



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

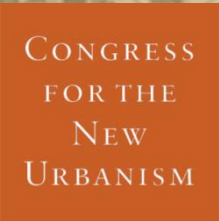
Fontaine Maury
branding

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

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!

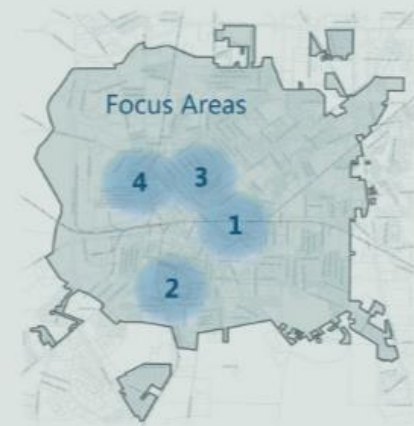


Open House: 1

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

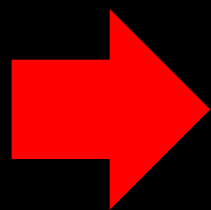


Open House: 3

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 theodore heights / normal park



Touring with City Councilpersons, city/neighborhood residents



Front porch community



Front porch community

touring theodore park / normal park



churches



touring theodore park / normal park



homes

touring theodore park / normal park



homes

touring theodore park / normal park



Sidewalks?

touring theodore park / normal park



Stephan
Thompson



The pool (back in the day)
50 cents for an hour and a half

The tracks

touring theodore park / normal park



Essy May Washington's former corner store

touring theodore park / normal park



A mix of uses: residential and local commercial

touring theodore park / normal park



A mix of uses: residential and local services

touring theodore park / normal park



Are we zoning out businesses?

in the fall

hands-on design session



Coming this fall...



Interpretive
- public art, sculpture, bike trail,

With flower planters + banners redeveloped neighborhood hood 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



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**?

