



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

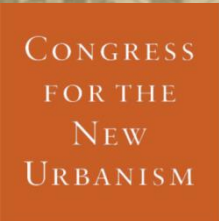
Fontaine Maury
branding

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
l'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

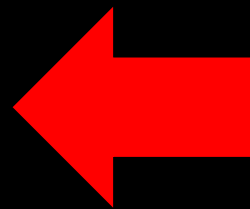


Open House: 3

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

September 18 to 22

hands-on design session



Coming this fall...



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

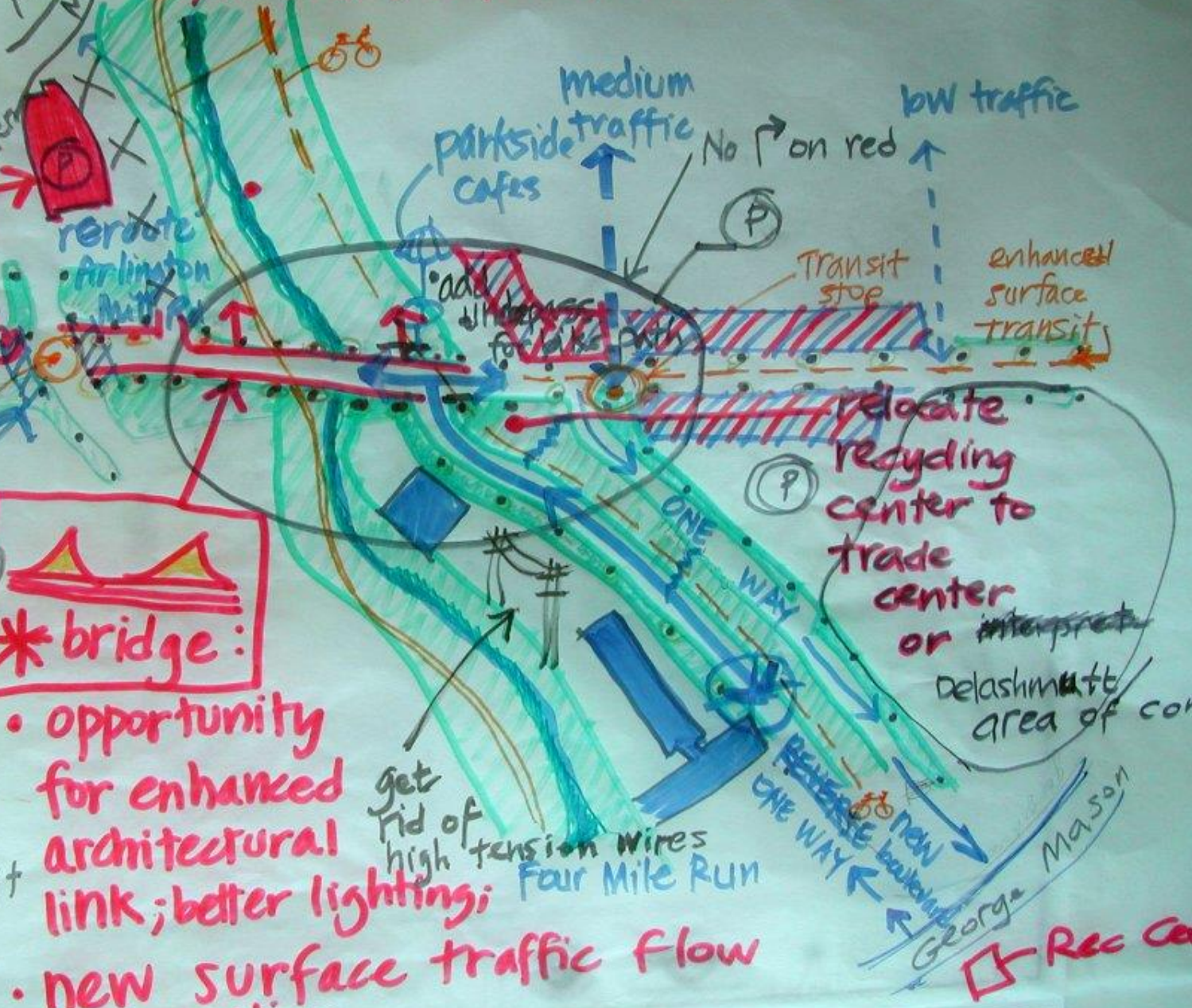
With flower planters + banners redeveloped neighborhood hood center
Arlington Mill Community Center

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



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....

