



BLUEPRINT

2028

Thomasville

OUR PLAN FOR THE FUTURE

# Thomasville Blueprint

A New Comprehensive Plan for Thomasville

## *Welcome*



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*

*Fontaine Maury*

*Gallinar Planning*

*Urban Advantage*

# charrette events:

1

## Hands-On Design Workshop

Monday, September 18 | 6:00 PM to 9:00 PM

2

## Open Design Studio

Tuesday, September 19 – Thursday, September 21  
10:00 AM to 9:00 PM | 227 W Jackson St

3

## Lecture 1: Placemaking

Tuesday, September 19 | 6:00 PM to 8:00 PM | Library

4

## Lecture 2: Walkable Bikeable Streets

Wednesday, September 20 | 8:00 AM to 9:00 AM | Council Chambers

5

## Open House

Thursday, September 21 | 6:00 PM to 8:00 PM | 227 W Jackson St

6

## Work-In-Progress Presentation

Friday, September 22 | 6:00 to 8:00 PM | 227 W Jackson Street



# 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

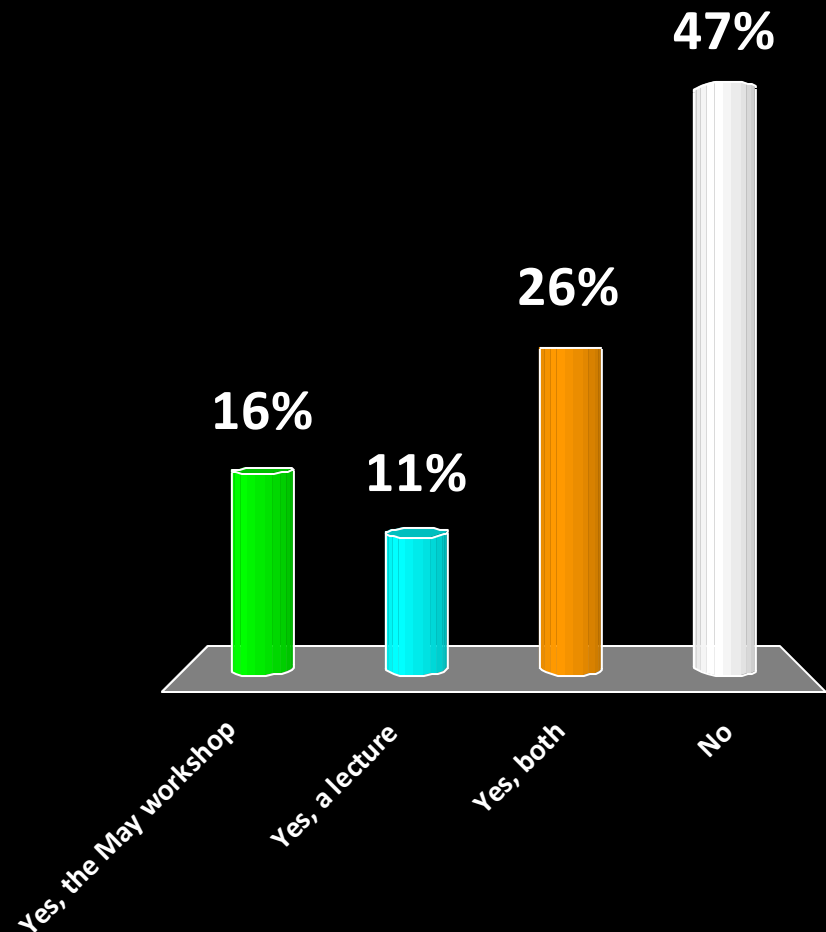


poll



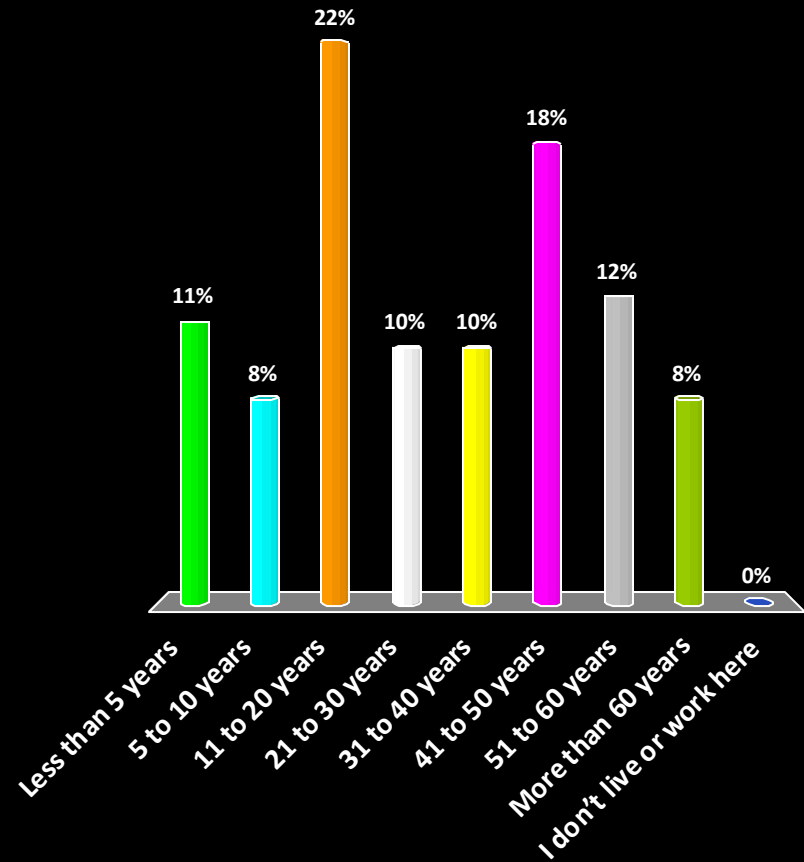
# Have you attended any of the previous comp plan meetings?

1. Yes, the May workshop
2. Yes, a lecture
3. Yes, both
4. No



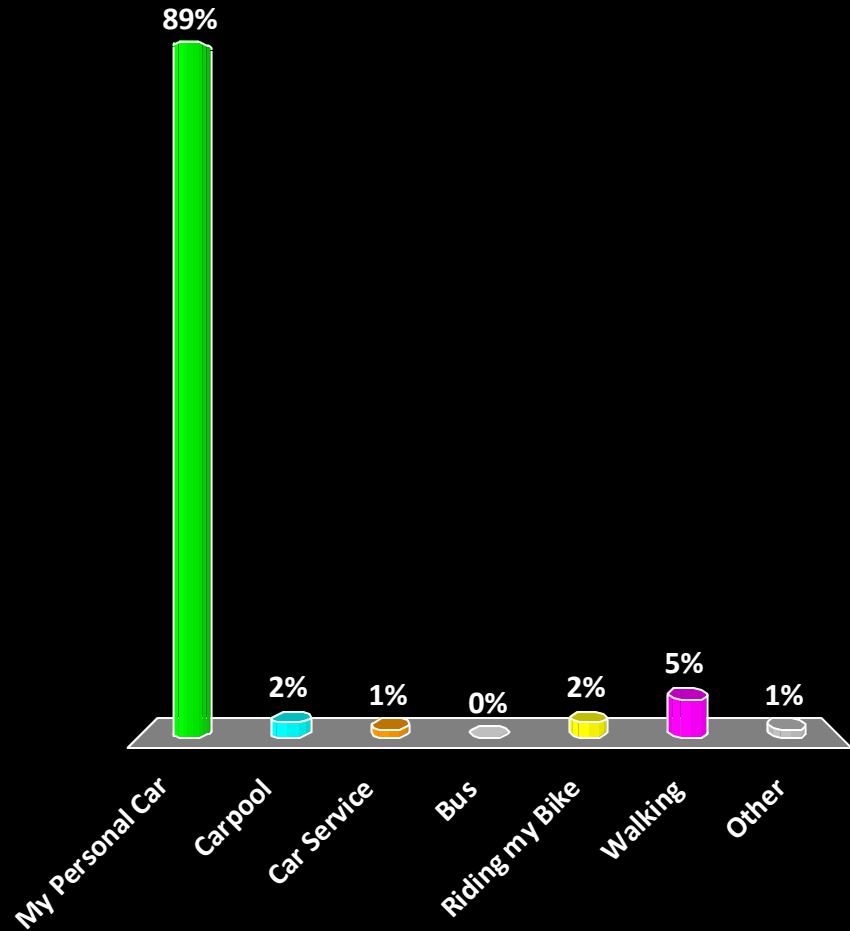
# How long have you lived or worked in Thomasville?

1. Less than 5 years
2. 5 to 10 years
3. 11 to 20 years
4. 21 to 30 years
5. 31 to 40 years
6. 41 to 50 years
7. 51 to 60 years
8. More than 60 years
9. I don't live or work here



# The primary way I get around is by:

1. My Personal Car
2. Carpool
3. Car Service
4. Bus
5. Riding my Bike
6. Walking
7. Other





# touring the city



Touring with City Councilpersons, city/neighborhood residents



# different parts of the city, different approaches



Public Space



# different parts of the city, different approaches



Public Space



# touring theodore heights / normal park



Touring with City Councilpersons, city/neighborhood residents



# touring theodore heights / normal park



Sidewalks?