Montgomery
AL



Court Square Plaza 2006

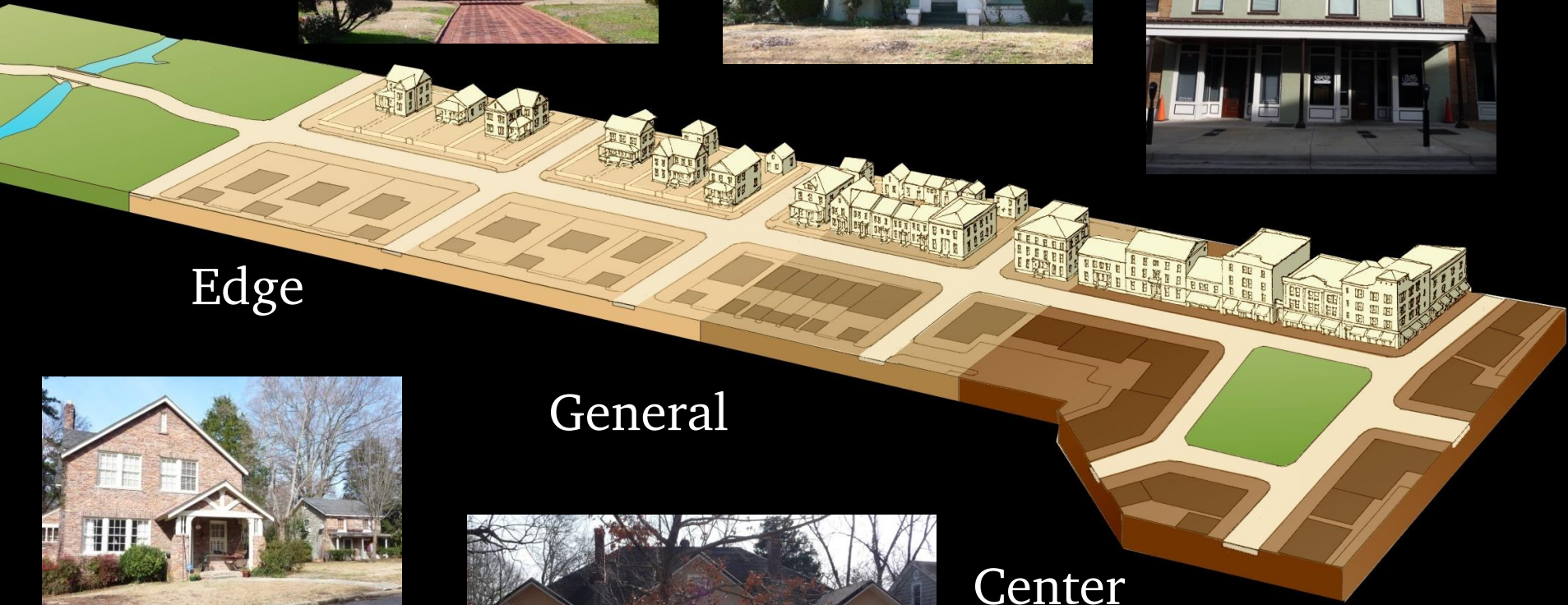


Court Square Plaza 1952



Court Square Plaza Today

life-cycle community



Edge

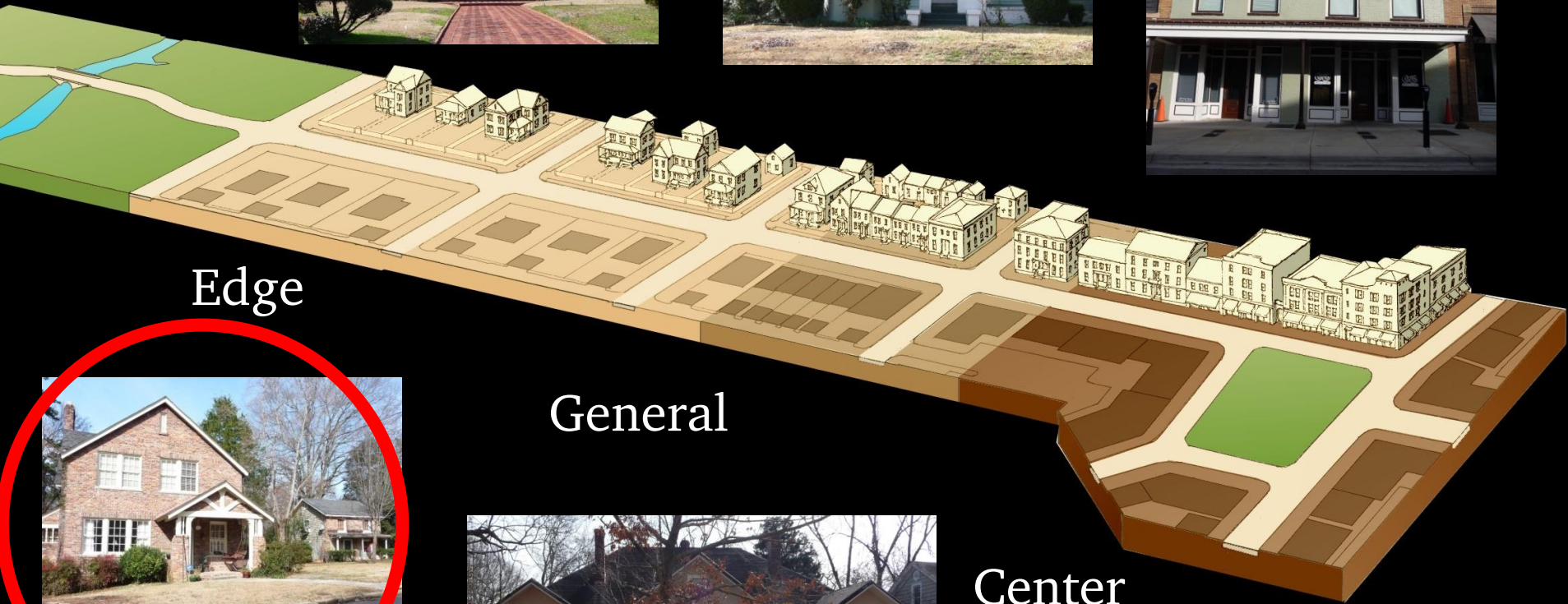
General

Center

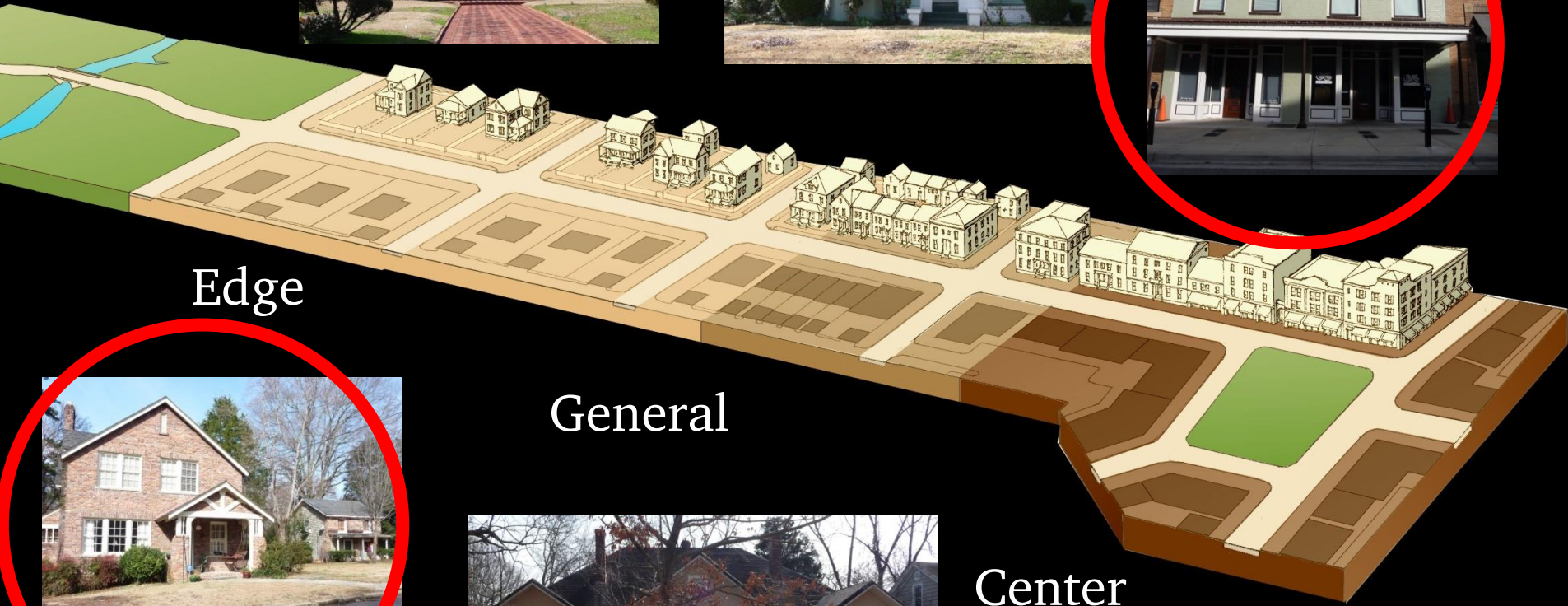
Core



life-cycle community



life-cycle community



Edge

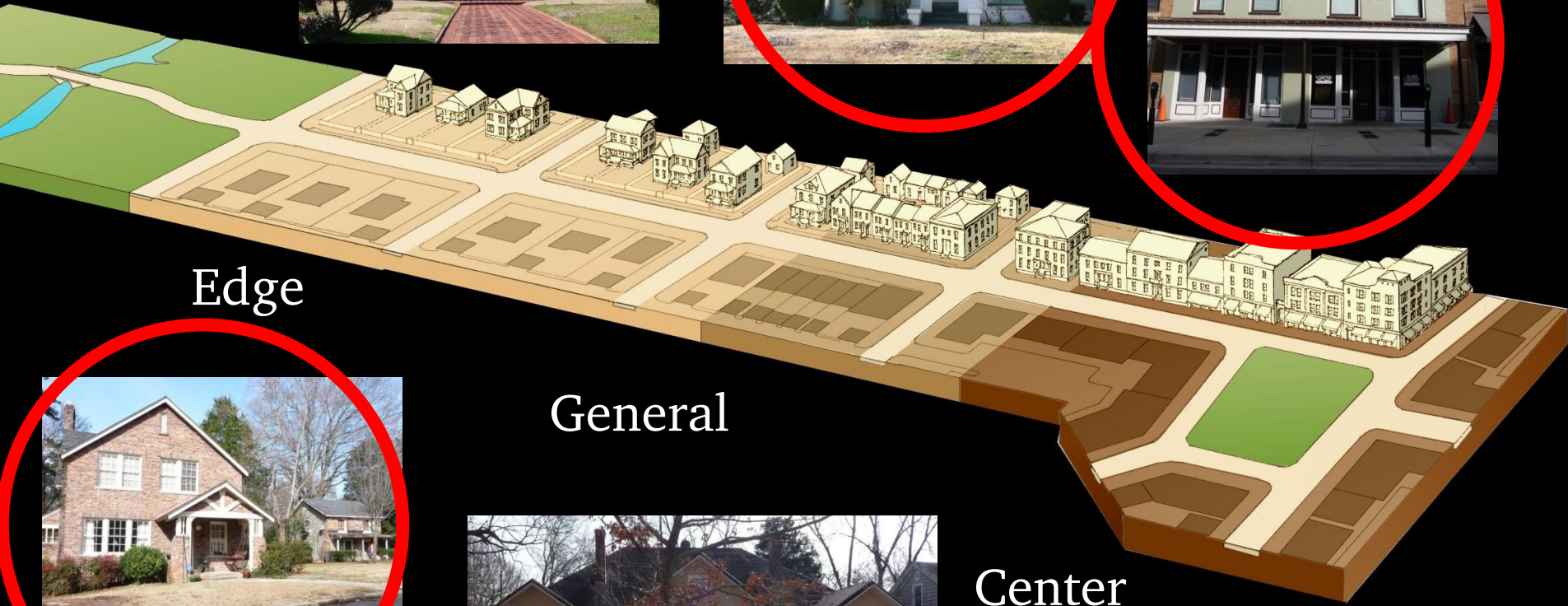
General

Center

Core



life-cycle community



Edge

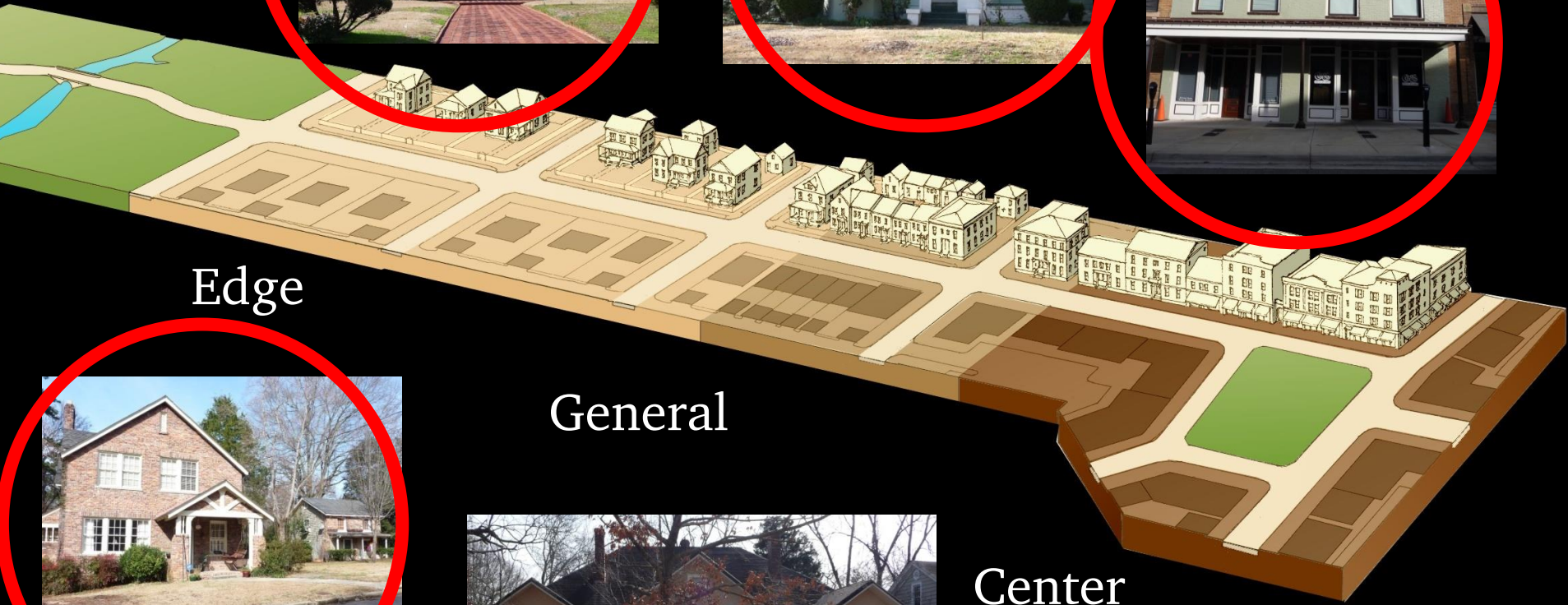
General

Center

Core



life-cycle community



Edge

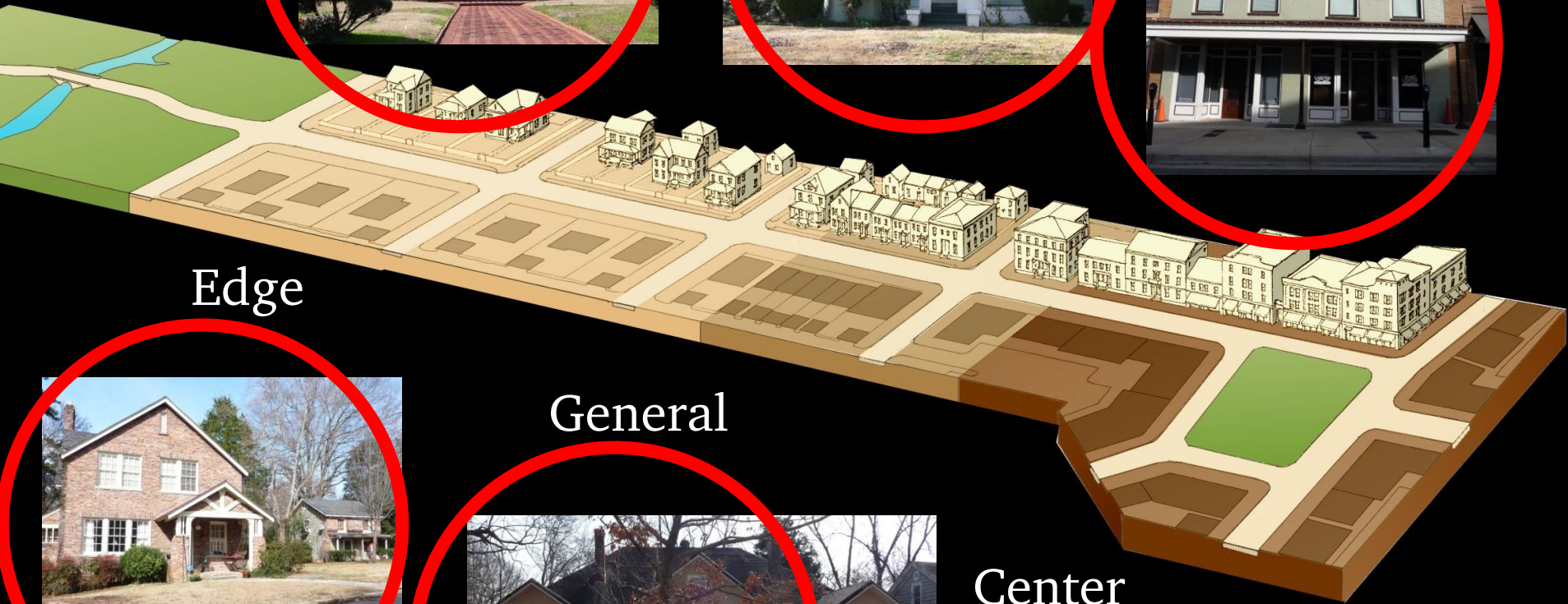
General

Center

Core



life-cycle community



Edge

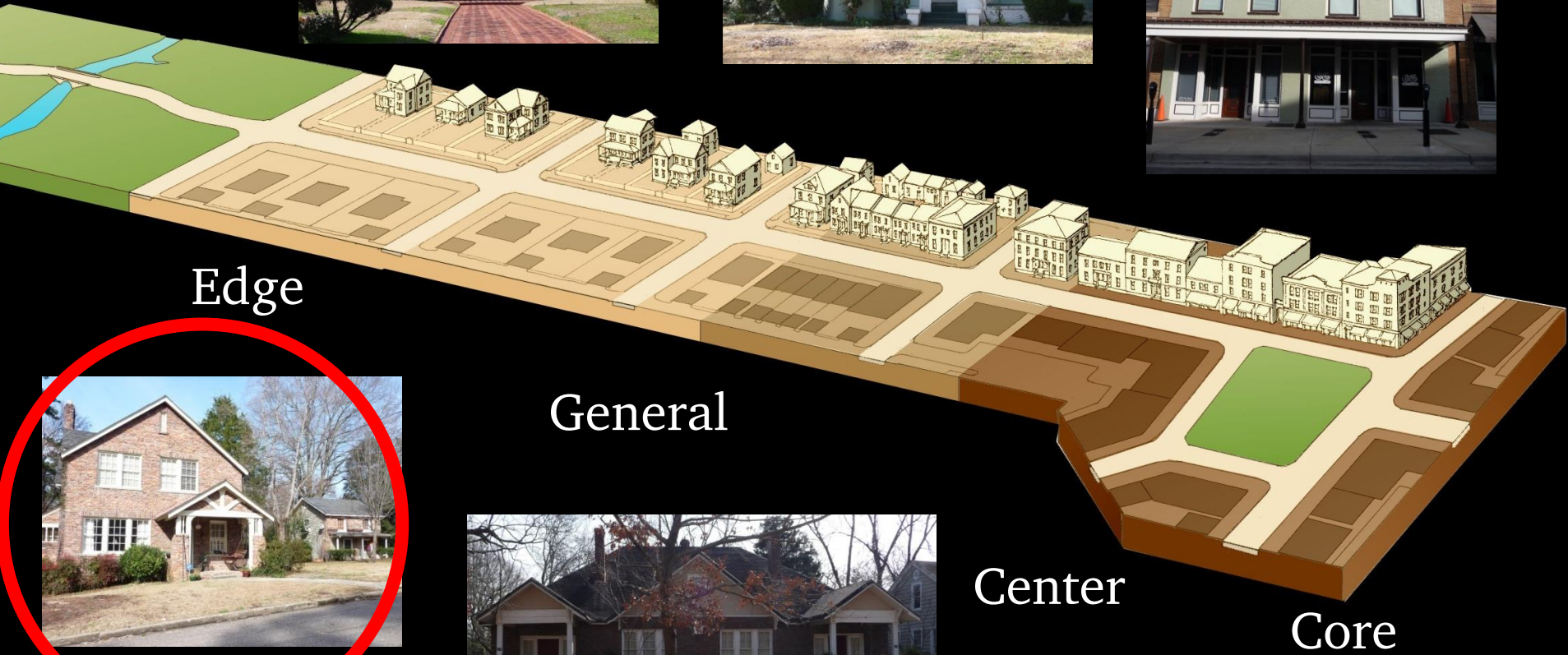
General

Center

Core



life-cycle community



walkable lifestyle



T5



T3



T4



T2, T1, Civic

The Waters, outside Montgomery AL

walkable lifestyle



T5



T3



T4



T2, T1, Civic

Hampstead, Montgomery AL

walkable lifestyle



Hampstead, Montgomery AL



