



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
p l a n n i n g a n d d e s i g n

Daedalus Advisory Services
e c o n o m i c d e v e l o p m e n t

Hall Planning & engineering
t r a n s p o r t a t i o n p l a n n i n g

Bruce Tolar
a r c h i t e c t u r e

Gallinar Planning
housing analysis

Linkscape360
public process

Fontaine Maury
branding

Urban Advantage
visualizations

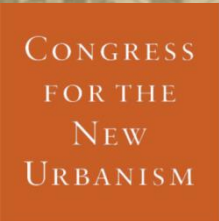


Little Kids & the Big Oak

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

City Planning is:

1. An aid to the man in the street to visualize his city properly planned;
2. A practical, sensible way of providing a place for everything with everything in its place;
3. An instrument for **uniting citizens** to work for the city's future...

John Nolen, 1926
Comprehensive Plan
San Diego, CA

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



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

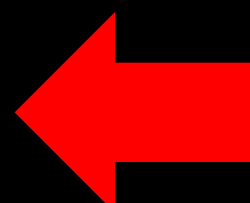


Open House: 3

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



schedule for
the week

in the fall

hands-on design session



Coming this fall...



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

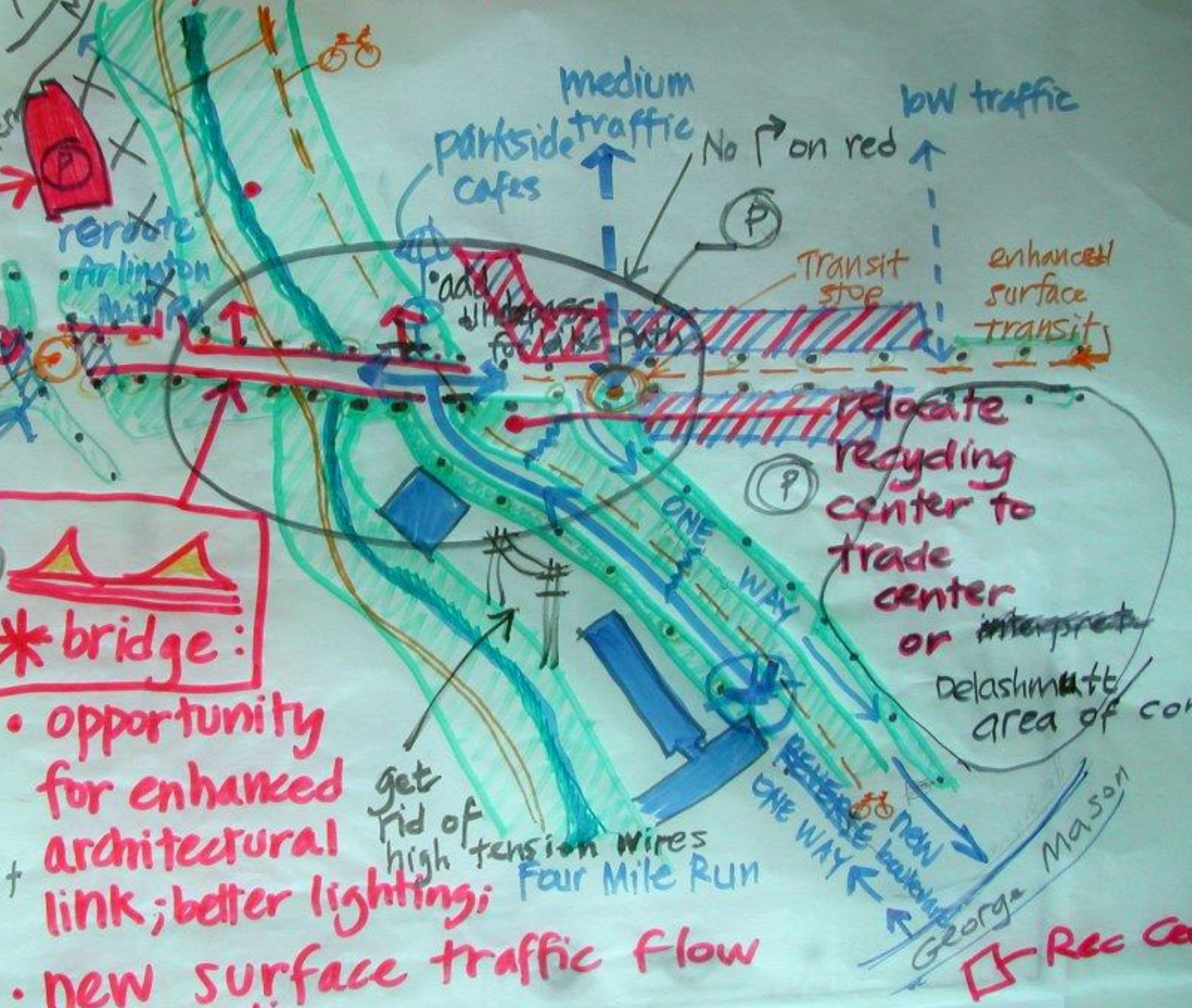
With flower planters + banners redeveloped neighborhood hood center
Arlington Mill Community Center

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



get rid of high tension wires
Four Mile Run

relocate recycling center to trade center or interpret

Delashmatt area of cond

Rec Cent

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

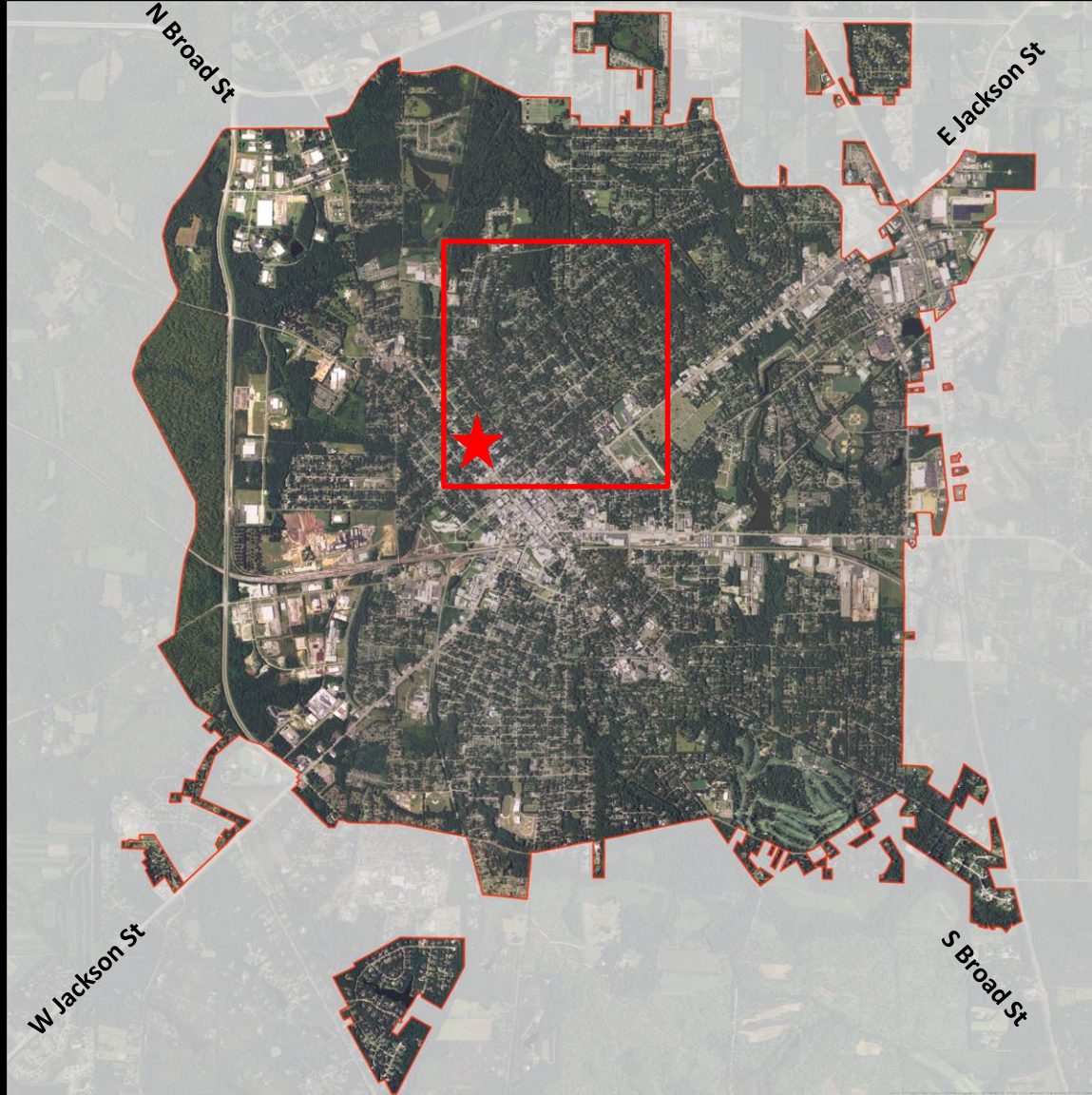
Coming this fall....

flipper park / dawson st / macintyre park

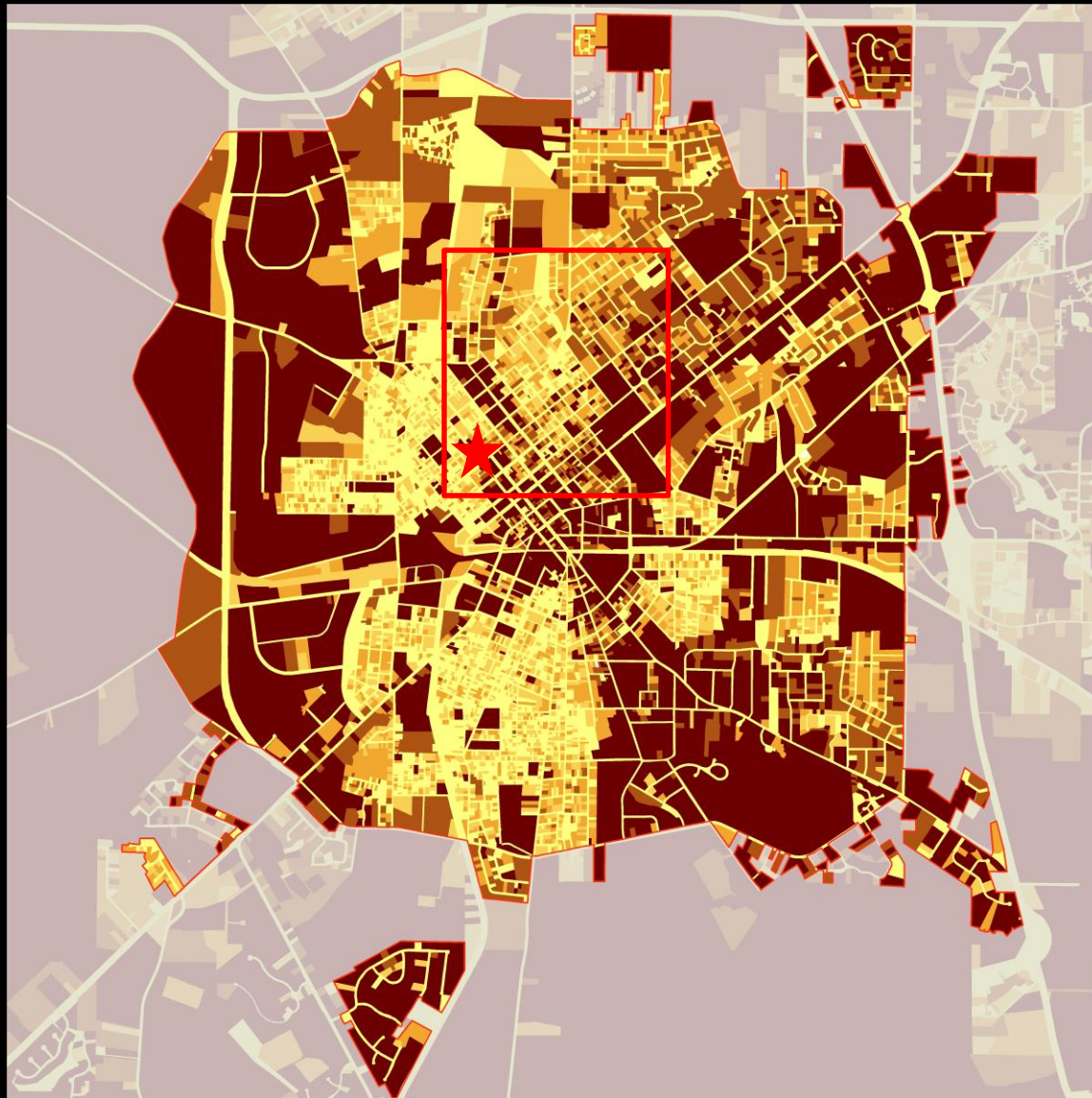


touring

airial



current assessed value



Below 25k 25k-55k 55k-110k 110k-200k Above 200k



flipper park / dawson st / macintyre park



homes large

flipper park / dawson st / macintyre park



homes small

flipper park / dawson st / macintyre park



mix of housing types

safer streets



Sidewalks?