touring dewey city / carroll hill



touring

Rose City

touring dewey city / carroll hill

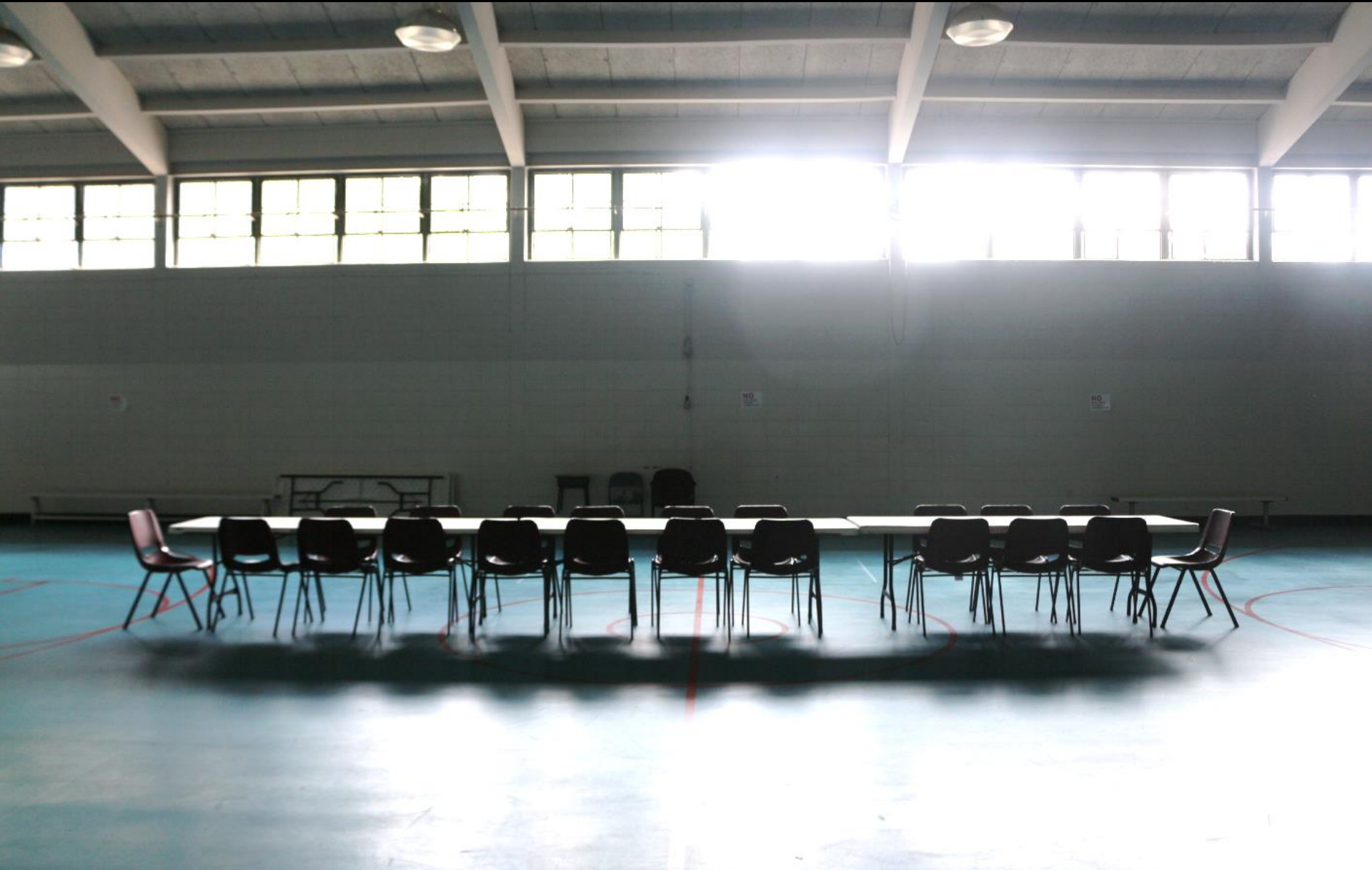


Community Gardens at the Good Shepard Episcopal Church

touring dewey city / carroll hill



touring dewey city / carroll hill

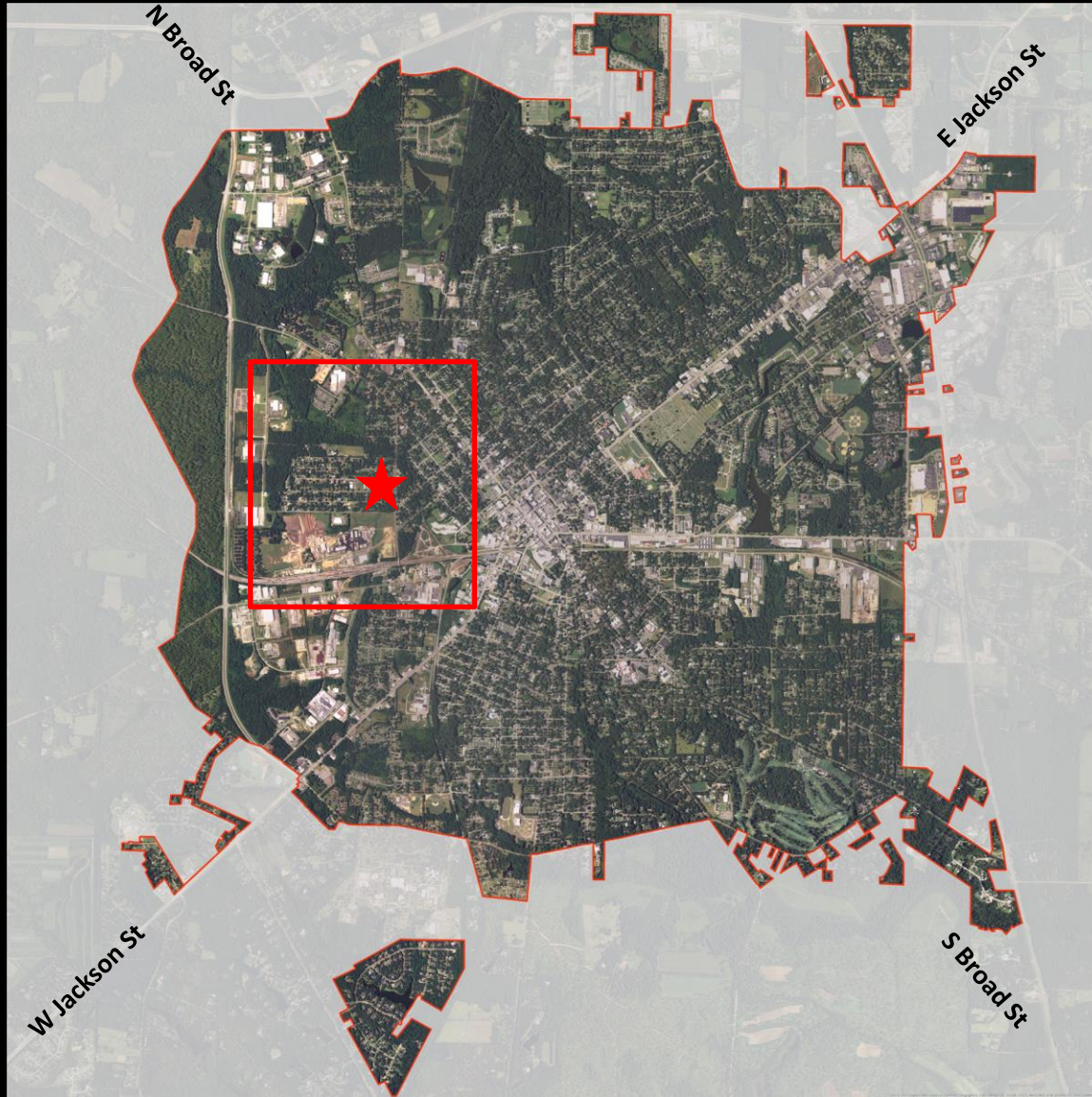


touring dewey city / carroll hill