\$3462

(Total)



\$1416

(Total)



Parks & Recreation
\$129



Solid Waste
\$185



Parks & Recreation
\$69



Solid Waste
\$185



Fire Department
\$406



Governance
\$297



Police
\$360



Fire Department
\$177



Governance
\$158



Police
\$192



Transportation
\$171



Libraries
\$72



School Bussing
\$87



Transportation
\$91



Libraries
\$38



School Bussing
\$13



Culture / Economy
\$36



Roads
\$280



Transfers to Provinces
eg. School Boards
\$435



Culture / Economy
\$19



Roads
\$26




Transfers to Provinces
eg. School Boards
\$232



Sidewalks & Curbs
\$194



Storm & Waste Water
\$613




Water
\$197



Sidewalks & Curbs
\$27



Storm & Waste Water
\$147



Water
\$42

City's Annual Cost, per Household
Suburban Area

City's Annual Cost, per Household
Urban Area

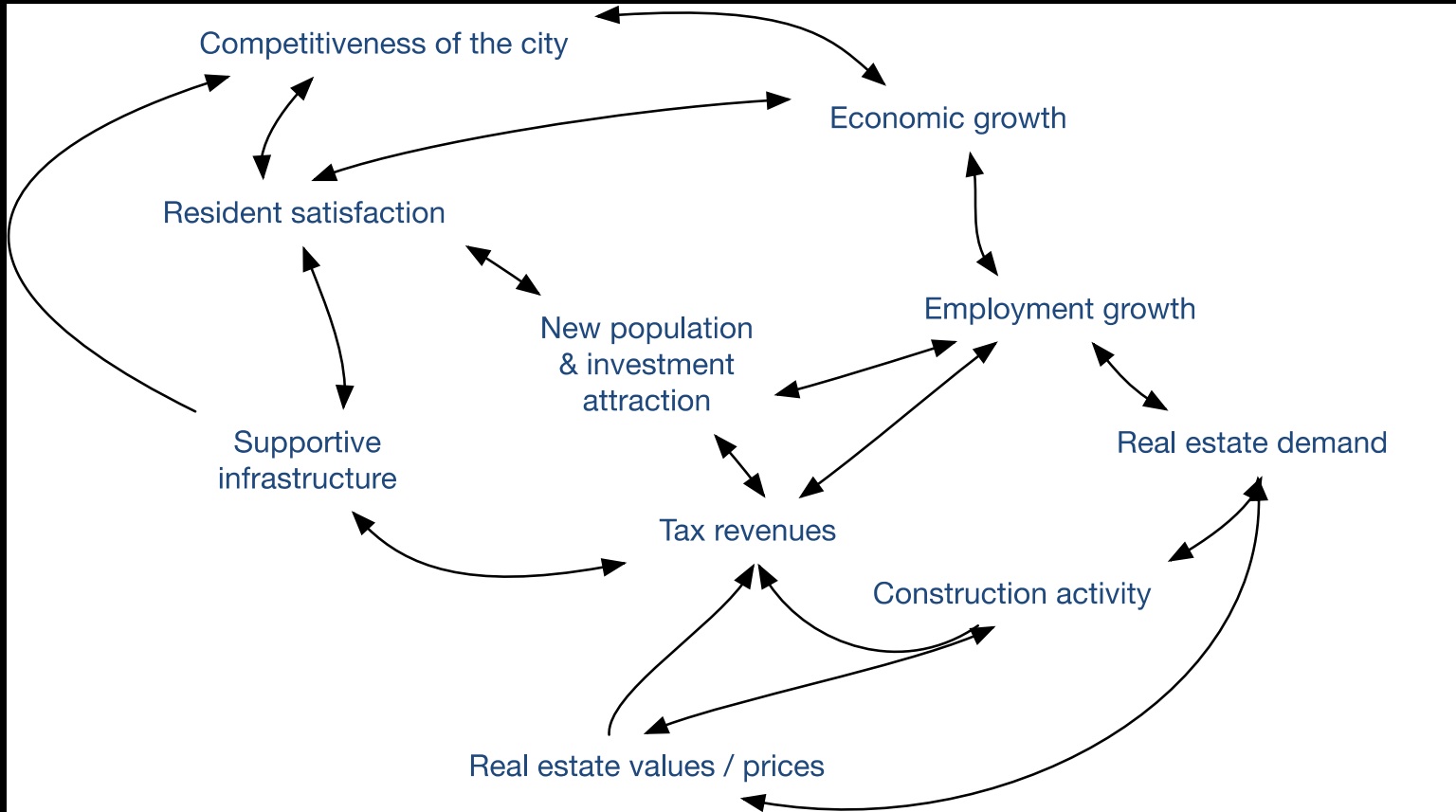
THE HIDDEN COSTS OF SPRAWLING DEVELOPMENT ARE PAID BY EVERYONES TAXES.

