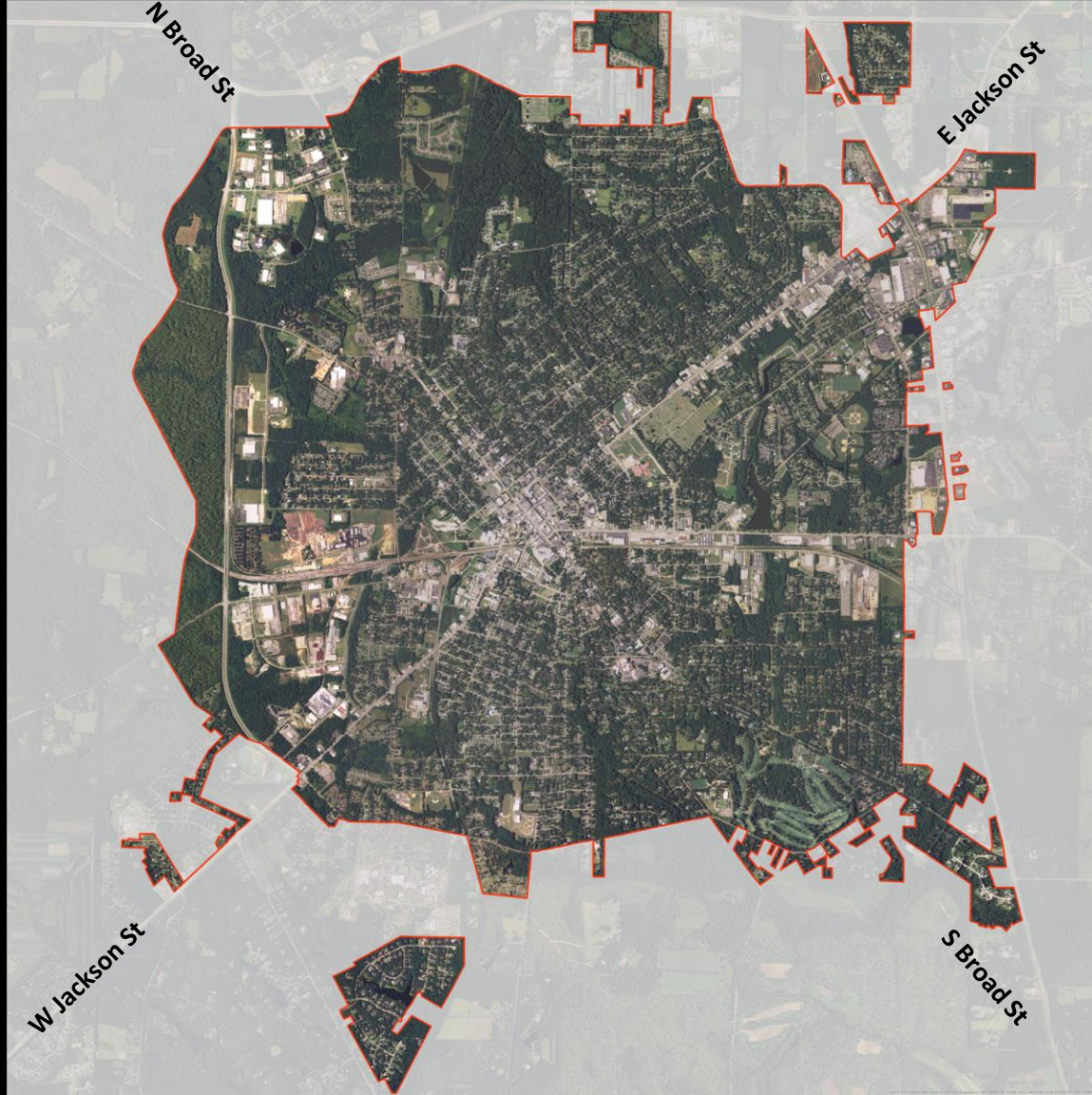


Commercial Architecture

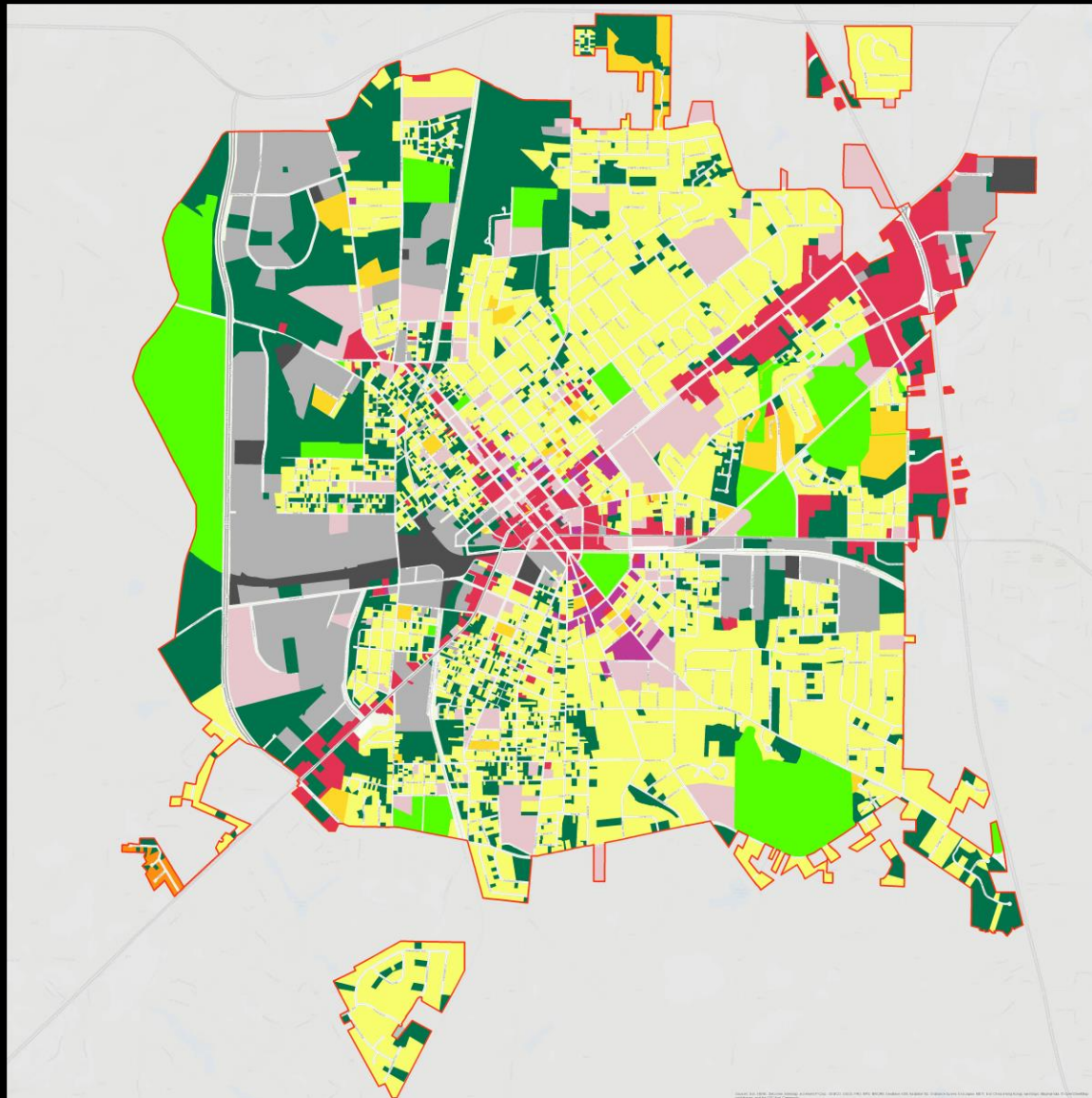


Commercial Architecture

airial

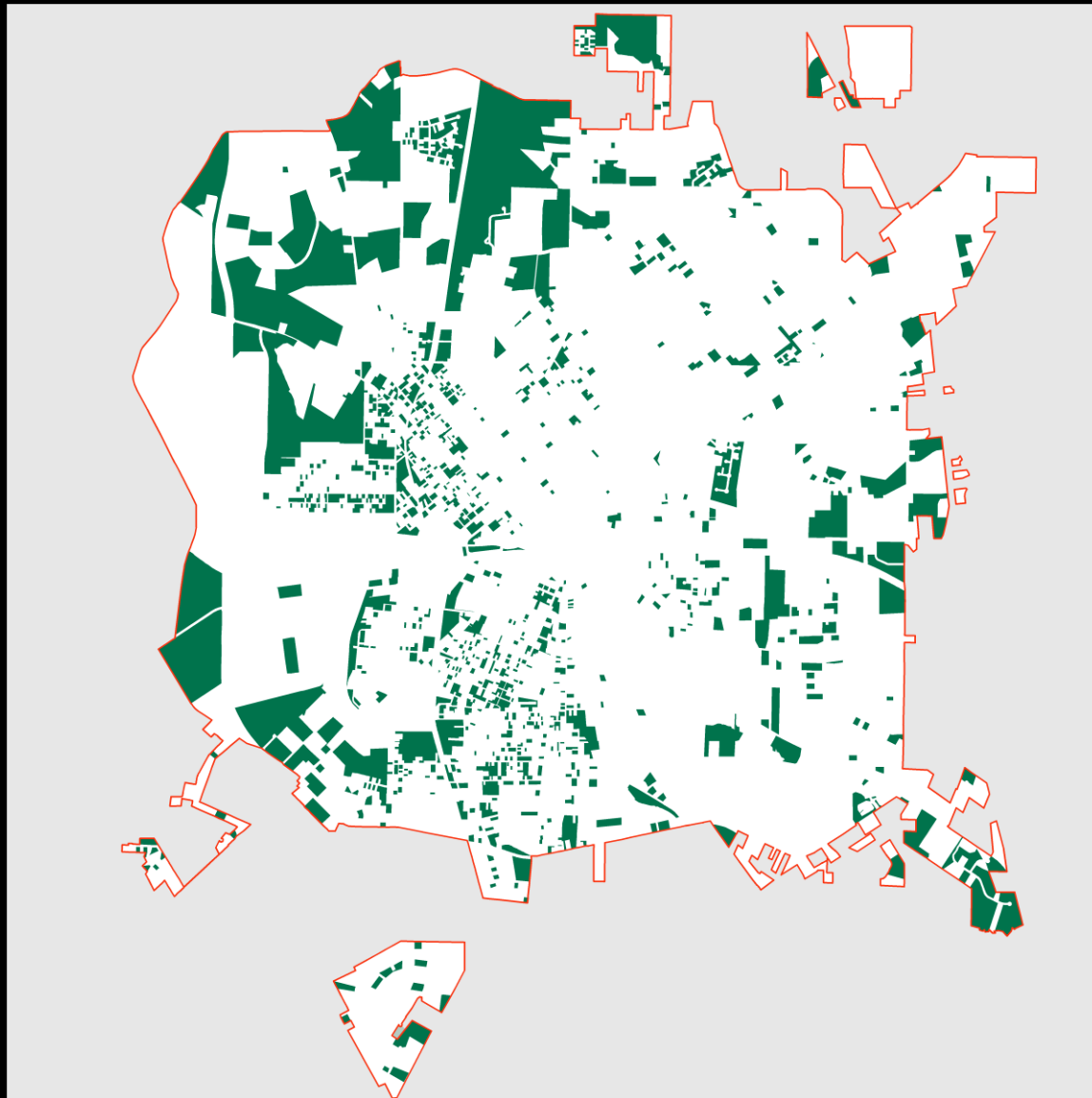


land use



City of Thomasville: 8,276 total acres

land use



1,822 acres "vacant" = 22%

where would you prefer to live?



where would you prefer to live?



Mobile

AL



Spring Hill Plaza on Spring Hill Drive



Spring Hill Plaza on Spring Hill Drive

South Miami
FL