# touring dewey city / carroll hill



touring

Rose City



“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

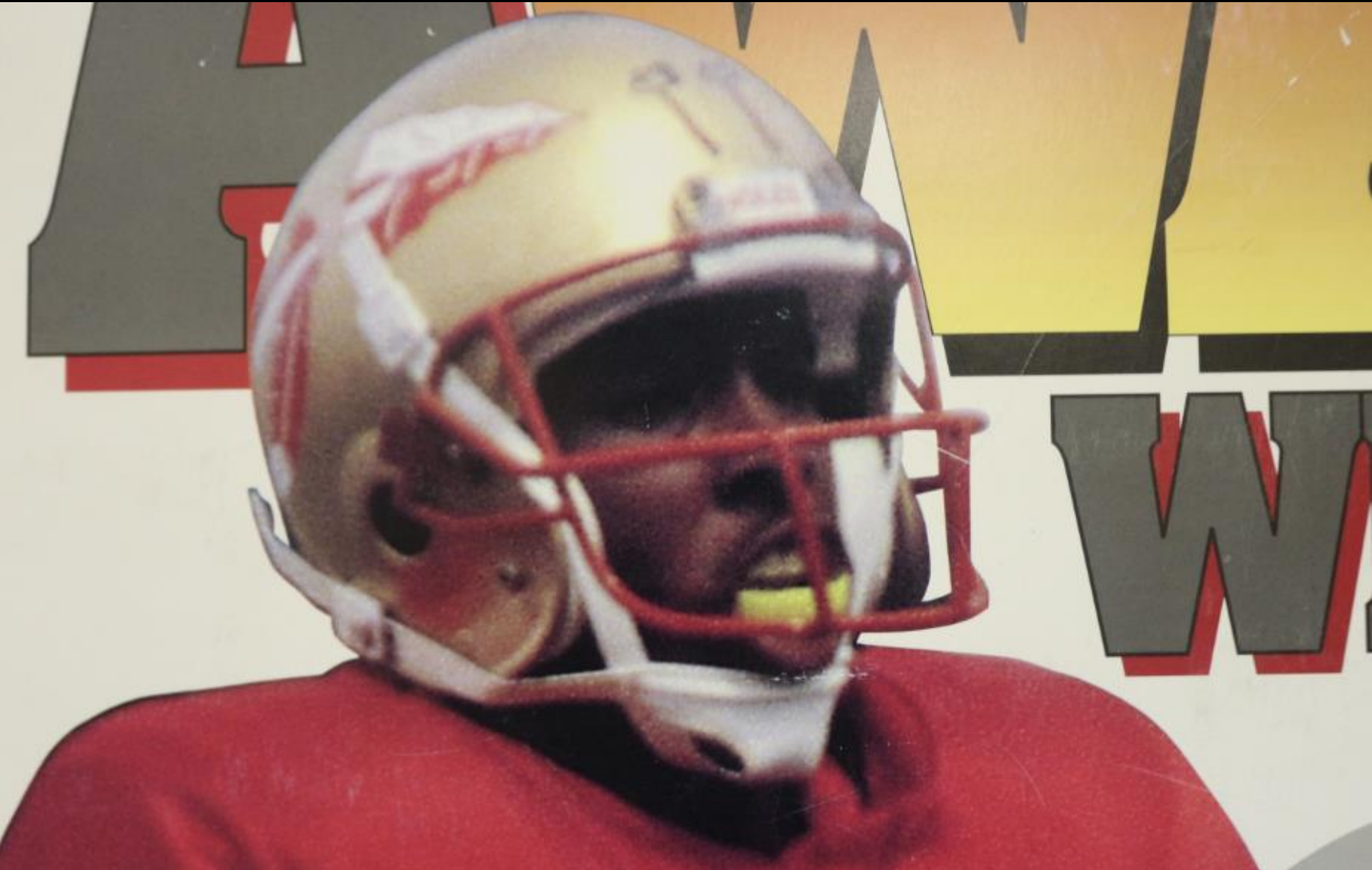


# Jack Hadley Black History Museum



1963 Miss Douglass High – Betty Jean Andrews

# Jack Hadley Black History Museum



Charlie Ward



# flipper park / dawson st / macintyre park



touring







# flipper park / dawson st / macintyre park



homes large



# flipper park / dawson st / macintyre park



homes small

tell us...

about your  
neighborhood,  
and your city  
improved



# Enhancing competitive advantage in Thomasville





## Well crafted economic development in the Comprehensive Plan



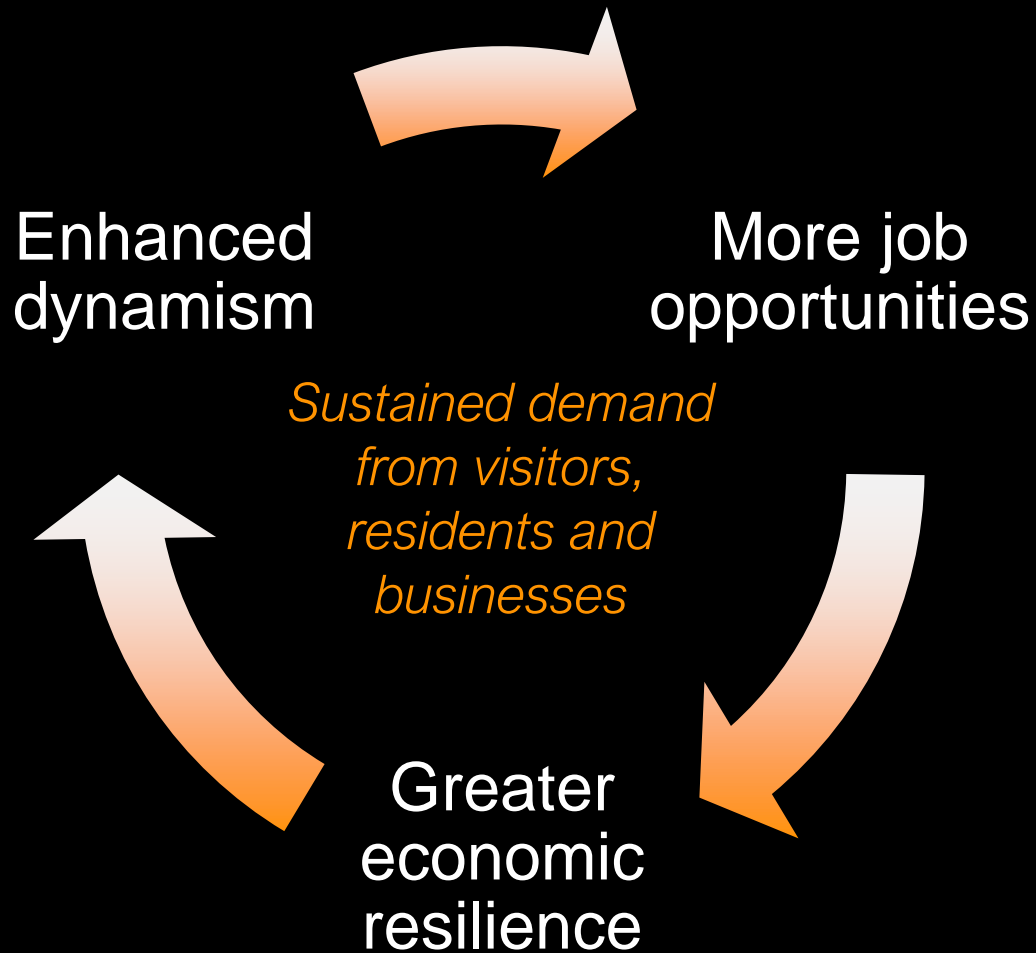
Builds positive differentiation that enhances competitive advantage

Helps to answer the question “why”

Uses existing assets, established industries and clusters, links to under-utilized assets and opportunities

Considers larger megatrends

## Results in a stronger economy



The results of our market research show key challenges to address in the Comprehensive Plan around:



*business  
growth*



*population  
attraction*



*city – business  
interactions*



# Take the survey: [thomasville.org/surveys](http://thomasville.org/surveys)

The Power of Community. The Power of Service.

Register Login Contact Us

LIVE WORK PLAY UTILITIES CITY GOVERNMENT

TAKE OUR SURVEYS

SITE SEARCH Google SEARCH

I'm looking for... GO

## THOMASVILLE: BLUEPRINT 2028

Join the conversation and help craft Thomasville's future!

### Community Input Workshops

September 18th-22nd

City of Thomasville

How Do I... [dropdown arrow]

FACEBOOK UPDATES

Join us this evening as we kick off the process to plan Thomasville's future!  
4 hours ago

RECEIVE CUSTOMER COMMUNICATIONS

Please enter your email [input field] [Submit]

UTILITIES ONLINE

PAY TRAFFIC CITATIONS

CURRENT PROJECTS

PUBLIC MEETINGS & EVENTS CALENDAR

### RECENT NEWS

#### CITY EXTENDING HOURS FOR IRMA DEBRIS CLEANUP

3 days ago

Hurricane Irma left more than thousands without power in Thomasville; she also left fallen trees, broken limbs and other debris. With the weekend ahead, many residents may be getting out to clear their yard of storm debris. To help with this, City of Thomasville Solid Waste crews will be temporarily working extended hours. "Unfortunately, a storm like Irma results in quite a bit of yard..."