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

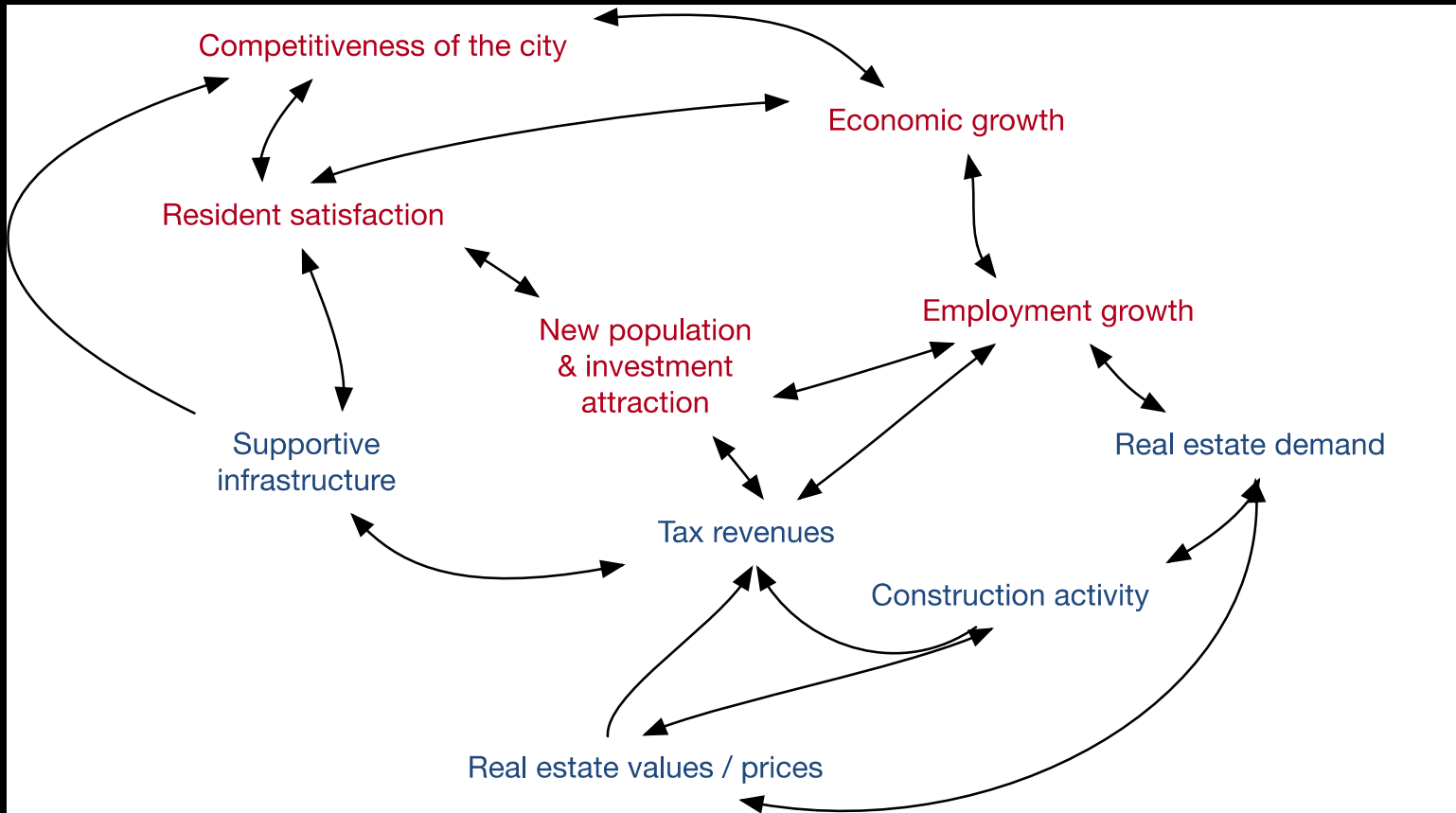


- Competitive advantage is fundamentally about positive differentiation
- It provides compelling answers to the question “why” (why visit, why live, why invest in Thomasville)
- We begin with existing assets, folkways, traditions and natural resources
- We look at established industries and clusters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

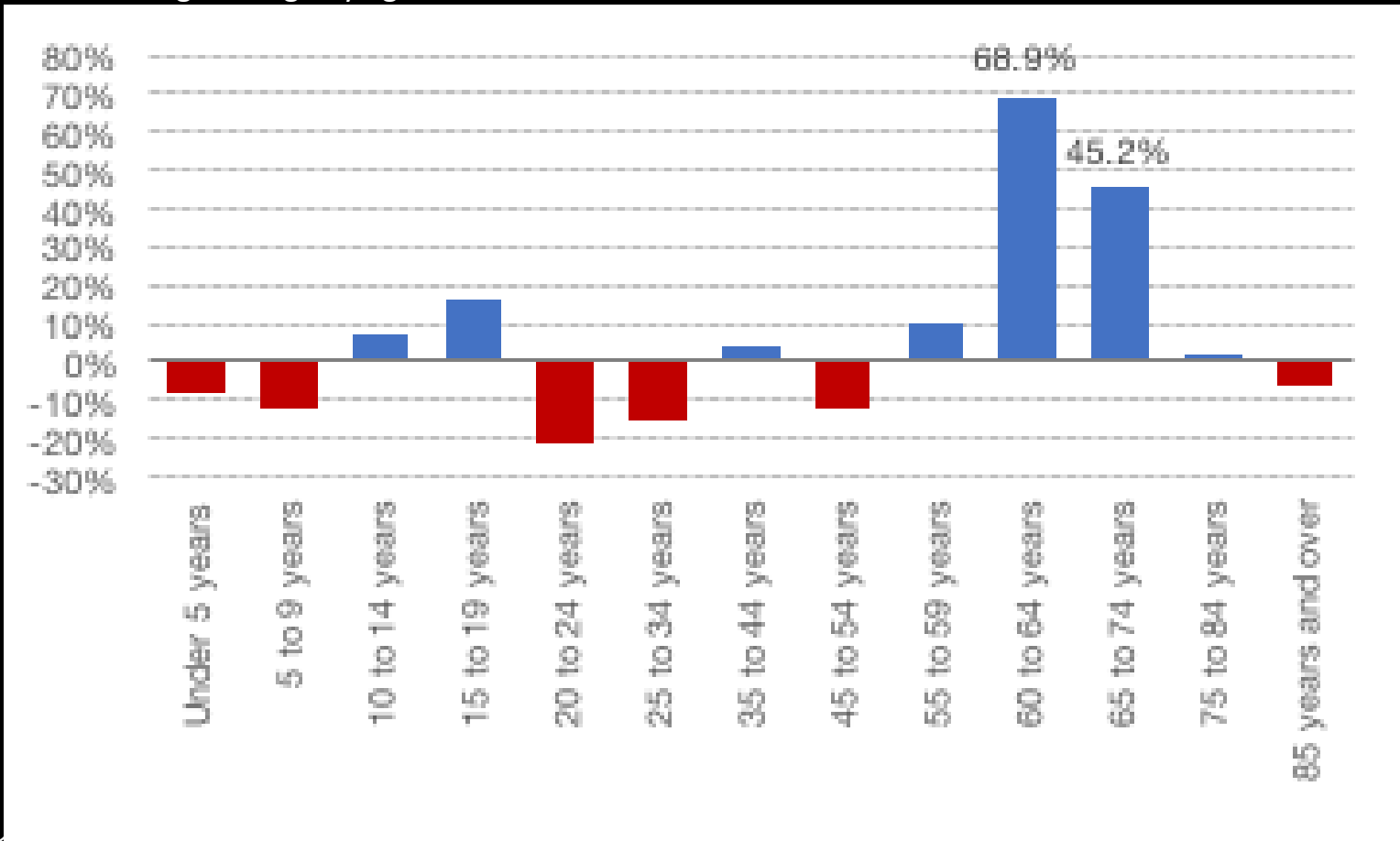
Fundamentally we want to create meaningful differentiation that results in positive economic outcomes for the city using proven levers

- 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

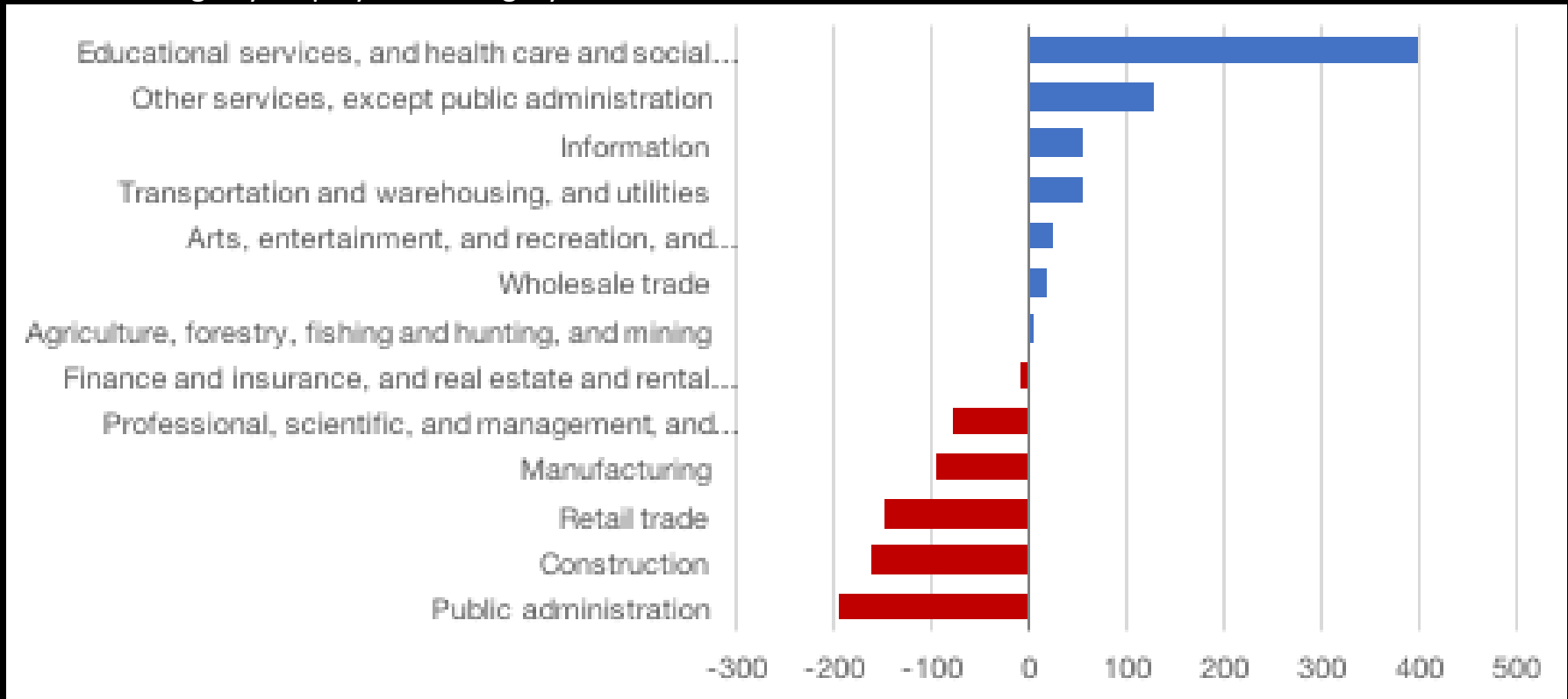
Percentage change by age decile: 2010-15



