



BLUEPRINT

2028

Thomasville

OUR PLAN FOR THE FUTURE

# Thomasville Blueprint

A New Comprehensive Plan for Thomasville

*Welcome Back!*



DOVER, KOHL & PARTNERS  
town planning

*Hall Planning & Engineering*

*Bruce Tolar Architect*

*Daedalus Economic Services*

*Linkscape 360*

*Fontaine Maury*

*Gallinar Planning*

*Urban Advantage*

# charrette events:

1

## H&s-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 | Chamber of Commerce

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 & ensure that Thomasville is **the city its residents want it to be**

# **DRAFT** Comprehensive Plan Elements

1. L& 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



draft

# monday: h&s-on design session

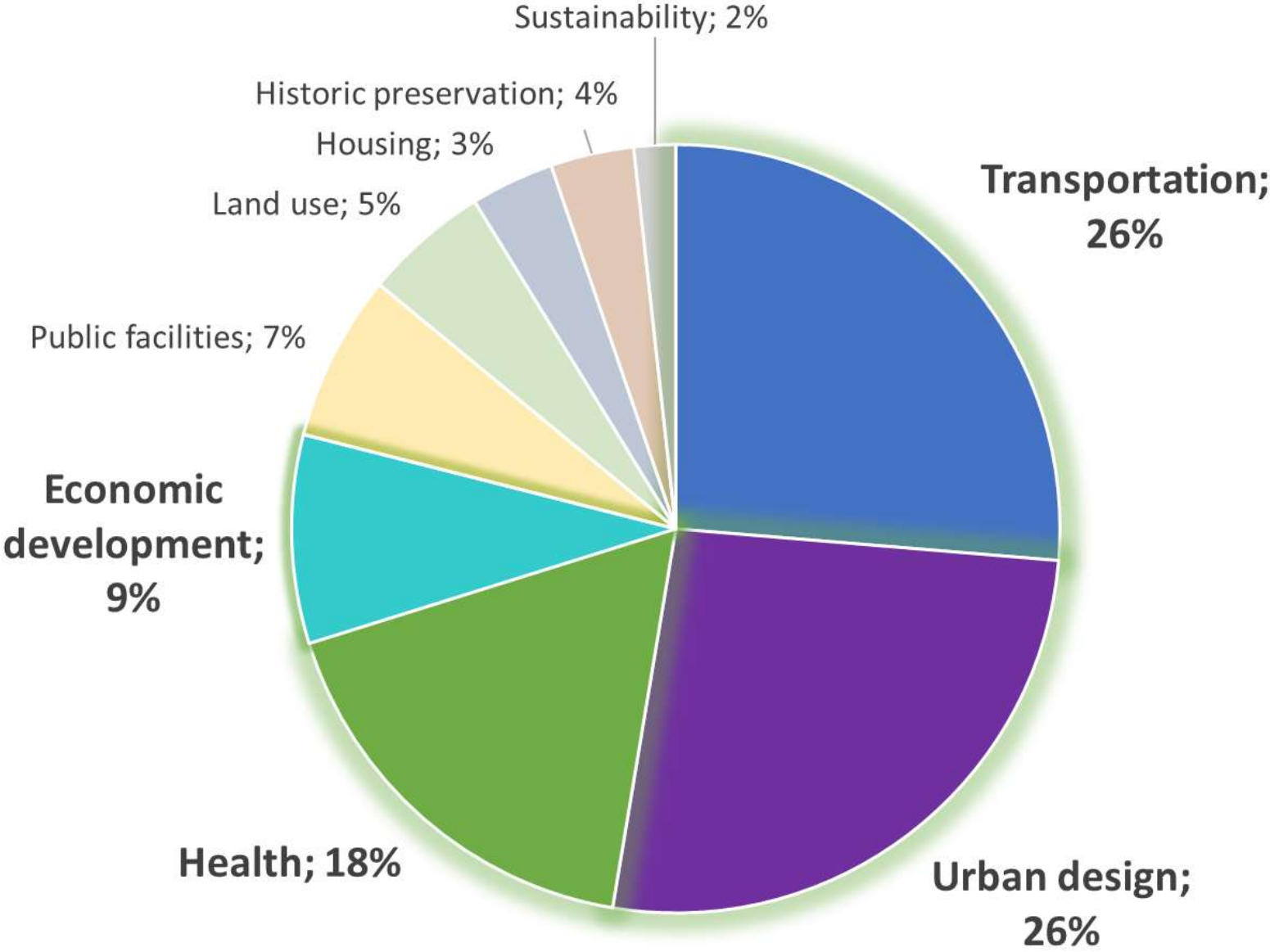


150+ people





# Big Ideas by Comprehensive Plan Element



# one word card

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

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

IN THE FUTURE:

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

# ONE WORD about Thomasville...

NOW:



150+ people

ONE WORD about Thomasville...  
IN THE FUTURE:



150+ people


# tuesday – thursday: open design studio



tuesday: library forum



# tuesday: library forum

- 
- The image shows a man in a light blue jacket standing at the front of a room, pointing towards a large presentation screen. He is holding a microphone. The screen displays a list of 11 items. The room has yellow walls with arched doorways and a framed picture on the wall. An audience of people is seated at tables in the foreground, facing the speaker.
1. 2018 Comprehensive Plan
  2. Development Code Audit
  3. West Jackson Streetscape (Madison to Remington)
  4. Amphitheater / Trailhead
  5. Thomasville Community Trail
  6. Victoria Place Neighborhood
  7. MacIntyre Park Charrette
  8. Weston Park Charrette
  9. Sign Ordinance & Manual
  10. Parking Study
  11. Community Friendly Text Amendments



thomasville receives an award...

- 
- 1. 2018 Comprehensive Plan
  - 2. Development Code Audit
  - 3. West Jackson Streetscape (Madison to Remington)
  - 4. Amphitheater / Trailhead
  - 5. Thomasville Community Trail
  - 6. Victoria Place Neighborhood
  - 7. Market

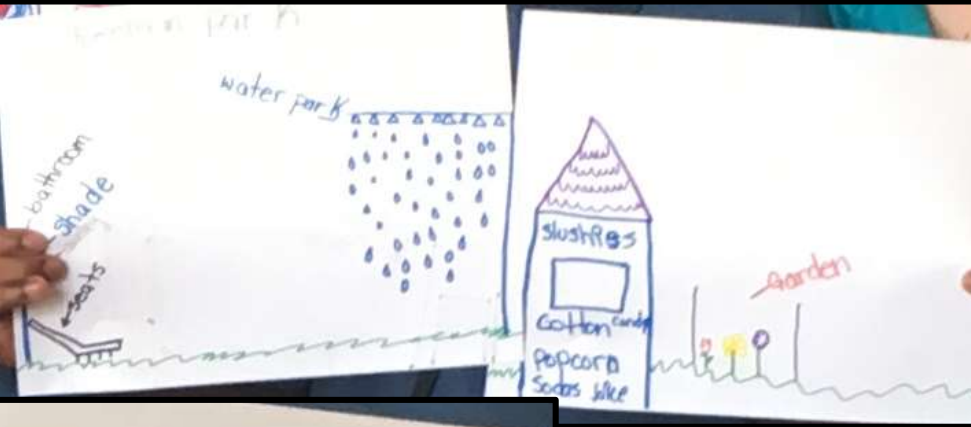
A **Plan**First  
Community

*CDBG priority; Redevelopment Fund, Employment Incentive Program,*

# wednesday: chamber series



# wednesday: students



Harper Elementary Students

# thursday: students



Thomasville High School

# tuesday – thursday: technical meetings



# tuesday – thursday: technical meetings

- Economic Development
  - Historic Preservation
  - Resilient Community
  - Civic & Community Facilities
  - Civic Services
  - Roses site
  - Housing
  - Mobility & Health
  - Community Design & Character
  - Churches & Pastors
- 

# thursday: open house



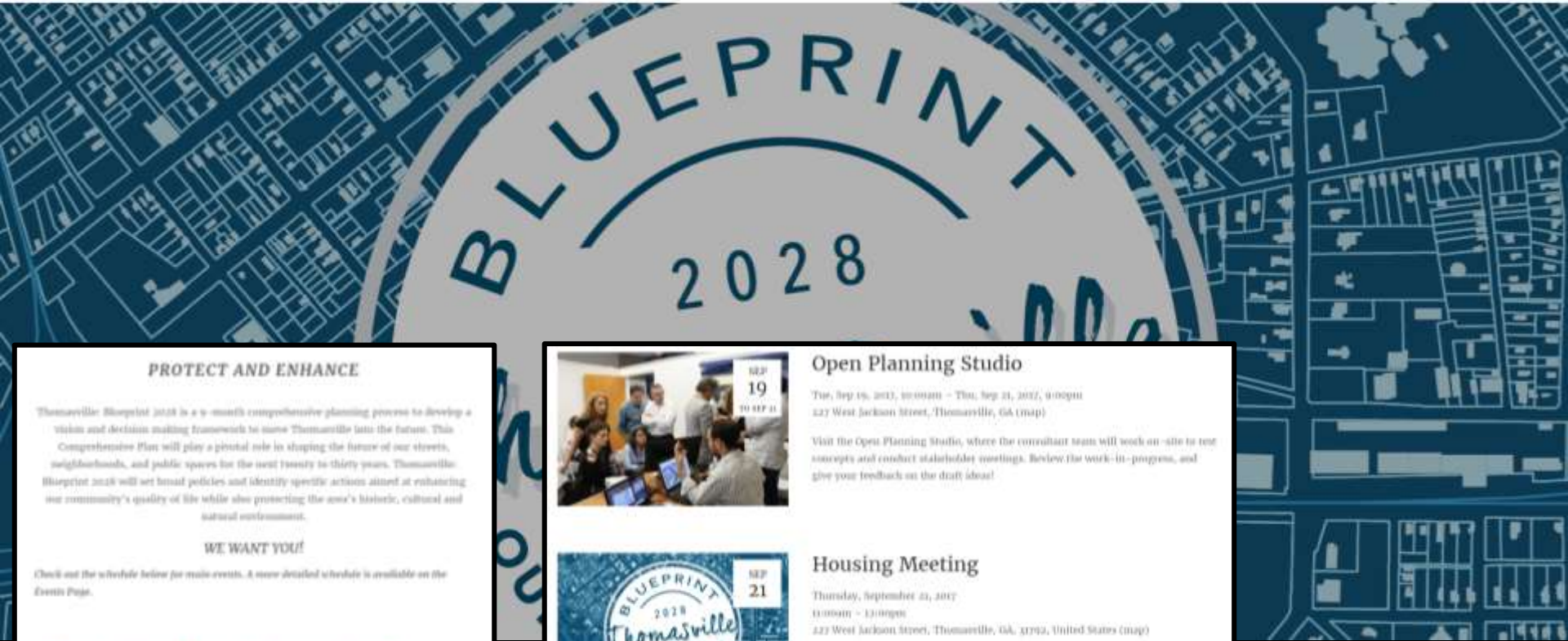
**in total**

**620+**

**studio visitors,**

**meeting attendants,  
lecture attendees,  
h&s-on participants**





### PROTECT AND ENHANCE

Thomasville Blueprint 2028 is a 9-month comprehensive planning process to develop a vision and decision making framework to move Thomasville into the future. This Comprehensive Plan will play a pivotal role in shaping the future of our streets, neighborhoods, and public spaces for the next twenty to thirty years. Thomasville Blueprint 2028 will set broad policies and identify specific actions aimed at enhancing our community's quality of life while also protecting the area's historic, cultural and natural environments.

#### WE WANT YOU!

Check out the schedule below for main events. A more detailed schedule is available on the Events Page.

**Kick-Off Event & Hands-On Design Session**  
Monday, September 18 | 6:00 pm - 9:00 pm  
Thomasville Municipal Building | 144 East Jackson Street  
Join us for an informative presentation on town planning & community visioning. Following the presentation, work alongside your neighbors to draw your vision for the future of Thomasville! This is a family-friendly event - bring your children!

**Open Design Studio & Technical Meetings**  
September 19 - September 21 | 10:00 am - 9:00 pm  
Bacchus Building | 225 & 227 West Jackson Street  
Stop by the studio to talk with the design team and provide input as the plan evolves. This will be a unique opportunity to provide feedback as the initial plan ideas are being developed.



### Open Planning Studio

Tue, Sep 19, 2017, 10:00am - Thu, Sep 21, 2017, 9:00pm  
227 West Jackson Street, Thomasville, GA (map)

Visit the Open Planning Studio, where the consultant team will work on-site to test concepts and conduct stakeholder meetings. Review the work-in-progress, and give your feedback on the draft ideas!