REPORT AN ISSUE

JOIN TEAM THOMASVILLE

# HOUSING & HEALTH

## What You Said





# Opportunities: Infill Redevelopment



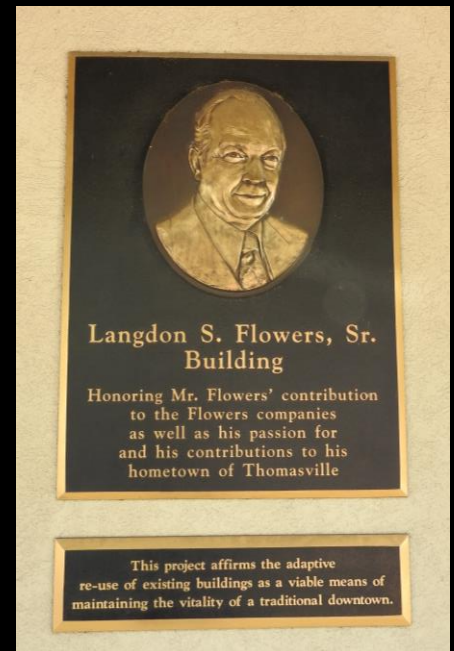
Victoria Park--Neighborhoods



# Opportunities: Infill Redevelopment

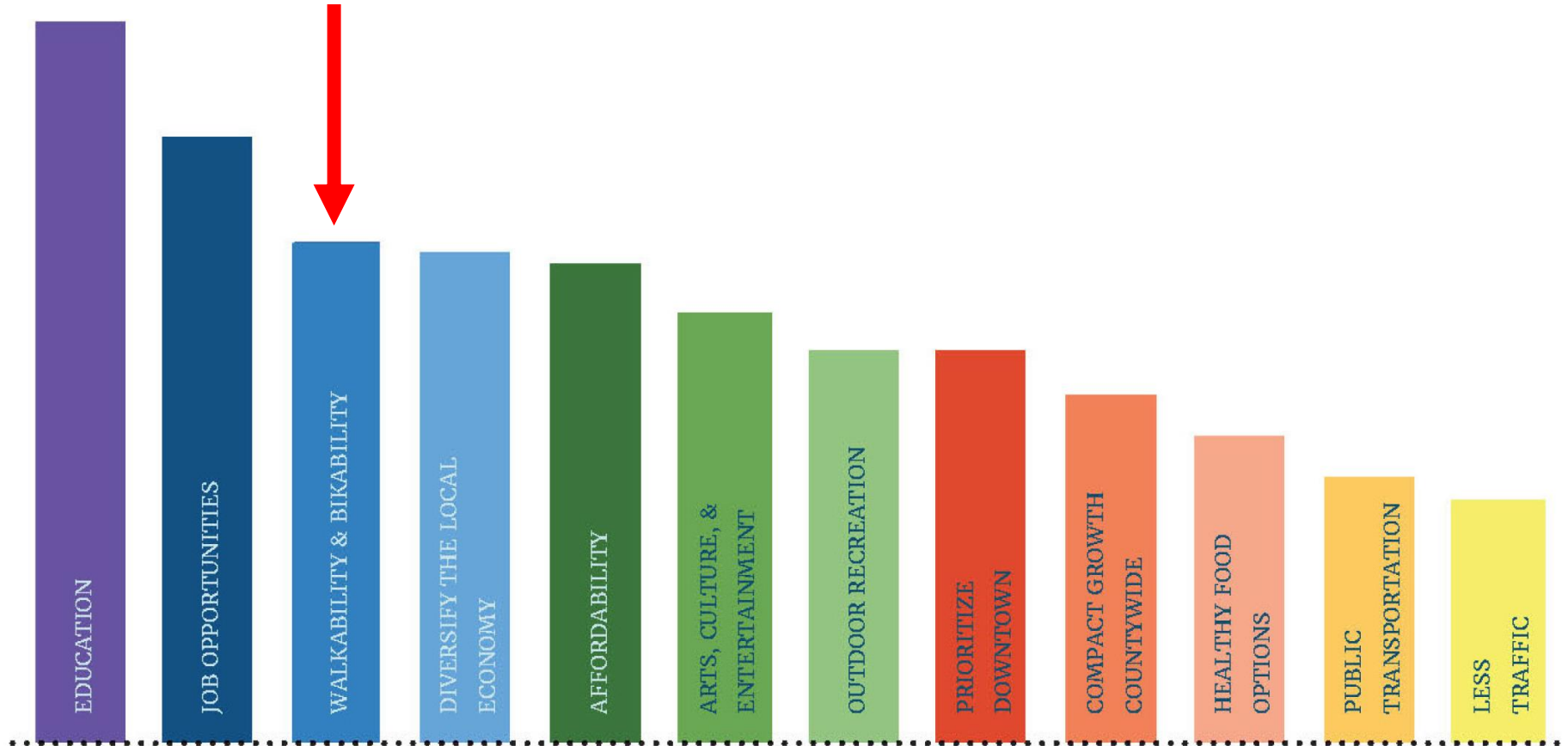


Upper Level Redevelopment & Adaptive Reuse



# Health & Environment(s)

What is most important to you?



City Goals and Priorities



Definition of Health:  
World Health Organization

“ A state of complete  
**physical**, mental, and  
**social well-being** and not  
merely the absence of  
disease or infirmity.”

## Article



# Inequality in the Built Environment Underlies Key Health Disparities in Physical Activity and Obesity

Penny Gordon-Larsen, PhD<sup>a</sup>, Melissa C. Nelson, PhD, RD<sup>b</sup>, Phil Page, MA<sup>c</sup>, Barry M. Popkin, PhD<sup>a</sup>

+ Author Affiliations

### ABSTRACT

**CONTEXT.** Environmental factors are suggested to play a major role in physical activity (PA) and other obesity-related behaviors, yet there is no national research on the relationship between disparity in access to recreational facilities and additional impact on PA and overweight patterns in US adolescents.

**OBJECTIVE.** In a nationally representative cohort, we sought to assess the

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### This Article

PEDIATRICS Vol. 117 No. 2 February 1, 2006  
 pp. 417–424  
 (doi: 10.1542/peds.2005-0058)

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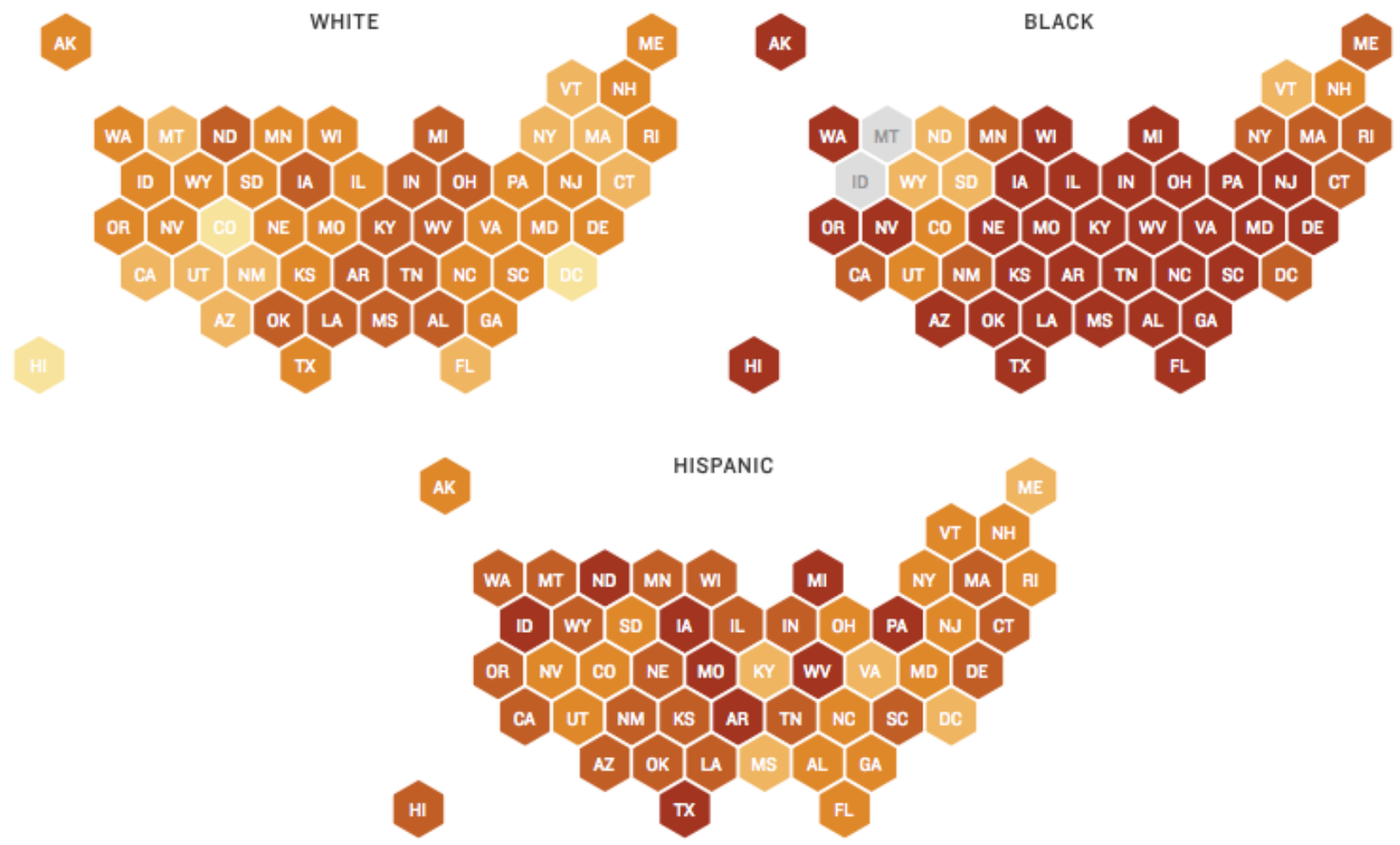
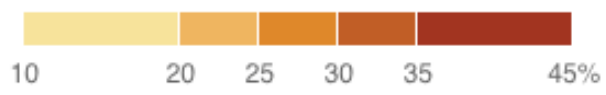
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# Obesity Prevalance In 2014, By Race