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

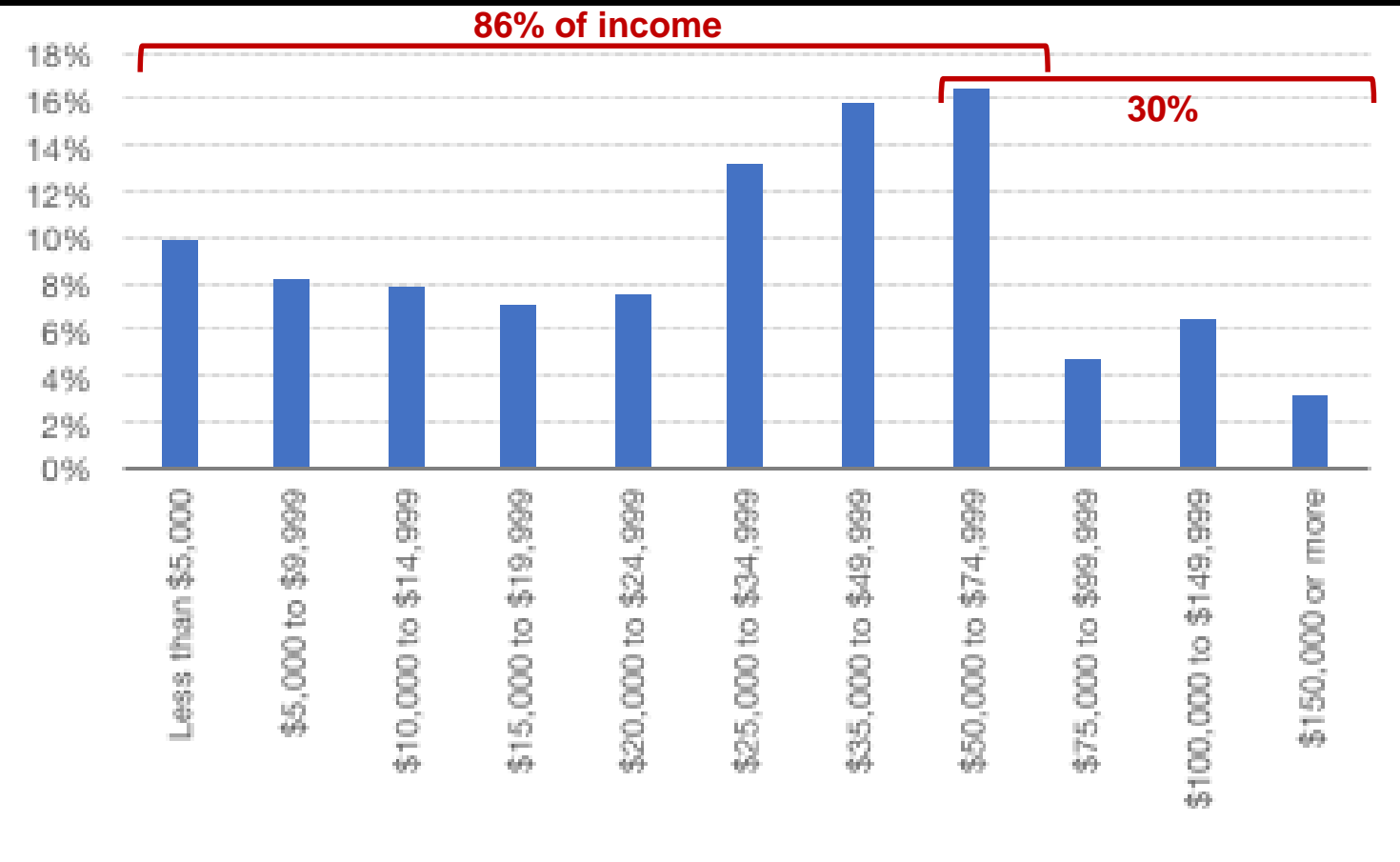
Total change by employment category: 2010-15



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

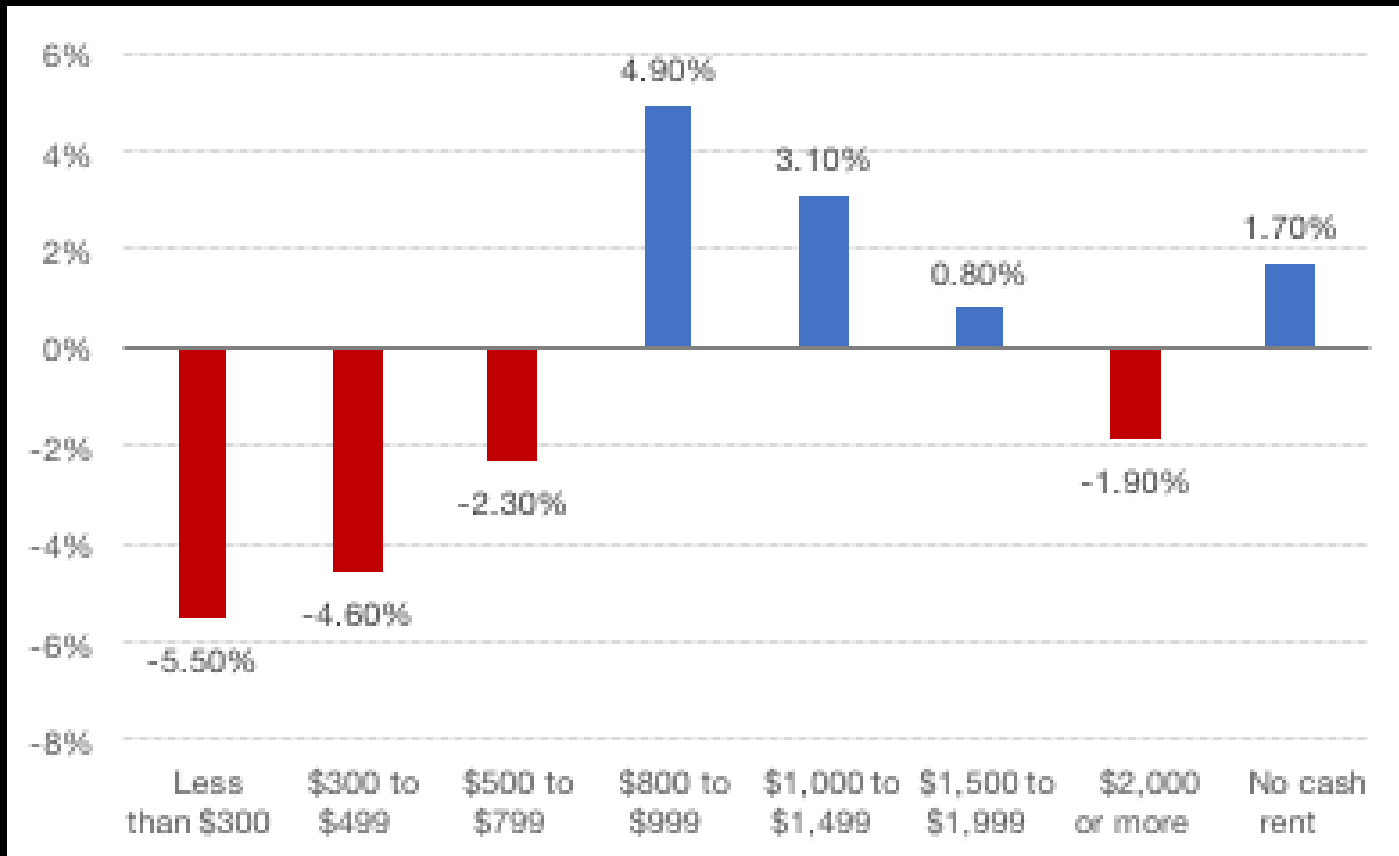
In terms of income allocation, 86% of the population makes under \$75k / year, with 30% above \$50k / year