Dorn Avenue, before



Dorn Avenue, after

El Paso
TX

Northgate Mall



El Paso, Texas

Northgate Transfer Center & TOD



El Paso, Texas

Northgate Transfer Center & TOD



oregon street



Existing Conditions

oregon street



New trolley, greater investment

El Paso's streetcar is coming back

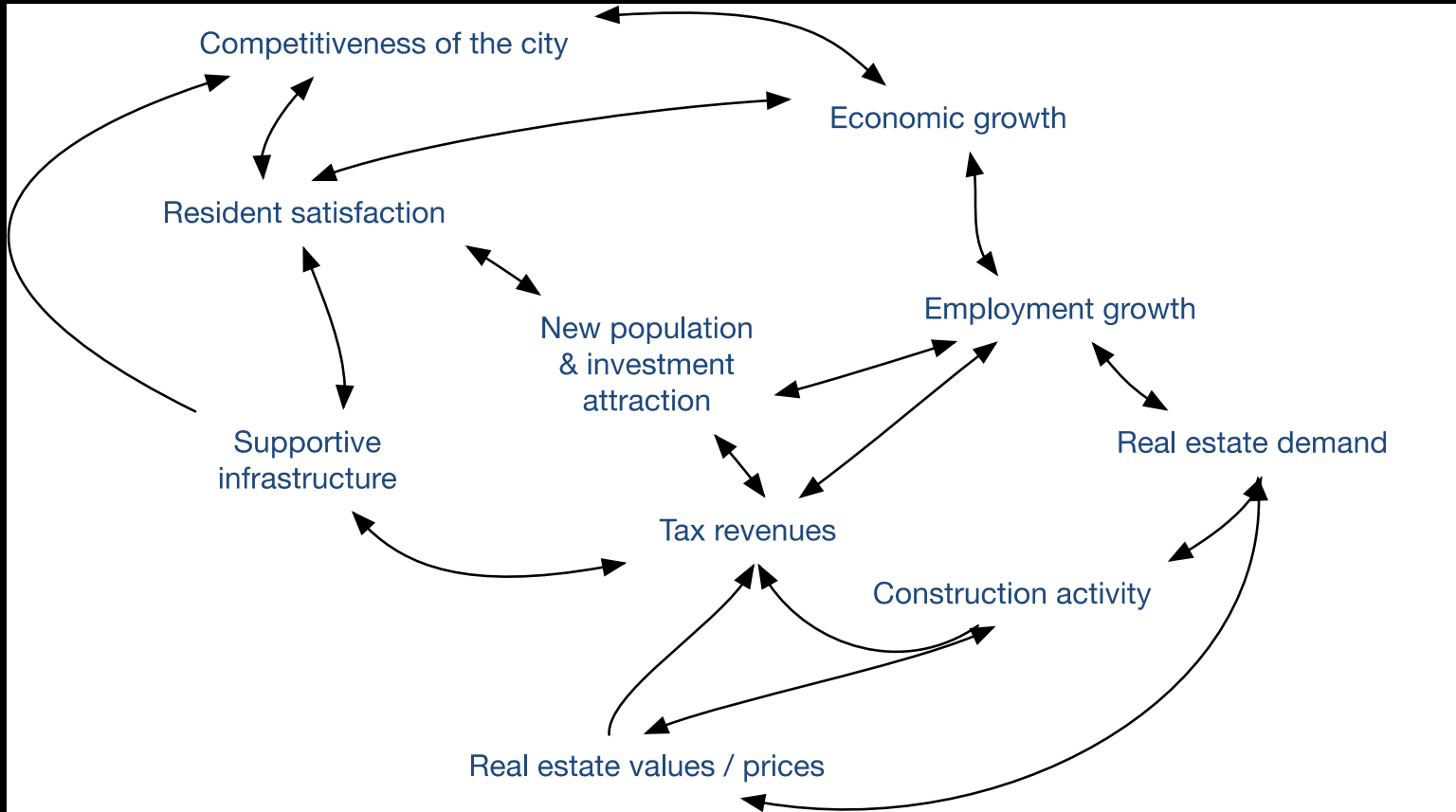


We approach our engagements from the perspective of enhancing an area's competitive advantage for long term economic sustainability