### Housing Meeting

Thursday, September 21, 2017  
11:00am - 1:00pm  
227 West Jackson Street, Thomasville, GA, 31792, United States (map)



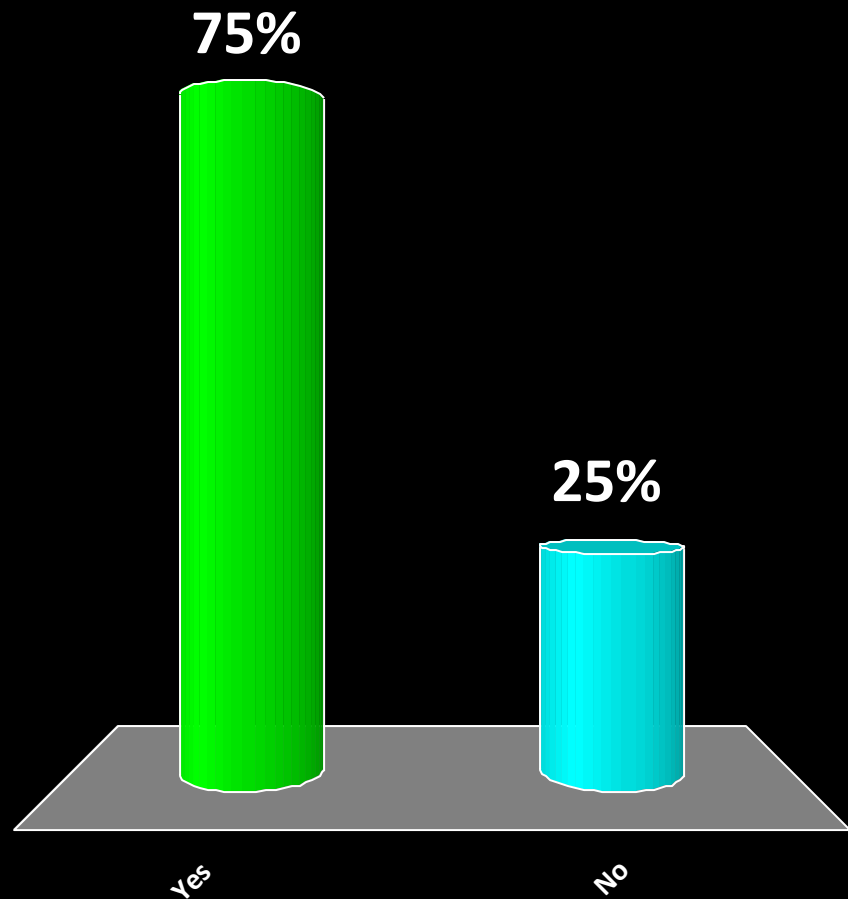
### Mobility & Health Meeting

Thursday, September 21, 2017  
2:00pm - 3:00pm  
227 West Jackson Street, Thomasville, GA, 31792, United States (map)

poll

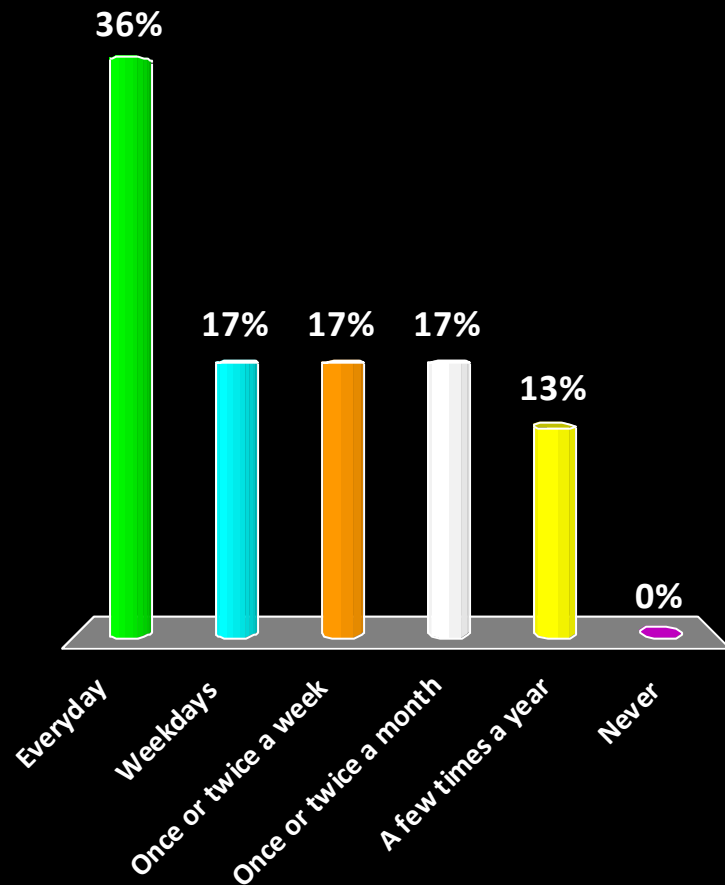
# Did you attend any of this week's events?

1. Yes
2. No



# How often do you go downtown?

1. Everyday
2. Weekdays
3. Once or twice a week
4. Once or twice a month
5. A few times a year
6. Never



# what we heard



# big ideas

- **build truly great streets**

enhance gateways to town with active, attractive, multimodal corridors including Jackson Street, Smith Street, Broad Street; new destinations & uses including groceries, retail & activities, complete the streets, especially with sidewalks & trees

- **maximize connectivity**

sidewalks & trail networks to connect through neighborhoods to amenities such as schools, parks, commercial areas & downtown; crosswalks, underground utilities, high fiber cable, improve neighborhood parks

- **expand housing options**

rehabilitate & infill neighborhoods, affordable housing, senior housing, student housing, homebuyer assistance, non-profit home assistance

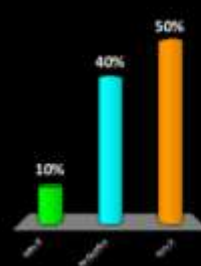
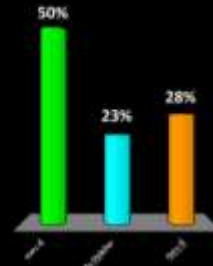
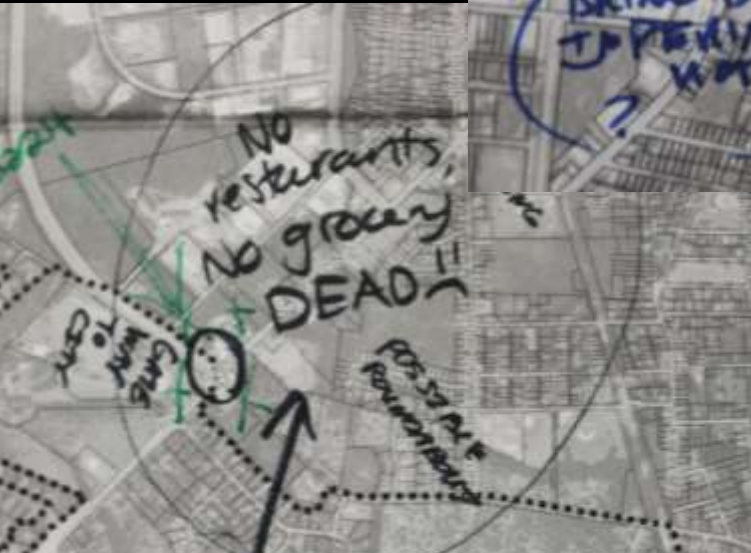
- **grow & attract, but protect & enhance character**

make the city a weekend getaway, hotels for visitors, evening activities, diversity of retail & food services, community events, evening hours, teen activities, roses & public art in every park, enhance parks, native plantings, historic preservation, easy parking

- **a prosperous, inclusive city**

one Thomasville, help small businesses. attract industrial businesses to bring jobs, spur business attraction, retention, expansion & diverse entrepreneurship throughout the city including downtown, attract millennials, foster bringing young people back

# a prosperous, inclusive city



12 out of 14 tables

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

NOW: Two or Three Cities

IN THE FUTURE:

One City  
(in my vision)



**new commercial**



**Existing Conditions**

# Clay Street and Mitchell Street Intersection



# Clay Street and Mitchell Street Intersection



# Clay Street and Mitchell Street Intersection



# Clay Street and Mitchell Street Intersection







**L&G  
FOOD  
MART**

219

CIGARETTE & BEER  
OUTLET

WE HAVE FOOD DELIVERY SERVICE







# West Jackson and Patten Street Intersection



# West Jackson and Patten Street Intersection



# parks



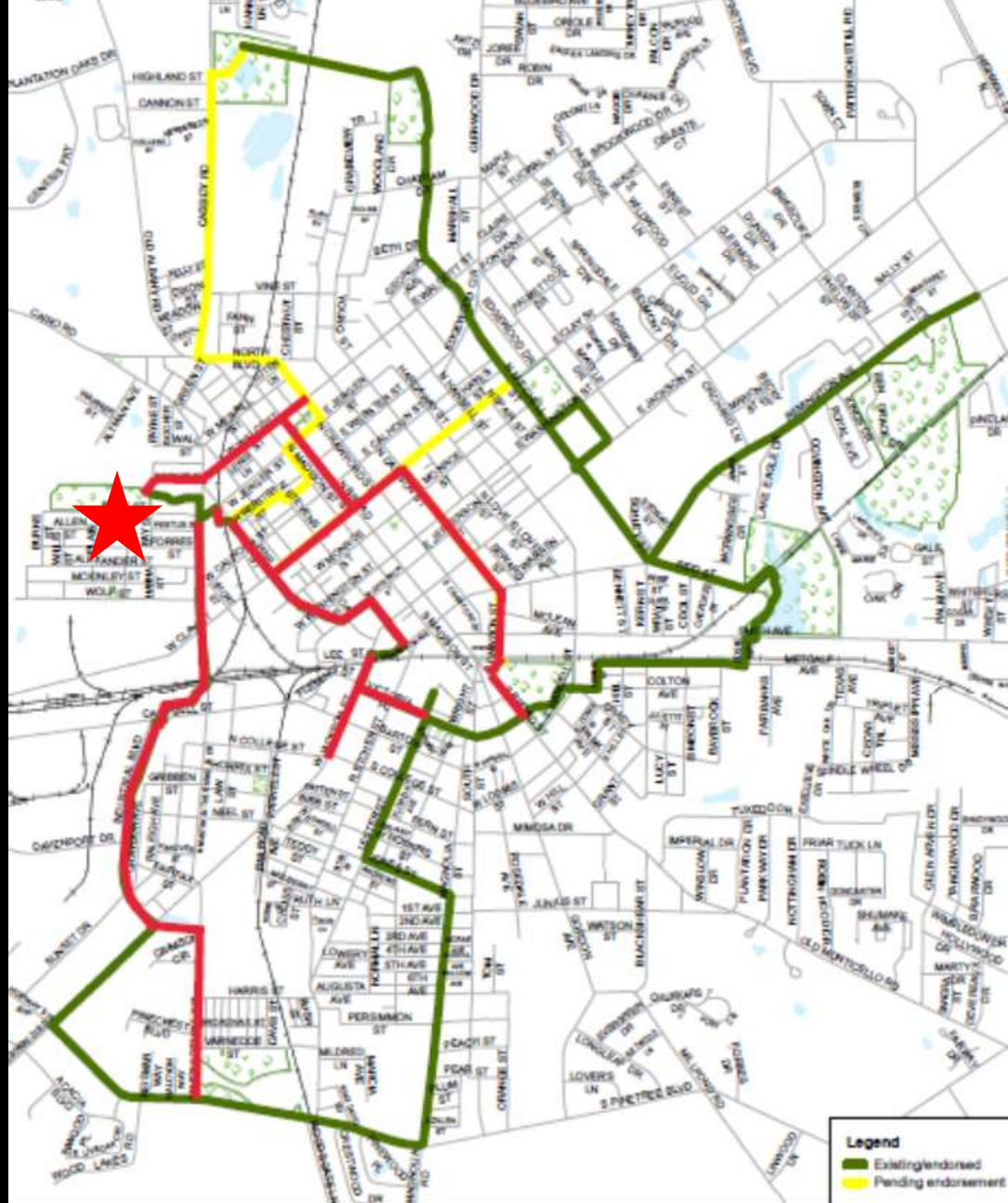
A Work In Progress

# Francis Weston Park

Weston Park: master plan



First Splashpad in City



# parks & sustainability

promote recycling



Install recycling receptacles in public locations such as parks and along streets.