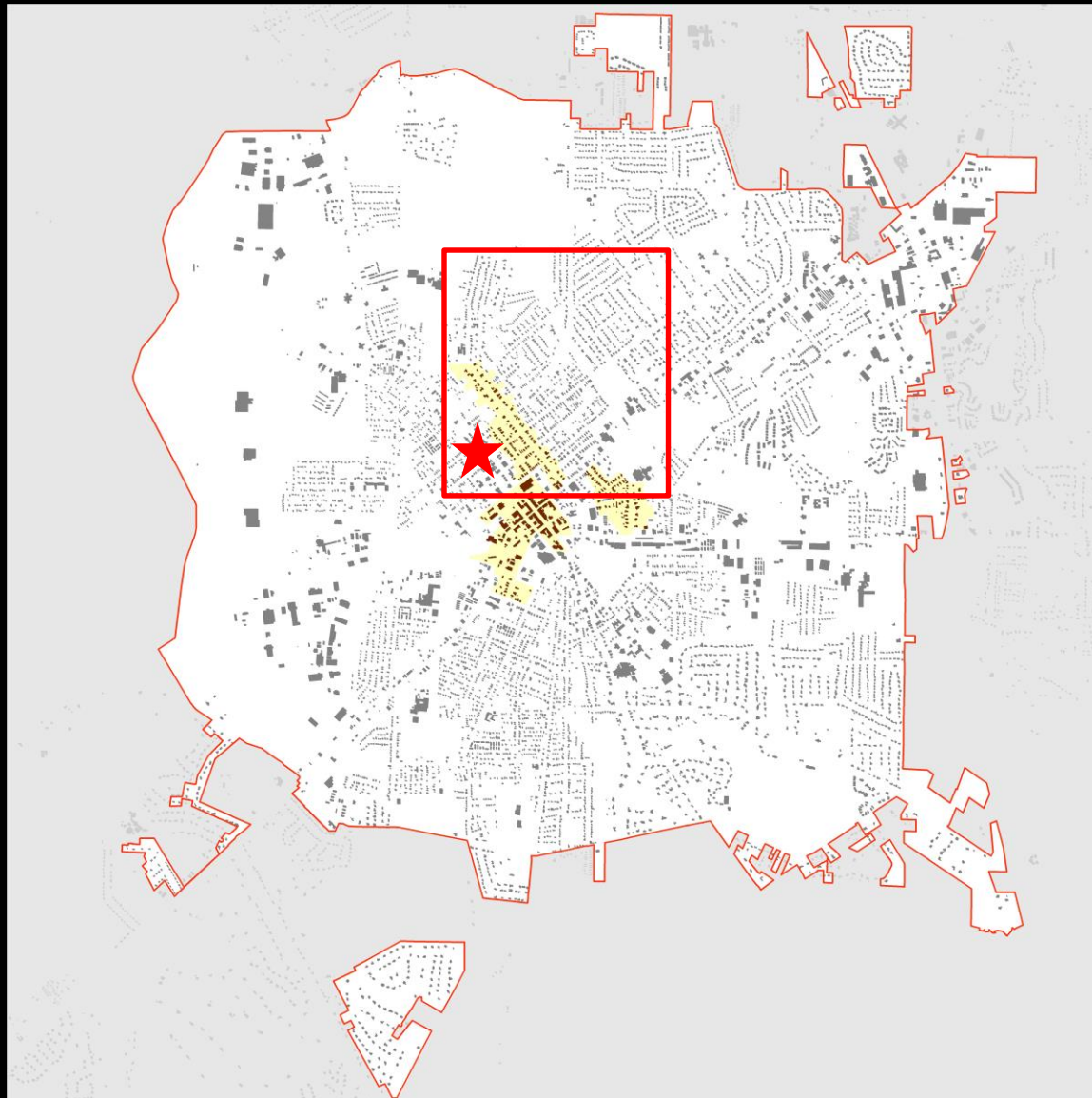
bike plan



“Well-planned cities can compensate for low incomes by decreasing the cost of living.”