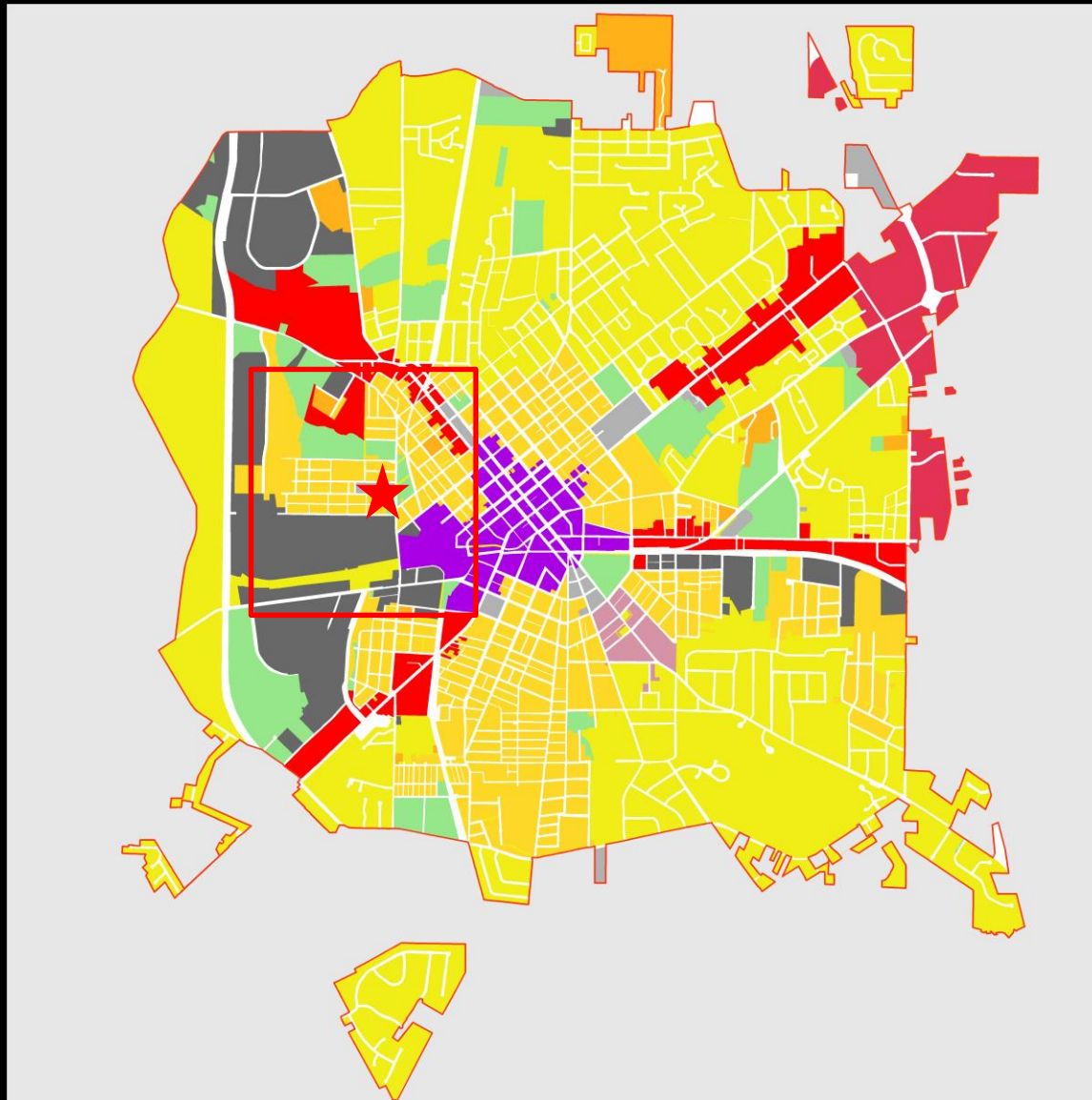


neighborhood centers

airial



future land use



■ Downtown Mixed Use ■ Commercial ■ Residential ■ Multifamily

Hanna Street

Industry (Balfour Lumber)



Looking South

Civic Douglass School/Museum



Looking North

Pine Hills



Long leaf, Slash & Spruce

“There was a time when we were not comfortable about showing our faces.”