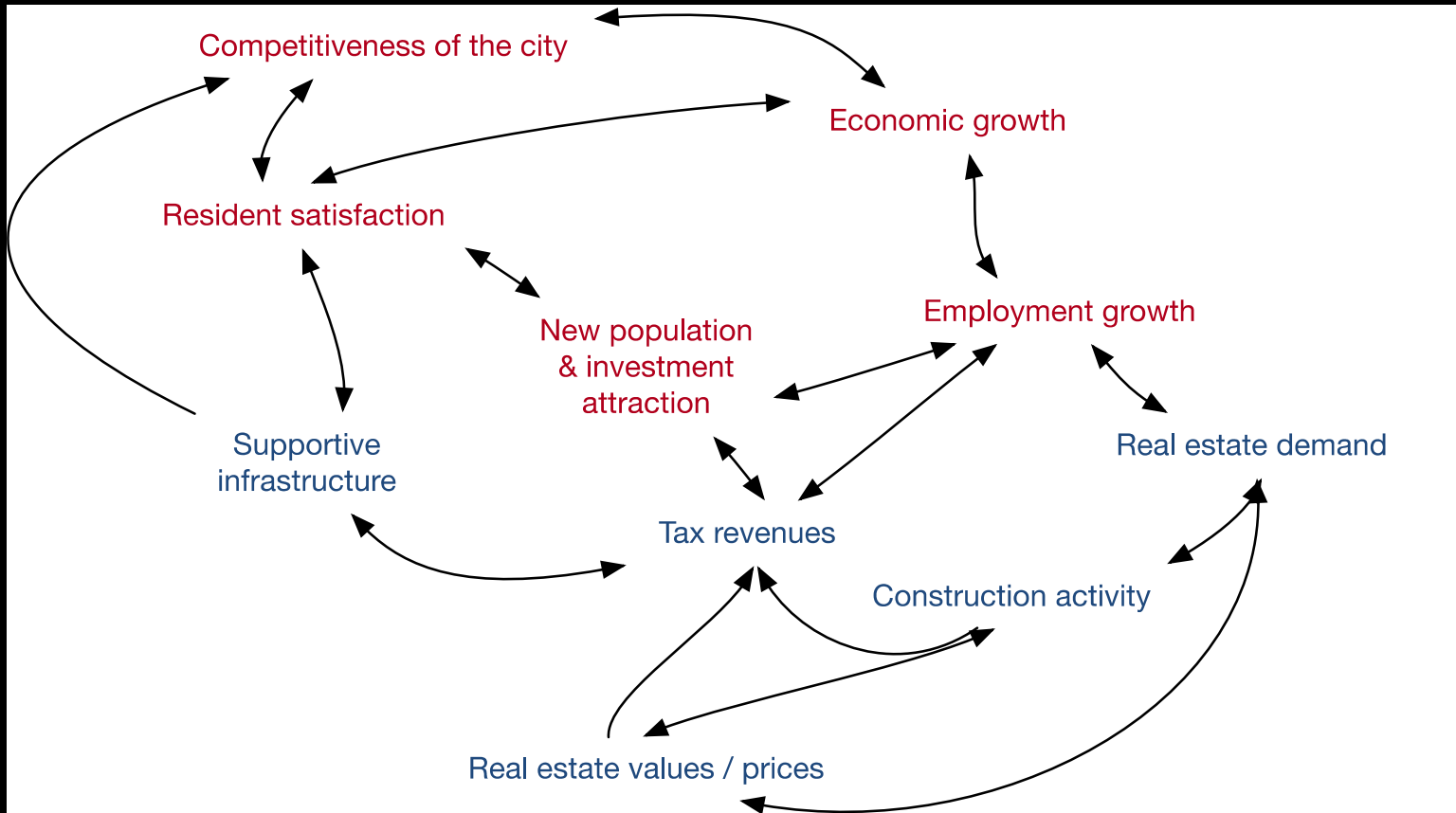


- Competitive advantage is fundamentally about positive differentiation
- It provides compelling answers to the question “why” (why visit, why live, why invest in Thomasville)
- We begin with existing assets, folkways, traditions and natural resources
- We look at established industries and clusters
- We evaluate larger megatrends to understand how those may impact the city

If you imagine an economy as a dynamic set of feedback loops...



...then we are focusing on the portions of the system where competitive advantage can be best refined and maintained to support placemaking



The following steps reflect good practices for competitive advantage based economic development efforts in small towns

- **Examine megatrends** to understand how the external environment is changing and how it will impact you
- **Analyze local historical trends** to understand what has happened locally and what that may mean for the future
- **Inventory your strengths** to identify the assets you have that the community is proud of or that are pillars of life here
- **Tap into local talent to build a broad base** of community organizations, businesses, government and arts institutions to understand pain points and opportunities
- **Make sure to justify WHY Thomasville** for residents, visitors, businesses and investors
- **Develop a mix of economic development drivers** that appeal to different parts of the market and citizenry

While these good practices help to sustain the efforts over time while adding resiliency to them

- **Take a portfolio approach** to promoting small municipal initiatives, avoid single, large, costly programs – lower risk
- **Network** with state, regional and national investment promotion groups – think regionally
- **Build university partnerships** – these yield long term benefits through collaboration, access to insights and improved practices in governance
- **Monitor progress** with community reporting – solidify community support