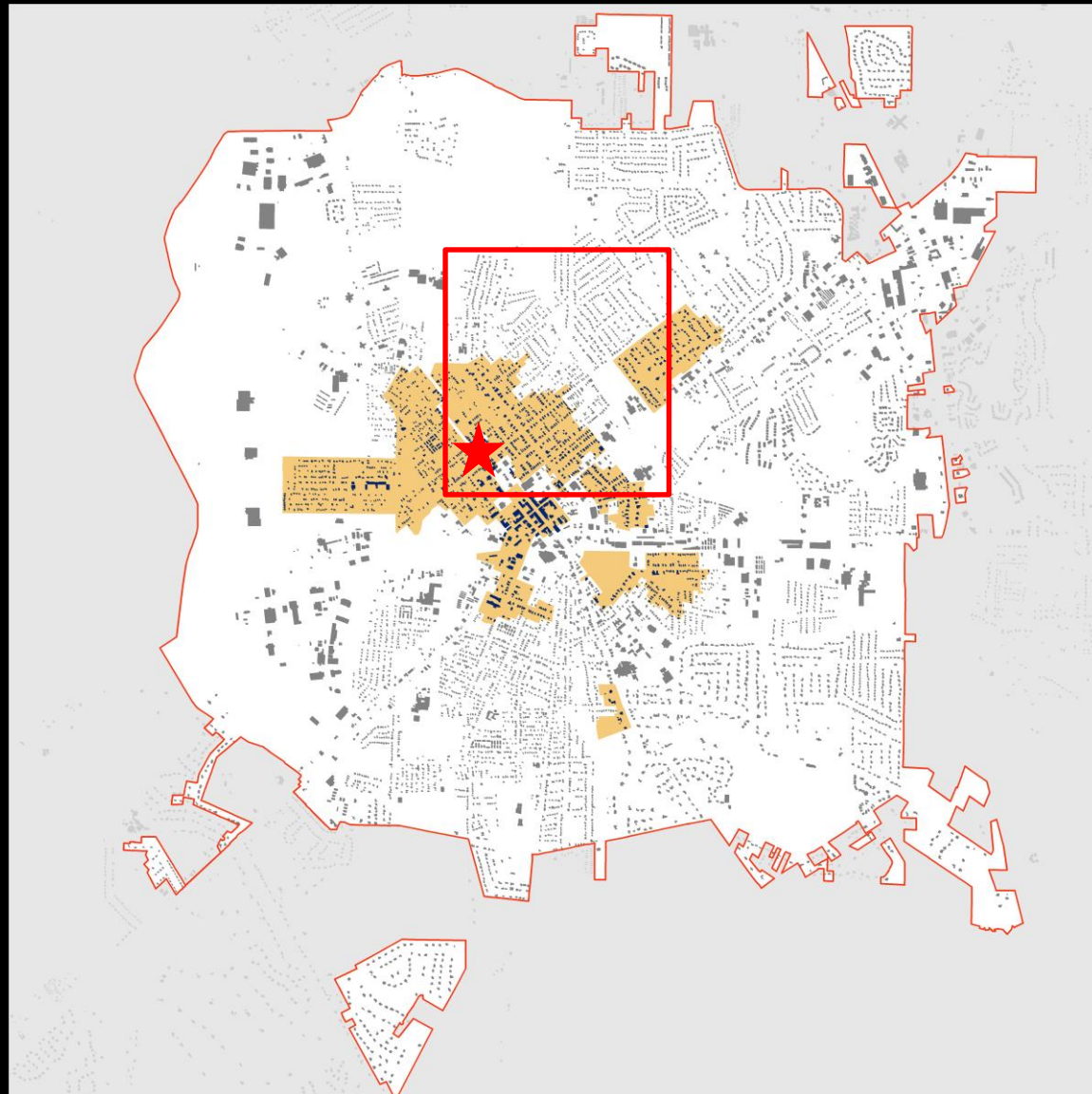
- Henry Richmond
Urban Planner

local historic districts



Local Historic District

national historic districts



■ National Historic District

flipper park / dawson st / macintyre park



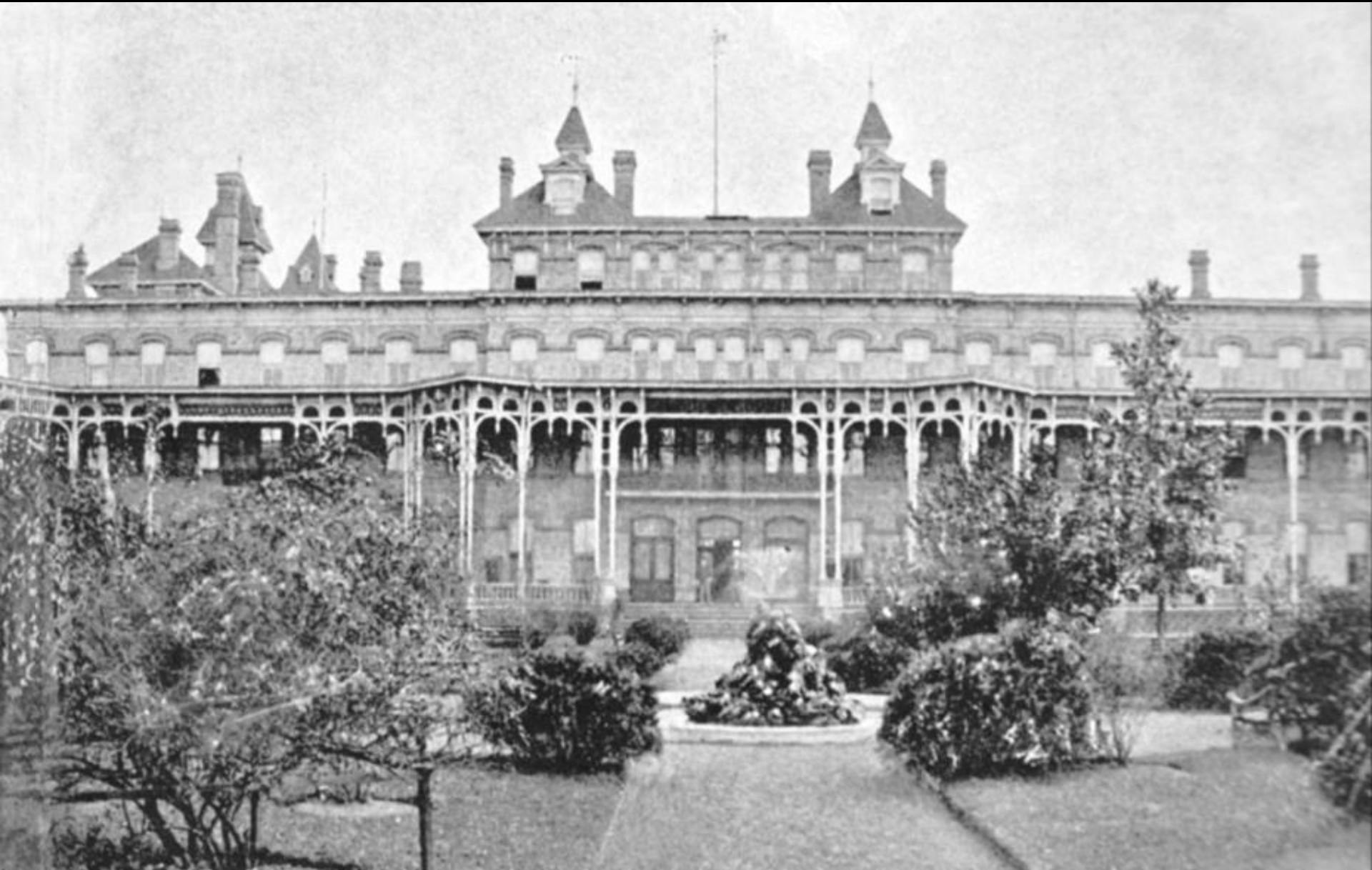
Preservation

thomasville's resort era



Piney Woods Hotel - 1889

thomasville's resort era



Mitchell House - 1887

thomasville's resort era



Masury Hotel - 1890

flipper park / dawson st / macintyre park



historic renovation

flipper park / dawson st / macintyre park



historic renovation

flipper park / dawson st / macintyre park



historic renovation

mix of uses, reuse of buildings



Mrs. Thompson

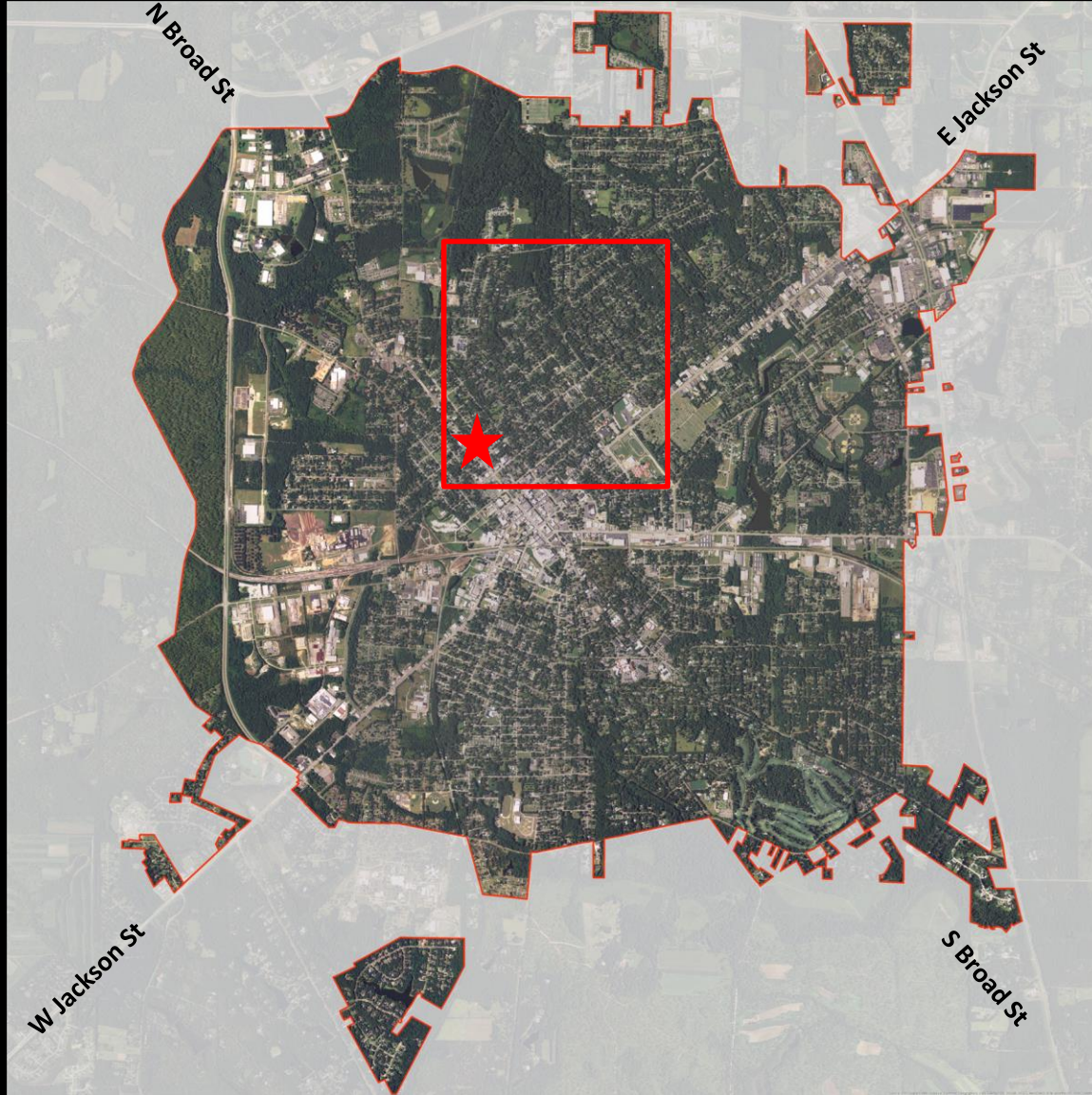
the importance of preservation



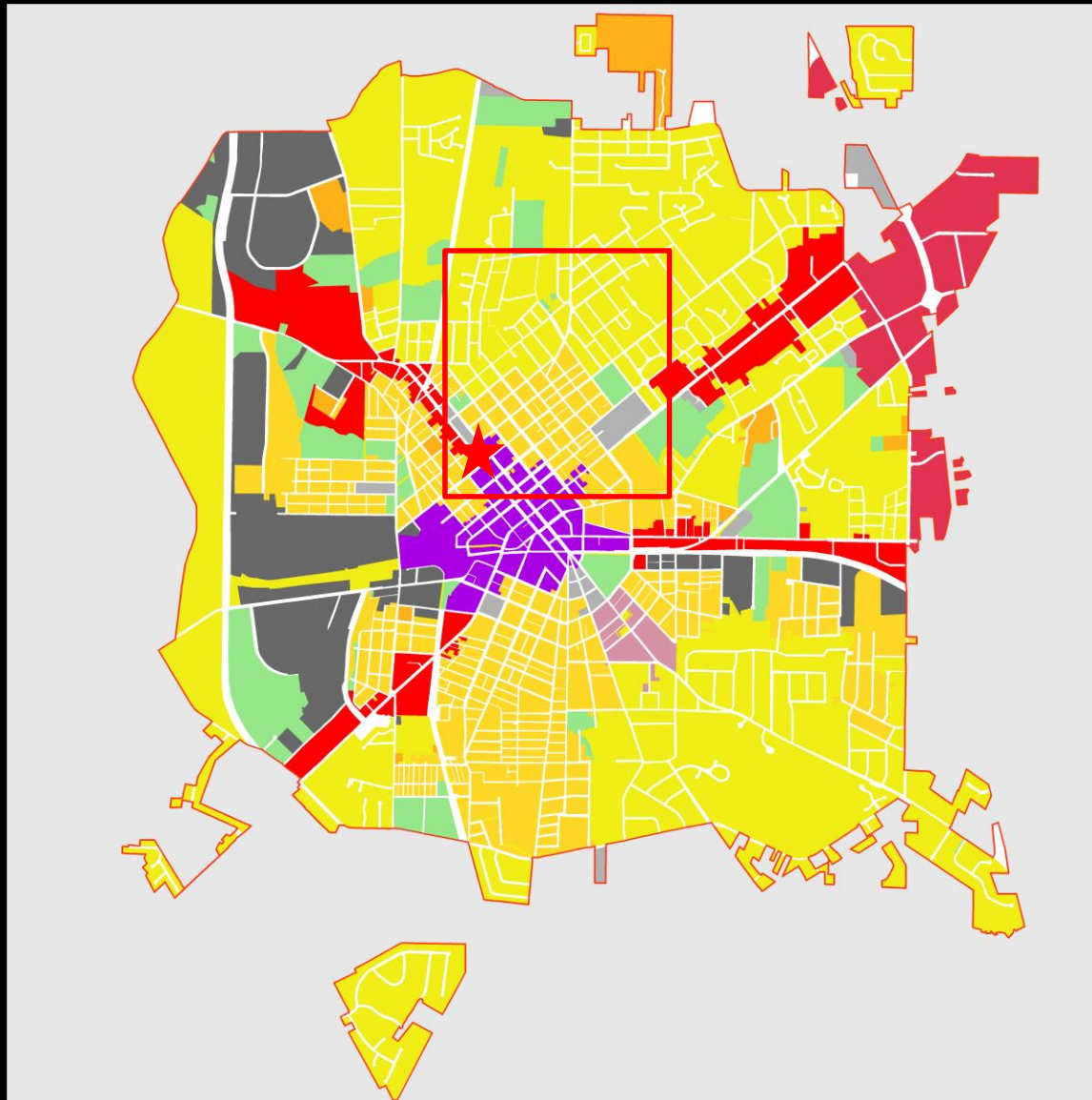
Maintaining affordable housing



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future land use



 Downtown Mixed Use  Commercial  Residential  Multifamily

courthouse square



One of the best buildings in the American South

courthouse square: san marcos, texas



Events

courthouse square: sonoma, california



Sonoma, California

courthouse square



The bank, the library, the courthouse, preservation society, parking lots

courthouse square



The view from "The Scoop"