Establish a city-wide recycling curb pickup program.

# parks & sustainability

improve park access & amenities



Provide restroom facilities in other public parks



Continue to expand walking and biking trails to connect green spaces throughout the city.

# parks & sustainability

## improve water runoff reclamation



Install “rain gardens” to ease stormwater runoff and replenish local aquifers



Consider allowing permeable pavers to reduce demand on the stormwater system in Thomasville



# Parks & Public Facilities

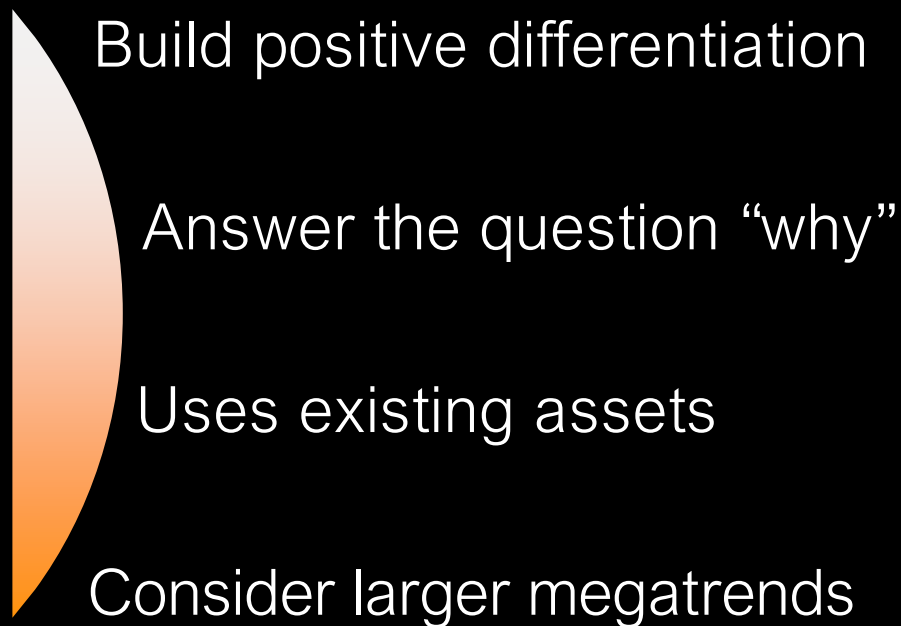
- **Expand the Parks & Recreation Department**
- **Consider an Arts & Culture Department**
  - Art in every park, murals & food trucks, events (city & private) that involve alcohol in amphitheater
- **More tools for Planning & Engineering**
  - A Tree Planting Campaign, residents take ownership of the planting strip, a Stormwater ordinance, assessments to underground utilities
- **Upgrade the Land Bank**
  - Staff & strategy for the Land Bank
- **Continue the Bike Loop**
  - Connect all neighborhoods & all parks with a bike trail

# Enhancing competitive advantage in Thomasville





## Enhancing the city's competitive advantage using the Comprehensive Plan



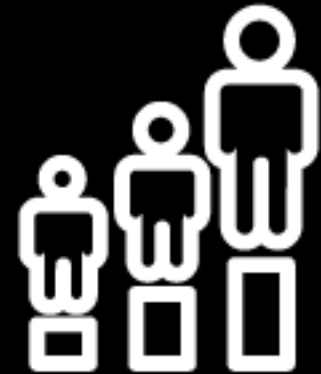
# Our research and your responses point to three focus areas for the plan



*smoothing  
investment  
friction*



*attracting and  
retaining businesses*



*retaining and  
attracting  
people*

# Smoothing investment friction



Vision | Be a small city model for ease of investment, permitting and doing business

Update codes and city organization

- Track pain points
- Schedule review periods
- Follow through

Simplify government interactions

- Move online
- Create a one-stop shop
- Maintain accountability

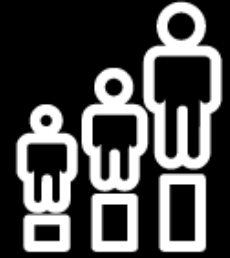
# Attracting and retaining businesses



Vision | Be the most attractive small city investment destination in Georgia

- |   |   |  |
|---|---|--|
| <p>Comprehensively support economic development marketing</p>   | <p>Build an internal competitiveness council</p>  | <p>Selectively promote focus areas and business linkages</p>   |
| <ul style="list-style-type: none"><li>▪ Add resources and stakeholders to econ dev efforts</li><li>▪ Target by size &amp; lifecycle stage</li></ul> | <ul style="list-style-type: none"><li>▪ Collect, measure &amp; track data</li><li>▪ Link policy to data changes</li></ul> | <ul style="list-style-type: none"><li>▪ Identify areas with development potential</li><li>▪ Connect partners and gov't resources</li></ul> |

## Retaining and attracting people



Vision | Be the most attractive small city in Georgia for living, working and being educated

Build partnerships for activities, business facilitation & social services

- Develop partnership plans
- Allow role sharing

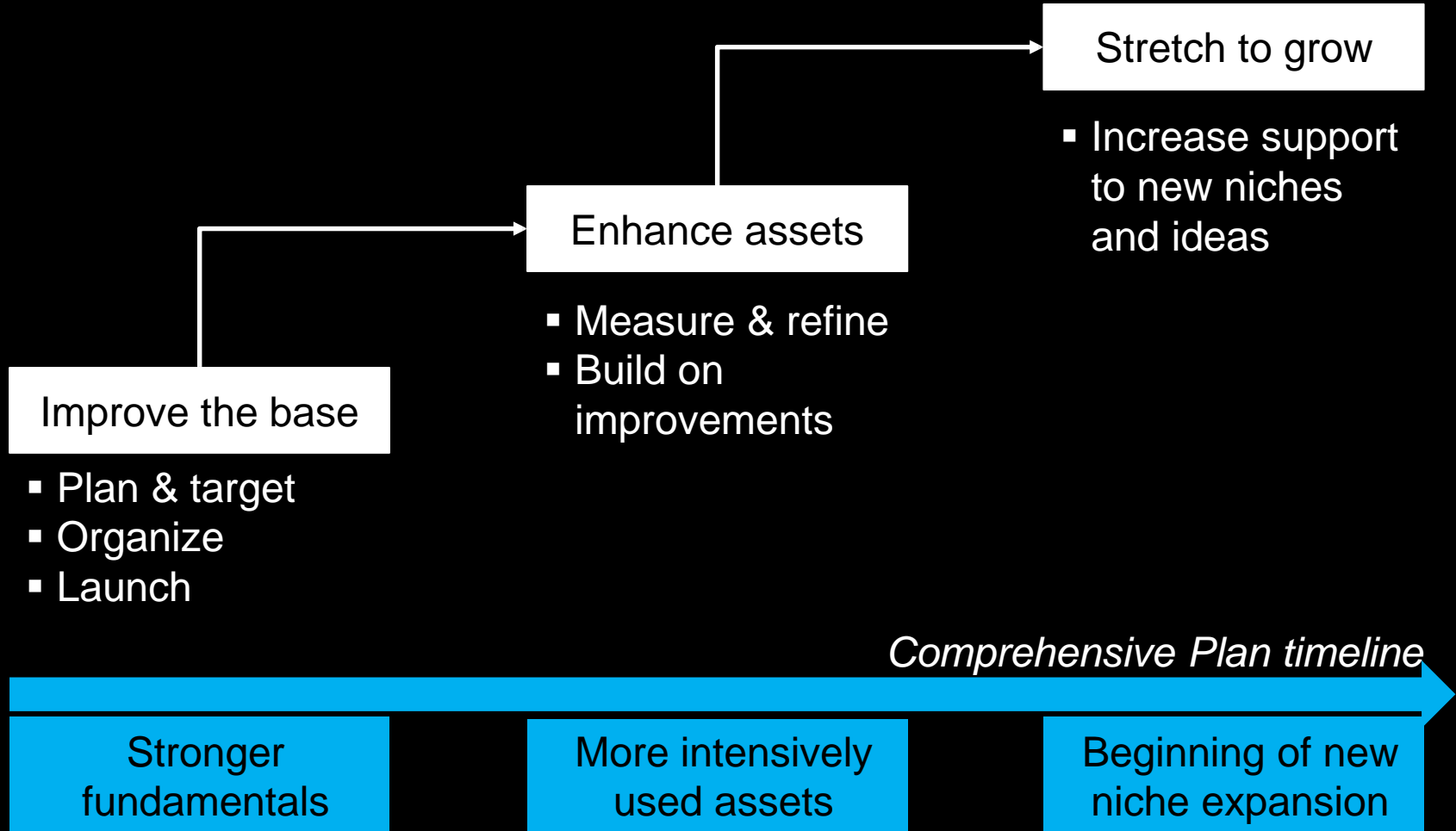
Enhance entertainment options for youth and families

- Focus on retail, food & experiences

Provide wider educational, training & employment opportunities

- Use business & technical school partners
- Facilitate local employment matchmaking
- Remove old hiring requirements

# Process and results for enhanced competitive advantage





# Studio 209 and Amphitheater



- **A – 231 W Jackson St**
  - o Entrance from West Jackson through building court. View to Studio 209
  - o Roof covering over existing building and new rear terrace
  - o Artist cubicles for studio, display and sales inside building walls
  - o Rear terrace for outside studio and sculpture uses and display
- **B – Amphitheater**
  - o No updates, revisions or modification

# Studio 209 and Amphitheater



- **C – Studio 209**
  - o Connected walkaway to amphitheater between sculpture gardens and existing building and new studio spaces/buildings. Trellis covering
  - o New two-story studio facility
  - o Artist cubicles for studio, display and sales
  - o Sculpture court in front of existing Studio 209 building

# Cottage Courts in Victoria Park Overlay District



- Three, nine unit cottage courts planned on vacant parcels

# Douglass High School Site



# Douglass Center for Excellence



- A. Existing buildings and uses
- B. New retail buildings
- C. New building arts facility
- D. New artist lofts, studio space sales, and outdoor covered sculpture and studio space
- E. New lobby and display addition for black history museum
- F. Contract farming
- G. Neighborhood market
- H. Vocational school and makers space

**Douglass High School**



**7 Commercial space for rent**

**6 Building Arts School and  
Maker Space**


**5 Live-Work Lofts and Exhibition Space**

**4 Organic Contract Farm**

**3 Pop-up Market**

**2 Community Center**

**1 Trade School and Maker Space**



**Trade School and Maker Space**  
provides training and maker spaces for automotive and building trades: auto repair, framing, plumbing, HVAC, and bricklaying

**Estimate of Impact**


Direct employment	FT - 1 PT - 8
Revenue (annual)	\$260k /year

**Key Results**

- skills training
- community education
- maker spaces

**Pro Forma**

	TOTAL	2014	2015	2016	2017	2018
Revenue	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000
Expenses	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000
Net Income	\$0	\$0	\$0	\$0	\$0	\$0



**Live-Work Lofts and Exhibition Space**  
provides artist residences and covered outdoor exhibition spaces for sculptures and other art displays

**Estimate of Impact**


Direct employment	FT - 8 PT - 16
Investment	\$1.8M

**Key Results**

- new artist residences
- art exhibition spaces

**Pro Forma**

	TOTAL	2014	2015	2016	2017	2018
Revenue	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000
Expenses	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000
Net Income	\$0	\$0	\$0	\$0	\$0	\$0



**Market Street**  
weekend and occasional market for selling produce, products made on-site and small home-based businesses

**Estimate of Impact**


Direct employment	PT - 1
Revenue to market makers	\$150k /year

**Key Results**

- low cost retail
- convenient farm and locally produced goods

**Pro Forma**

	TOTAL	2014	2015	2016	2017	2018
Revenue	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Expenses	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Net Income	\$0	\$0	\$0	\$0	\$0	\$0



**Building Arts School and Maker Space**  
provides training and maker spaces for the building arts: restoration, furniture production, stone work, and similar

**Estimate of Impact**


Retail employment	FT - 1 PT - 8
Business revenue	\$247k /year

**Key Results**

- skills training
- maker spaces
- custom client work

**Pro Forma**

	TOTAL	2014	2015	2016	2017	2018
Revenue	\$247,000	\$247,000	\$247,000	\$247,000	\$247,000	\$247,000
Expenses	\$247,000	\$247,000	\$247,000	\$247,000	\$247,000	\$247,000
Net Income	\$0	\$0	\$0	\$0	\$0	\$0



**Organic Contract Farm**  
grows organic herbs, vegetables, and fruits for local restaurants, private residences and hotels

**Estimate of Impact**

Direct employment	PT - 2
Business revenue	\$28k /year

**Key Results**

- skills training
- neighborhood items for urban gardens
- organic produce

**Pro Forma**

	TOTAL	2014	2015	2016	2017	2018
Revenue	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000
Expenses	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000
Net Income	\$0	\$0	\$0	\$0	\$0	\$0

work in progress



**Commercial space for rent**  
brings additional retail life to the neighborhood, such as a barber shop, hot food and convenience retail

**Estimate of Impact**

Retail employment	FT - 8 PT - 16
Retail spending	\$2.8M /year

**Key Results**

- convenience retail
- service
- hot food

**Pro Forma**

	TOTAL	2014	2015	2016	2017	2018
Revenue	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000
Expenses	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000
Net Income	\$0	\$0	\$0	\$0	\$0	\$0

# Broad & Smith St



Paradise Park

existing conditions



# Broad & Smith St



Paradise Park

1 – street trees and sidewalk enhancement

# Broad & Smith St



monument

Broad St

Smith St

Paradise Park

2 – monument in Broad Street

# Broad & Smith St



3 – infill at end of the view down Smith St

# Broad & Smith St



4 – infill framing the view down Smith St

# Broad & Smith St



public space?