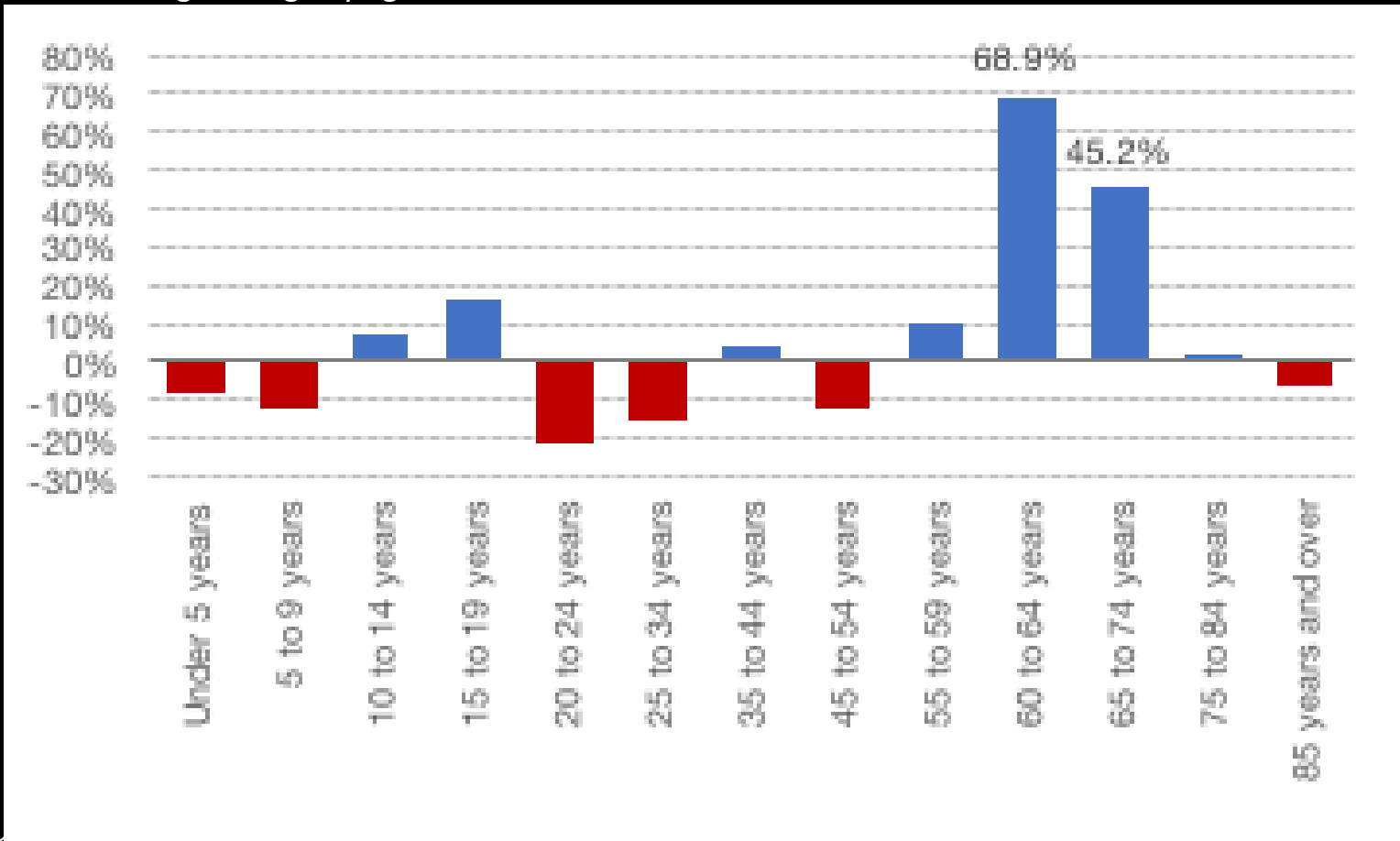
Fundamentally we want to create meaningful differentiation that results in positive economic outcomes for the city using proven levers

- Tourism: themed, targeted
- Schools and training
- Terroir driven food and beverage
- Animal and plant based products
- Industry clusters
- Wellness and medical centers
- Programming and event-driven linkages
- History and living history
- Natural landscapes and resources



A quick review of changes over the past five years (2010-2015) shows growth in older demographics

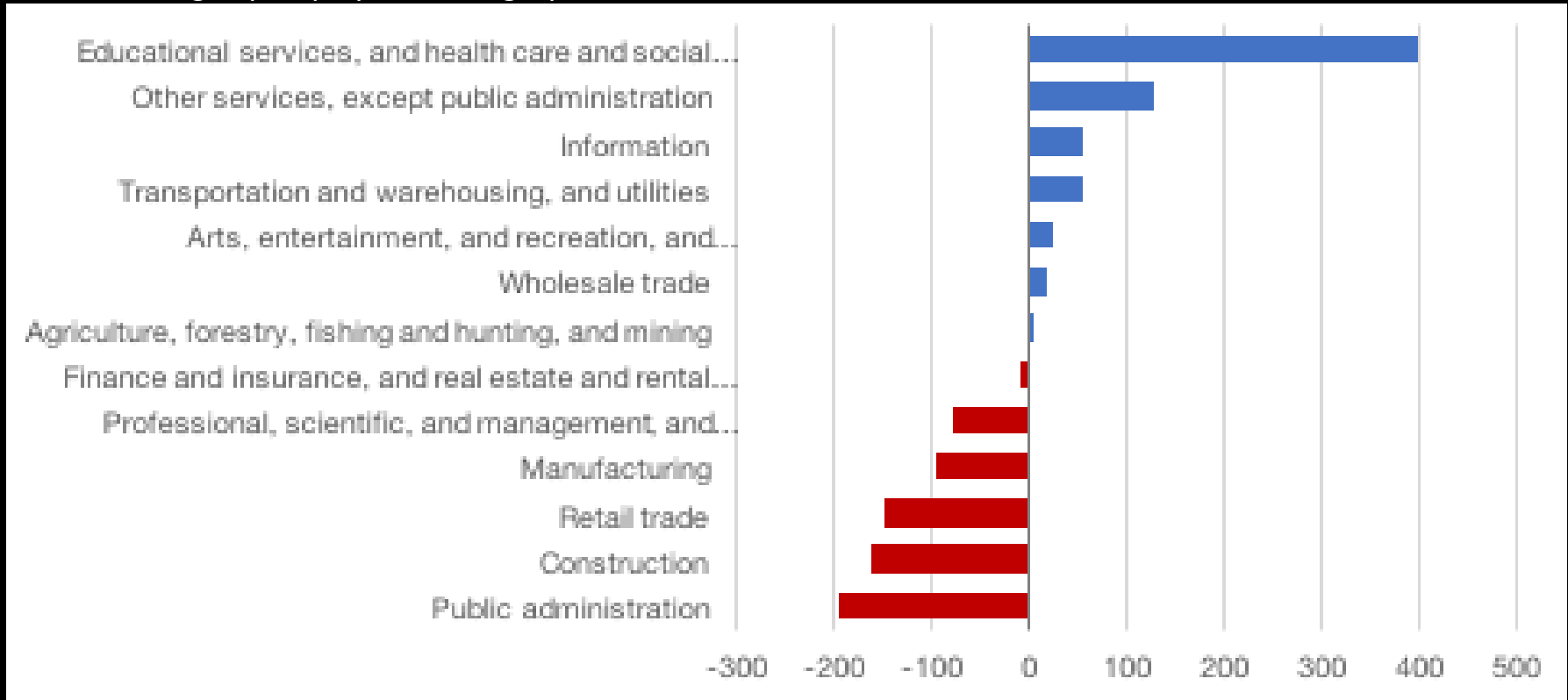
Percentage change by age decile: 2010-15



Source: 2011-2015 American Community Survey 5-Year Estimates

Employment growth between 2010 and 2015 has been concentrated in services, especially education, health & social assistance