**WHO WOULD
LIVE
DOWNTOWN?**

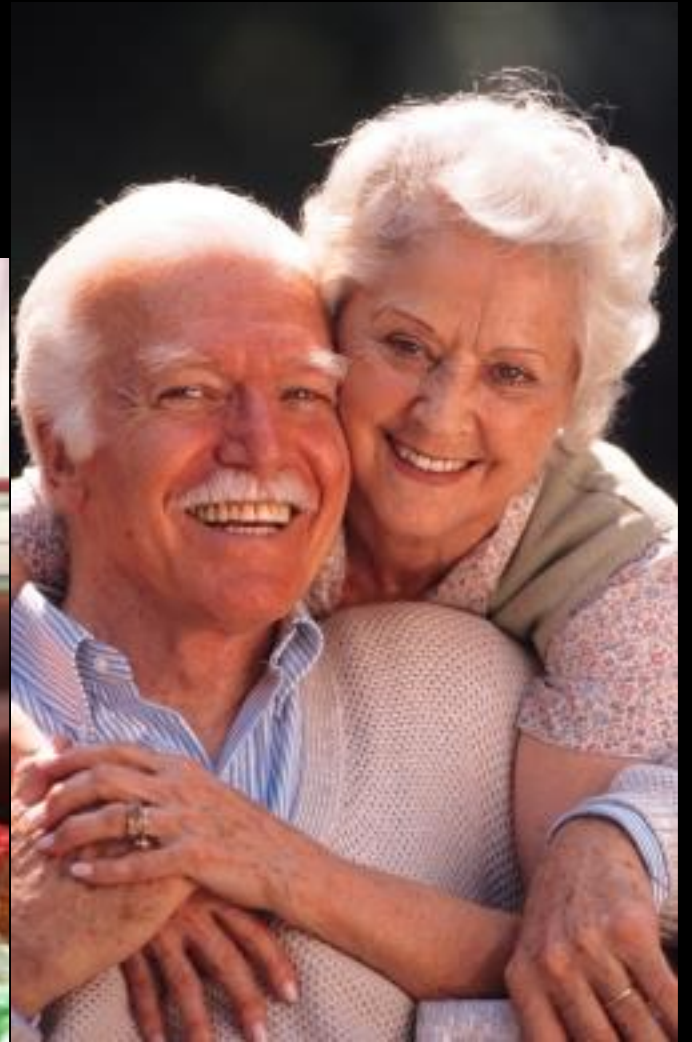
younger singles & couples



new parents



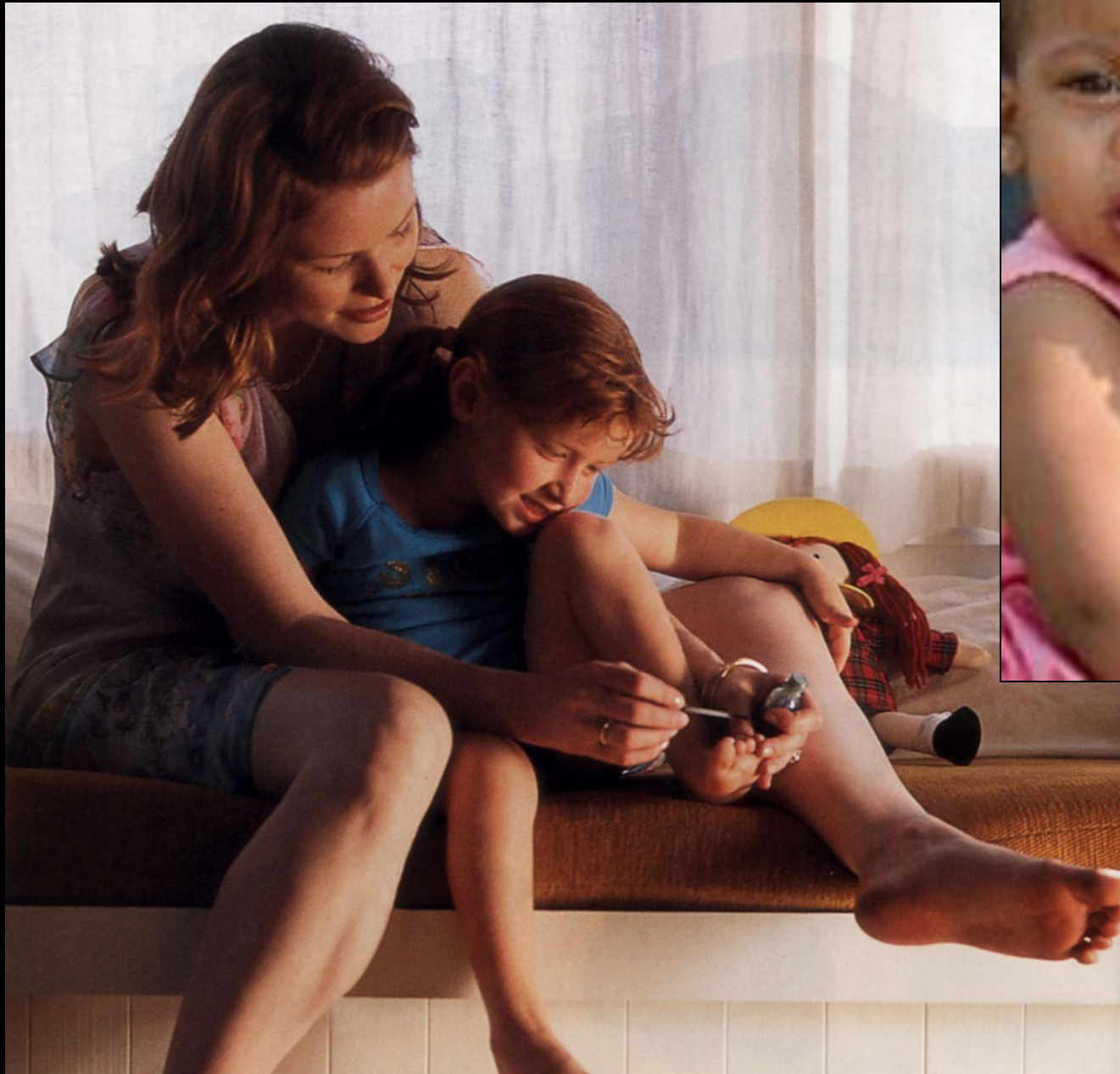
empty nesters & retirees



young families



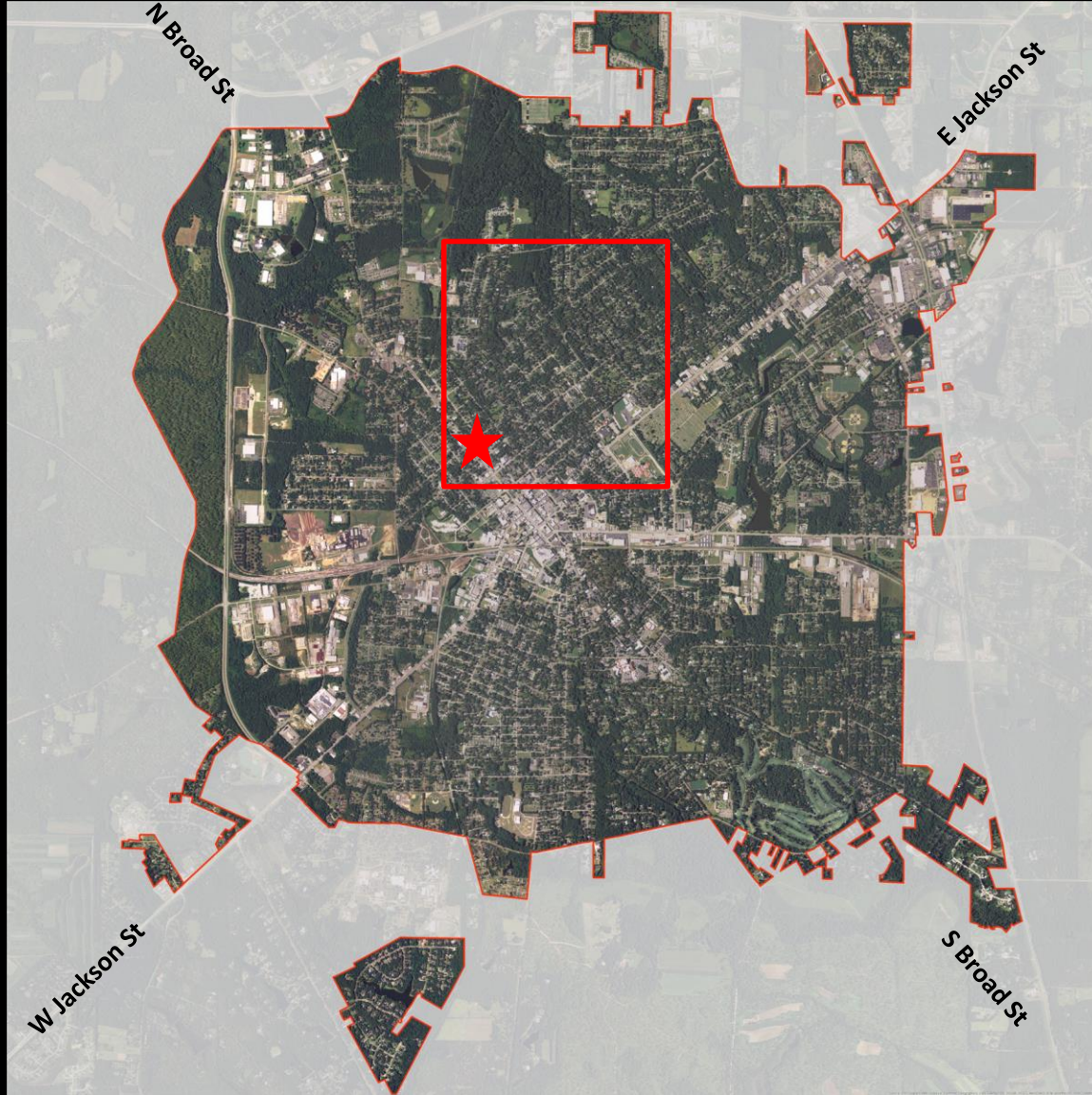
single parents



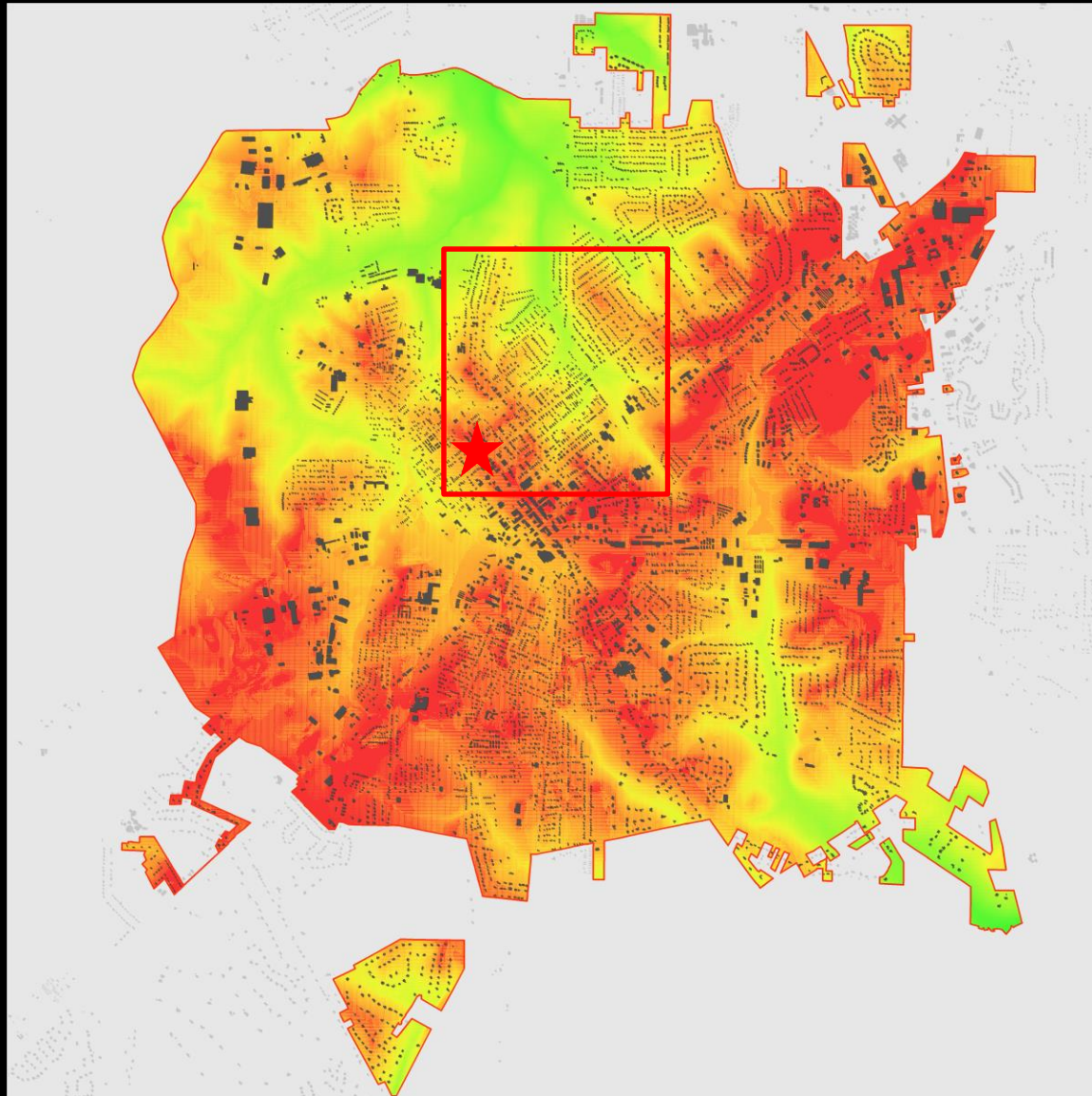
downtowns offer an
urban lifestyle with living,
dining & recreation
only a short walk away

(suburbs do not)

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topography



■ Above 275' ■ 250'-275' ■ 225'-250' ■ 200'-225' ■ Below 200'