Paradise Park

5 – explore a public space at Broad St and Remington Ave

# Broad & Smith St



long term prospects

# Broad & Smith St



existing conditions

# expand housing options

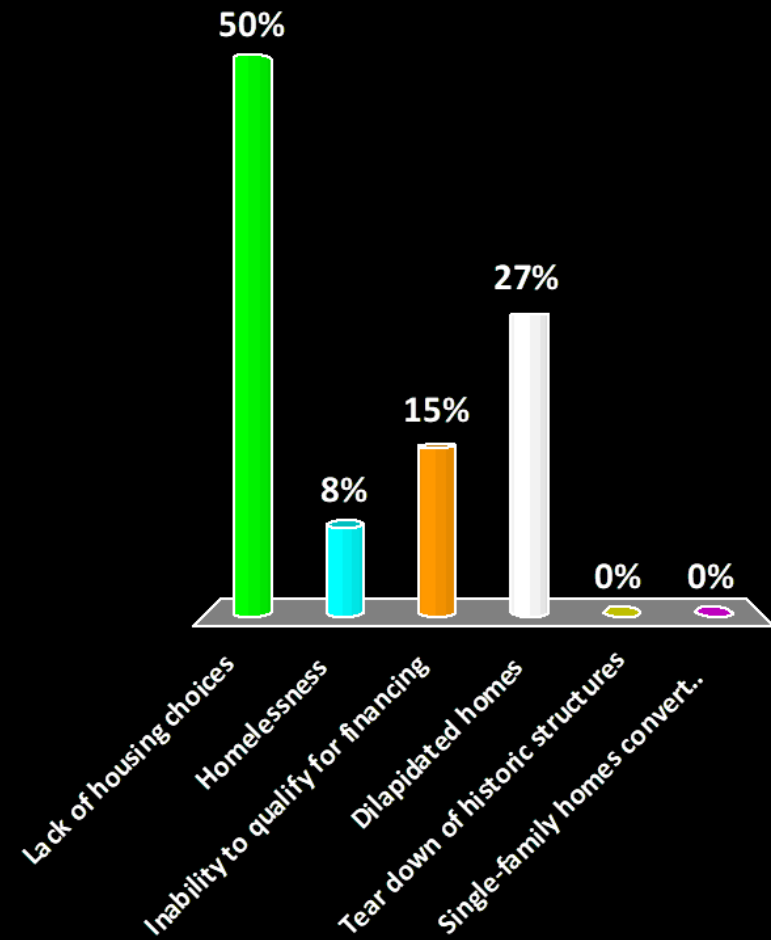


11 out of 14 tables



# What are the general housing concerns affecting Thomasville?

1. Lack of housing choices
2. Homelessness
3. Inability to qualify for financing
4. Dilapidated homes
5. Tear down of historic structures
6. Single-family homes converted to boarding homes



# living on second floors?



# Opportunities: Downtown Housing



Upper Level Redevelopment & Adaptive Reuse

# Opportunities: Address Dilapidated

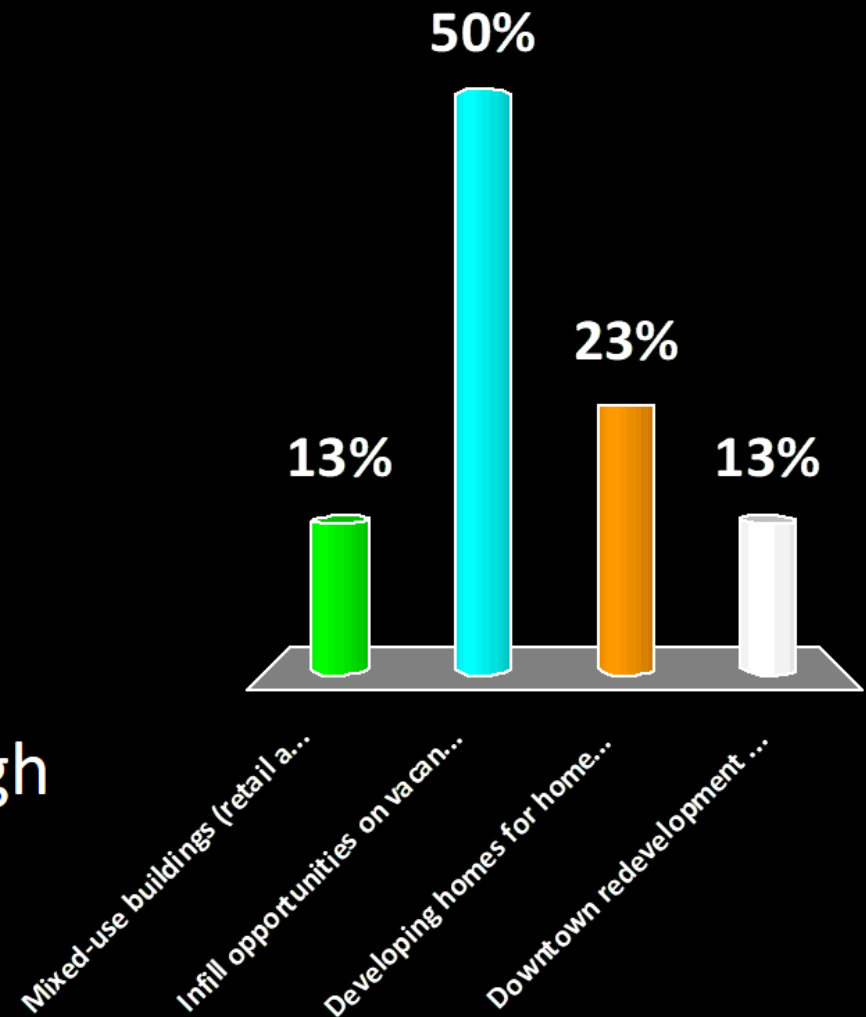


W. Clay Street

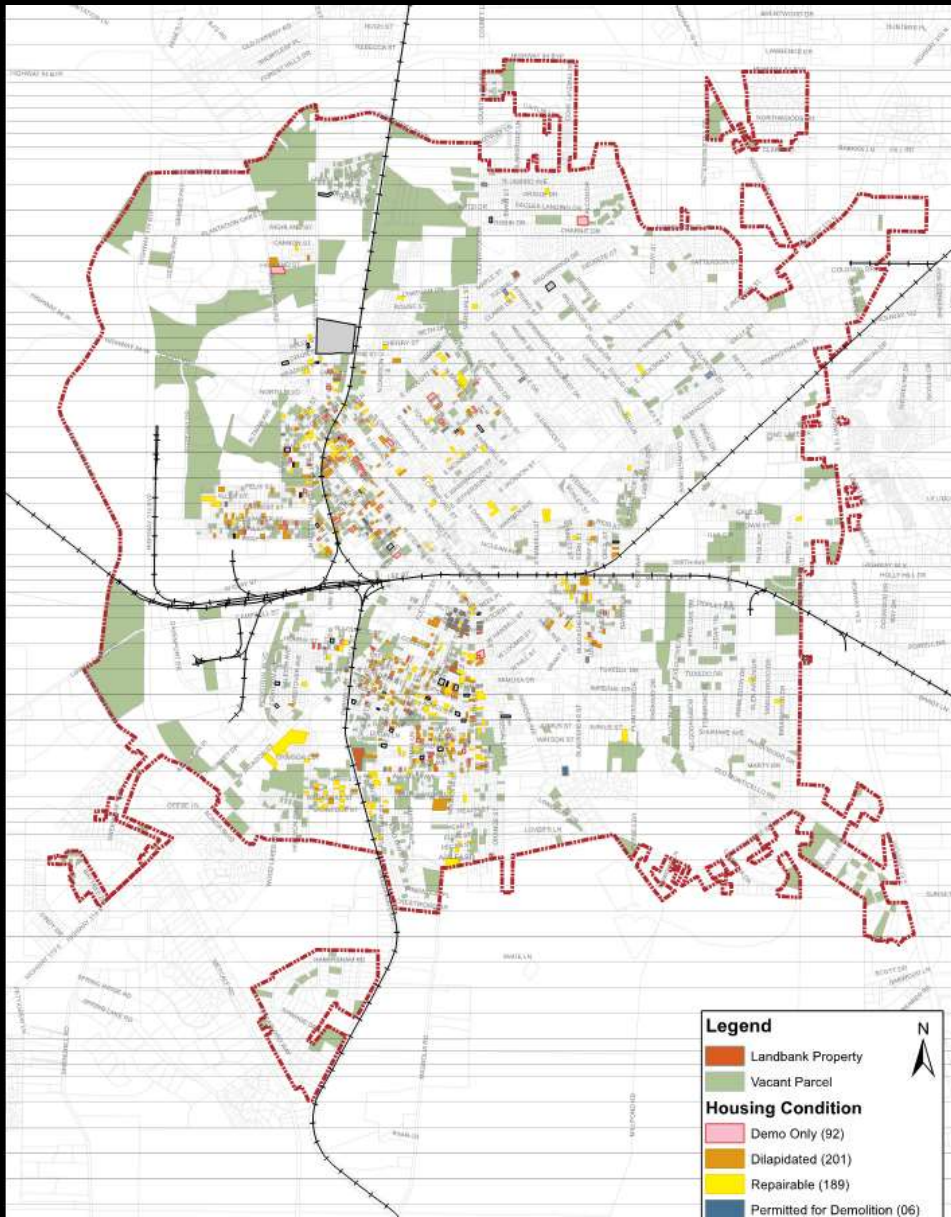


# What is the biggest opportunity for housing in Thomasville?

1. Mixed-use buildings (retail at the bottom, housing on top)
2. Infill opportunities on vacant parcels
3. Developing homes for homeless populations
4. Downtown redevelopment through housing options



# Opportunities: Infill Redevelopment



Land Bank Parcels



Vacant Parcels



Dilapidated Parcels

# Opportunities: Infill Redevelopment



**DEWEY CITY NEIGHBORHOOD**



**Douglas School**



**Weston Park**

# Opportunities: Create A Housing Collaborative

Habitat For Humanity

Community Training Outreach Center

Thomasville Planning Department

Thomasville Land Bank

Thomasville Landmarks

Thomas County Housing Authority

Williams Family Foundation

Other Nonprofit Developers

Private Developers

Financial Institutions





Greater Thomasville  
Housing & Economic  
Development Collaborative

Executive Director

Habitat For Humanity  
Community Training Outreach Center  
Thomasville Planning Department  
Thomasville Land Bank  
Thomasville Landmarks  
Thomas County Housing Authority  
Williams Family Foundation  
Other Nonprofit Developers  
Private Developers  
Financial Institutions  
Church Communities