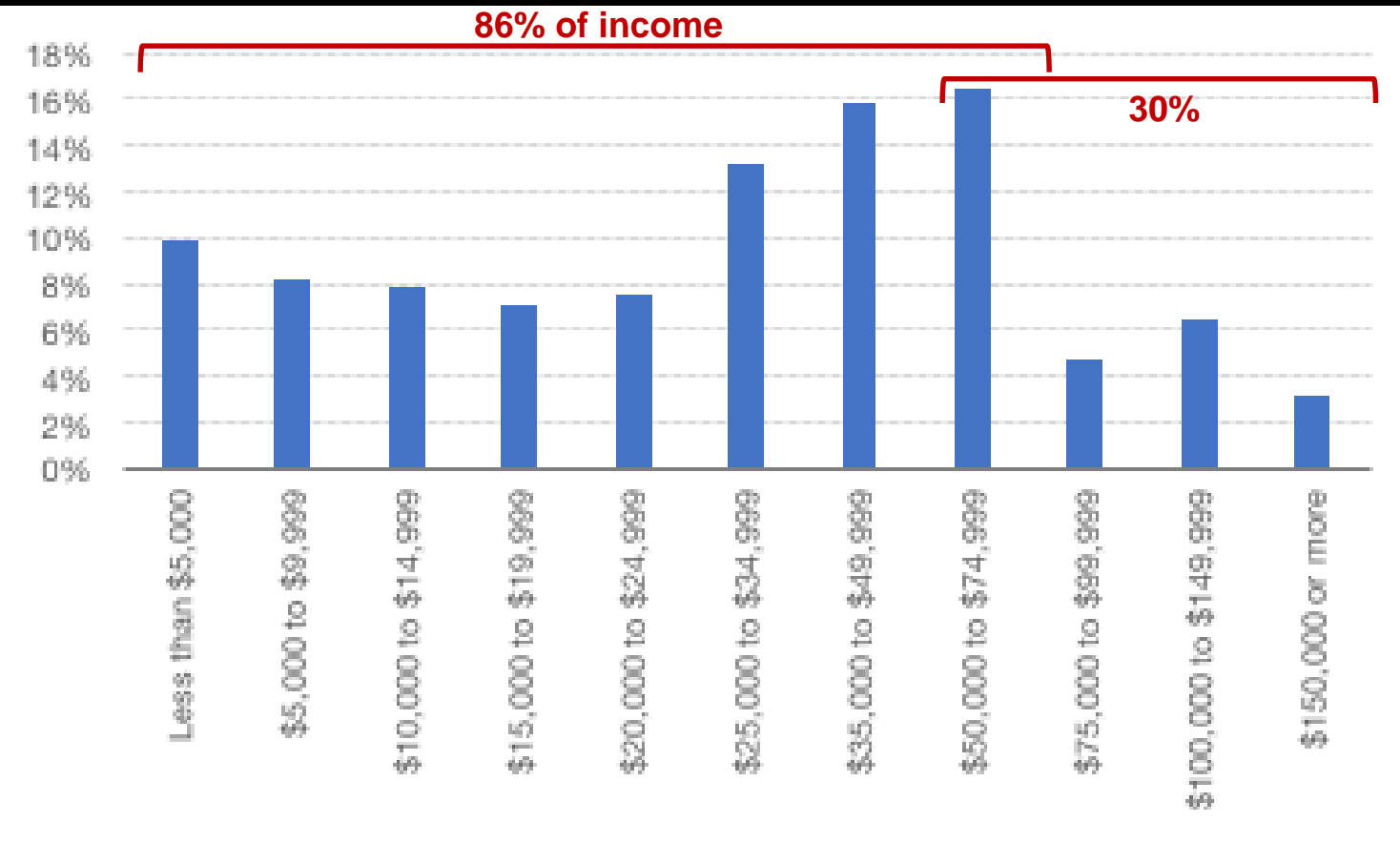
Total change by employment category: 2010-15



Source: 2011-2015 American Community Survey 5-Year Estimates

In terms of income allocation, 86% of the population makes under \$75k / year, with 30% above \$50k / year

Percentage change by income level: 2010-15



Looking briefly at housing, rents have shifted toward the middle of the evaluation brackets

Percentage change by rent level: 2010-15



Source: 2011-2015 American Community Survey 5-Year Estimates

Working at
multiple levels
for Great
Mobility

Local
Regional
State
Federal



HPE

Hall Planning &
Engineering, Inc.

HPE
An ITE Recommended Practice / Designing Walkable Urban Thoroughfares: A Context Sensitive Approach