drainage



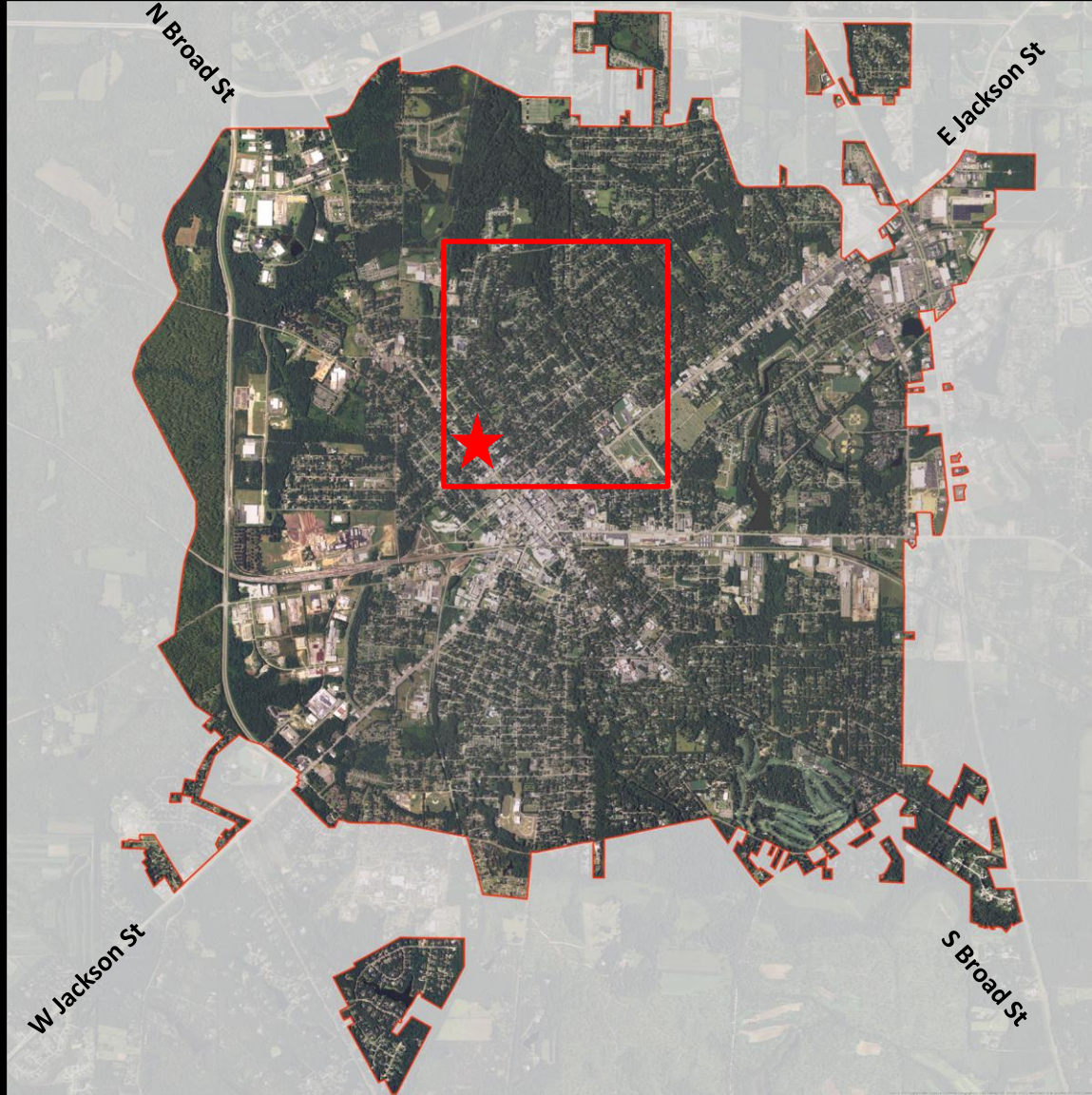
MacIntyre Park

drainage

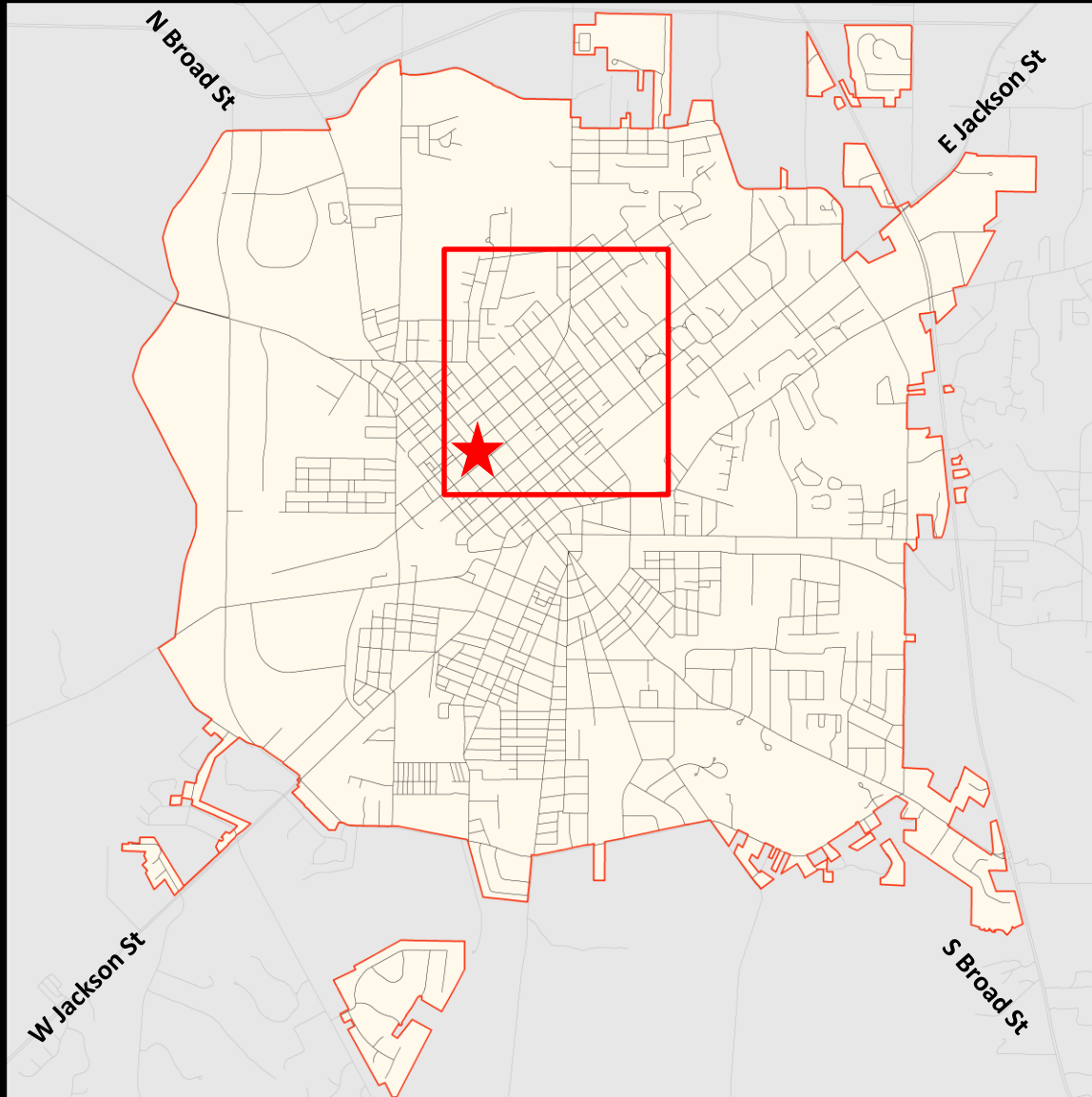


MacIntyre Park

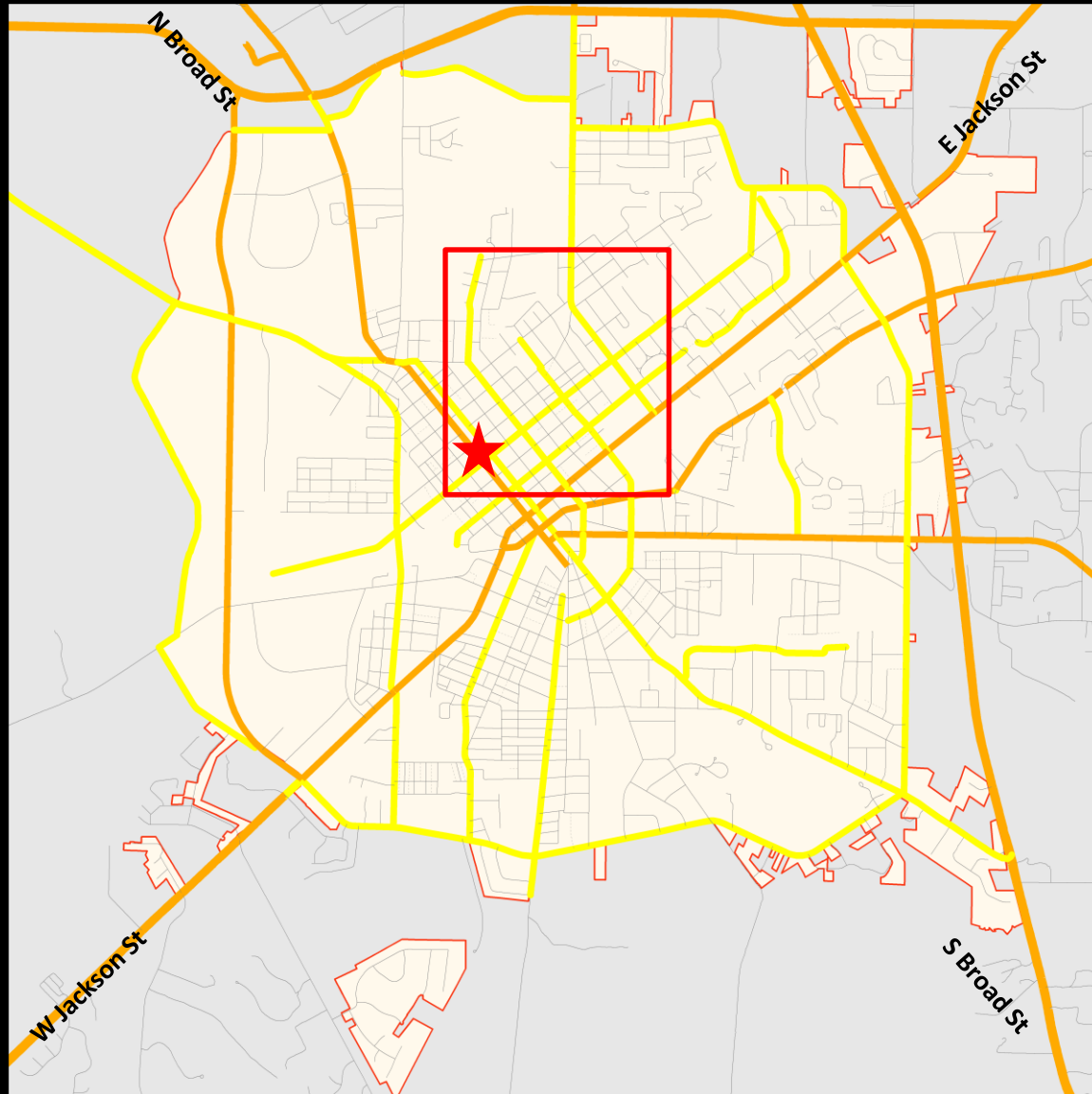
airial



streets



streets



Primary



Secondary



Tertiary

top 3
transportation
mistakes
Thomasville
never made

1 the perfect Main Street improved



Hammond, Louisiana

ONE WAY!



Hammond, Louisiana

TWO-WAY STREETS NOW !



- Safety
- Walkability
- Property Values
- Revitalization
- Neighborhoods

Signs Provided by: The East Spring Street Neighborhood Association

#2 the "loop" road



Everywhere USA

The street that kills Main Street

2 the “loop” road



Pinetree Boulevard

DENVER TECH COMPANIES: 'THE NO. 1 THING THEY WANT IS BIKE LANES'

October 31, 2013

Michael Andersen, Green Lane Project staff writer



Bikeability: Denver's new economic development tool. Photo by Andrew Catellier ([Flickr](#)).