- **Jack Hadley**
Black History Museum



Jack Hadley Black History Museum



Cathay Williams – First and Only Female Buffalo Soldier

Jack Hadley Black History Museum



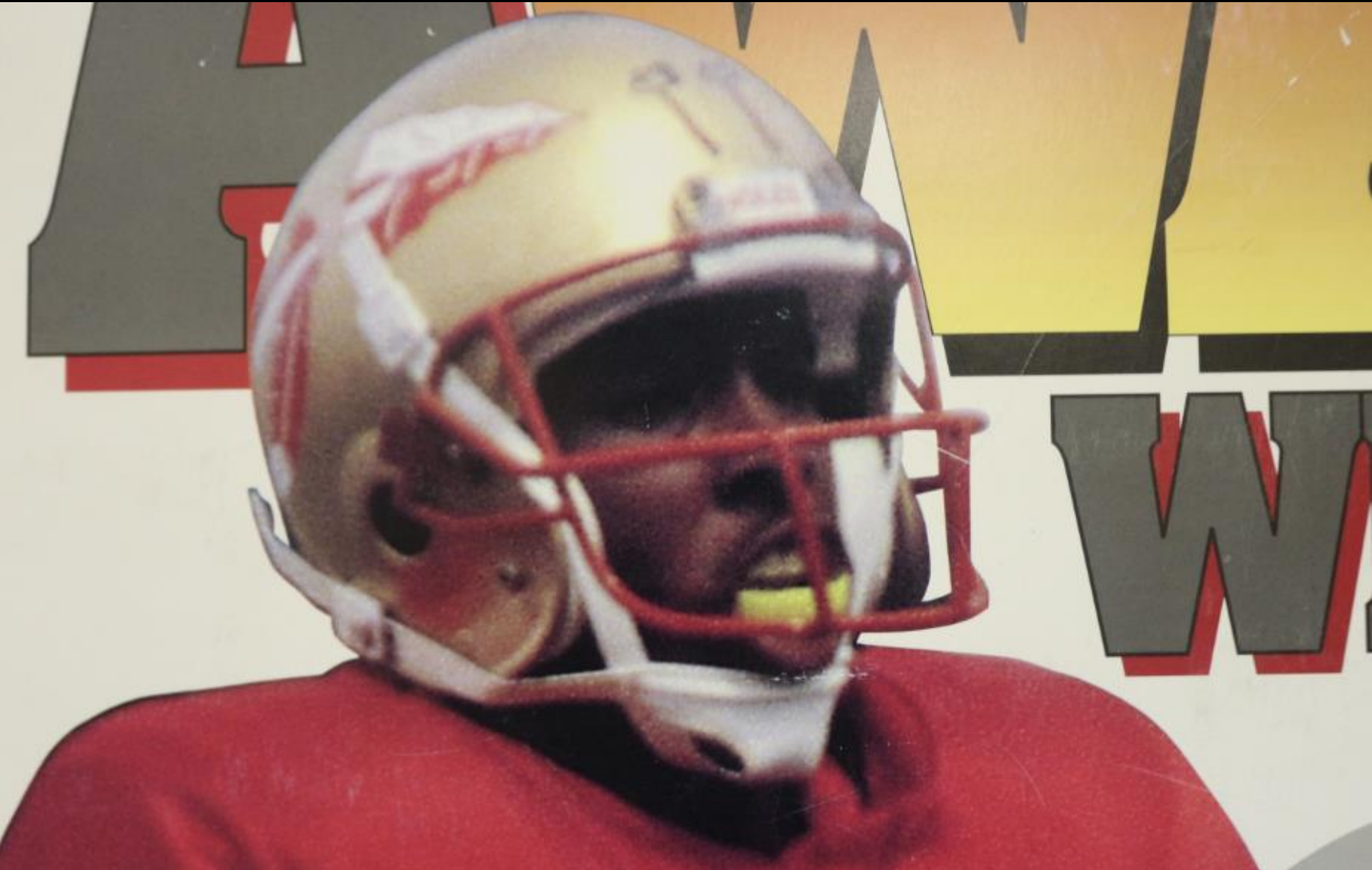
Mr. James Ernest Wright Sr. - First Black Architect in Thomasville - 1916