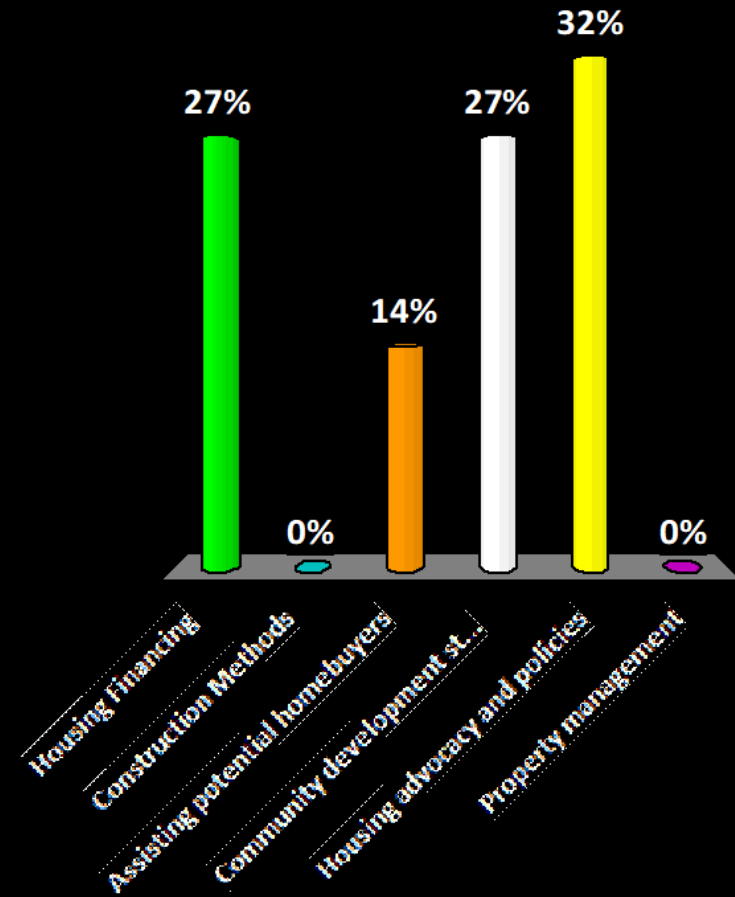
Greater Thomasville  
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Thomasville Landmarks  
Thomas County Housing Authority  
Williams Family Foundation  
Other Nonprofit Developers  
Private Developers  
Financial Institutions  
Church Communities

# If you work in the housing sector, what areas could you benefit learning

1. Housing Financing
2. Construction Methods
3. Assisting potential homebuyers
4. Community development strategies
5. Housing advocacy and policies
6. Property management



# Opportunities: Create A Housing Collaborative



The screenshot shows the top portion of the Enterprise website. The header includes the Enterprise logo, a navigation menu with links for About, Donate, Invest, News & Events, and Careers, a search bar, and a LOGIN button. Below the header is a blue navigation bar with six categories: Financing & Development, Solutions & Innovation, Policy & Advocacy, Research & Resources, Where We Work, and Blog. The main content area features a photograph of hands reviewing architectural plans on a table. A green banner at the bottom of this section reads "RESEARCH & RESOURCES".



The screenshot displays the NeighborWorks America website. The header includes the NeighborWorks America logo, a language selector, social media icons, and a navigation menu with links for ABOUT US, OUR NETWORK, and OUR IMPACT. Below the header is a dark navigation bar with links for TRAINING & SERVICES, HOMES & FINANCE, COMMUNITY, MEDIA CENTER, and CONTACT US. The main content area features a large banner for the "PATHWAYS OUT OF POVERTY" symposium, which includes a registration link and a "REGISTER BY NOV. 21" deadline. Below the banner is the heading "Working Together for Strong Communities®" and a paragraph stating: "NeighborWorks America creates opportunities for people to live in affordable homes, improve their lives and strengthen their communities."

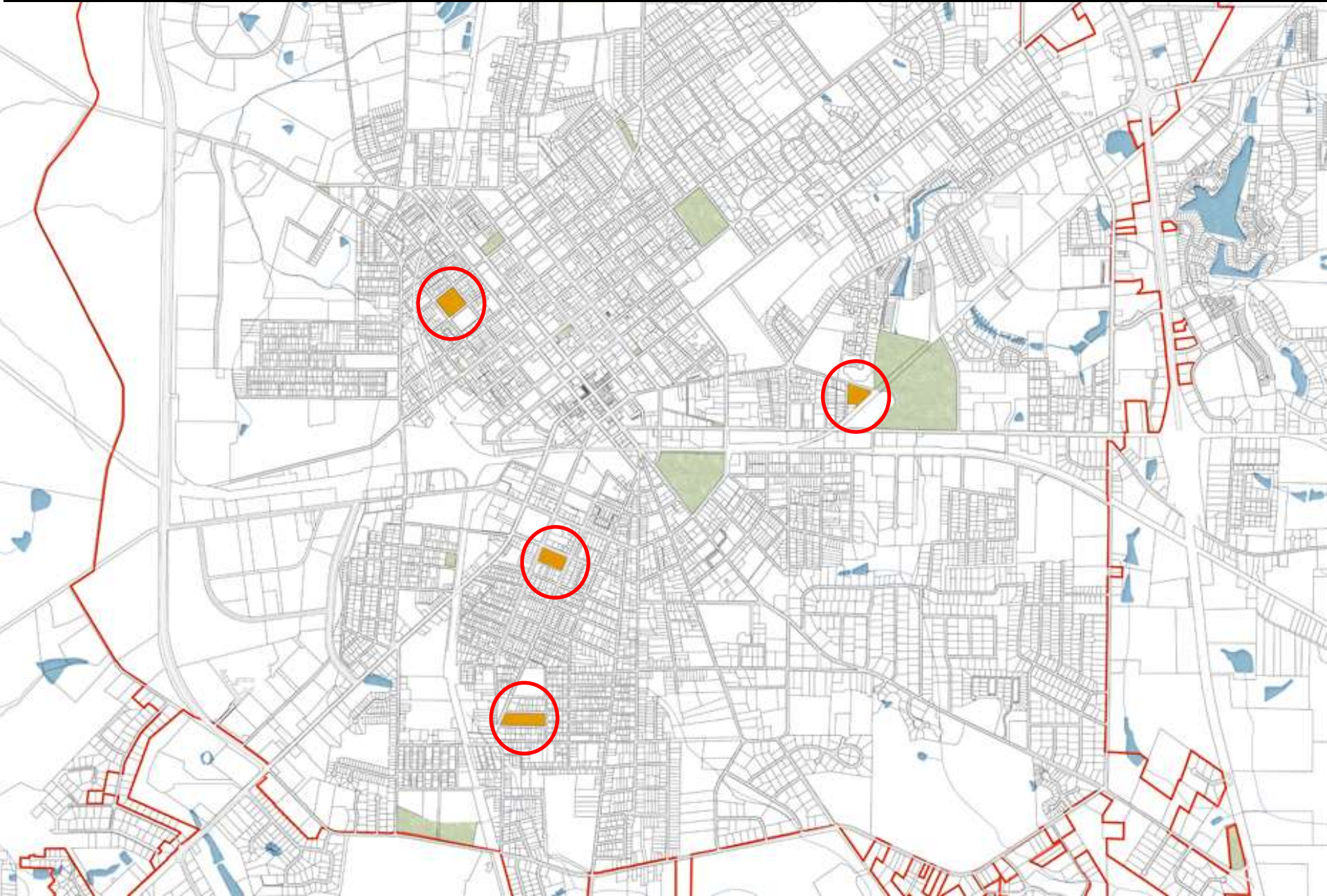


The screenshot shows the Ford Foundation website. The header includes the Ford Foundation logo, a navigation menu with links for WORK, WORLDWIDE, IDEAS, and ABOUT, and a search icon. Below the header is a green navigation bar with social media icons. The main content area features a large green banner with the text "THE LATEST IN THE HEADLINES" and "A new look for affordable housing" next to a calculator icon.



The screenshot displays the LISC website. The header includes the LISC logo, a navigation menu with links for OUR WORK, OUR MODEL, and ABOUT US, and a navigation bar with links for Subscribe, Donate, and social media icons. The main content area features a large photograph of a crowded community event with a "METRO" sign. Overlaid on the image is the text "Helping Neighbors Build Communities" and a "LEARN MORE" button.

# public housing



# public housing



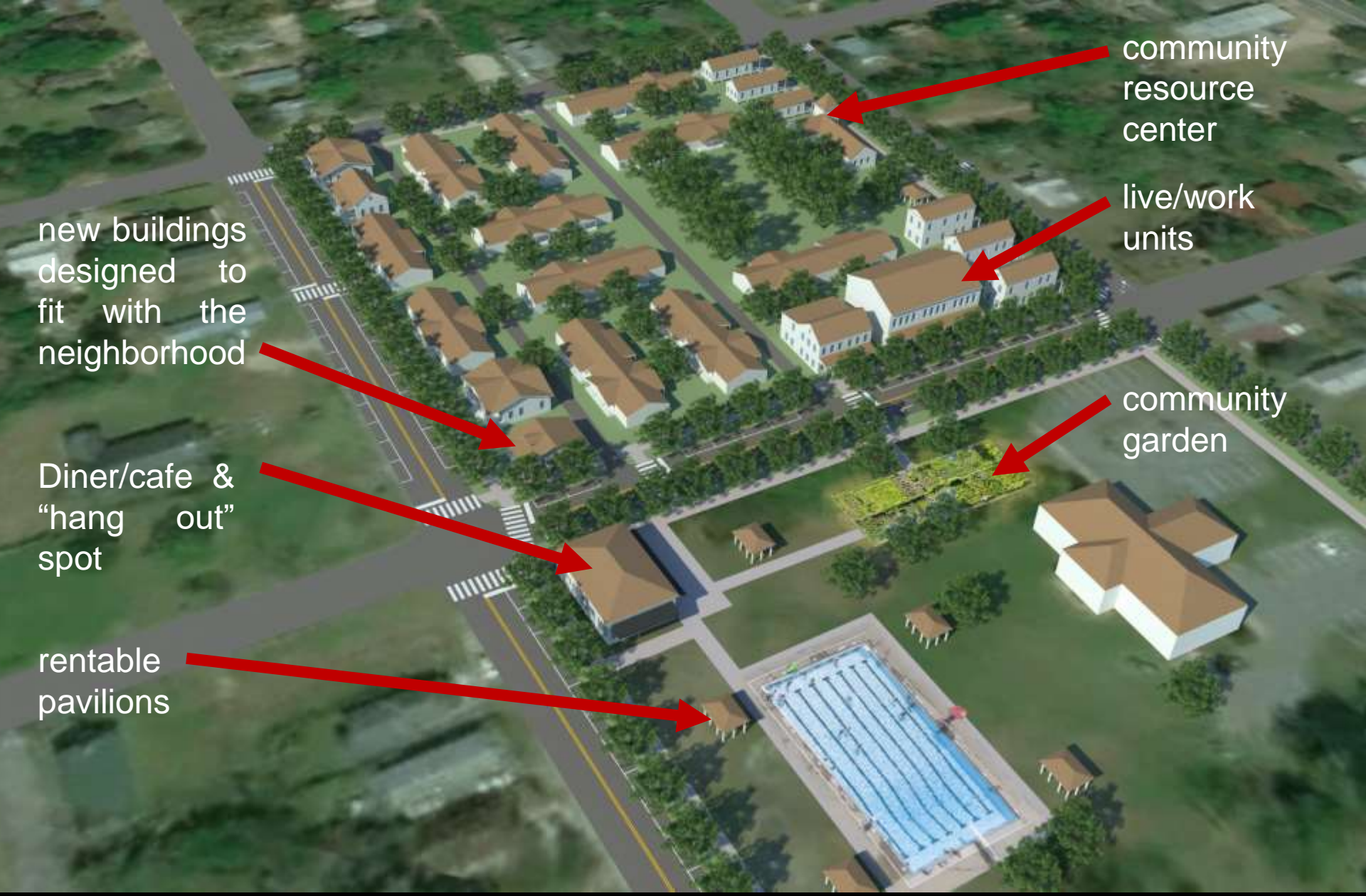


Faircloth Homes existing conditions: good urban design relationships – fronts to fronts, open shady common space, few trees, buildings that don't fit in with neighboring styles, large unused green field



Faircloth Homes Option 1: strategic replacement of existing buildings to help area look and feel more like the neighborhood, new building types, maintain shaded open space, make use of green field, community resource center.





new buildings  
designed to  
fit with the  
neighborhood

Diner/cafe &  
"hang out"  
spot

rentable  
pavilions

community  
resource  
center

live/work  
units

community  
garden



Faircloth Homes Option 2: reorganize lot access, relocate open space to corner, diverse building types that look and feel like the neighborhood, make use of green field, community resource center.