# Health & Environment(s)

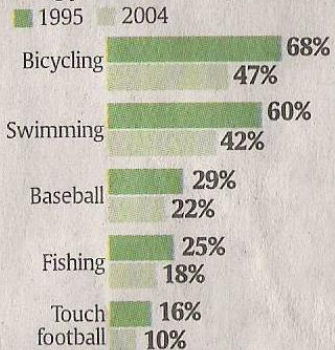
## Childhood pastimes are increasingly moving indoors

Fishing, biking and sports giving way to video games

By Dennis Cauchon  
USA TODAY

### Activity in decline

Percentage of 7- to 11-year-olds taking part in traditional pastimes:



Source: USA TODAY analysis of National Sporting Goods Association annual survey

By Adrienne Lewis, USA TODAY

BELLBROOK, Ohio — Being a kid isn't what it used to be. Dakota Howell, 9, went fishing in this town of 7,000 the other day with his mom, dad and little brother. "It's fun," he says, happily reeling in sunfish from Spring Lake during a fishing derby sponsored by Wal-Mart.

But, to be honest, he'd rather be doing something else: playing video games. "That was my first choice," he confides. "But mom says they rot your brain."

Misty Pollock, his mother, smiles. "When I was a kid, we wanted to be outdoors," she says. "Today, you have to push kids outside."

The fundamental nature of American childhood has changed in a single generation. The unstructured outdoor childhood — days of pick-up baseball games, treehouses and "be home for dinner" — has all but vanished.

Today, childhood is spent mostly indoors, watching television, playing video games and working the Internet. When children do go outside, it tends to be for scheduled events — soccer camp or a fishing derby — held under the watch of adults. In a typical week, 27% of kids ages 9 to 13 play organized baseball, but only 6% play on their own, a survey by the Centers for Disease Control and Preven-

### Cover story

Please see COVER STORY next page ►



By Jay LaPrete for USA TODAY

**Fishing outing:** Jared Timmons, 11, takes part in a rare outdoor pursuit: a fishing derby in Bellbrook, Ohio.

# Who's walking to school?

- Children living in urban areas
- Lower-income families are more likely to walk or ride a bicycle to school
- Children aged 6 to 10 were more likely to choose active transportation - walking or cycling over inactive transportation, like riding in a school bus, a car or taking public transportation.

*"The study is important for the well-being of children because most children are not meeting physical activity guidelines needed for optimal growth and development," explained Roman Pabayo of the University of Montreal Hospital Research Centre and lead author of the study. "Active transportation to school represents an affordable and easy way to incorporate physical activity in the daily routines of children."*



# principle 1. urban form first

*LU1 – TR2*

*plan the urban structure 1<sup>st</sup> the transportation 2<sup>nd</sup>*

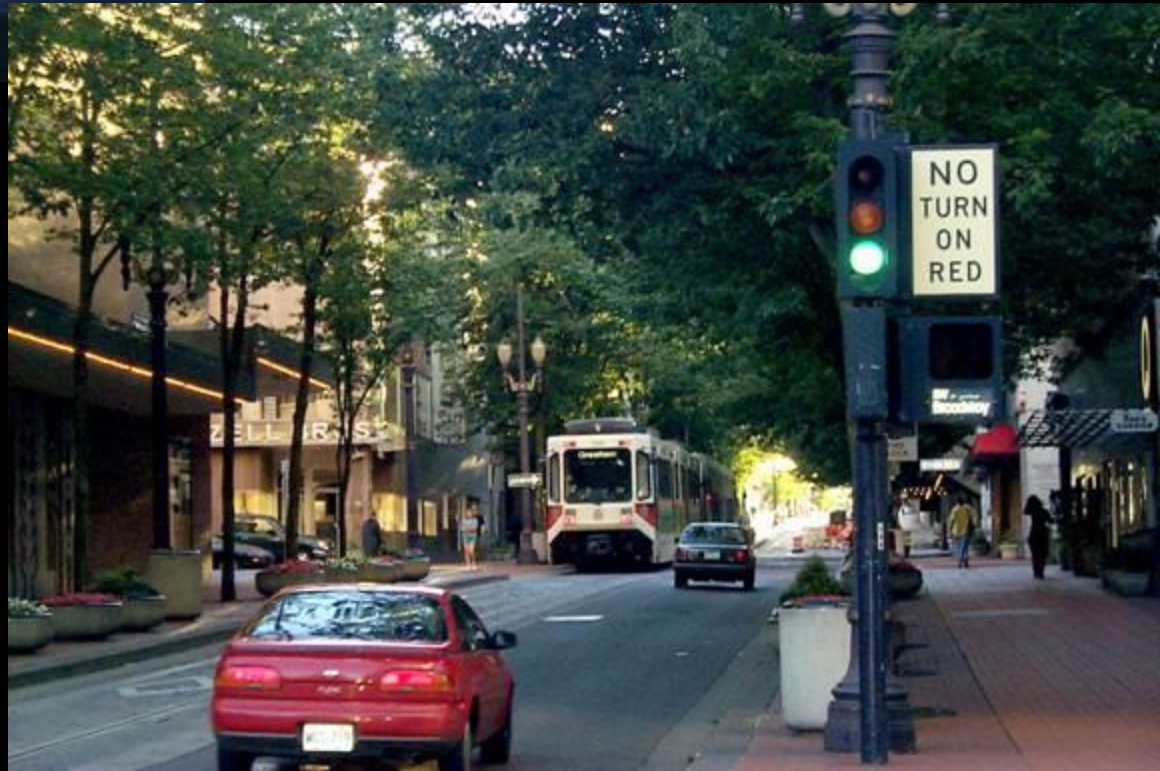






LU 1 TR 2

...transportation design must be subordinate to urban design in liveable communities



**“The first step in the (roadway) design process is to define the function that the facility is to serve.” AASHTO**



## *the problem*

---

the defined purpose/function of arterial roadways is to only serve vehicle mobility (or speed), resulting in little regard for context or complete streets.