Jack Hadley Black History Museum



1963 Miss Douglass High – Betty Jean Andrews

Jack Hadley Black History Museum



Charlie Ward

Jack Hadley Black History Museum



Frank Delaney Jr. –First Black Principal @ Thomas County Central High

Jack Hadley Black History Museum



Mrs. Juanita Lee Varner – Local School Teacher

Jack Hadley Black History Museum



Shula, Solomon's Bride – Woman of Beauty and Commitment

Jack Hadley Black History Museum



Elaine Armster

Jack Hadley Black History Museum



Elaine Armster

Jack Hadley Black History Museum



The Bottom



Thomas County Museum of History



CIVIL RIGHTS

HUNTING PLANTATION

DOUGLASS HIGH SCHOOL TEACHERS

DOUGLASS HIGH SCHOOL TEACHERS

Jack Hadley Black History Museum

parks



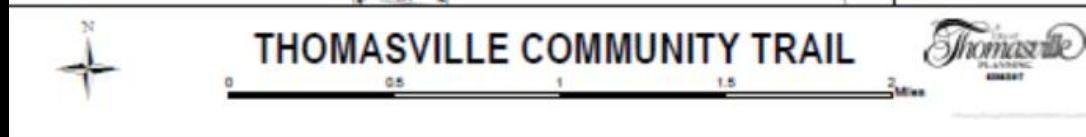
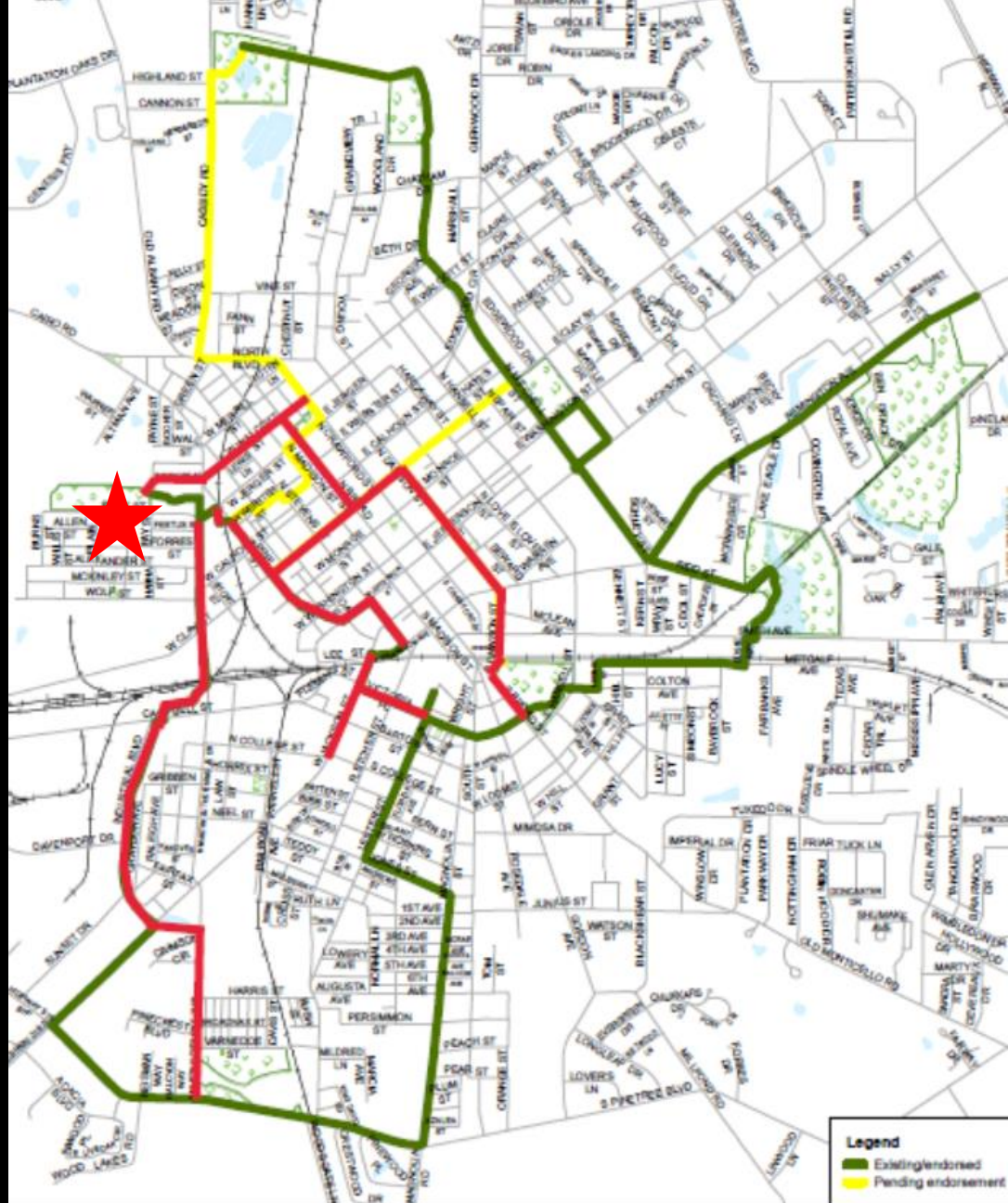
A Work In Progress

Francis Weston Park

Weston Park: master plan



First Splashpad in City



results from the community image survey

commercial addresses



22

5



0

31

streets



1

15



27

6

residential
single family street



13

21



34

0

residential
multi-family



34

3



4

15



residential
single family

24

0



4

13



42

1

open spaces



0

42

open spaces



50

0



4

13



36

2



1

25

residential
granny flats



21

3



25

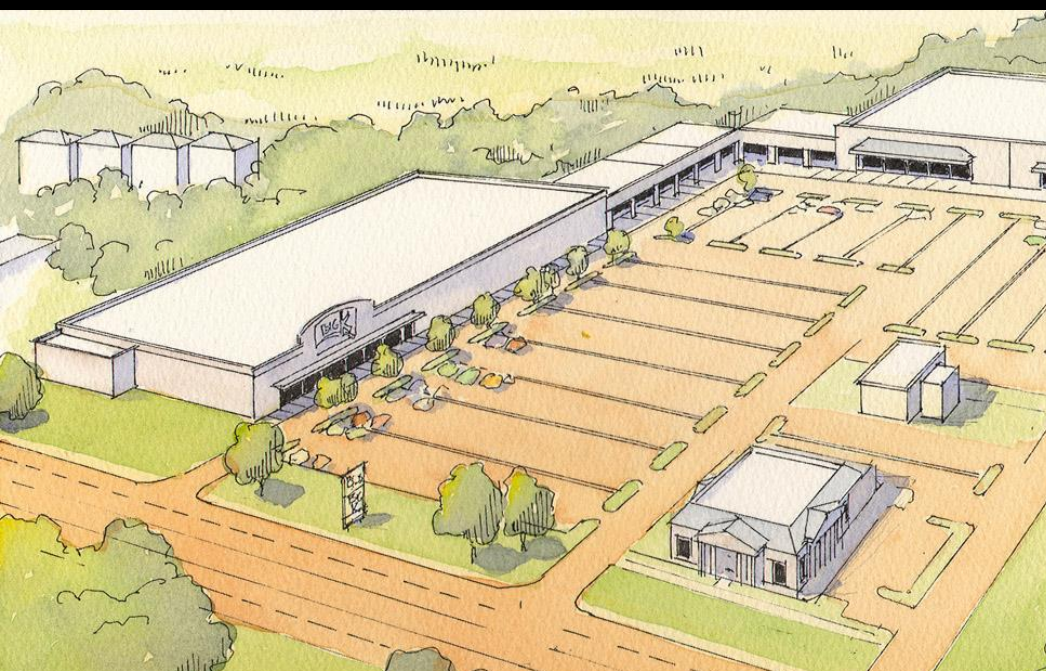
2

open spaces



27

5



1

13

what is
comprehensive
planning?