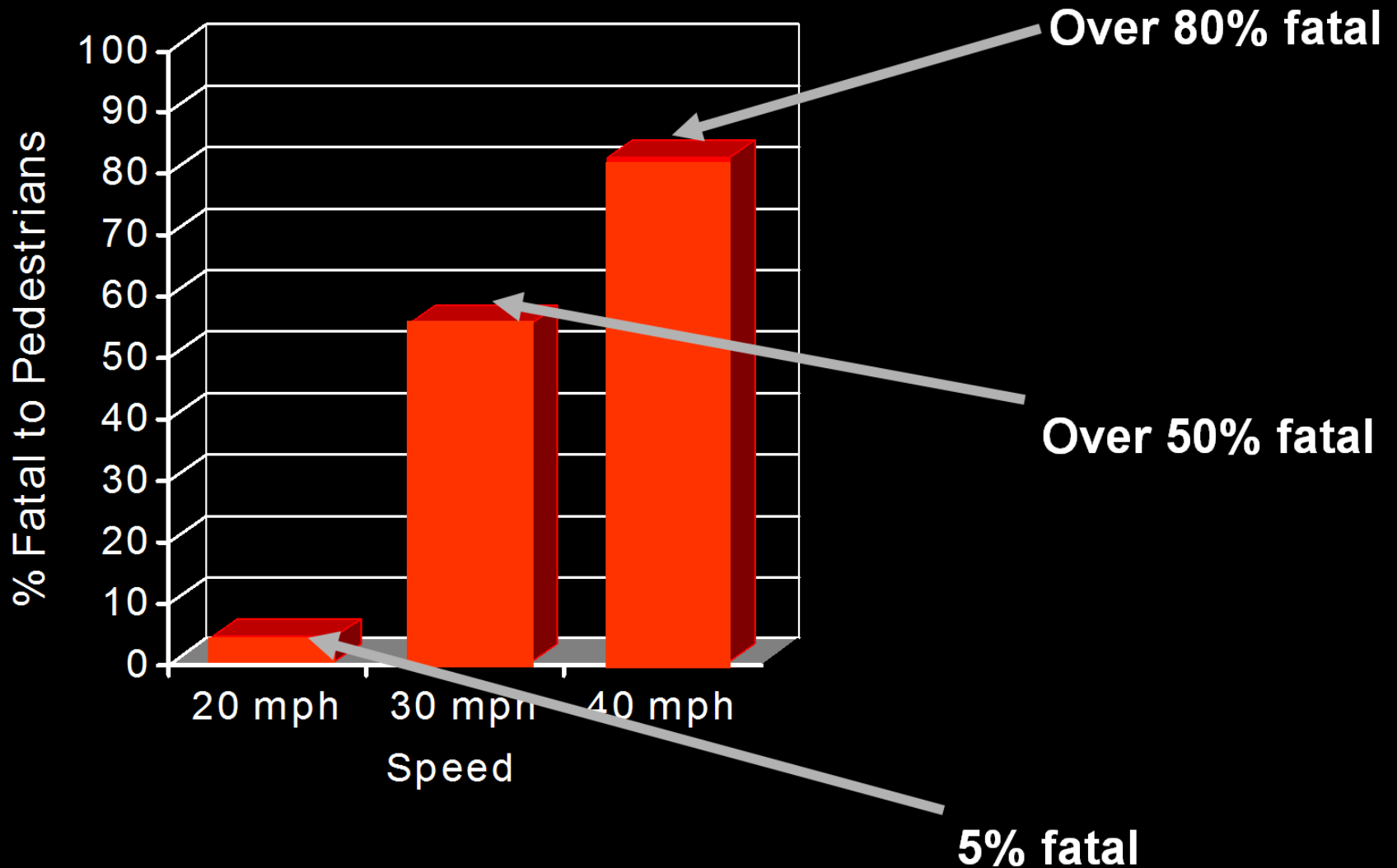
An ITE Recommended Practice

Designing Walkable Urban Thoroughfares:
A Context Sensitive Approach



Institute of Transportation Engineers

pedestrian safety



augmented functional classification

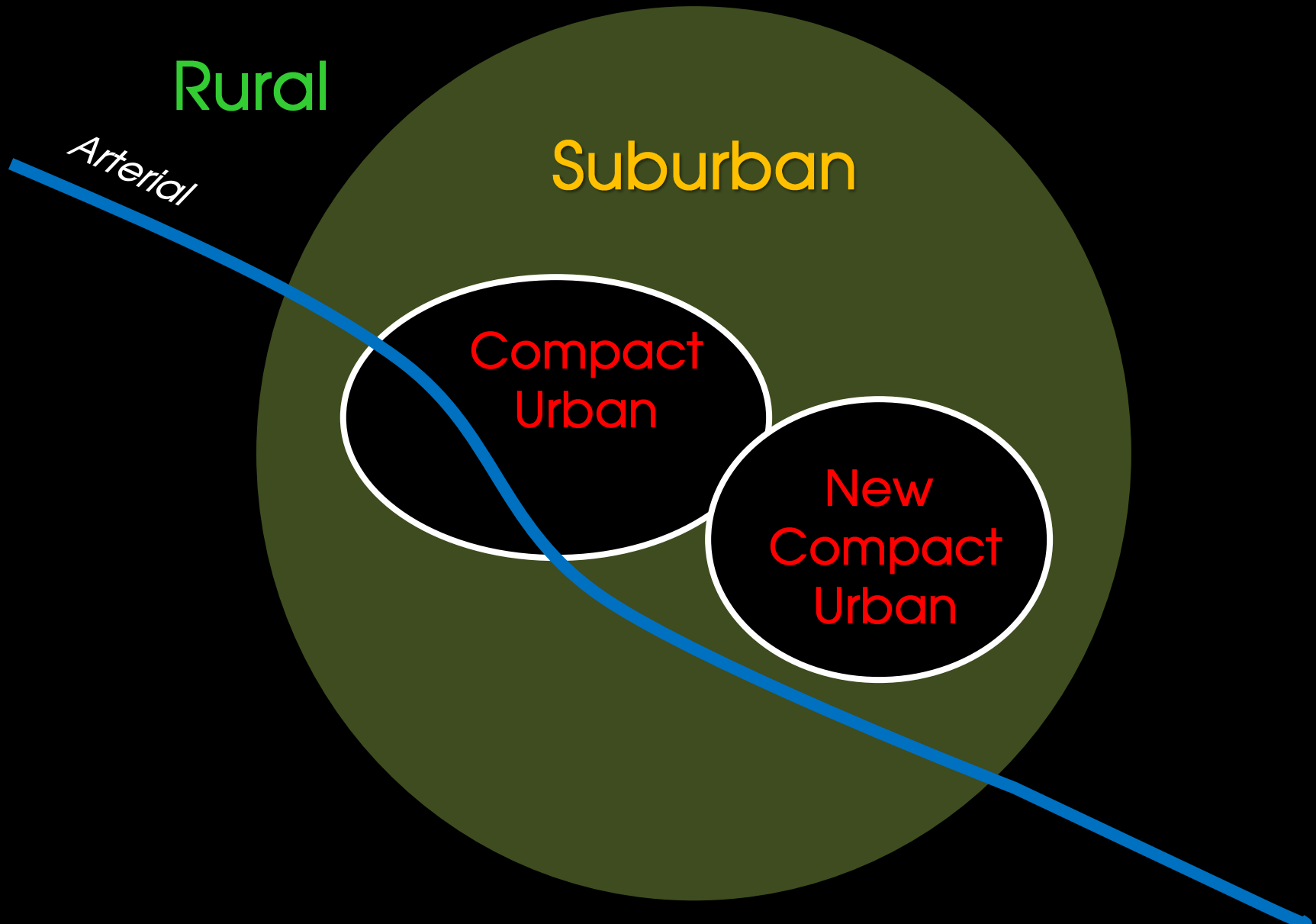
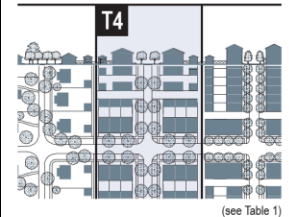




TABLE 15B. FORM-BASED CODE GRAPHICS - T4



I. BUILDING FUNCTION (see Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	3 stories max, 2 min
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14f)

Lot Width	18 ft min 96 ft max
Lot Coverage	70% max

i. BUILDING DISPOSITION (see Table 9)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

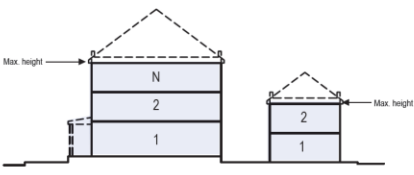
(g.1) Front Setback Principal	6 ft. min. 18 ft. max.
(g.2) Front Setback Secondary	6 ft. min. 18 ft. max
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback

h. SETBACKS - OUTBUILDING (see Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft at corner

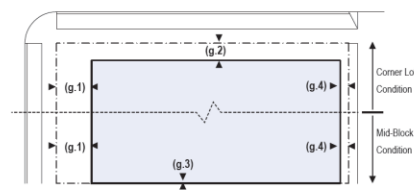
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



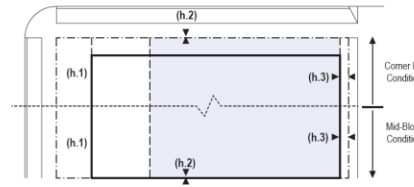
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



the exercises



CITY GOALS AND PRIORITIES

Over the years, numerous plans for the City of Thomasville have been undertaken. We understand that the city has numerous priorities and that they are all important.

Please rank the list of priorities from the most important to least important to you. 1 being the most important with 12 being the least important.

- | | |
|--------------------------------|--------------------------------------|
| _____ Education | _____ Public Transportation |
| _____ Job Opportunities | _____ Less traffic |
| _____ Affordability | _____ Healthy Food Options |
| _____ Prioritize Downtown | _____ Arts, Culture, & Entertainment |
| _____ Outdoor Recreation | _____ Diversify the Local Economy |
| _____ Walkability & Bikability | _____ Compact Growth Countywide |

What is an issue important to you that the planners should keep in mind as the comprehensive planning process begins?



COMMERCIAL ADDRESSES

WHAT IS APPROPRIATE FOR YOUR AREA?

- Place FOUR GREEN dots below the images you believe are appropriate for this part of the City.
- Place ONE RED dot below the image that is most inappropriate for this part of the City.
- Add a post-it with comments if you like.

 More of this

 Not so much





STREETS

WHAT IS APPROPRIATE FOR YOUR AREA?

- Place **FOUR GREEN** dots below the images you believe are appropriate for this part of the City.
- Place **ONE RED** dot below the image that is most inappropriate for this part of the City.
- Add a post-it with comments if you like.





RESIDENTIAL OTHER THAN SINGLE FAMILY

WHAT IS APPROPRIATE FOR YOUR AREA?

- Place **FOUR GREEN** dots below the images you believe are appropriate for this part of the City.
- Place **ONE RED** dot below the image that is most inappropriate for this part of the City.
- Add a post-it with comments if you like.





RESIDENTIAL SINGLE FAMILY

WHAT IS APPROPRIATE FOR YOUR AREA?

- Place **FOUR GREEN** dots below the images you believe are appropriate for this part of the City.
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- Add a post-it with comments if you like.