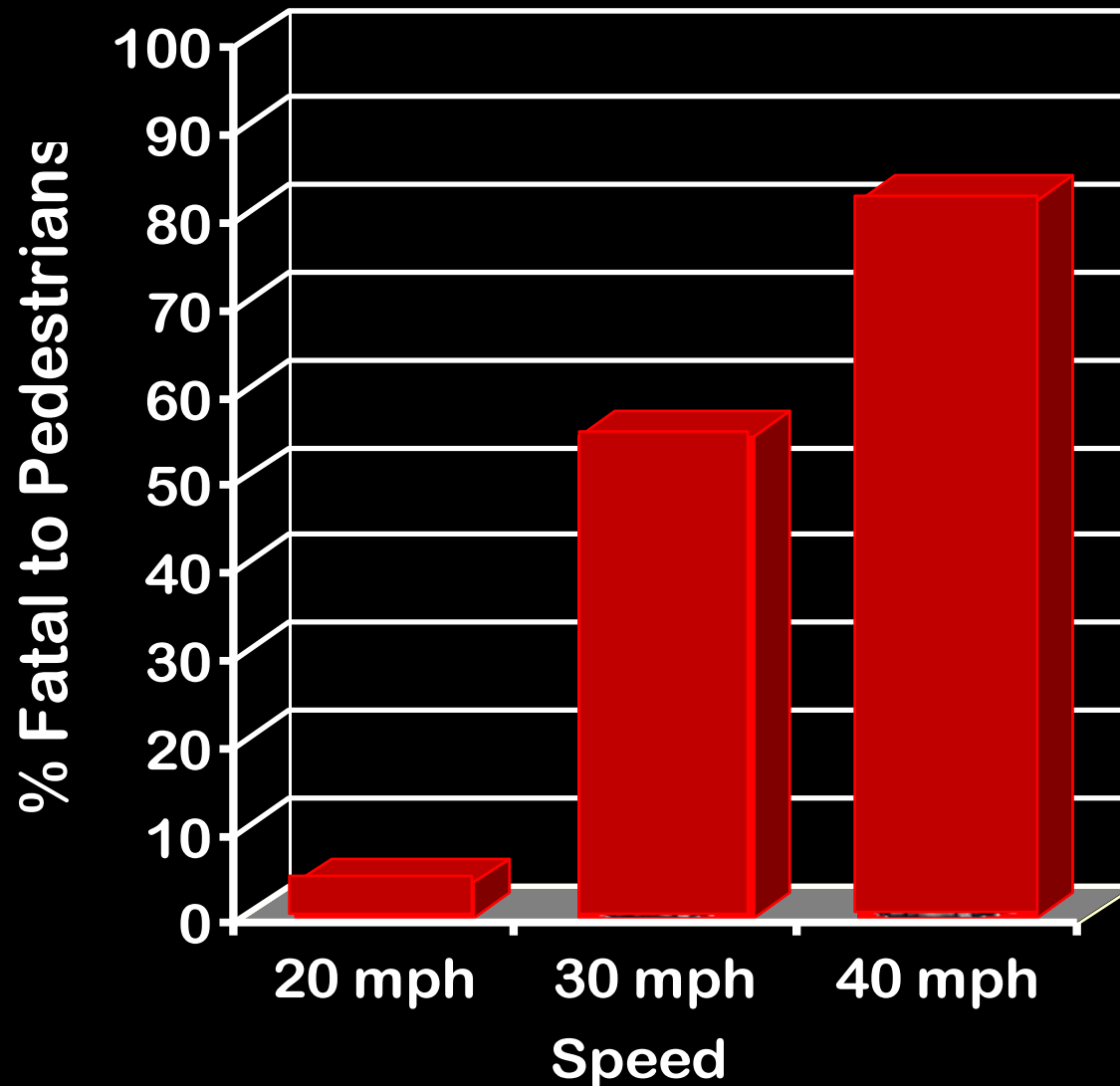
## principle 2. speed

*lower vehicle speed is vital to liveability*

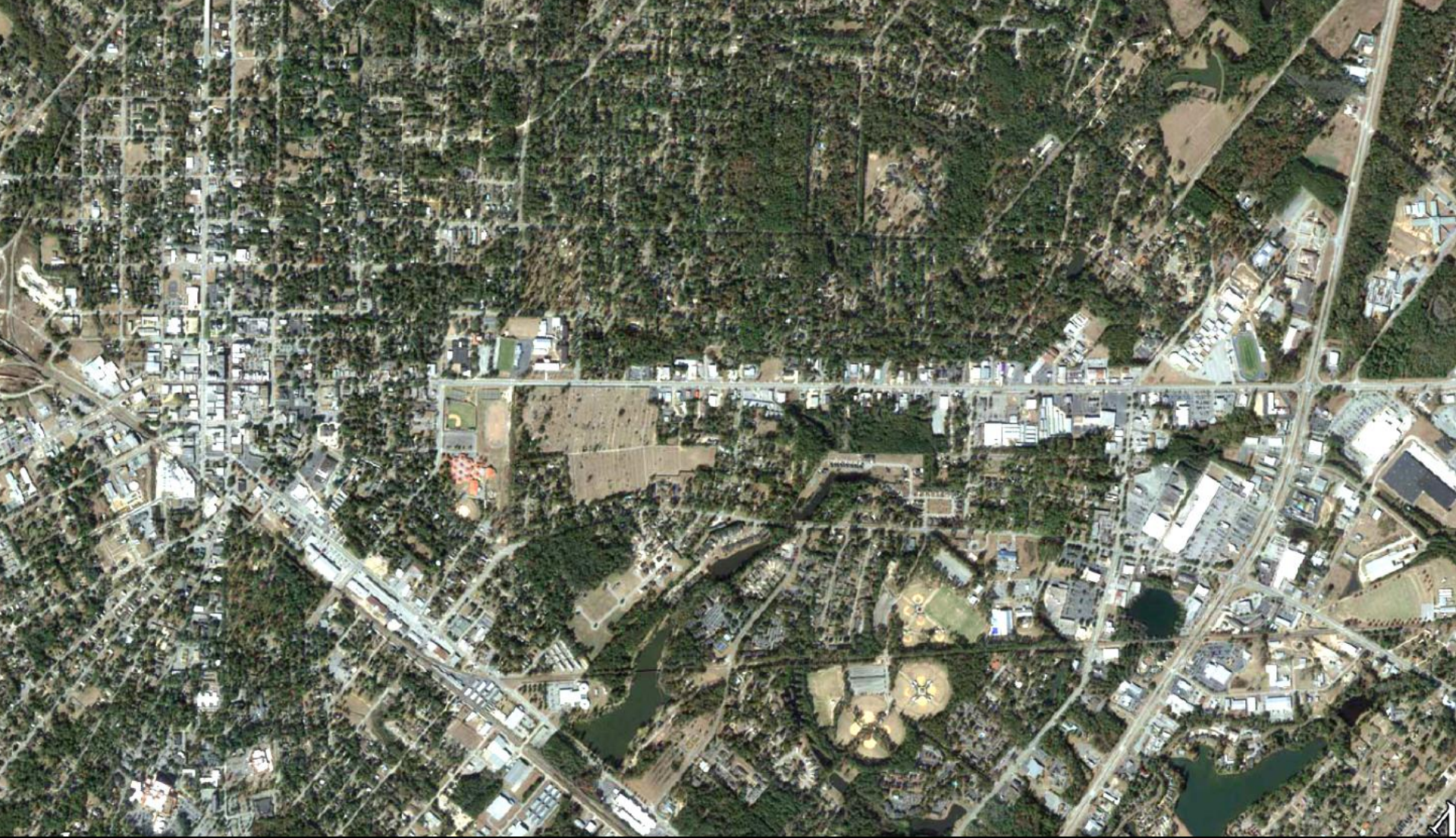




# *pedestrian fatalities & speed*







**Left - compact grid**  
**Right – suburban web**





**C1-Natural**

Lands preserved in a natural or wilderness condition, including lands unsuitable for settlement due to natural conditions.

**C2-Rural**

Sparsely settled lands; may include agricultural land, grassland, woodland, and wetlands.

**C2T-Rural Town**

Small concentrations of developed areas immediately surrounded by rural and natural areas; includes many historic towns.

**C3R-Suburban Residential**

Mostly residential uses within large blocks and a disconnected or sparse roadway network.

**C3C-Suburban Commercial**

Mostly non-residential uses with large building footprints and large parking lots within large blocks and a disconnected or sparse roadway network.

**C4-Urban General**

Mix of uses set within small blocks with a well-connected roadway network. May extend long distances. The roadway network usually connects to residential neighborhoods immediately along the corridor or behind the uses fronting the roadway.

**C5-Urban Center**

Mix of uses set within small blocks with a well-connected roadway network. Typically concentrated around a few blocks and identified as part of a civic or economic center of a community, town, or city.

**C6-Urban Core**

Areas with the highest densities and building heights, and within FDOT classified Large Urbanized Areas (population >1,000,000). Many are regional centers and destinations. Buildings have mixed uses, are built up to the roadway, and are within a well-connected roadway network.



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# comprehensive plan element: public involvement goals