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



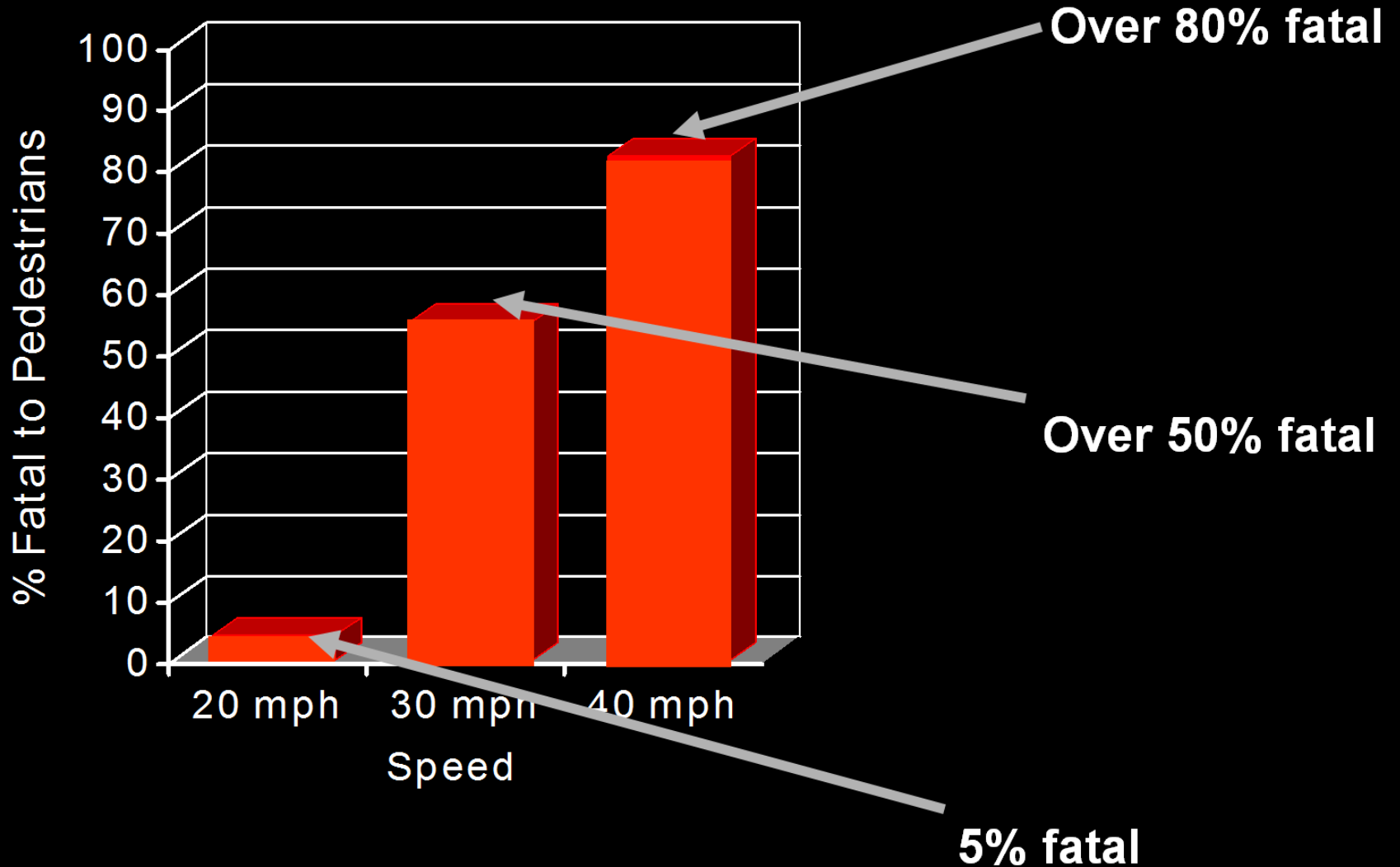
An ITE Recommended Practice

Designing Walkable Urban Thoroughfares:
A Context Sensitive Approach



Institute of Transportation Engineers

pedestrian safety



augmented functional classification

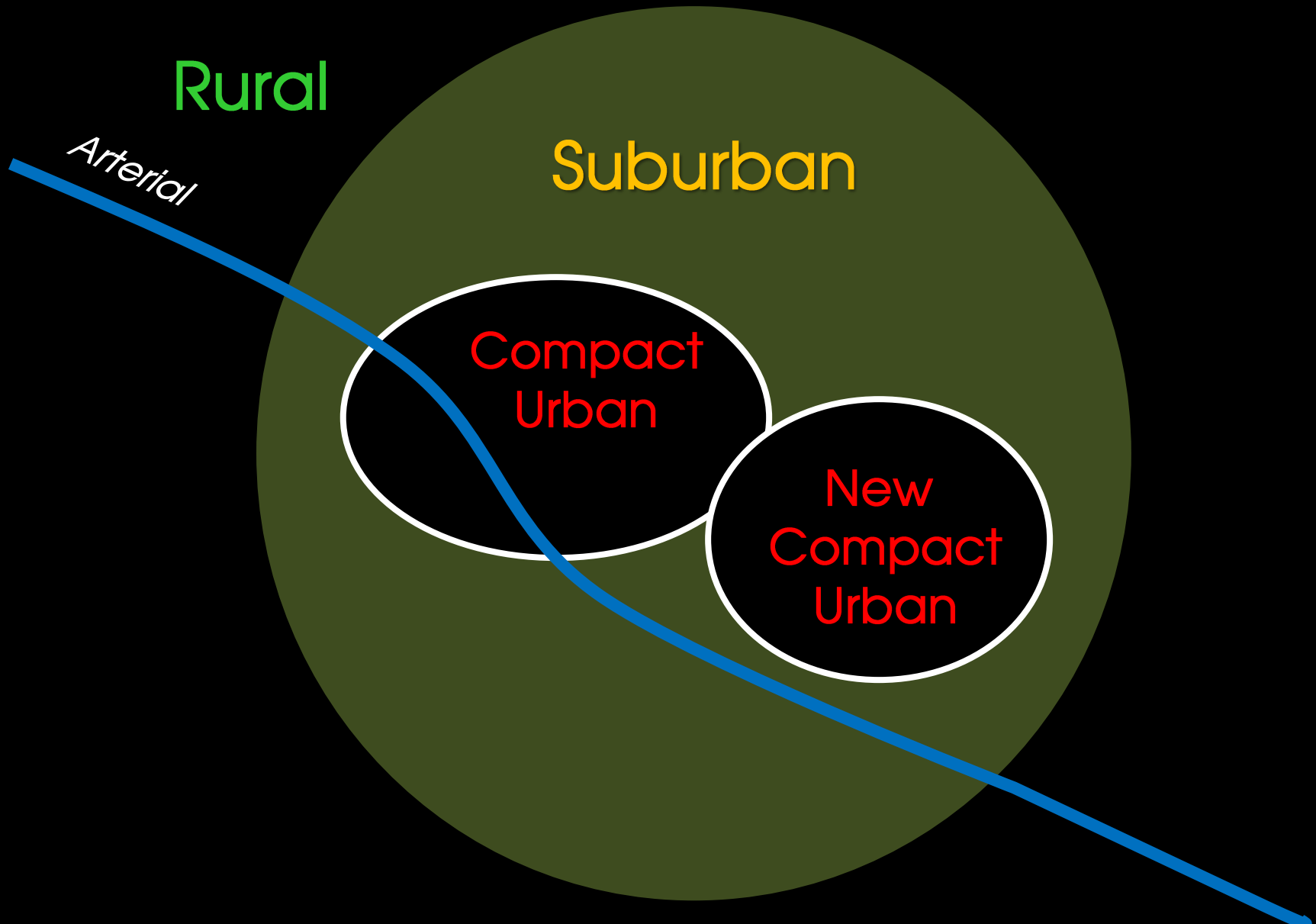
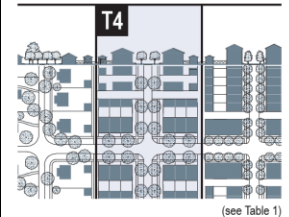




TABLE 15B. FORM-BASED CODE GRAPHICS - T4



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)

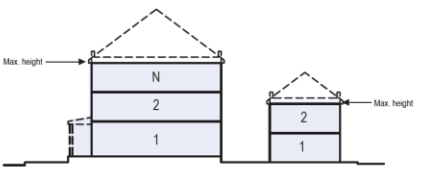
(g.1) Front Setback Principal	6 ft. min. 18 ft. max.
(g.2) Front Setback Secondary	6 ft. min. 18 ft. max
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback

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

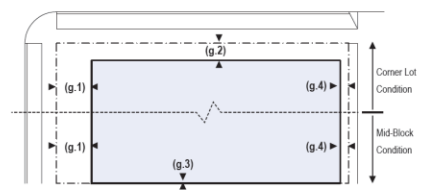
BUILDING CONFIGURATION

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.



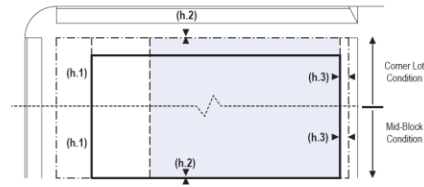
SETBACKS - PRINCIPAL BLDG

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



SETBACKS - OUTBUILDING

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





East Jackson Street



SPEED
LIMIT
35

END
SCHOOL ZONE

WALKING SCHOOL CHILDREN

East Jackson Street



West Jackson Street (imagine sharrows)



West Jackson Street (imagine sharrows)



West Jackson Street (Imagine 2 protected bikelanes)