Thomasville

MAGAZINE

The First & Finest

www.thomasvillemagazine.com

Volume 14, Issue 1



THE LOCAL LUNCHBOX

HEALTHY MENU OPTIONS FOR MEALS ON THE GO

DOWNTOWN Thomasville

Plan a vacation without leaving home!



Joyride Electric Bike Rentals



Taste of Thomasville Food Tour



First Friday Outdoor Concerts



Fabulous Eats



Extraordinary Shops



Hunt the Lost Quail



Segway Tours



Pet Friendly Downtown



Exceptional Dining

For more information about all the exciting things happening in Downtown Thomasville call 229-227-7020!

A GREAT AMERICAN MAIN STREET CITY SINCE 1998

DOWNTOWNTHOMASVILLE.COM





Infill



Streets



Mix of Uses



Natural Features



Neighborhoods



Parks



Compactness



Shopping



Preservation

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



- Develop competitive advantage
- Answer the question “why”
- Use existing assets, folkways, traditions and natural resources and industries
- Evaluate larger megatrends

food tourism



Tasting coffee on at Grass Roots



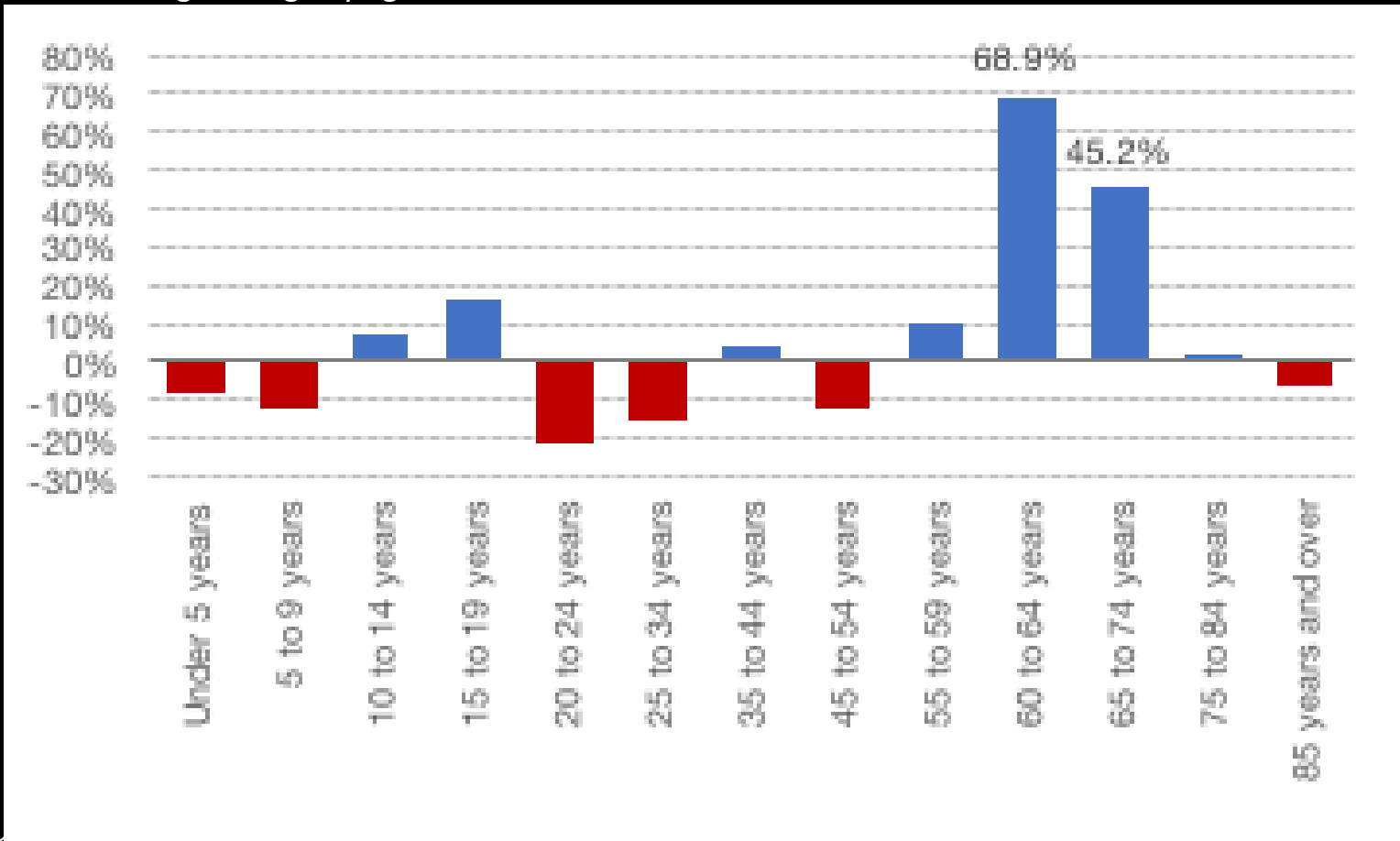
food tourism



Tasting GREAT FOOD At Rose City

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

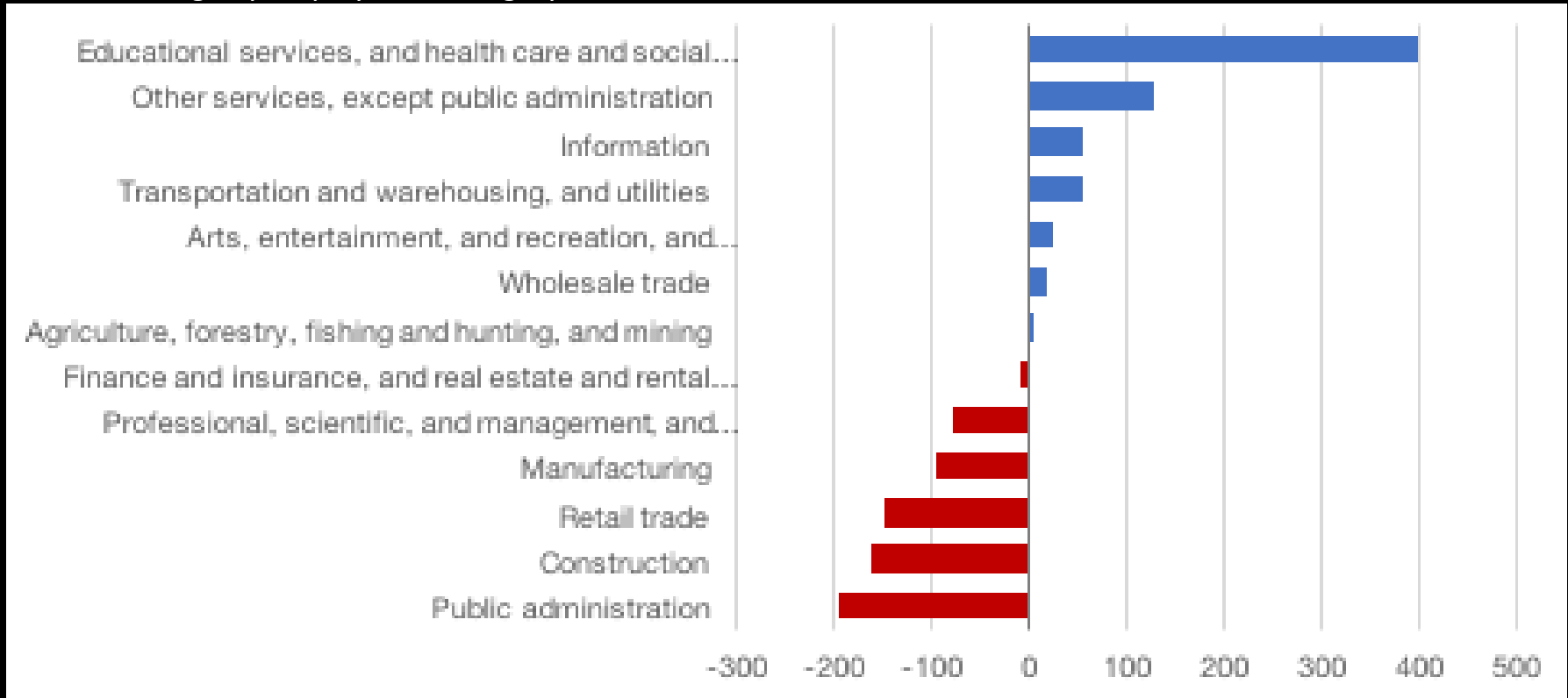
Percentage change by age decile: 2010-15



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

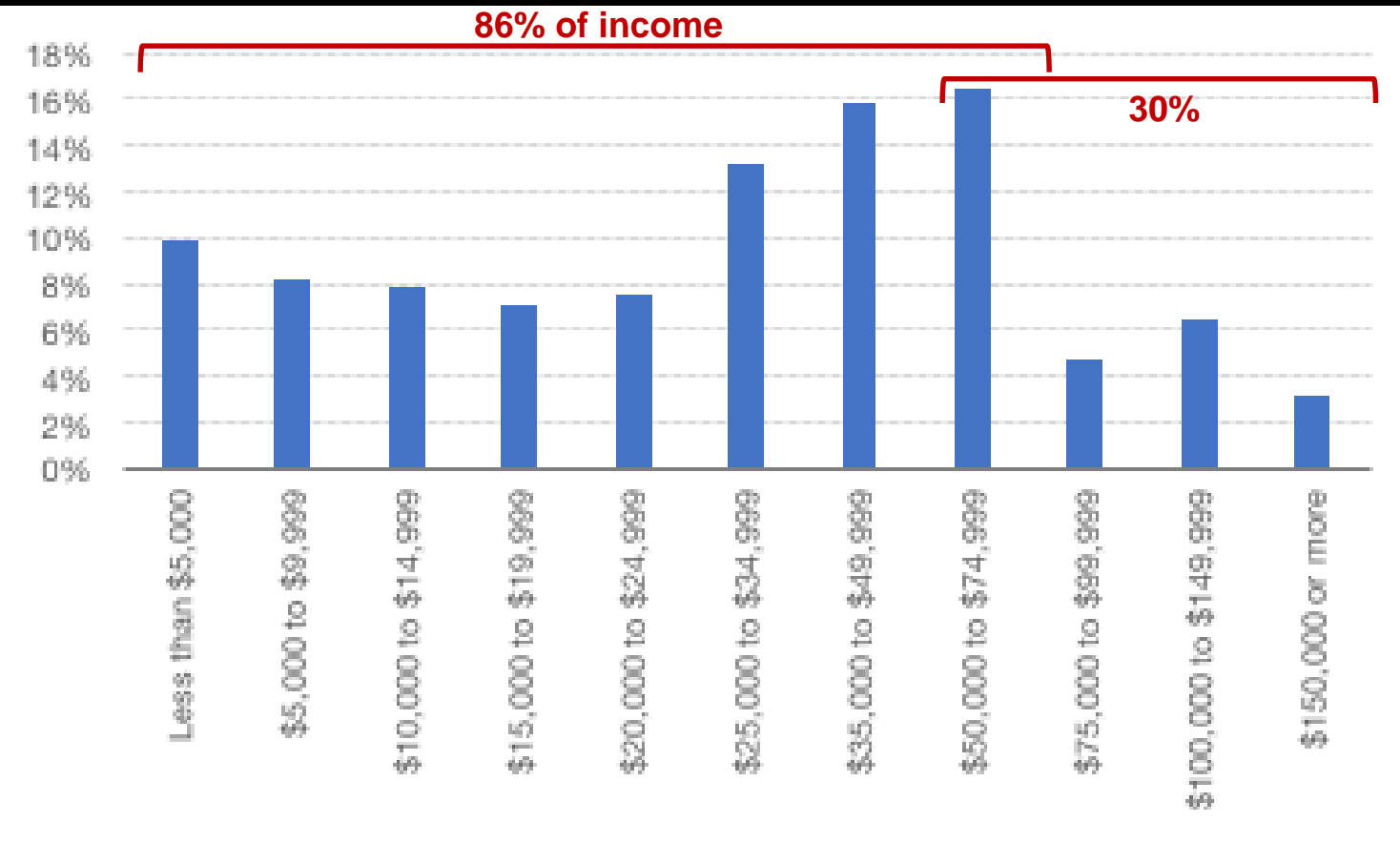
Total change by employment category: 2010-15