new street  
circulation

community  
resource  
center

live/work  
units

new buildings  
designed to  
fit with the  
neighborhood

communit  
y garden

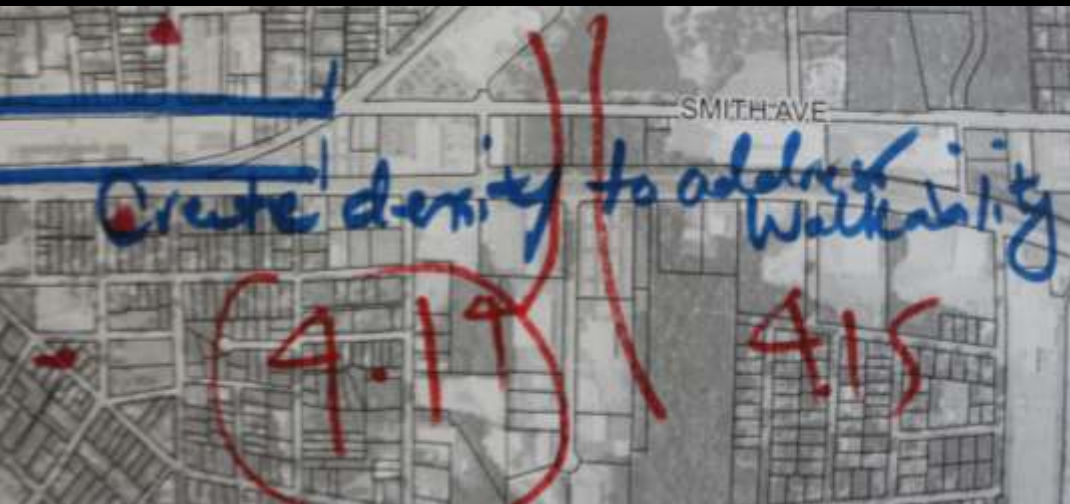
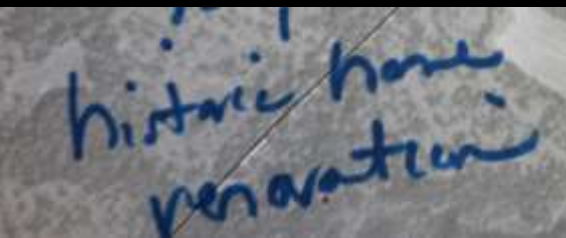
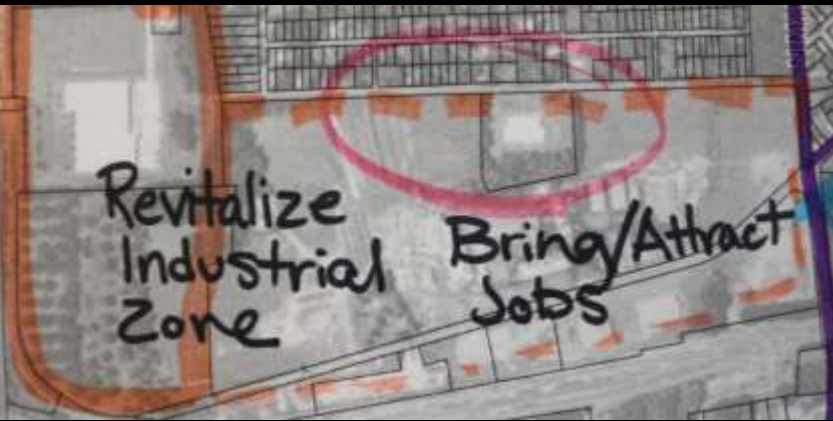
Diner/cafe &  
"hang out"  
spot

rentable  
pavilions

# traditional character



# grow & attract, but protect & enhance



14 out of 14 tables



site of the former Roses Department Store



exploring variations

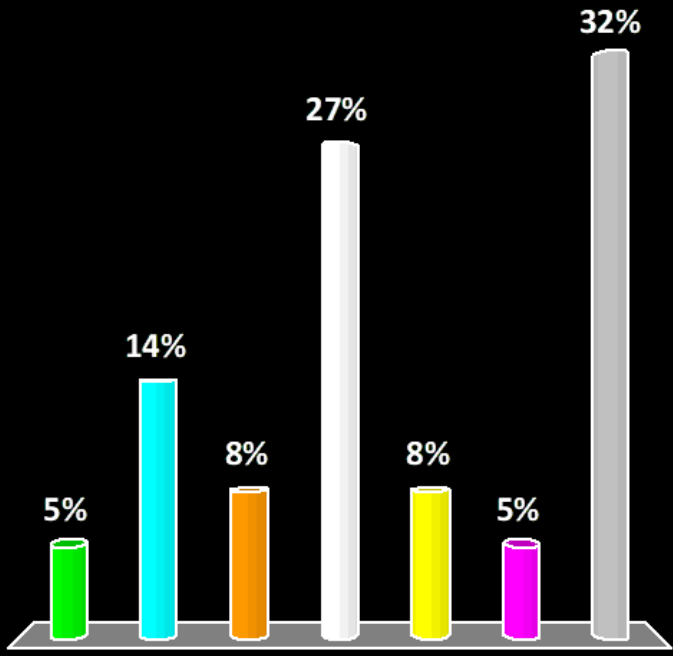
# open house roses polling



50+ people



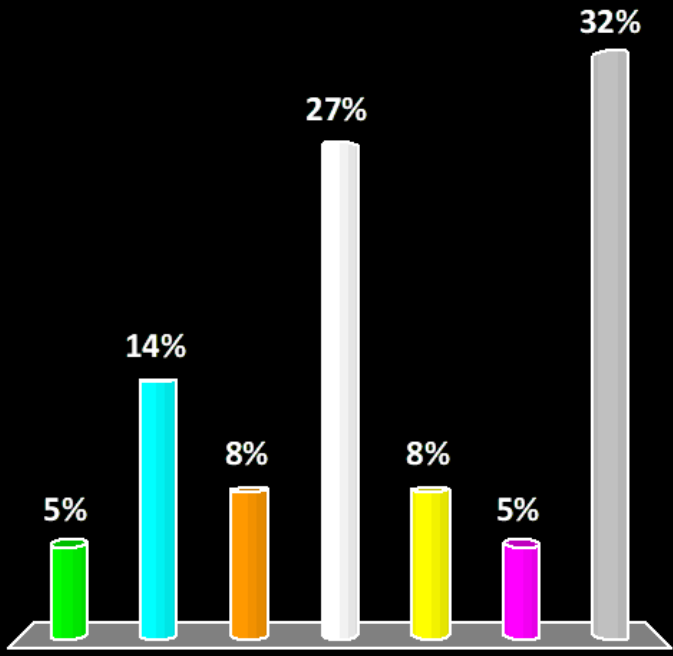
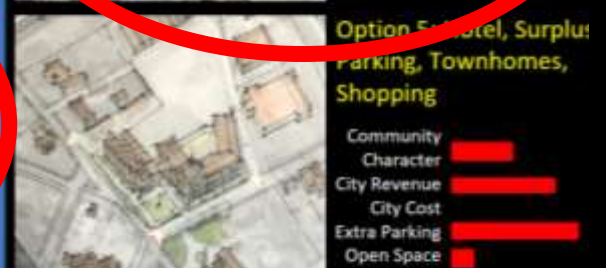
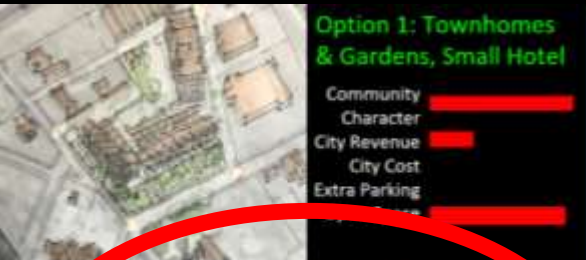
# open house roses polling



Option 1: Townhomes & Gardens, Small Hotel  
 Option 2: Hotel, Medium Convention Center  
 Option 3: Hotel, Shopping, Surplus Parking  
 Option 4: Townhomes, Shopping & Plaza  
 Option 5: Hotel, Surplus Parking, Townhomes, Shopping  
 Option 6: Large Hotel & Convention Center  
 Something Else

40 people

# open house roses polling



Something Else

Option 1: Townhomes & Gardens, Small Hotel  
 Option 2: Hotel, Medium Convention Center  
 Option 3: Hotel, Shopping, Surplus Parking  
 Option 4: Townhomes, Shopping & Plaza  
 Option 5: Hotel, Surplus Parking, Townhomes, Shopping  
 Option 6: Large Hotel & Convention Center  
 Something Else

40 people



Townhomes, Shopping & Plaza



Hotel & Medium Convention Center

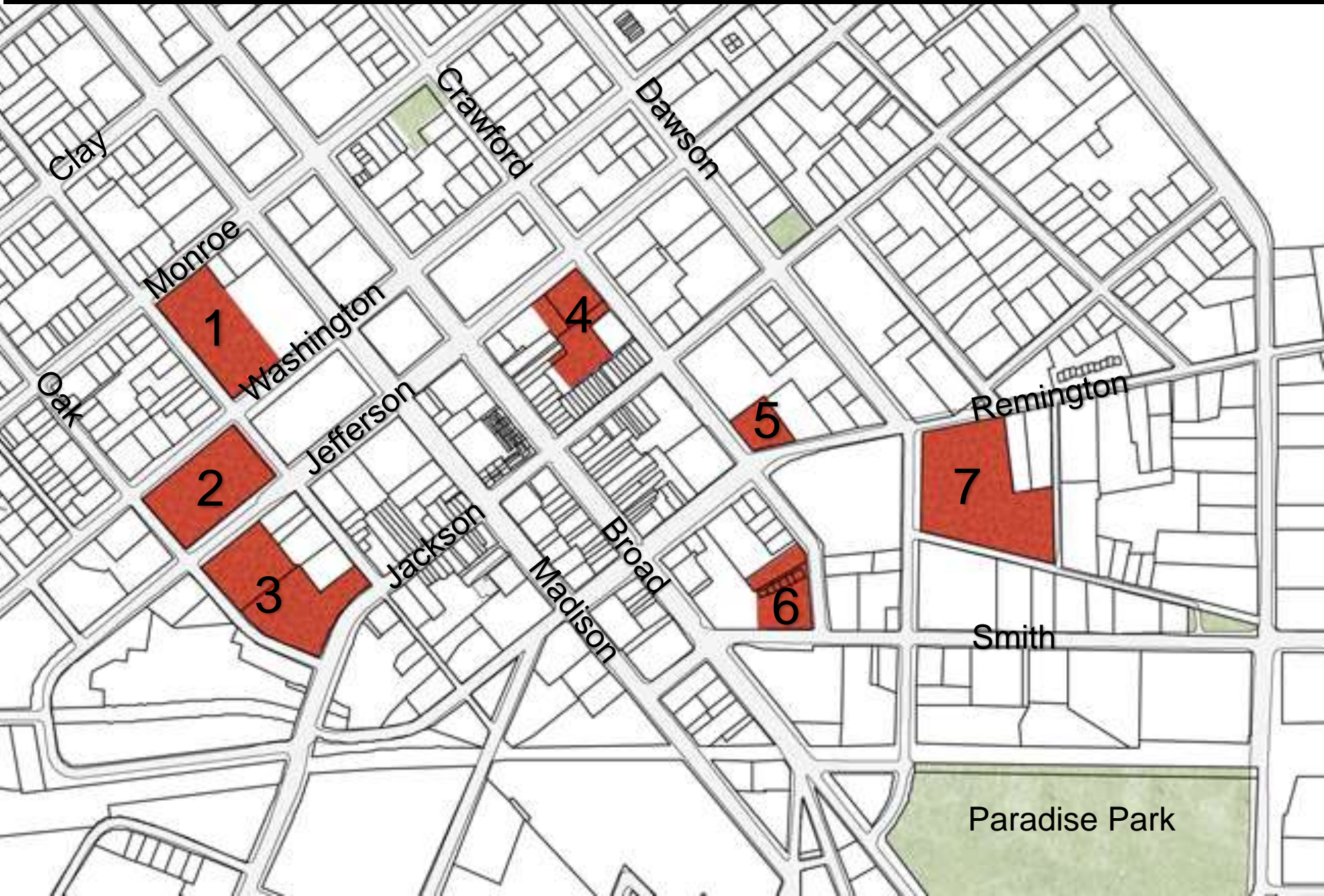


A Synthesis?