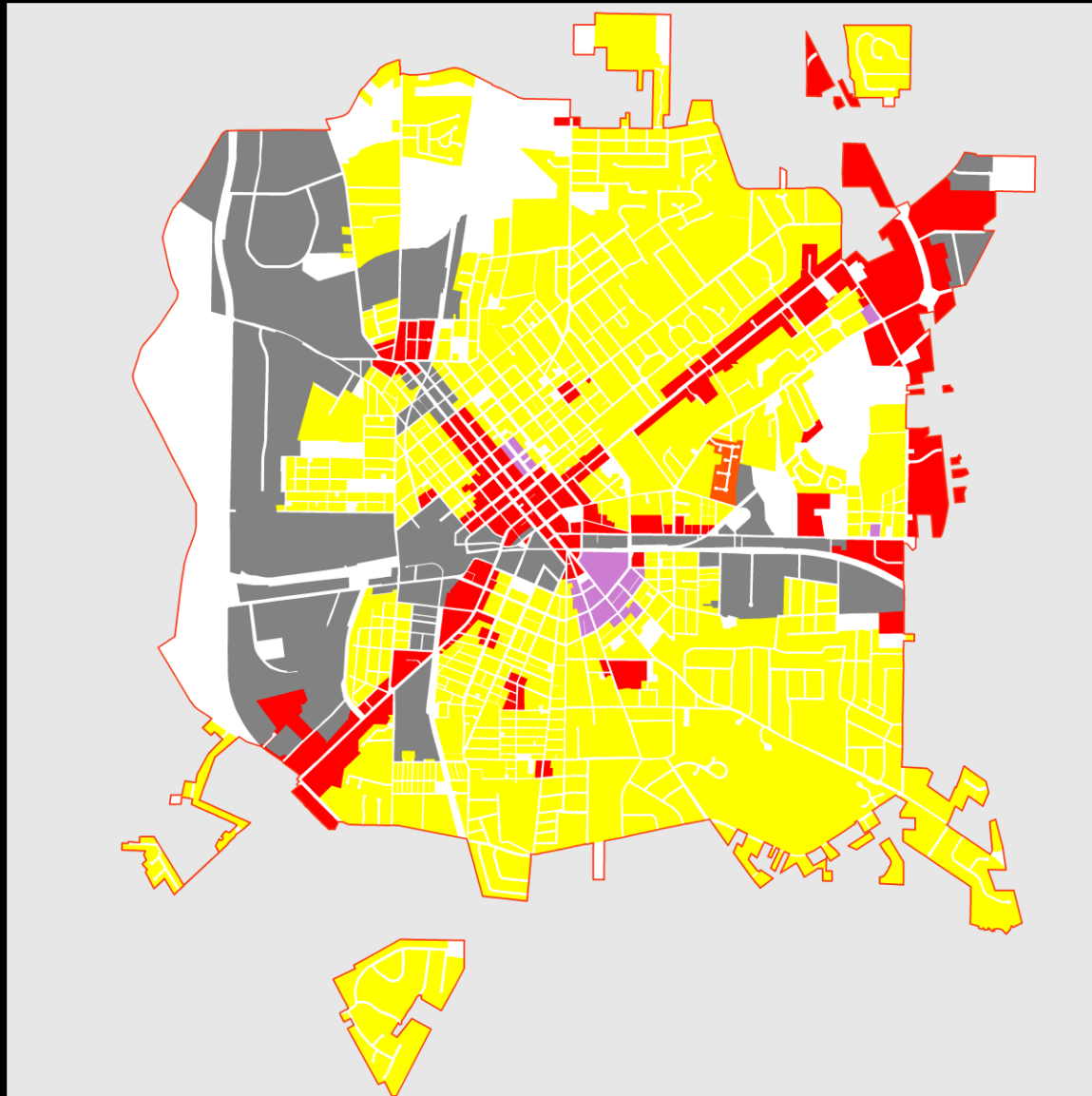


West Jackson Street (Imagine 2 protected bikelanes)



Pinetree Boulevard (imagine 3 to 4 lanes)

zoning



Commercial Residential Office Industrial



Pinetree Boulevard

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.

 More of this

 Not so much





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.
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RESIDENTIAL SINGLE FAMILY

WHAT IS APPROPRIATE FOR YOUR AREA?

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 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 with a small illustration and descriptive text. A scale at the bottom of the chart shows tree heights from 0 to 100 feet.

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	Bur Oak	Red Butternut	Cornus	Crape Myrtle	Wild Olive	Citrus	Pomegranate	Palmer Holly	Passiflora Holly	American Holly	Everglades 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	Bur Oak/Black Oak	Black Oak	Walnut Oak	Jumbo 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	Bur Oak	Red Butternut	Cornus	Crape Myrtle	Wild Olive	Citrus	Pomegranate	Palmer Holly	Passiflora Holly	American Holly	Everglades Magnolia	Island Cherry	Atlantic White Cedar

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What is your favorite BUFFER tree?

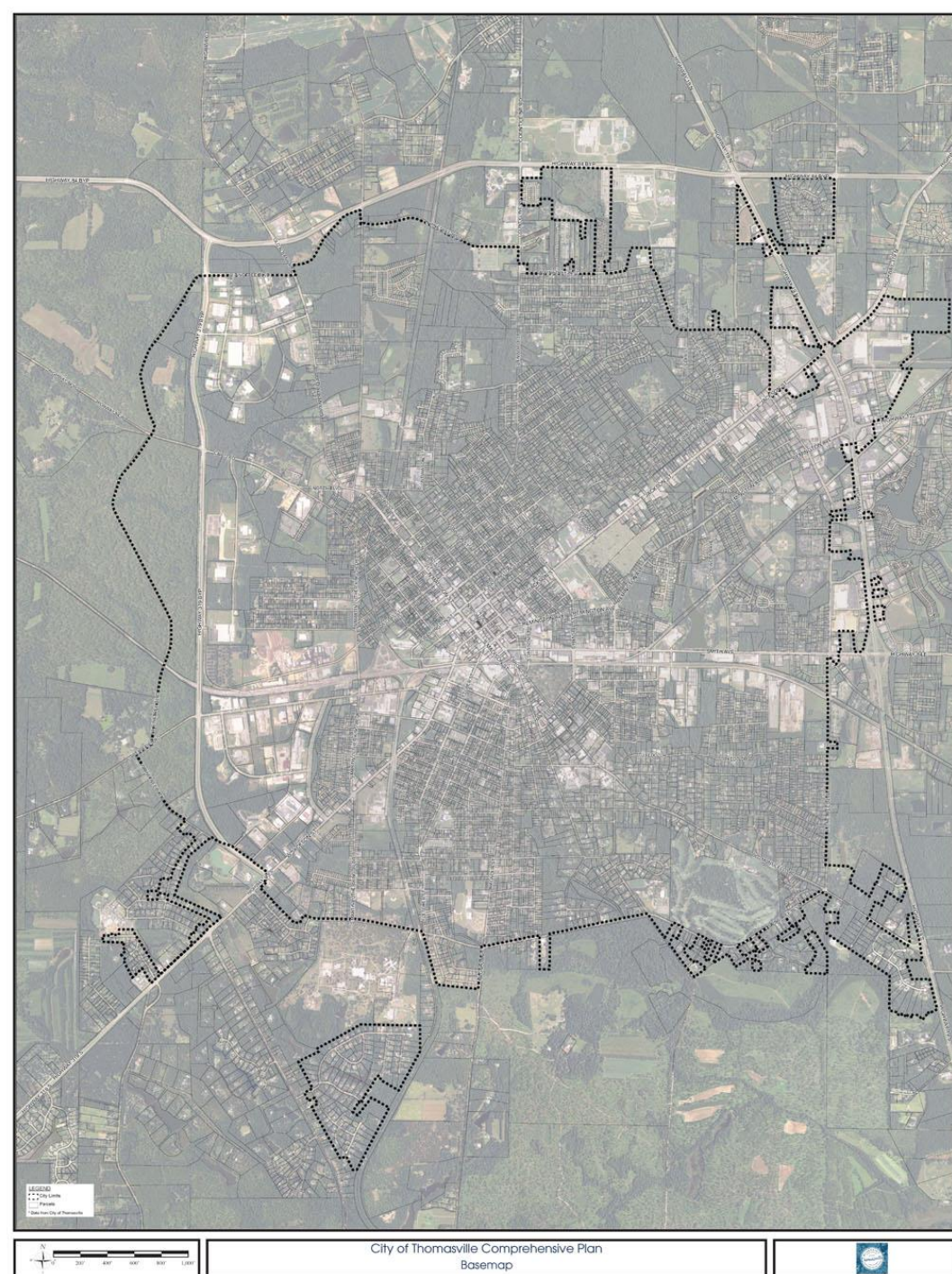
CANOPY TREES										UNDERSTORY TREES AND BUSHES										
Live Oak	Canary Island Date Palm	Date Palm	Winged Elm	American Elm	Ironwood, Naphthobeam	Japanese Maple	Chinese Parasol	Bur Oak	Red Butternut	Cornus	Crape Myrtle	Wild Olive	Citrus	Pomegranate	Palmer Holly	Passiflora Holly	American Holly	Everglades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

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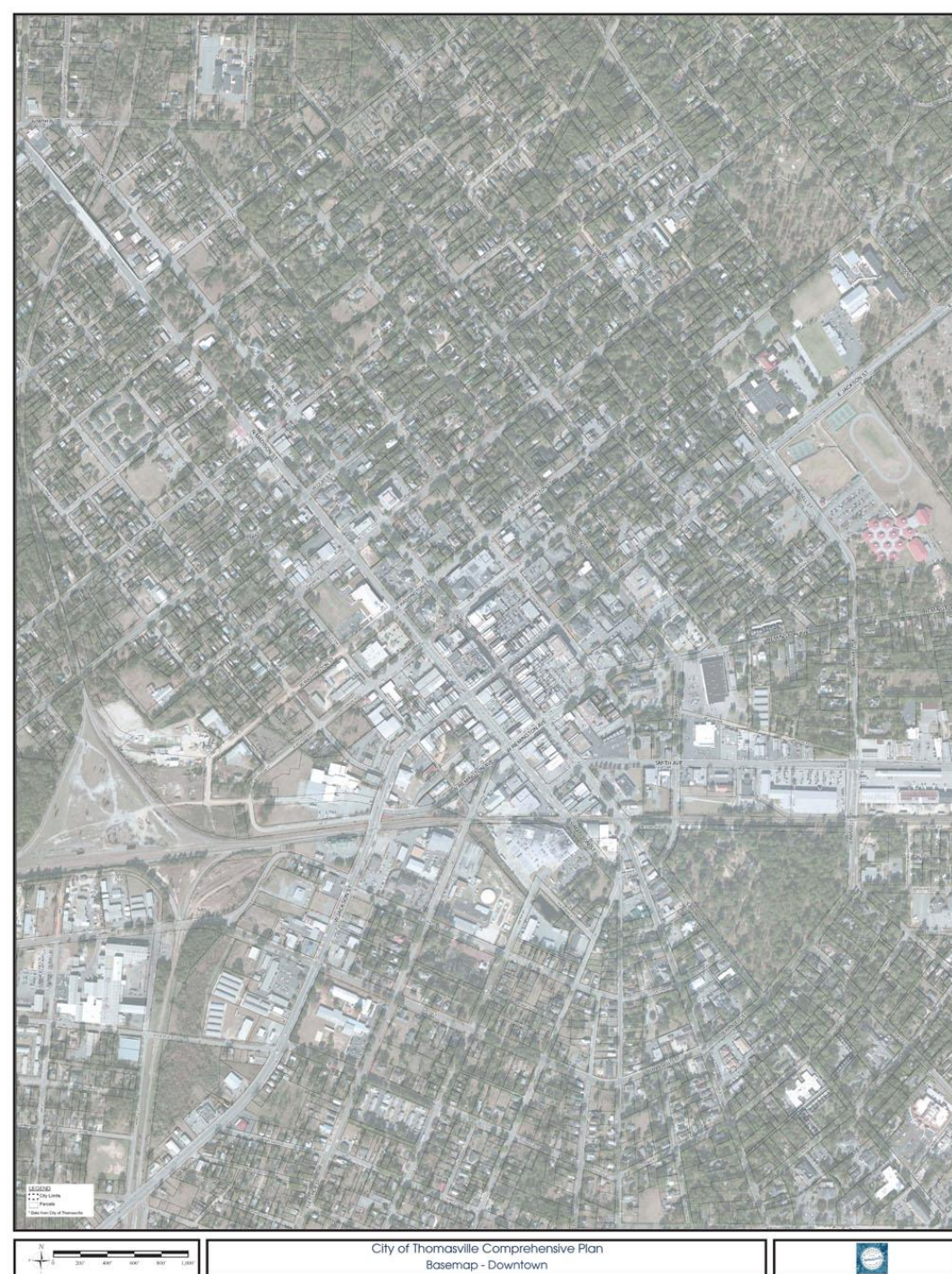
right tree right place