3 the bike facility that makes biking dangerous



The problem with bike lanes



Grand River Avenue



Existing Conditions

Grand River Avenue



A complete and walkable main street



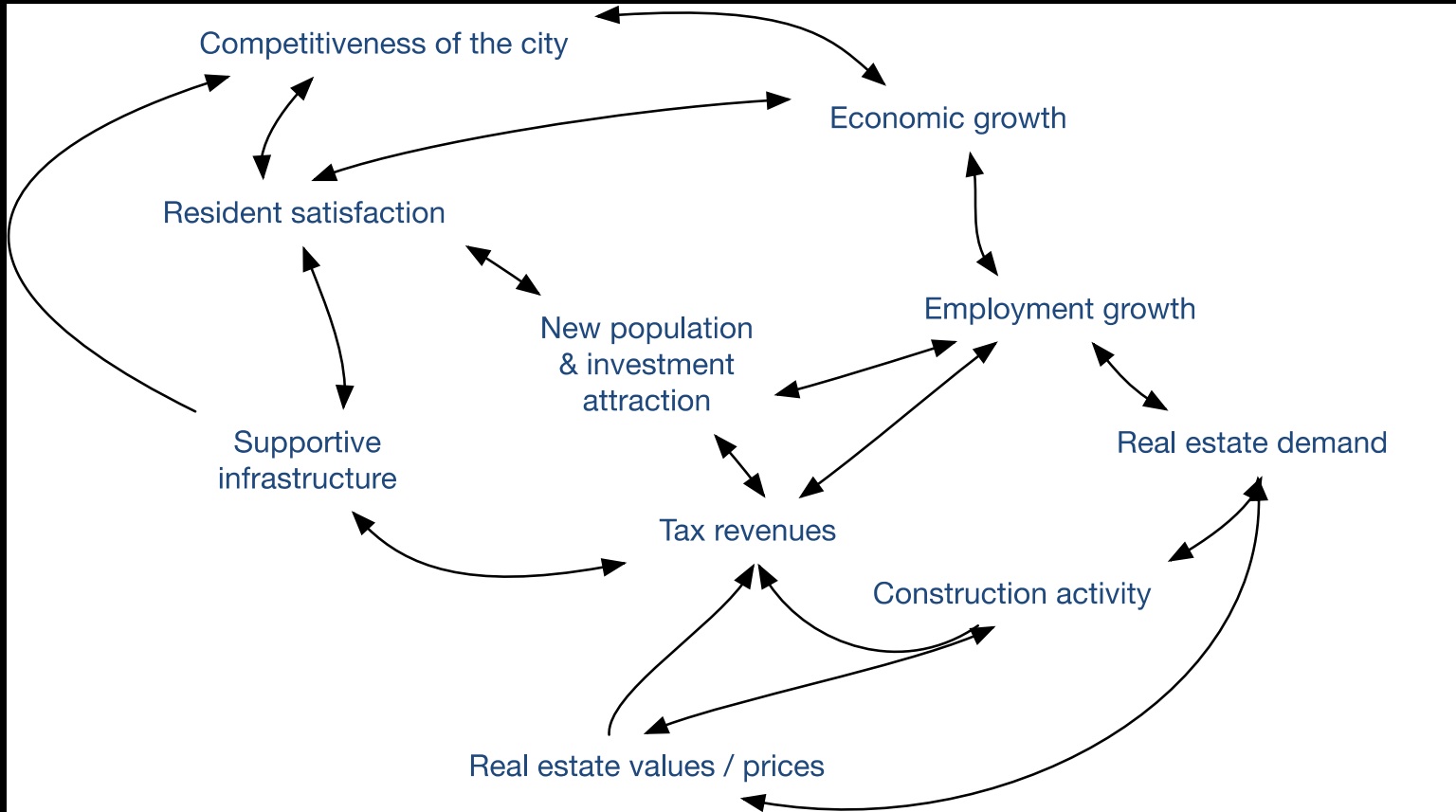
Dawson Street

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

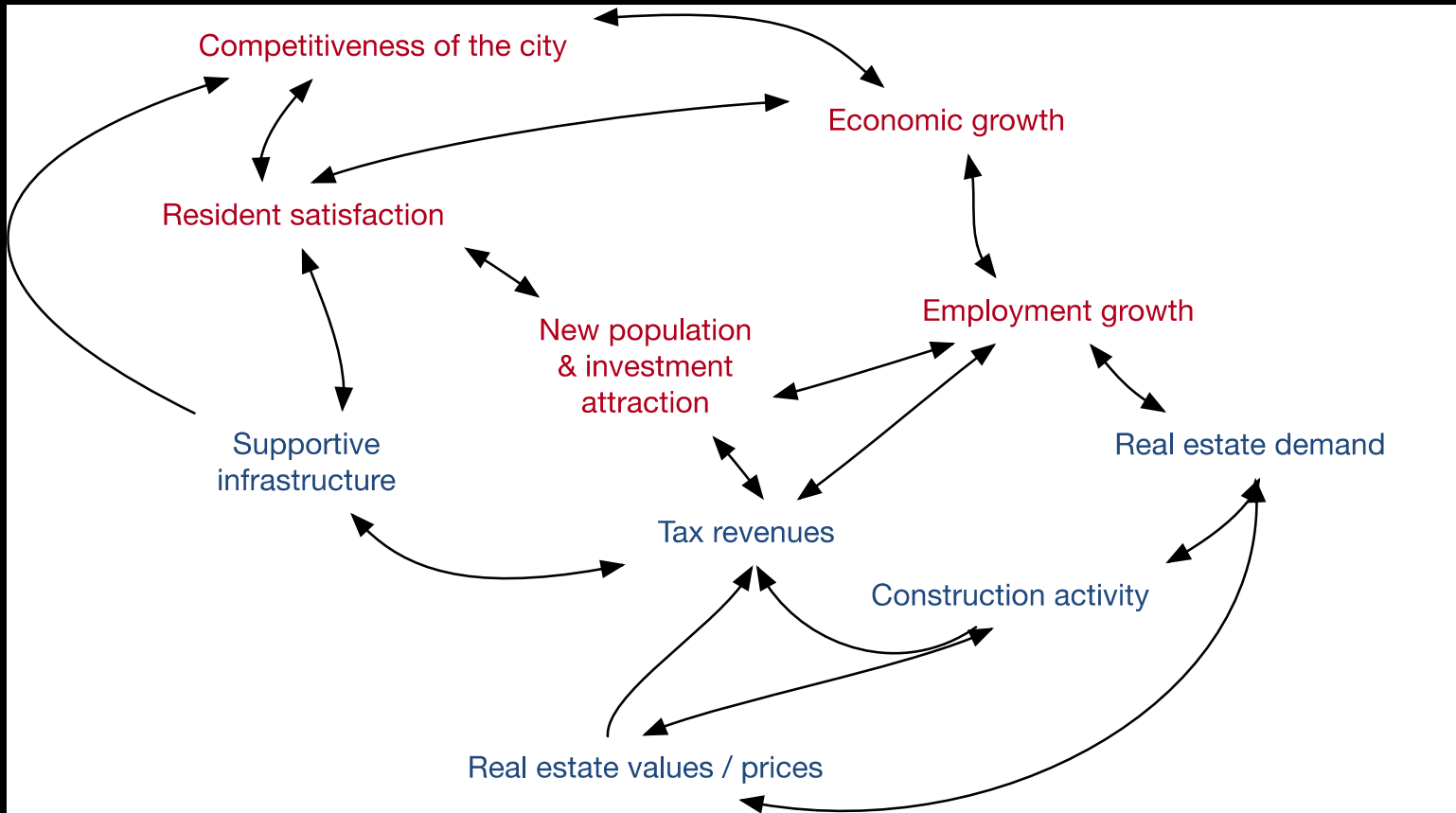


- Competitive advantage is fundamentally about positive differentiation
- It provides compelling answers to the question “why” (why visit, why live, why invest in Thomasville)
- We begin with existing assets, folkways, traditions and natural resources
- We look at established industries and clusters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

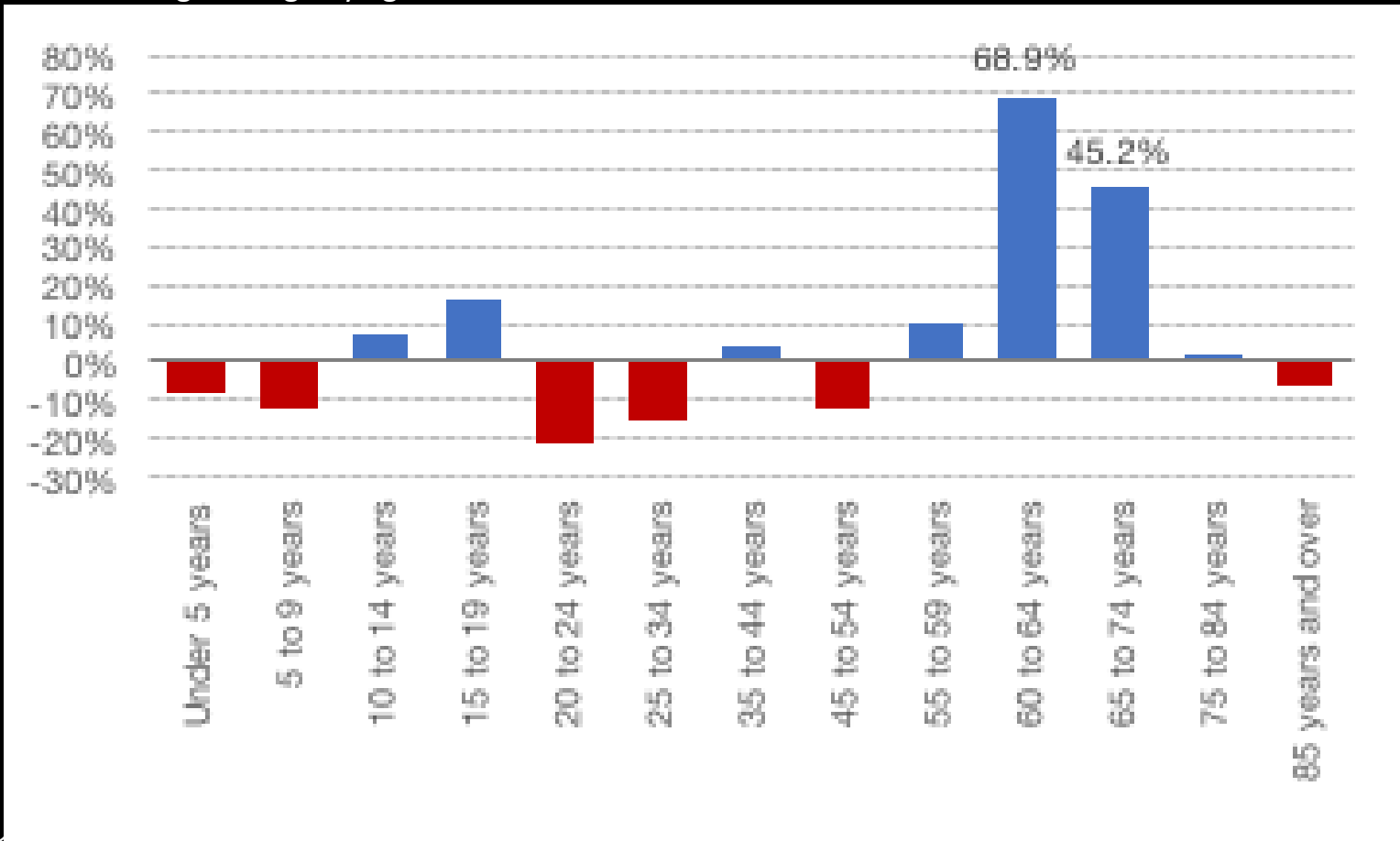
Fundamentally we want to create meaningful differentiation that results in positive economic outcomes for the city using proven levers

- 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

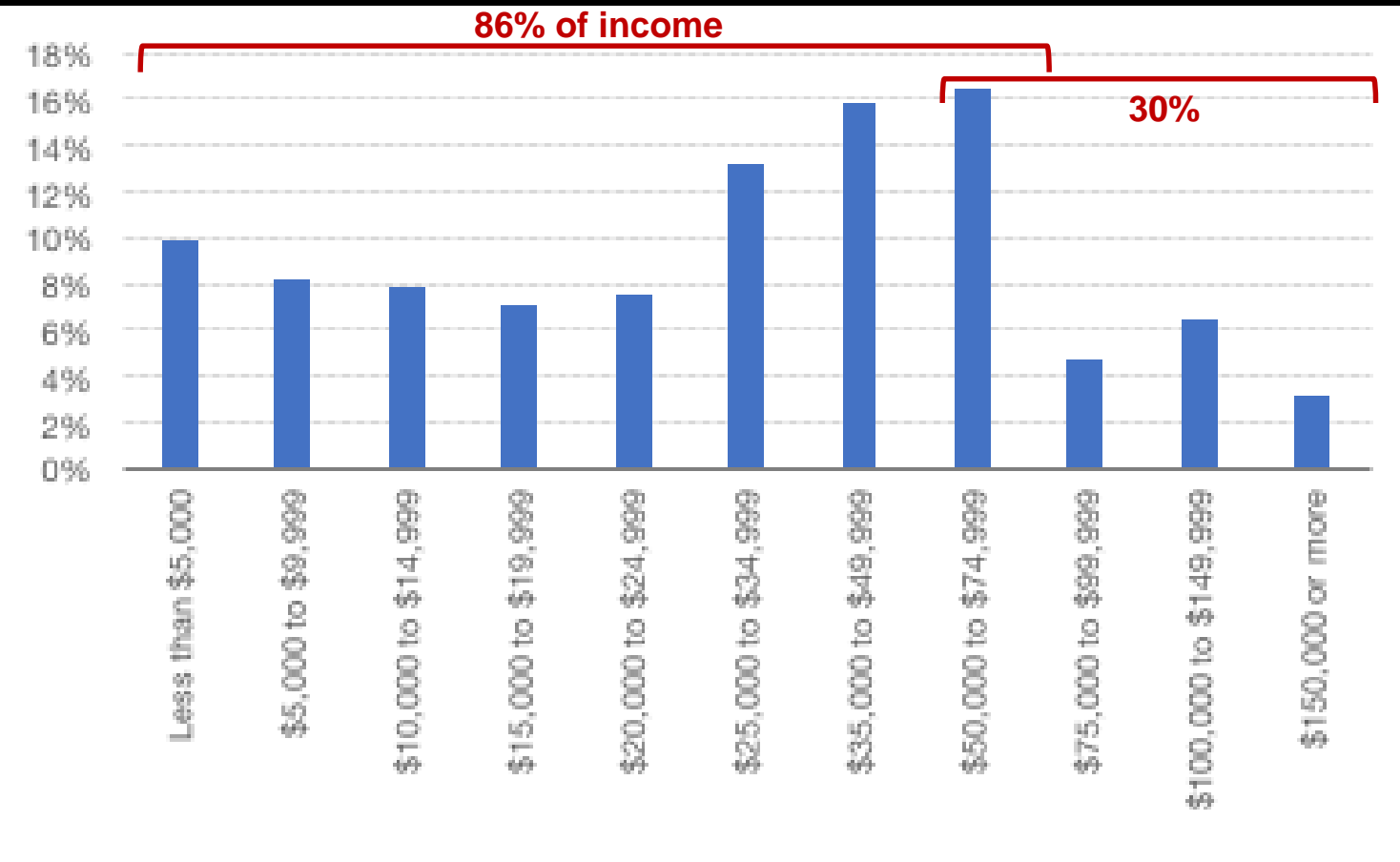
Total change by employment category: 2010-15