 More of this

 Not so much





OPEN SPACES

WHAT IS APPROPRIATE FOR YOUR AREA?

- Place **FOUR GREEN** dots below the images you believe are appropriate for this part of the City.
- Place **ONE RED** dot below the image that is most inappropriate for this part of the City.
- Add a post-it with comments if you like.



exercises

RECOMMENDED Trees for Thomasville, Georgia

This chart provides a comprehensive list of recommended trees for Thomasville, Georgia. It includes numerous species such as Live Oak, Magnolia, and various palms, each accompanied by a small illustration and descriptive text. The chart is organized into sections for different tree types and includes a scale at the bottom.

Thomasville Comprehensive Plan Right Tree, Right Place

- Place a **GREEN DOT** below the trees and bushes you'd like to see **MORE** of.
- Place a **RED DOT** below the trees and bushes you'd like to see **LESS** of.



What is your favorite STREET tree?

CANOPY TREES										UNDERSTORY TREES AND BUSHES										
Live Oak	Canary Island Date Palm	Date Palm	Winged Elm	American Elm	Ironwood, Naphthobeam	Japanese Maple	Chinese Parasol	Burholc	Red Butternut	Cornus	Crape Myrtle	Wild Olive	Citrus	Pomegranate	Palmer Holly	Passiflora Holly	American Holly	Swain Magnolia	Island Cherry	Atlantic White Cedar

CANOPY TREES																					
Southern Catalpa	Ginkgo Biloba	Southern Sugar Maple	Palm Cypress	Oak Redwood	Pumpkin Ash	Honey Locust	Southern, Evergreen, or Bull Bay Magnolia	Sweetgum	Longleaf Pine	Bald Pine	Spruce Pine	Overcup Oak	Shoardt Oak	Live Oak	Sand Live Oak	White Oak	Bursera/Bursera Oak	Bursera Oak	Walnut Oak	Jessup Chestnut Basket Oak	Cherrybark Pagoda Oak



What is your favorite YARD tree?

CANOPY TREES										UNDERSTORY TREES AND BUSHES										
Live Oak	Canary Island Date Palm	Date Palm	Winged Elm	American Elm	Ironwood, Naphthobeam	Japanese Maple	Chinese Parasol	Burholc	Red Butternut	Cornus	Crape Myrtle	Wild Olive	Citrus	Pomegranate	Palmer Holly	Passiflora Holly	American Holly	Swain Magnolia	Island Cherry	Atlantic White Cedar

CANOPY TREES																					
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What is your favorite BUFFER tree?

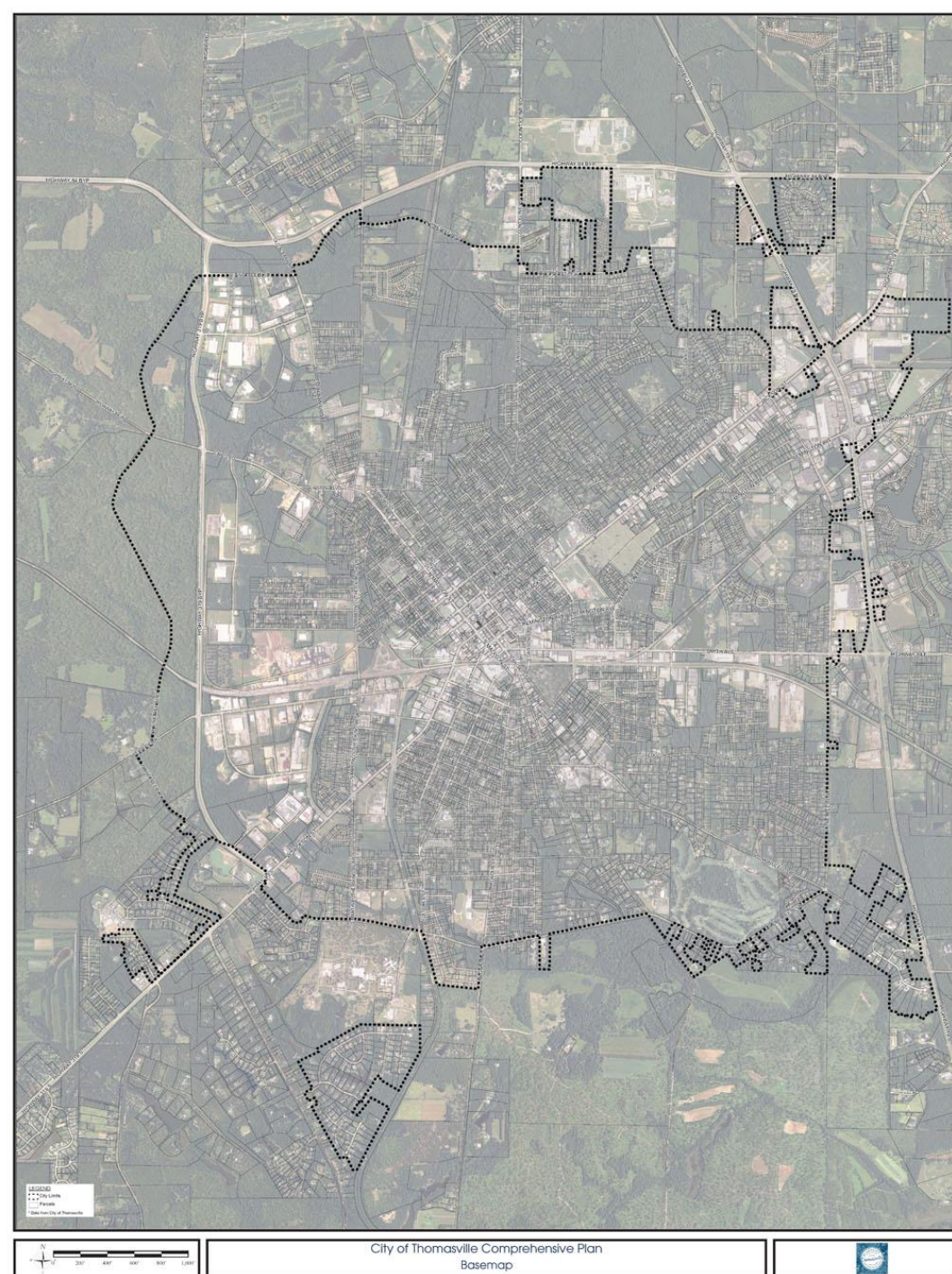
CANOPY TREES										UNDERSTORY TREES AND BUSHES										
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CANOPY TREES																					
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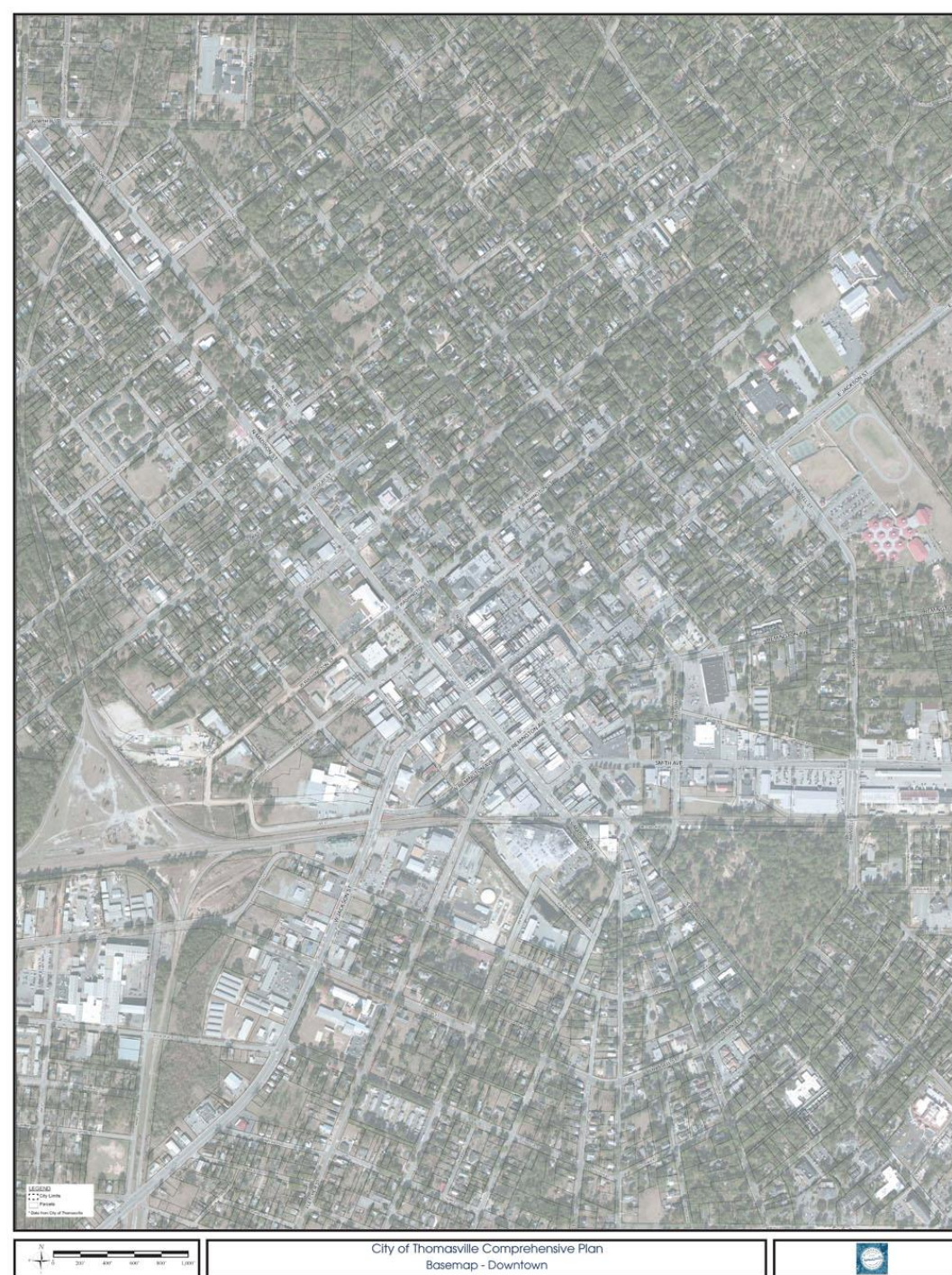
right tree right place