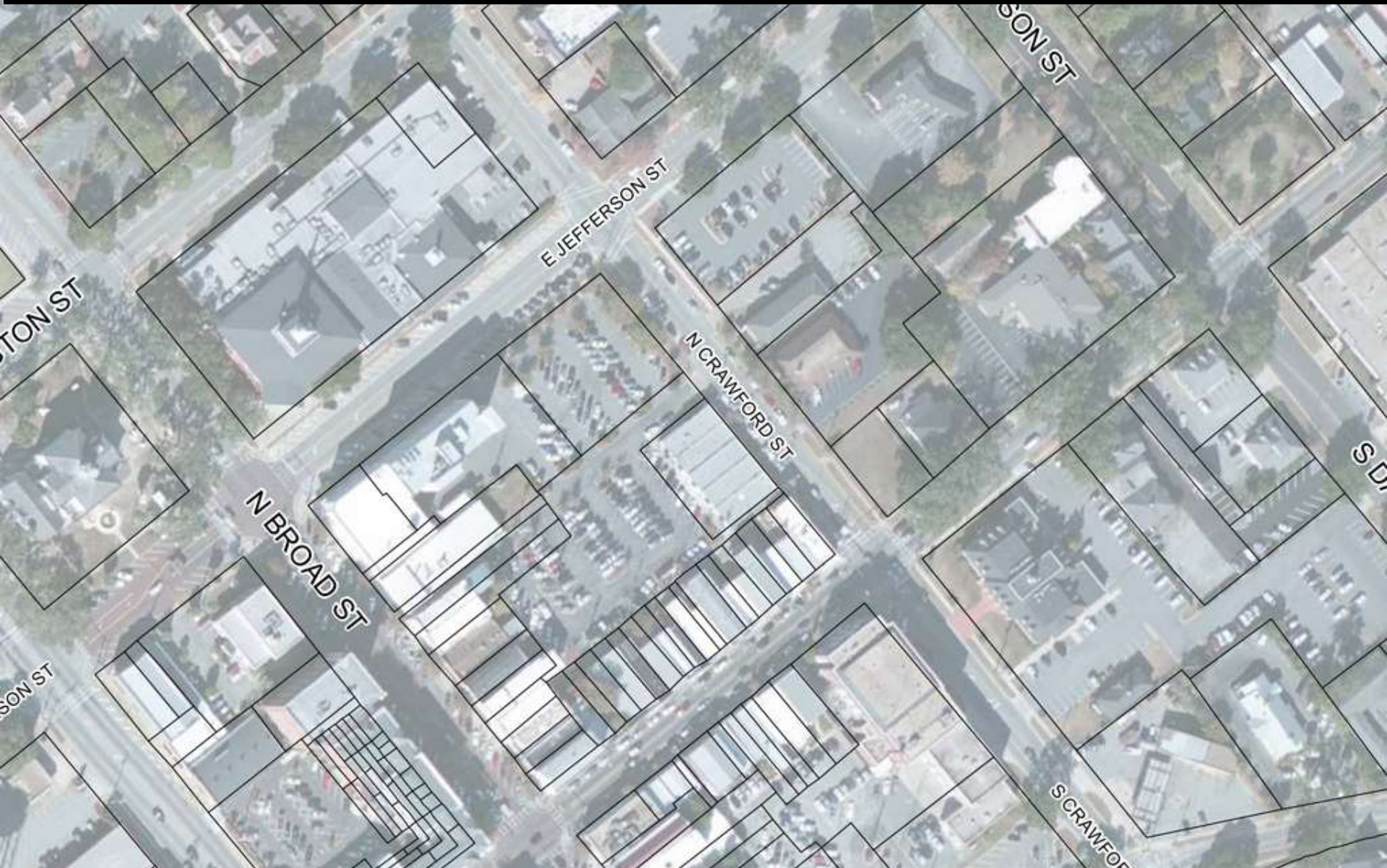


- Smith St connection
- hotel / conference center
- rowhouses
- park
- small market hall

# convention center / hotel sites



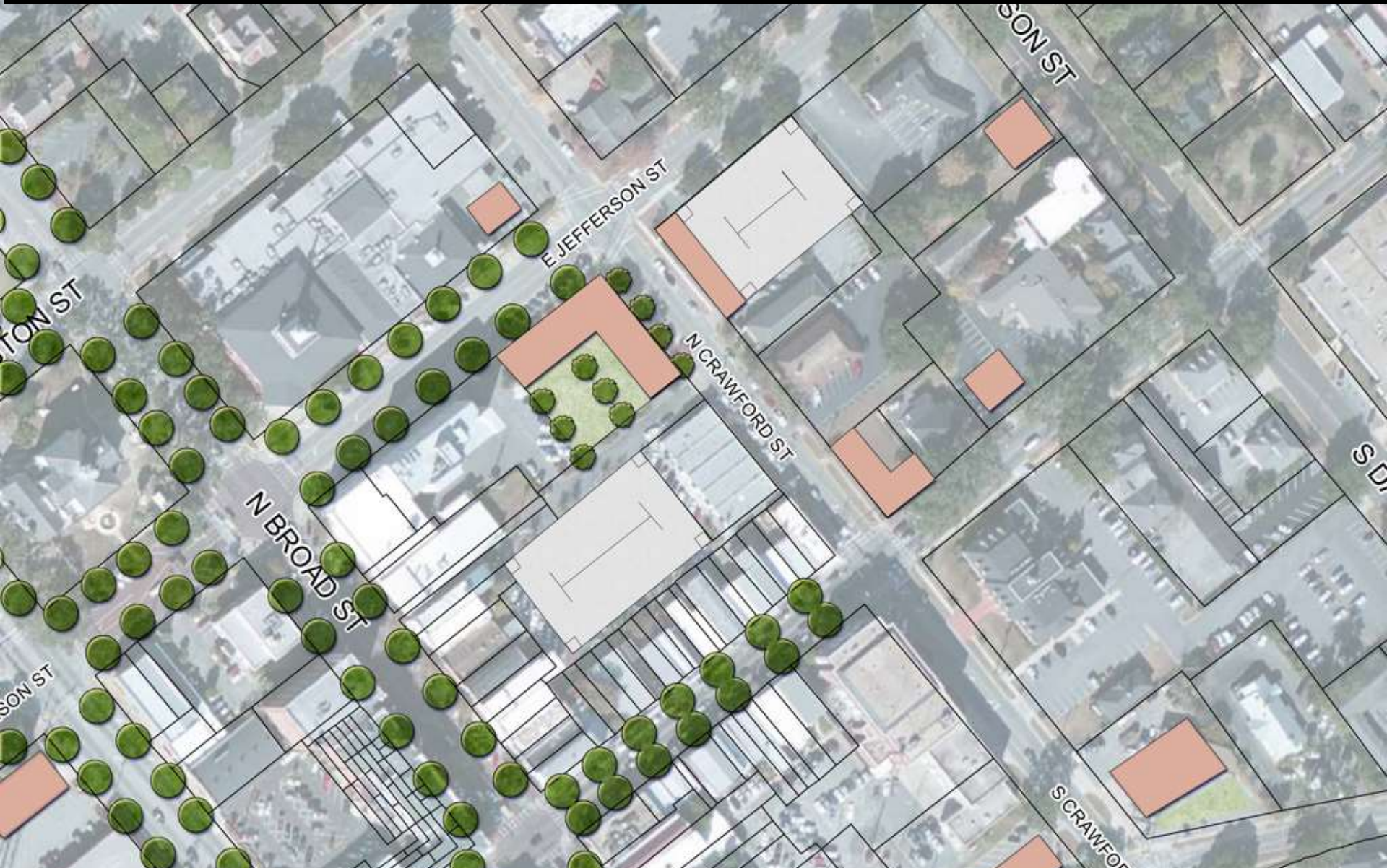
# buildings vs parking



Existing Conditions



# buildings vs parking



infilled downtown parking

# Jefferson Street



existing conditions

# Jefferson Street



improved sidewalks

# Jefferson Street



street trees

# Jefferson Street



storefronts

# Jefferson Street



hotel

# Creative District – Art and Events



Jackson Street – Looking North

# Creative District – Art and Events



Murals painted onto blank walls by local artists



# Creative District – Art and Events



Vacant lot used for temporary events until redeveloped

# parking parking parking



(1) Intersection of Stevens St and W Jackson St; (2) Trinity Anglican Church; (3) Thomas County Public Library; (4) Thomas County Judicial Center

# Historic Preservation

““ This town *is*  
historic  
preservation. ””

““ Break the stigma  
around preservation.  
It should be viewed as  
an asset, not a threat. ””

# flipper park / dawson st / macintyre park



homes large

# flipper park / dawson st / macintyre park



homes small

# flipper park / dawson st / macintyre park



historic renovation

# the importance of preservation



# historic preservation

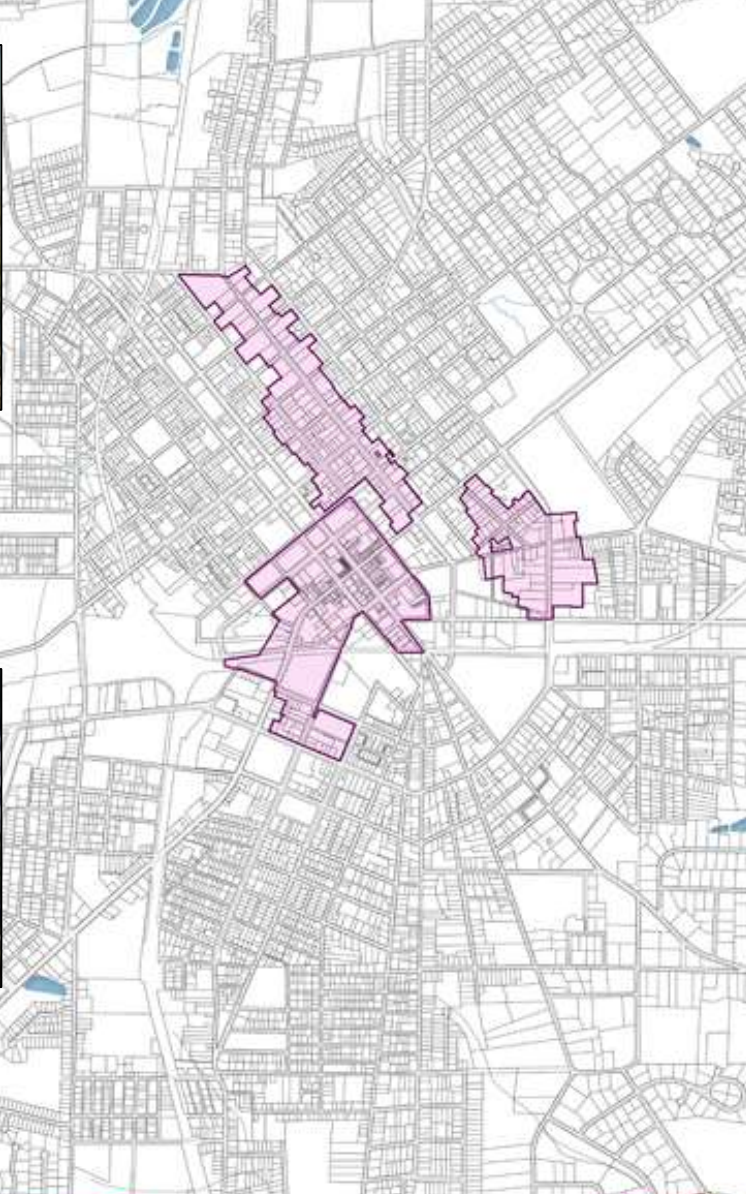


- Dawson Street Residential
- East End
- Fletcherville
- Gordon Avenue
- Paradise Park
- Stevens Street
- Thomasville Commercial
- Tockwotten-Love Place
- Dewey City