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

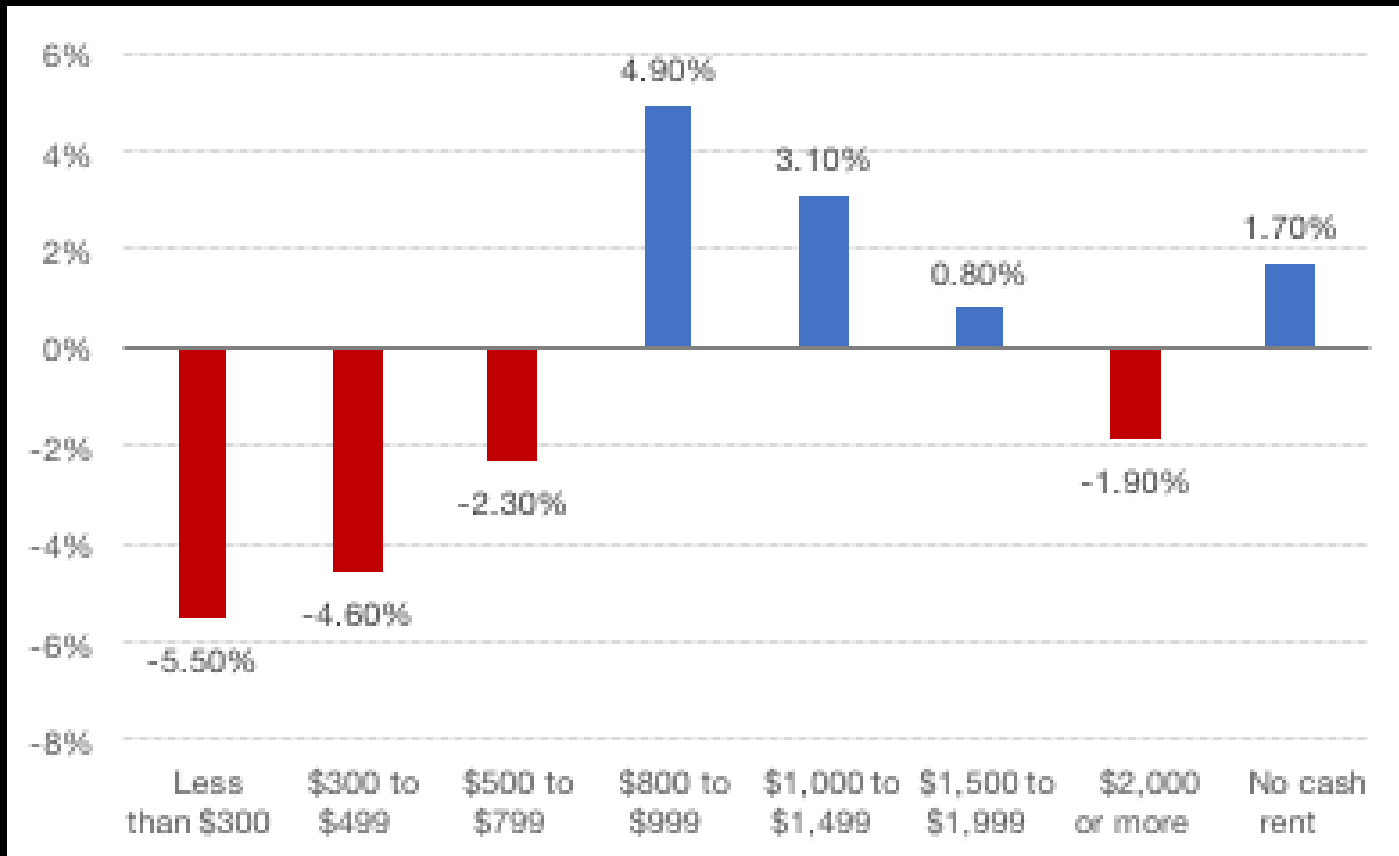
In terms of income allocation, 86% of the population makes under \$75k / year, with 30% above \$50k / year

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









Washington St

SPEED LIMIT
25



**L & G
FOOD
MART**

| | |
|-----|----|
| 214 | 19 |
| | 9 |

CIGARETTE & BEER
OUTLET

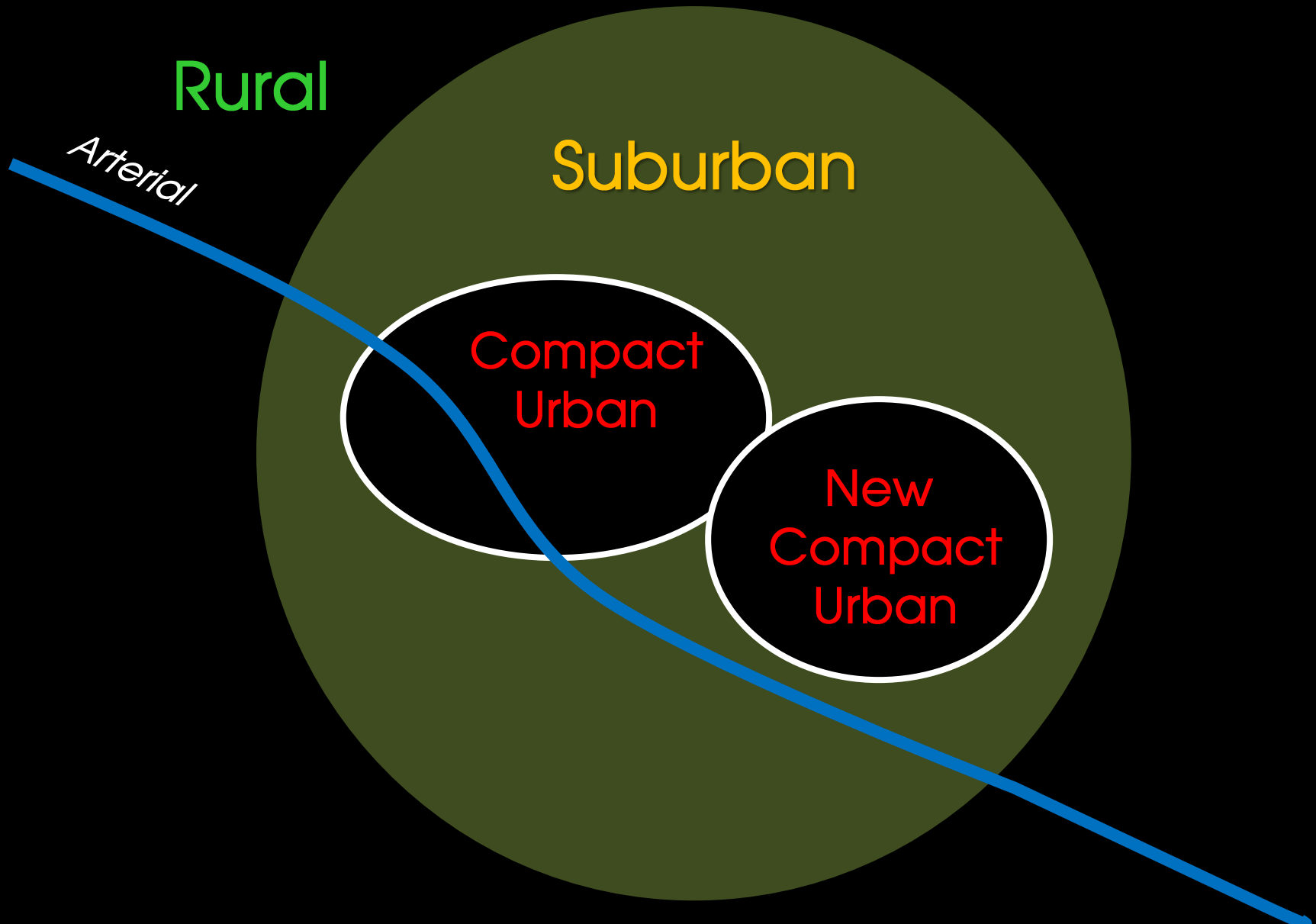
WE'LL MONEY ORDER
TO WHOMEVER HERE

pedestrian safety





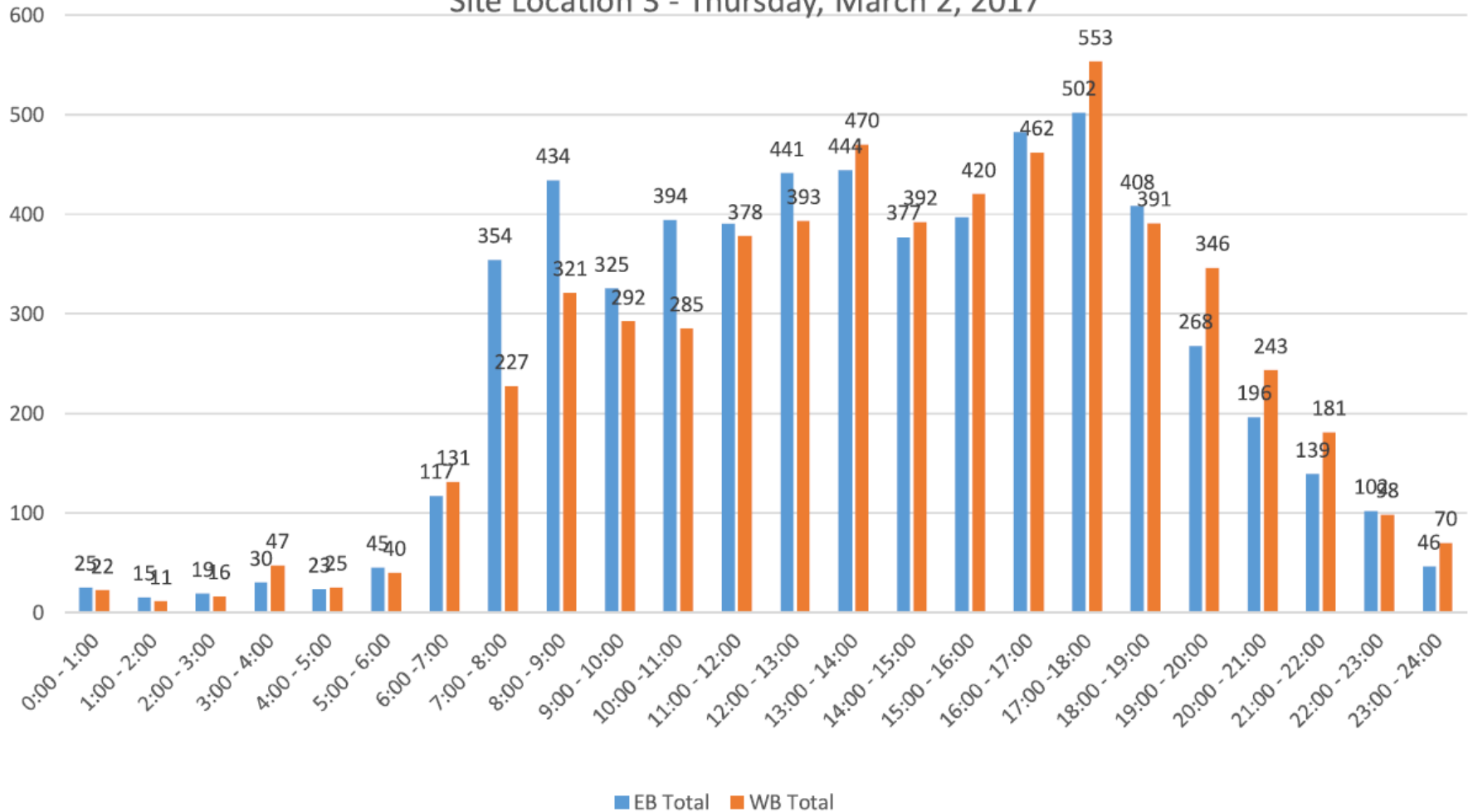
Streets in Context





West Jackson Street

W. Jackson Directional Hourly Traffic Site Location 3 - Thursday, March 2, 2017



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.
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RESIDENTIAL SINGLE FAMILY

WHAT IS APPROPRIATE FOR YOUR AREA?

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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. A scale at the bottom of the chart shows tree heights ranging from 10 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 Pistache | Bur Oak | Red Butternut | Camellia | Crape Myrtle | Wild Olive | Citrus | Pomegranate | Palmer Holly | Passiflora Holly | American Holly | Sweetbay Magnolia | Island Cherry | Atlantic White Cedar |

| CANOPY TREES | | | | | | | | | | | | | | | | | | | | |
|------------------|---------------|----------------------|--------------|---------------|-------------|--------------|---|----------|---------------|-----------|-------------|-------------|-------------|----------|---------------|-----------|-------------------|---------|----------------------------|-----------------------|
| Southern Catalpa | Ginkgo Biloba | Southern Sugar Maple | Pink Cypress | Queen Bearded | 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 | Bur Oak | Jessup Chestnut Basket Oak | Cherrybark Pagoda Oak |



Street trees provide shade and beauty to streets and are located within the public realm.