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

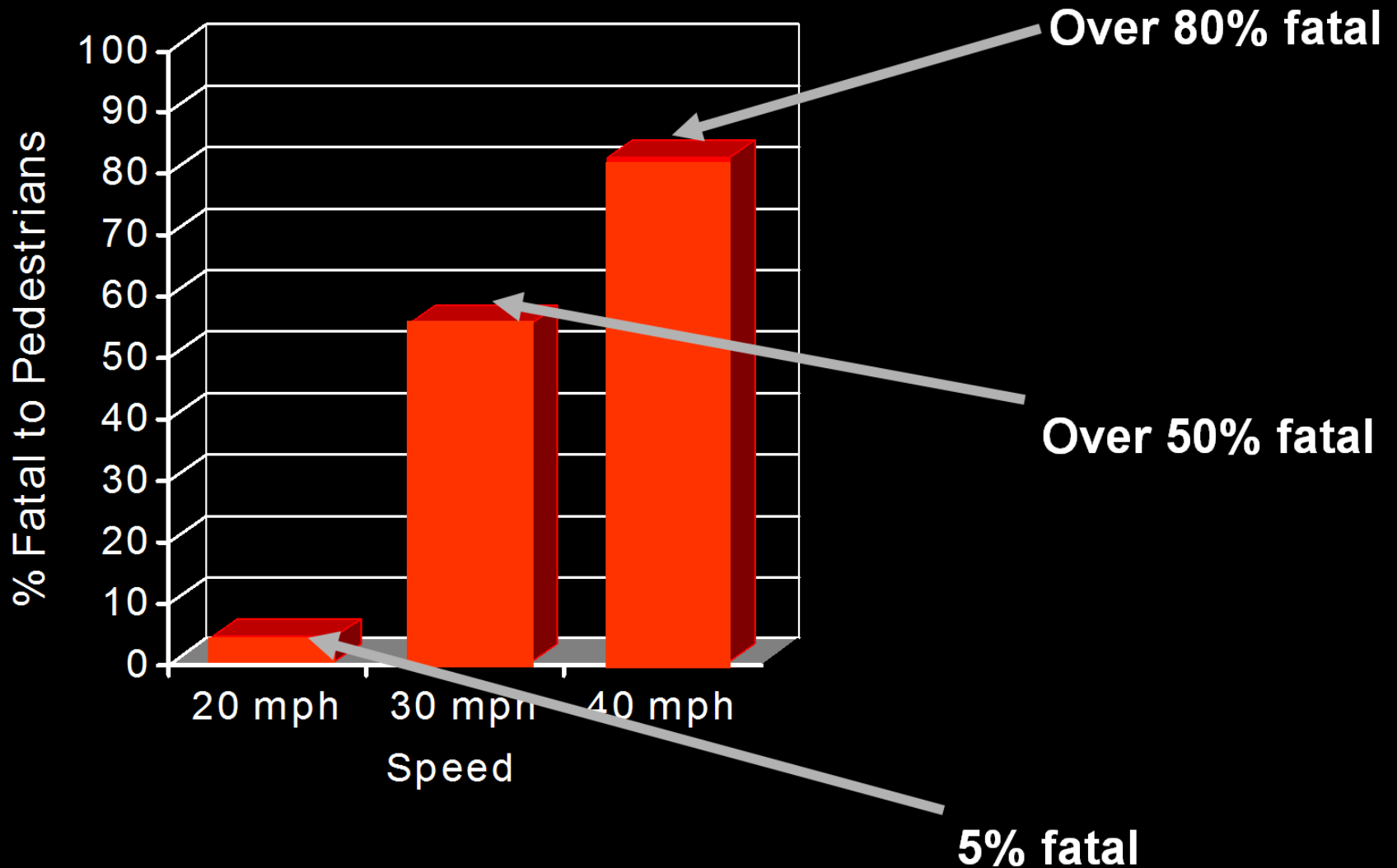
Percentage change by rent level: 2010-15



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



pedestrian safety







West Jackson Street

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Questions & Answers



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