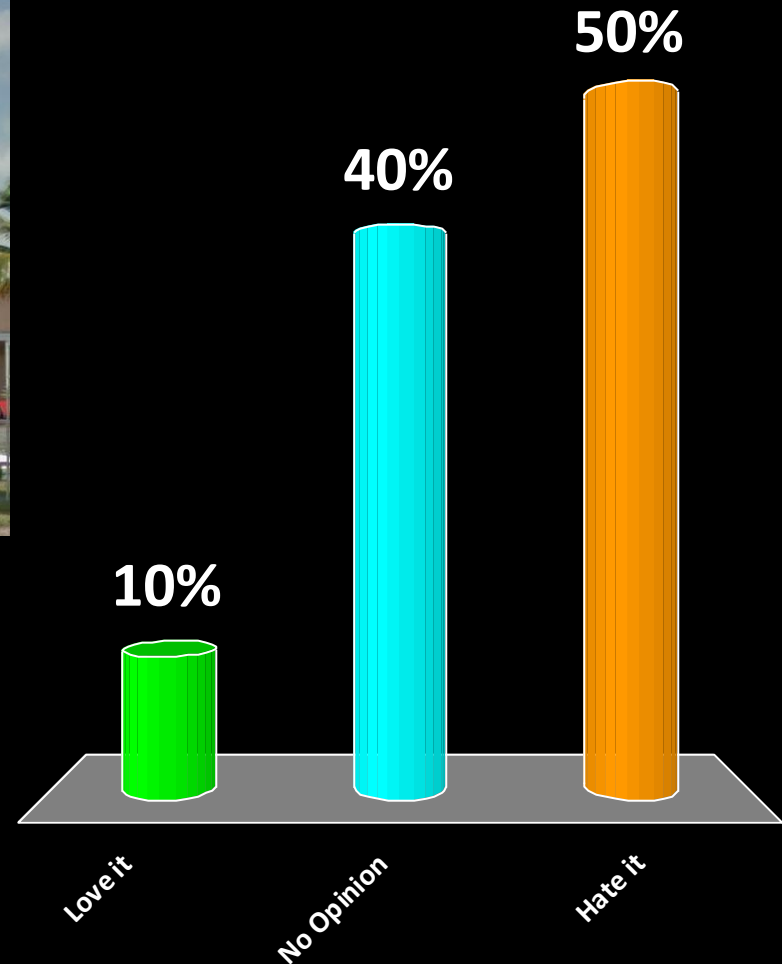


equity goals  
planning goals



poll

# Do you like this?



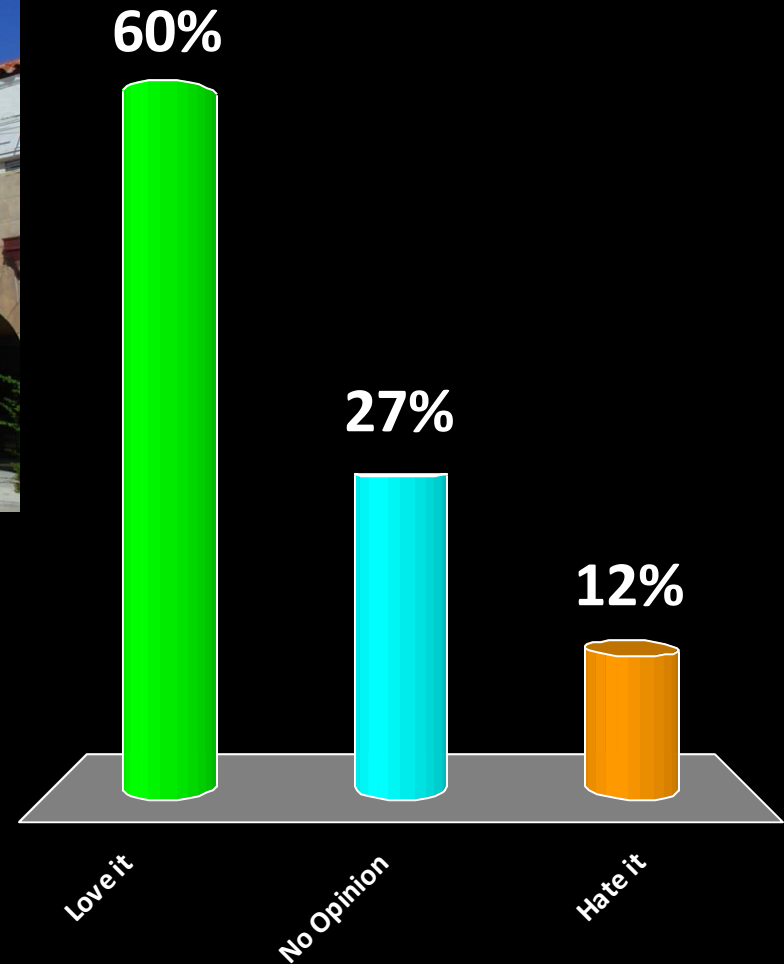
1. Love it
2. No Opinion
3. Hate it



# Do you like this?



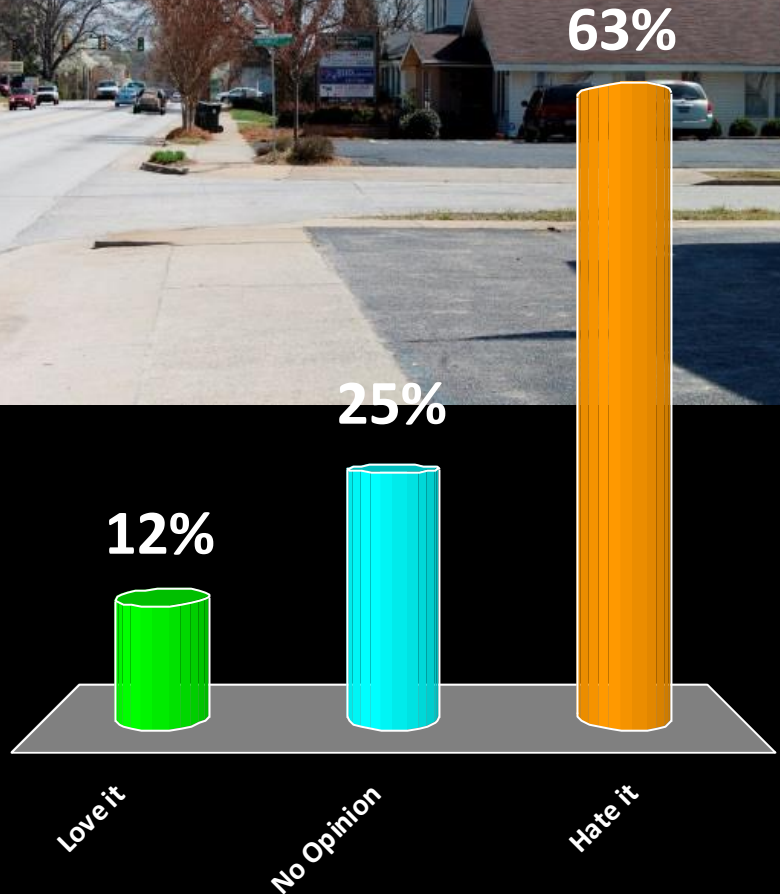
1. Love it
2. No Opinion
3. Hate it



# Do you like this?



- 1. Love it
- 2. No Opinion
- 3. Hate it





# Do you like this?



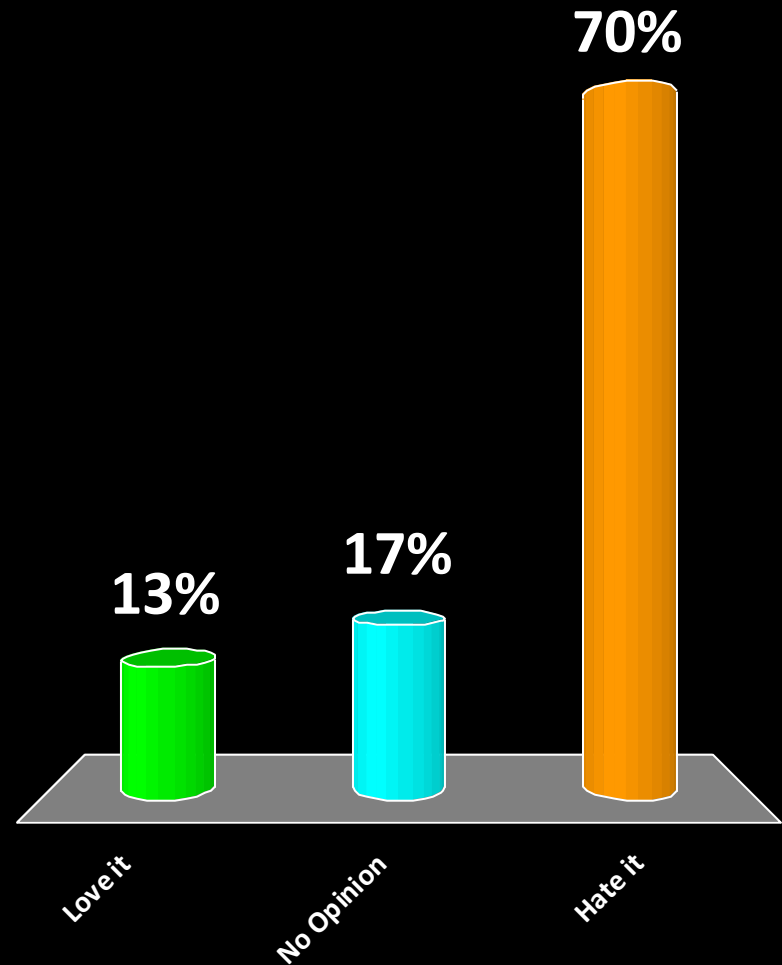
1. Love it
2. No Opinion
3. Hate it



# Do you like this?



1. Love it
2. No Opinion
3. Hate it