What is your favorite YARD tree?

| CANOPY TREES | | | | | | | | | | UNDERSTORY TREES AND BUSHES | | | | | | | | | | |
|--------------|-------------------------|-----------|------------|--------------|-----------------------|----------------|------------------|---------|---------------|-----------------------------|--------------|------------|--------|-------------|--------------|------------------|----------------|-------------------|---------------|----------------------|
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| CANOPY TREES | | | | | | | | | | | | | | | | | | | | |
|------------------|---------------|----------------------|--------------|---------------|-------------|--------------|---|----------|---------------|-----------|-------------|-------------|-------------|----------|---------------|-----------|-------------------|---------|----------------------------|-----------------------|
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Yard trees are located on private lots and are privately maintained.

What is your favorite BUFFER tree?

| CANOPY TREES | | | | | | | | | | UNDERSTORY TREES AND BUSHES | | | | | | | | | | |
|--------------|-------------------------|-----------|------------|--------------|-----------------------|----------------|------------------|---------|---------------|-----------------------------|--------------|------------|--------|-------------|--------------|------------------|----------------|-------------------|---------------|----------------------|
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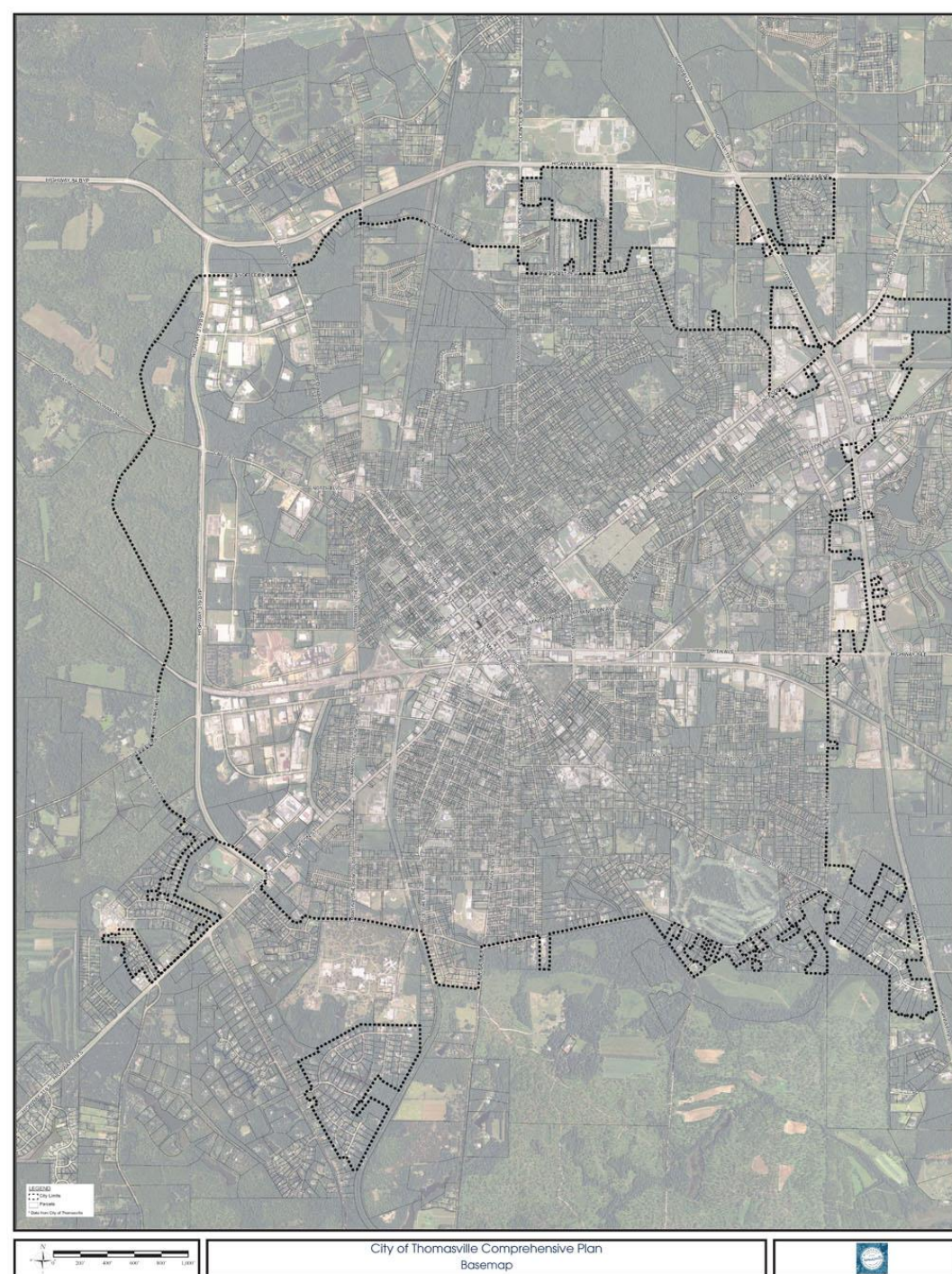
| CANOPY TREES | | | | | | | | | | | | | | | | | | | | |
|------------------|---------------|----------------------|--------------|---------------|-------------|--------------|---|----------|---------------|-----------|-------------|-------------|-------------|----------|---------------|-----------|-------------------|---------|----------------------------|-----------------------|
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Buffer trees are often required by businesses adjacent to residences.

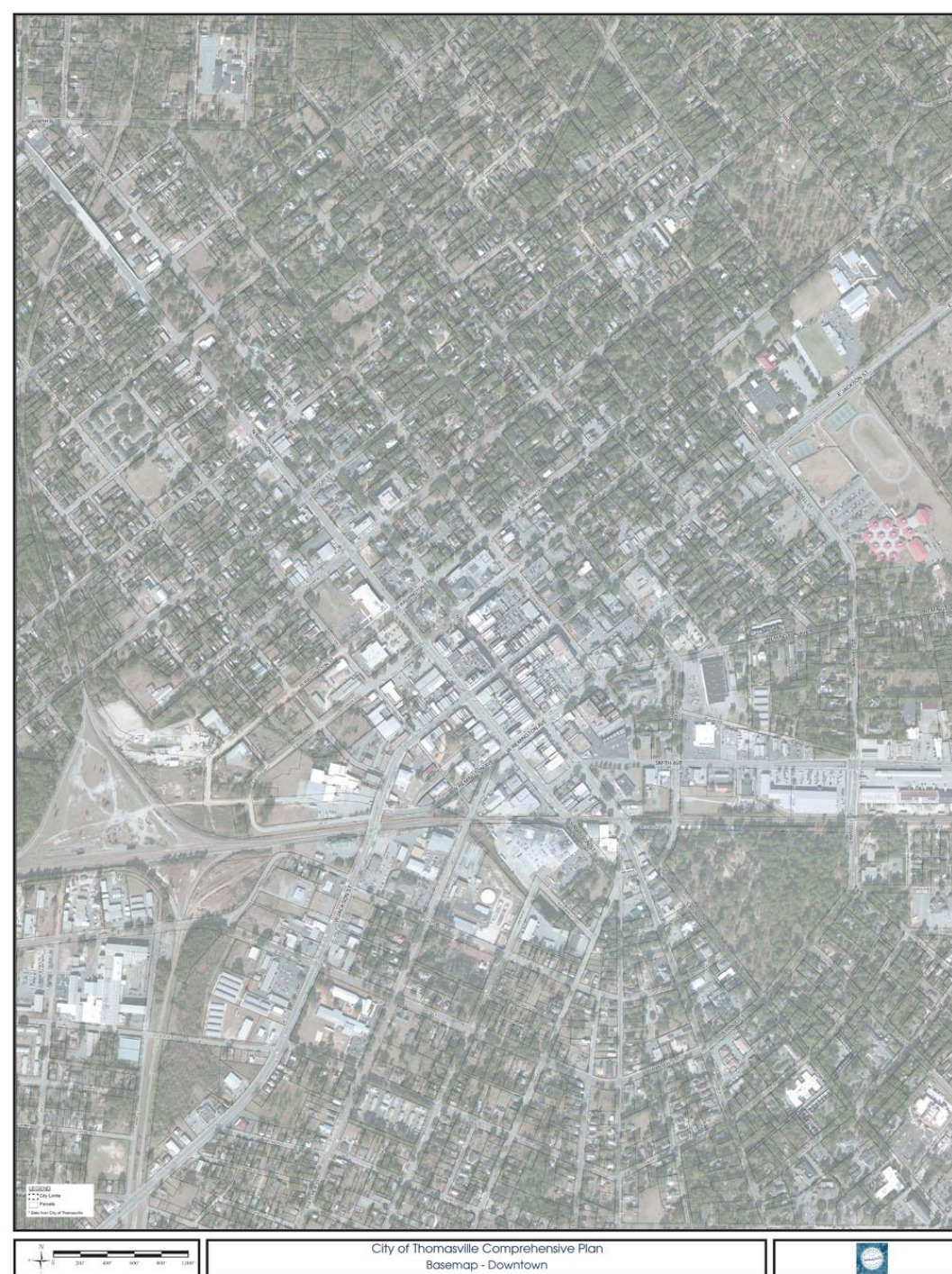
right tree right place

exercises



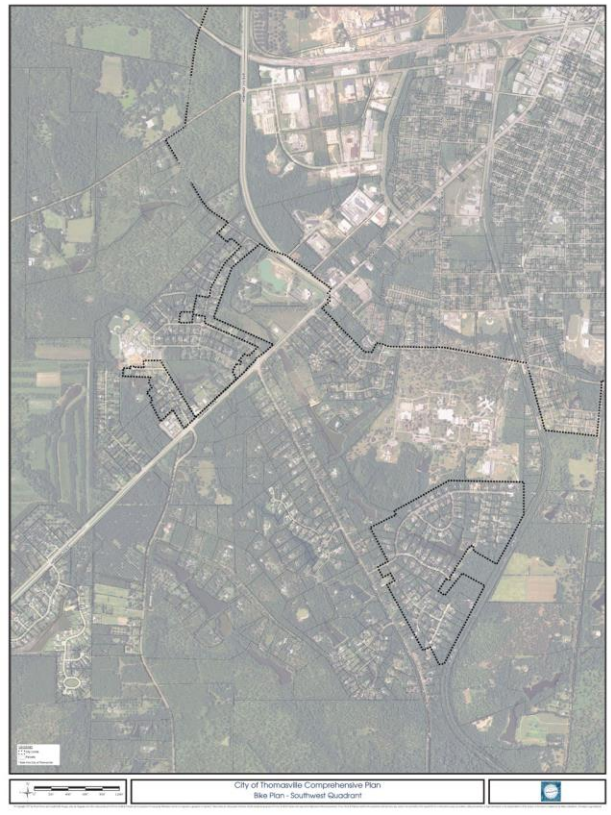
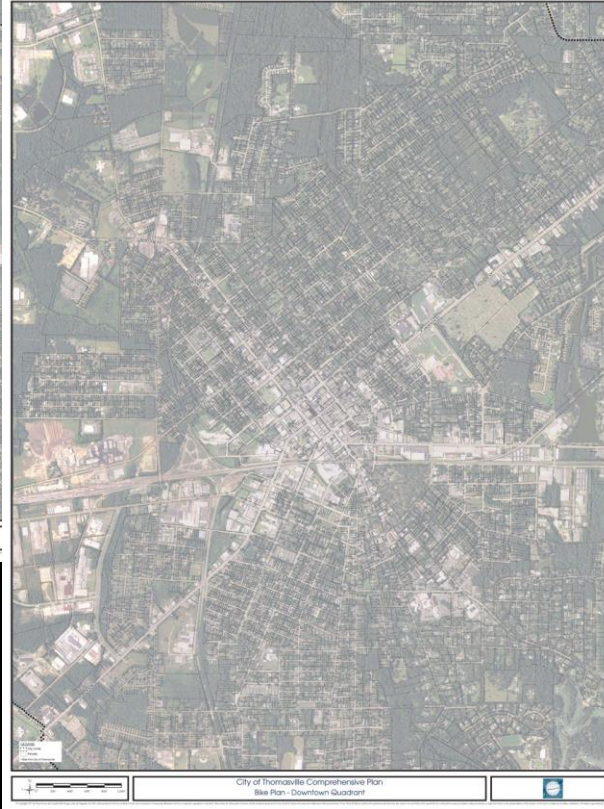
citywide map

exercises



downtown

bike plan



City of Thomsville Comprehensive Plan
Bike Plan - Downtown Quadrant

City

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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Questions & Answers



DOVER, KOHL & PARTNERS
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Urban Advantage