exercises



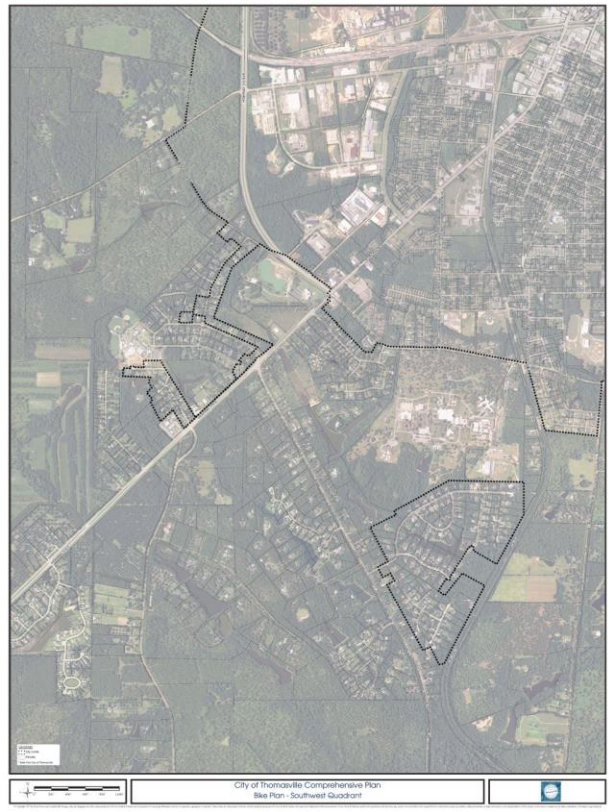
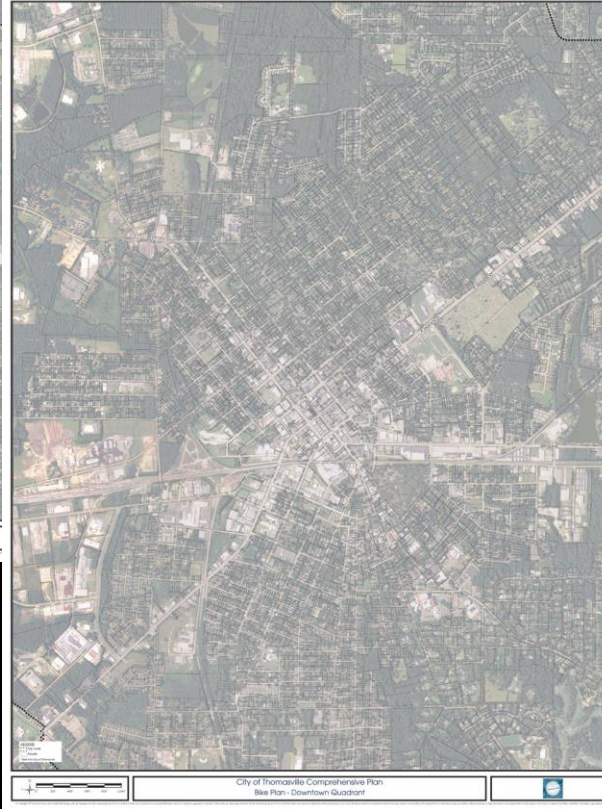
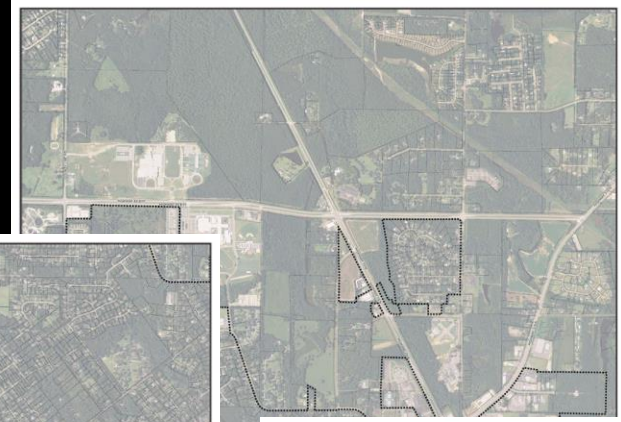
citywide map

exercises



downtown

bike plan



City of Thomsville Comprehensive Plan
Bike Plan - Downtown Quadrant

City of Thomsville Comprehensive Plan
Bike Plan - Southwest Quadrant

City of Thomsville Comprehensive Plan
Bike Plan - Southeast Quadrant

bike plan



Q&A

Thomasville Blueprint

A New Comprehensive Plan for Thomasville

Thanks.

DOVER, KOHL & PARTNERS
t o w n p l a n n i n g

Hall Planning & Engineering

Bruce Tolar Architect

Daedalus Economic Services

Linkscape 360

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Urban Advantage