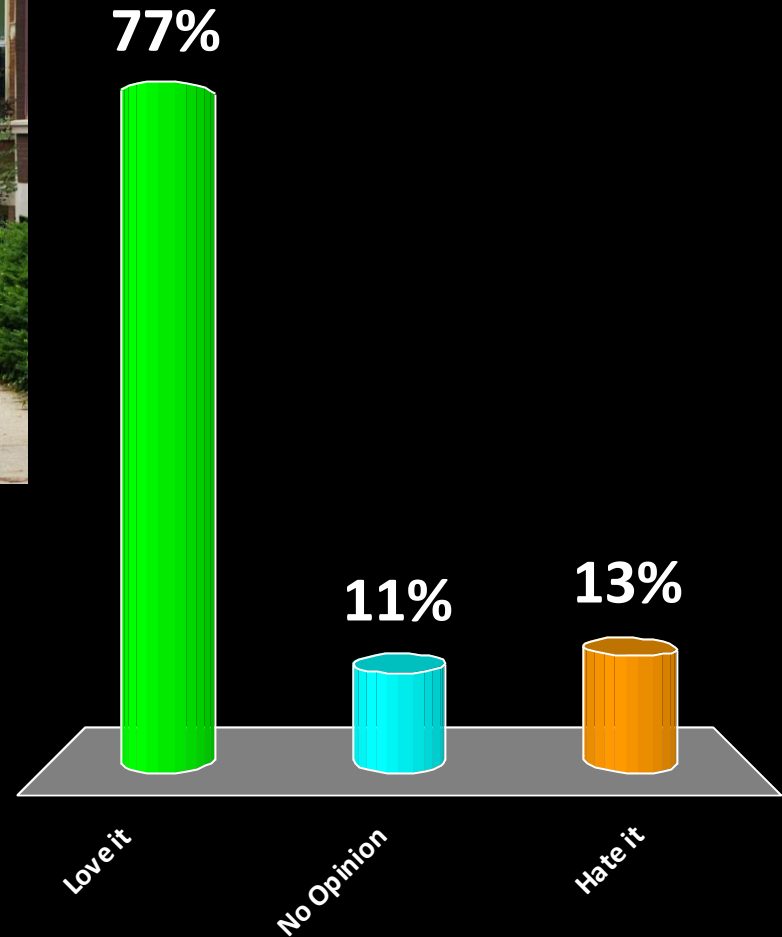




# Do you like this?



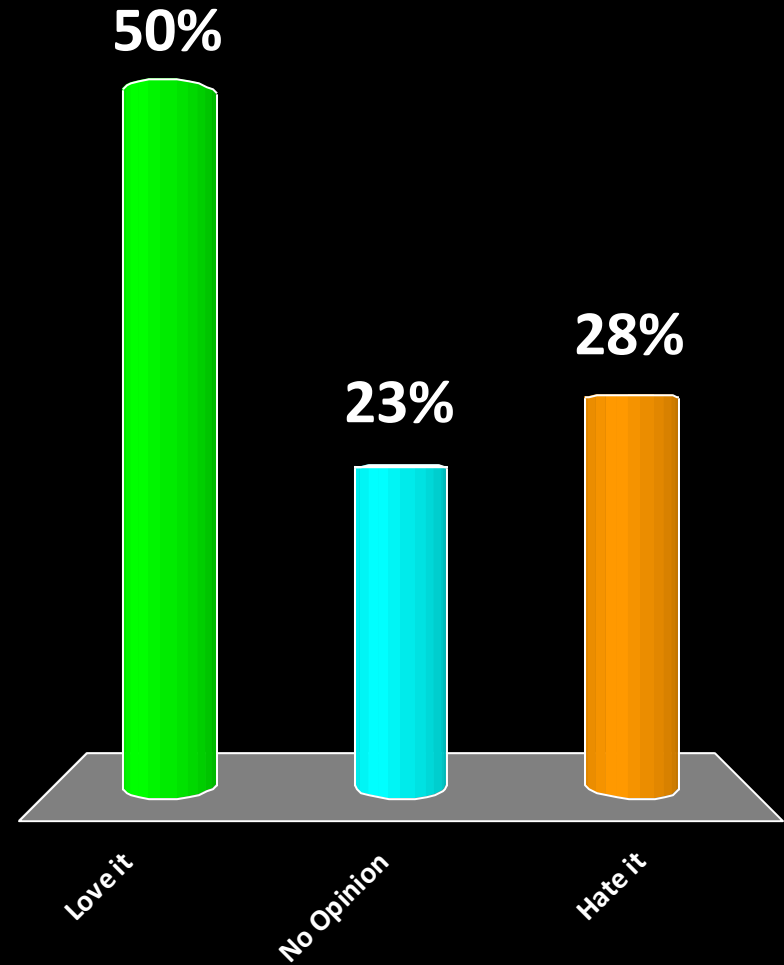
1. Love it
2. No Opinion
3. Hate it



# Do you like this?



1. Love it
2. No Opinion
3. Hate it

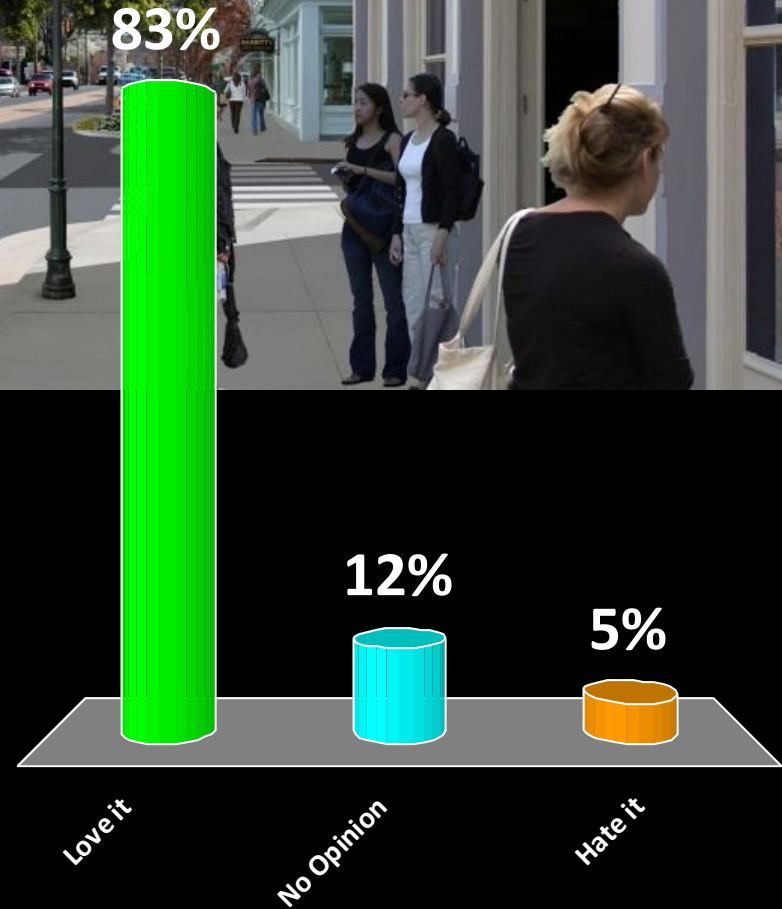




# Do you like this?



- 1. Love it
- 2. No Opinion
- 3. Hate it















intro to the  
exercises



# one word card

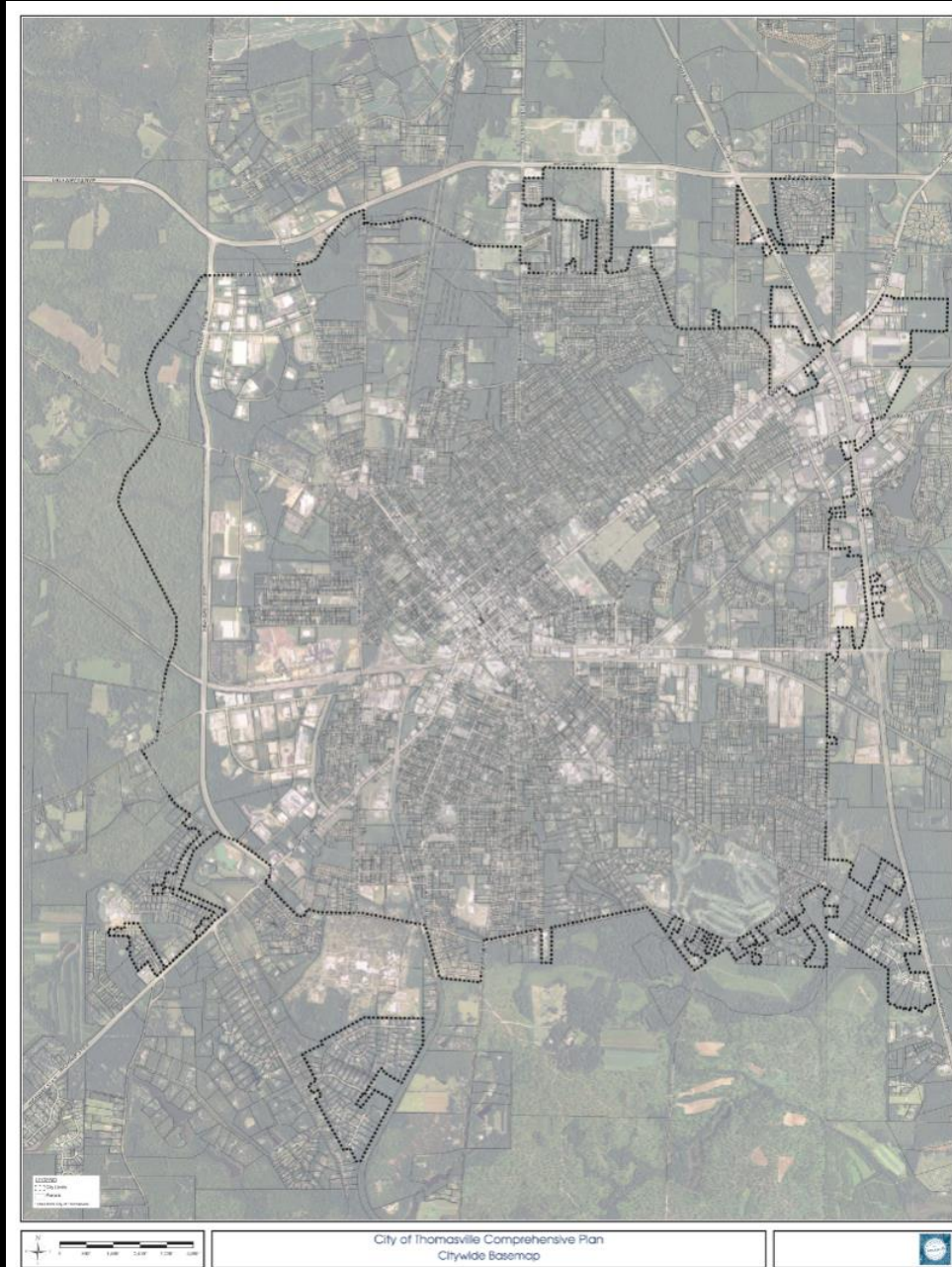
**ONE WORD** that comes to mind  
about **Thomasville:**

NOW: \_\_\_\_\_

IN THE FUTURE:

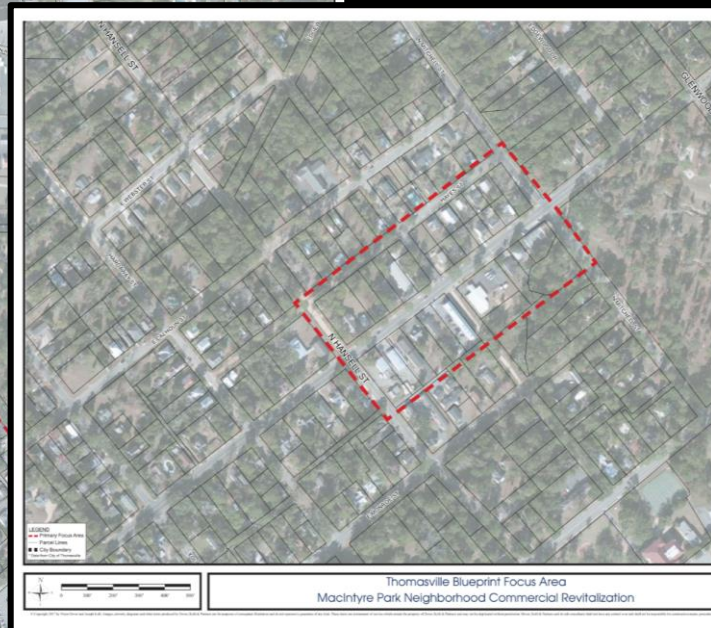
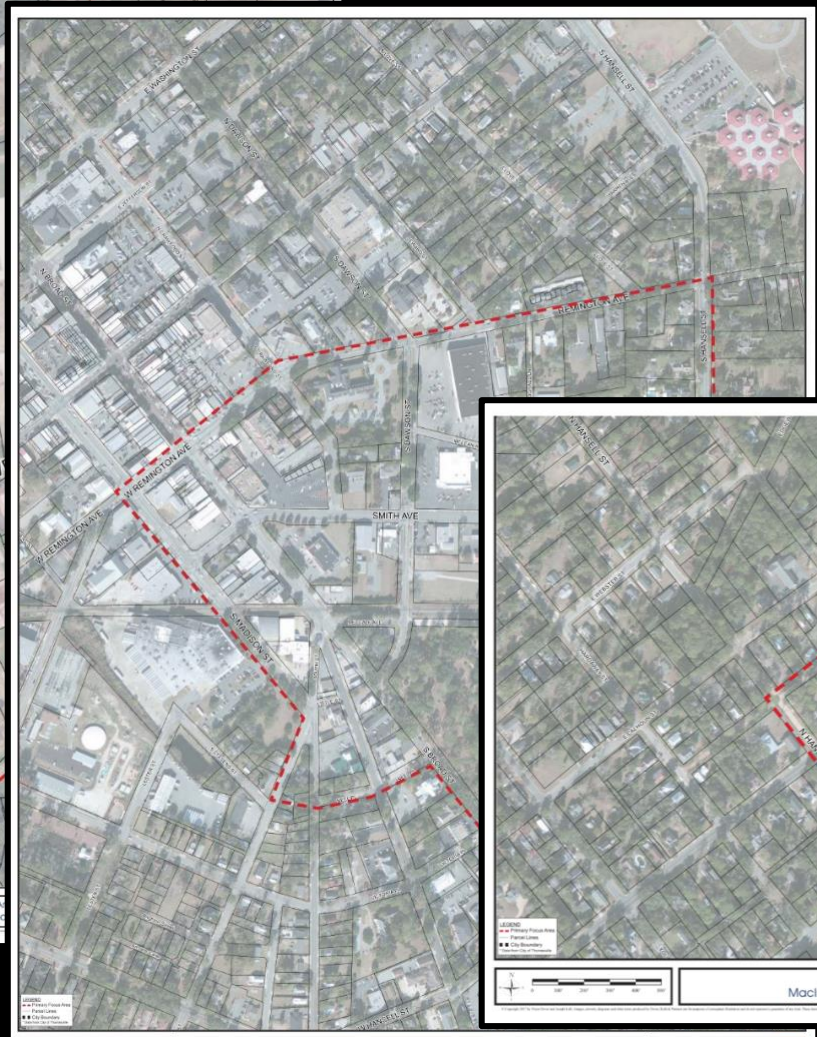
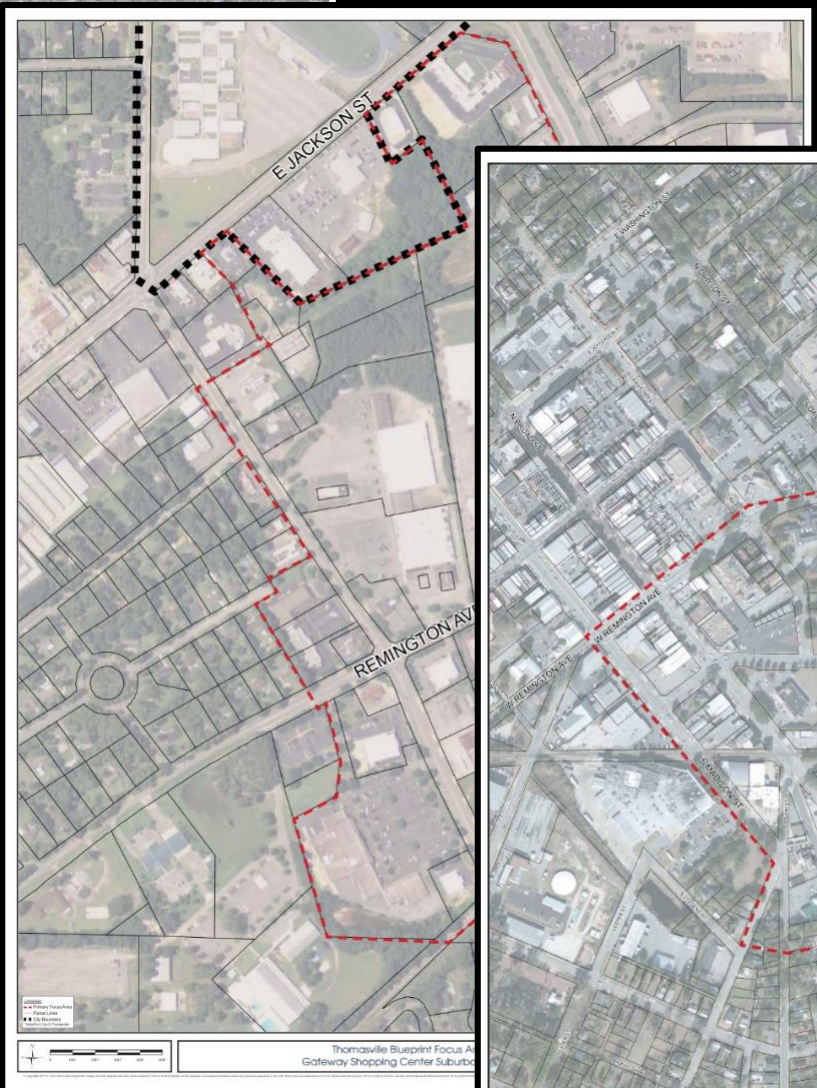
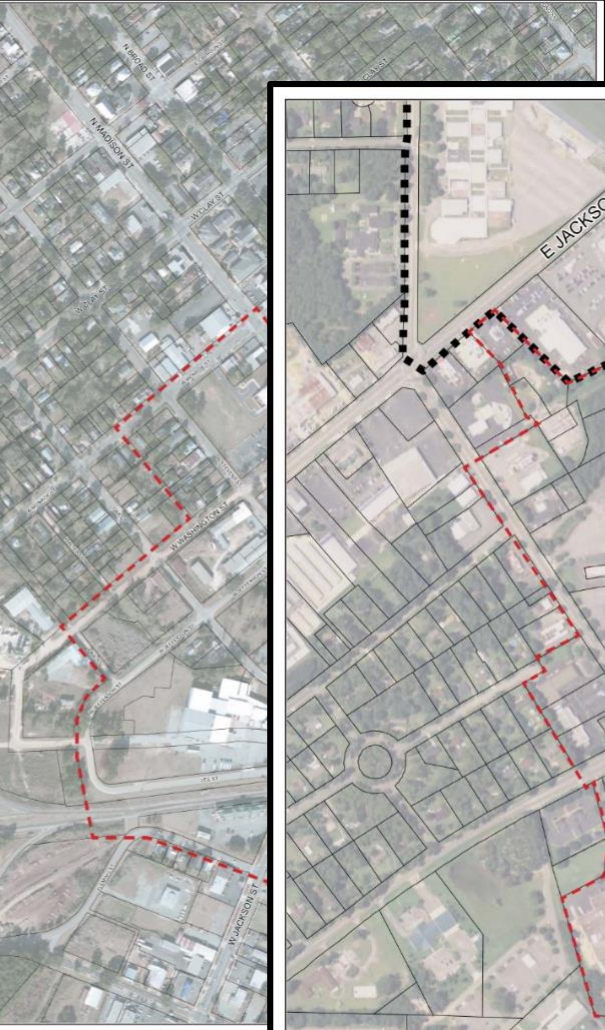
\_\_\_\_\_  
*(in my vision)*

# Basemaps – citywide





# Basemaps – focus area



tell us...



What's **missing** in  
Thomasville?  
Where would it  
belong?

Is it **easy** to walk  
or bike? What  
improvements do  
you suggest?



what **scale** of new  
development  
would you like to  
see? Or **not** like to  
see?

what can we do to  
help existing  
businesses?

should there be  
new squares,  
plazas, green  
space(s)?

Where?



How would you  
make the area  
more beautiful?

tell us...

... your vision for  
Thomasville



Let's go  
downstairs for  
the exercises...

# ONE WORD about Thomasville...

NOW:



150+ people

ONE WORD about Thomasville...  
IN THE FUTURE:



150+ people



# Open Design Studio



Thomasville: Blueprint 2028  
Public Design Charrette  
September 18-22, 2017

Public Workshop  
Location

Bacchus  
DOWNTOWN  
820-672-0000



# Kick-off & Hands-on Design Session

150+ people