exercises



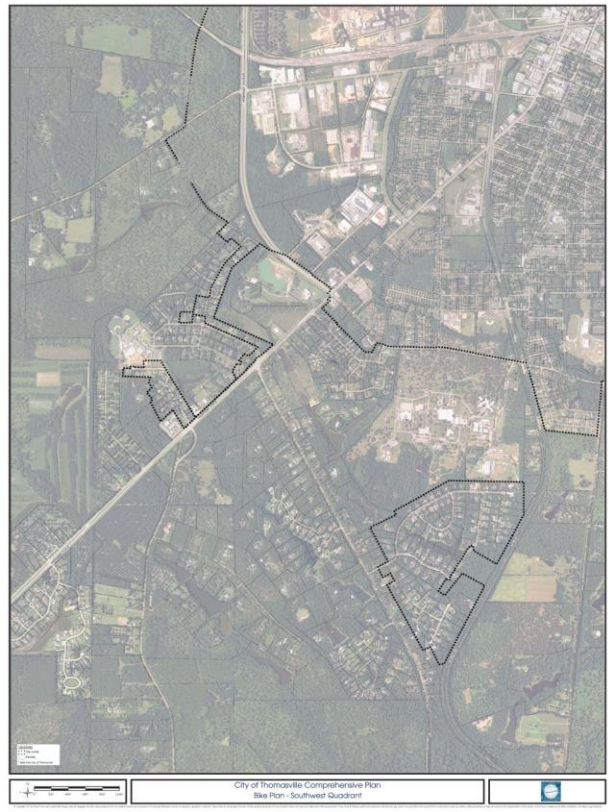
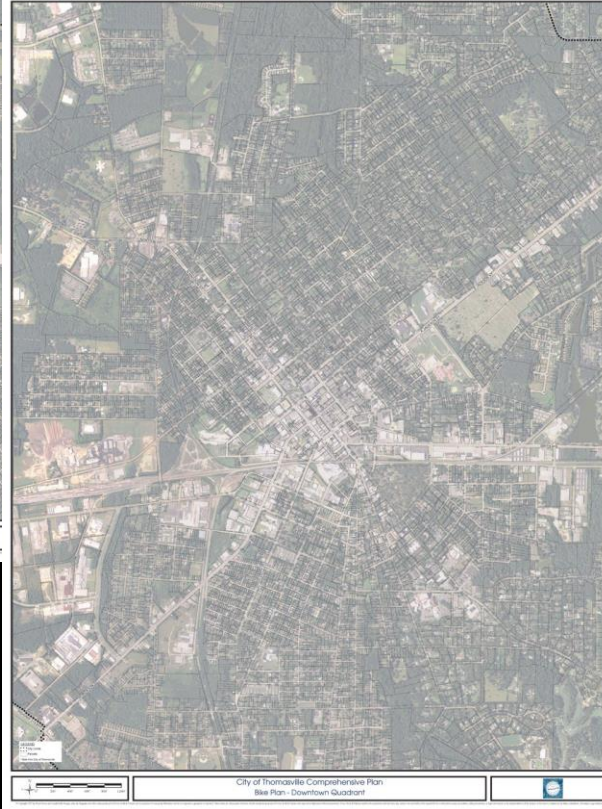
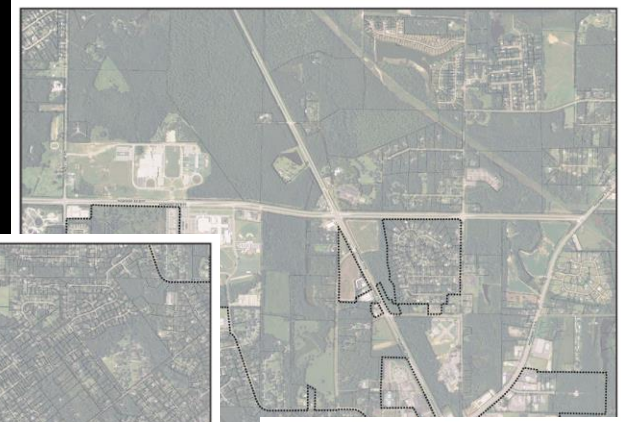
citywide map

exercises



downtown

bike plan

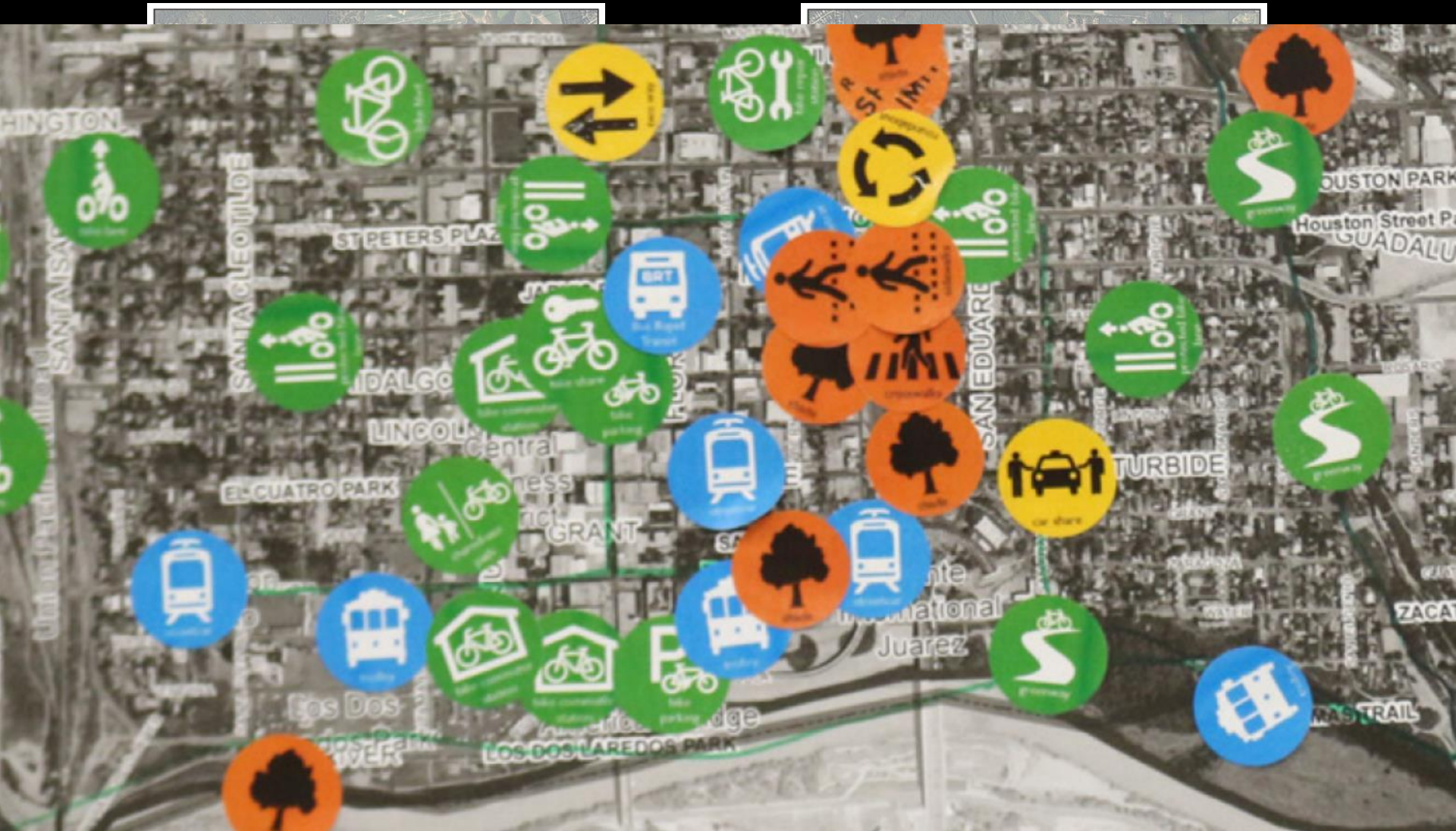


City of Thomsville Comprehensive Plan
Bike Plan - Downtown Quadrant

City of Thomsville Comprehensive Plan
Bike Plan - Southeast Quadrant

City of Thomsville Comprehensive Plan
Bike Plan - Southwest Quadrant

bike plan



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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Questions & Answers



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

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Gallinar Planning

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