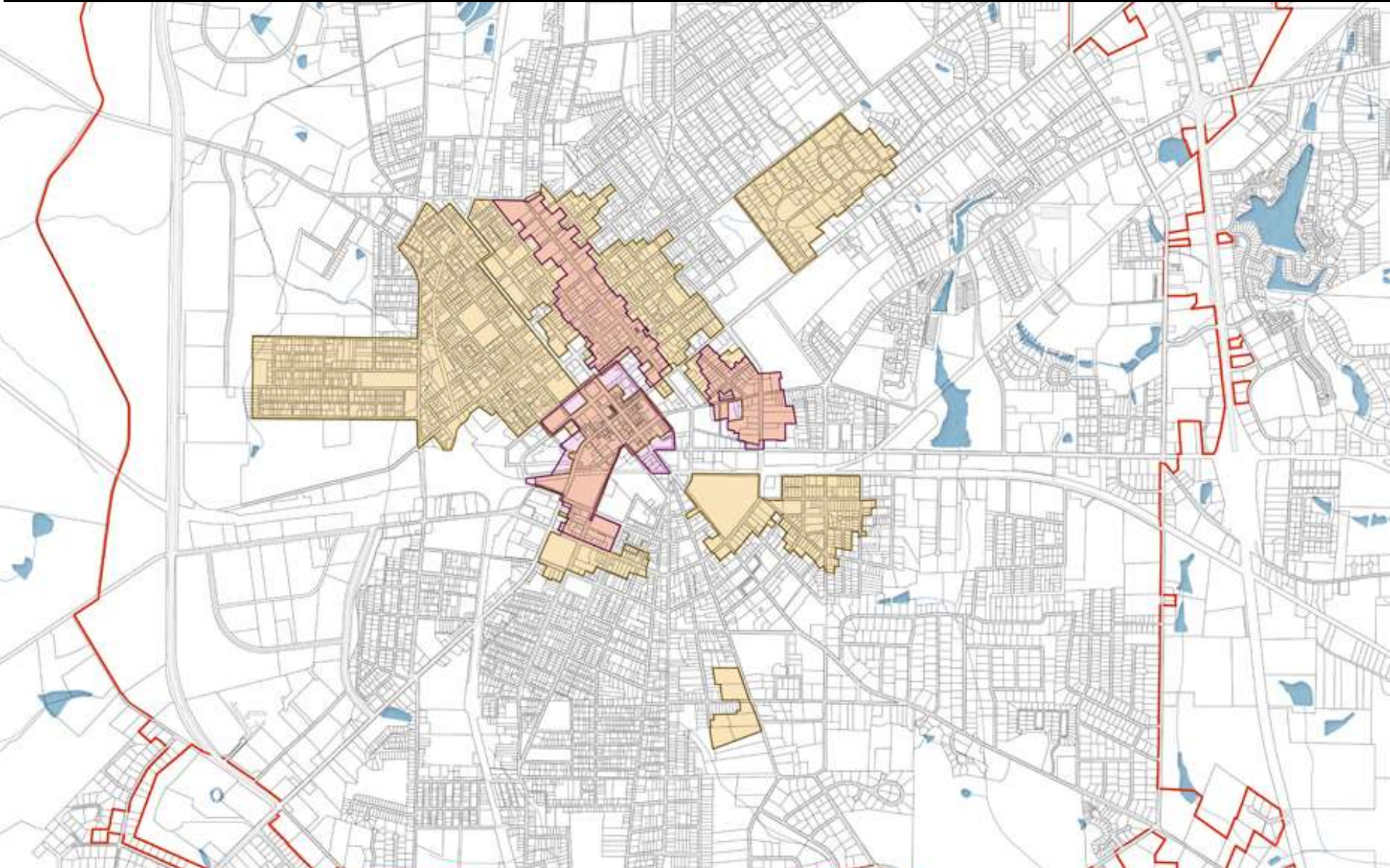
# historic preservation



- Dawson Street Historic District
- Downtown Historic District
- Fletcherville Historic District
- Tockwotten-Love Street Historic District



# historic preservation



National & Local Historic Districts

# historic preservation



Expanded  
Dawson Local  
Historic District



Paradise Park  
Local Historic  
District

- Preserves Historic Structures from Demolition
- Guides alterations with Historic Preservation Committee approval
- Plaques & Signage
- CDBG Monies

# historic preservation



Dawson  
Conservation  
District



Paradise Park  
Conservation  
District

- Preserve Street & Block Network
  - Preserves Residential (primary) uses
  - Size & scale of buildings
  - Plaques & Signage
  - Use of CDBG Money
- 
- City Preserves trees in the ROW
  - Conserves Creeks & Waterways
  - Look for preservation & Recreational opportunities in undeveloped lands

# historic preservation

- **Update 2002 Preservation Guidelines**
- **Inventory all historic structures**
- **Update the Code**

Educate on using the International Existing Building Code, further adopt land use code to allow the adaptation of buildings
- **Make sure the HPC & Landmarks are inclusive**

Insure that local boards reflect the entire community
- **a prosperous, inclusive city**

one Thomasville, help small businesses. attract industrial businesses to bring jobs, spur business attraction, retention, expansion & diverse entrepreneurship throughout the city including downtown, attract millennials, foster bringing young people back

# Lester Street



street & sidewalk improvements

# Lester Street



street & sidewalk improvements

# Lester Street



street trees



# Lester Street



infill housing

# Lester Street



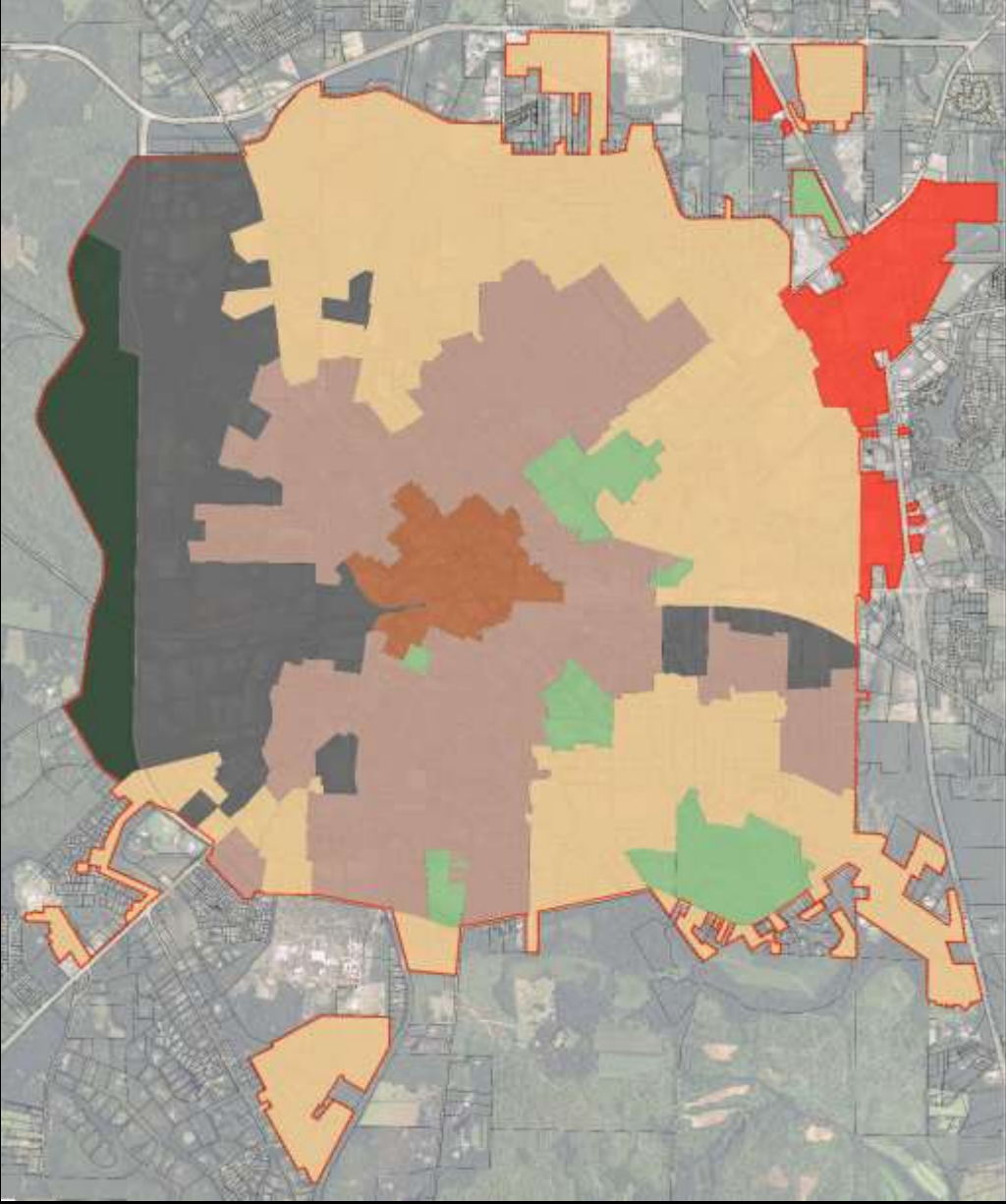
repaired housing

# Lester Street



additional infill housing

# Future Character Areas



Downtown



Traditional  
Neighborhood



Suburban



Civic



Industrial



Highway  
Commercial

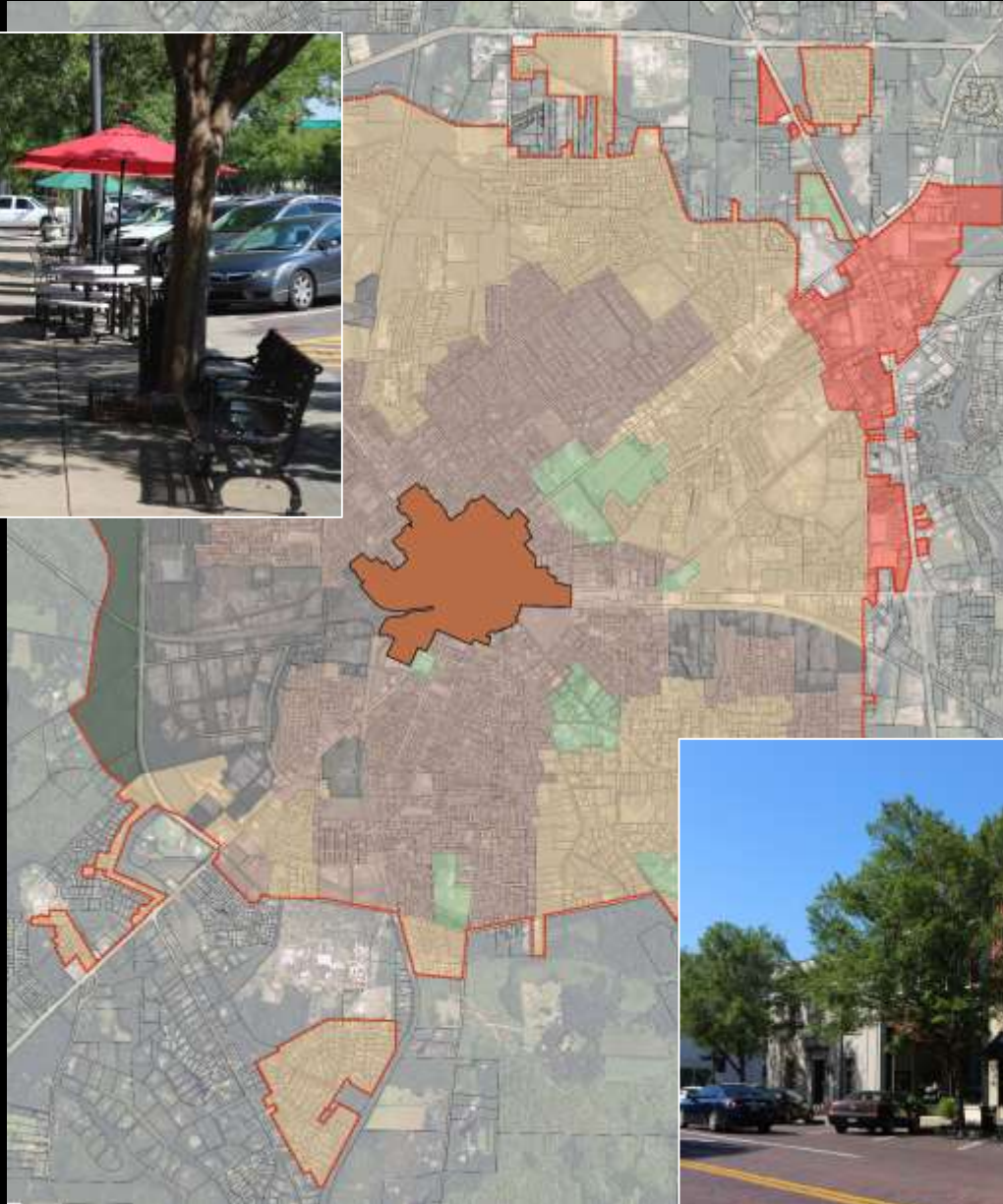


Natural



Future Character Map produced during this Charrette

# Future Character Areas



Downtown

# Future Character Areas



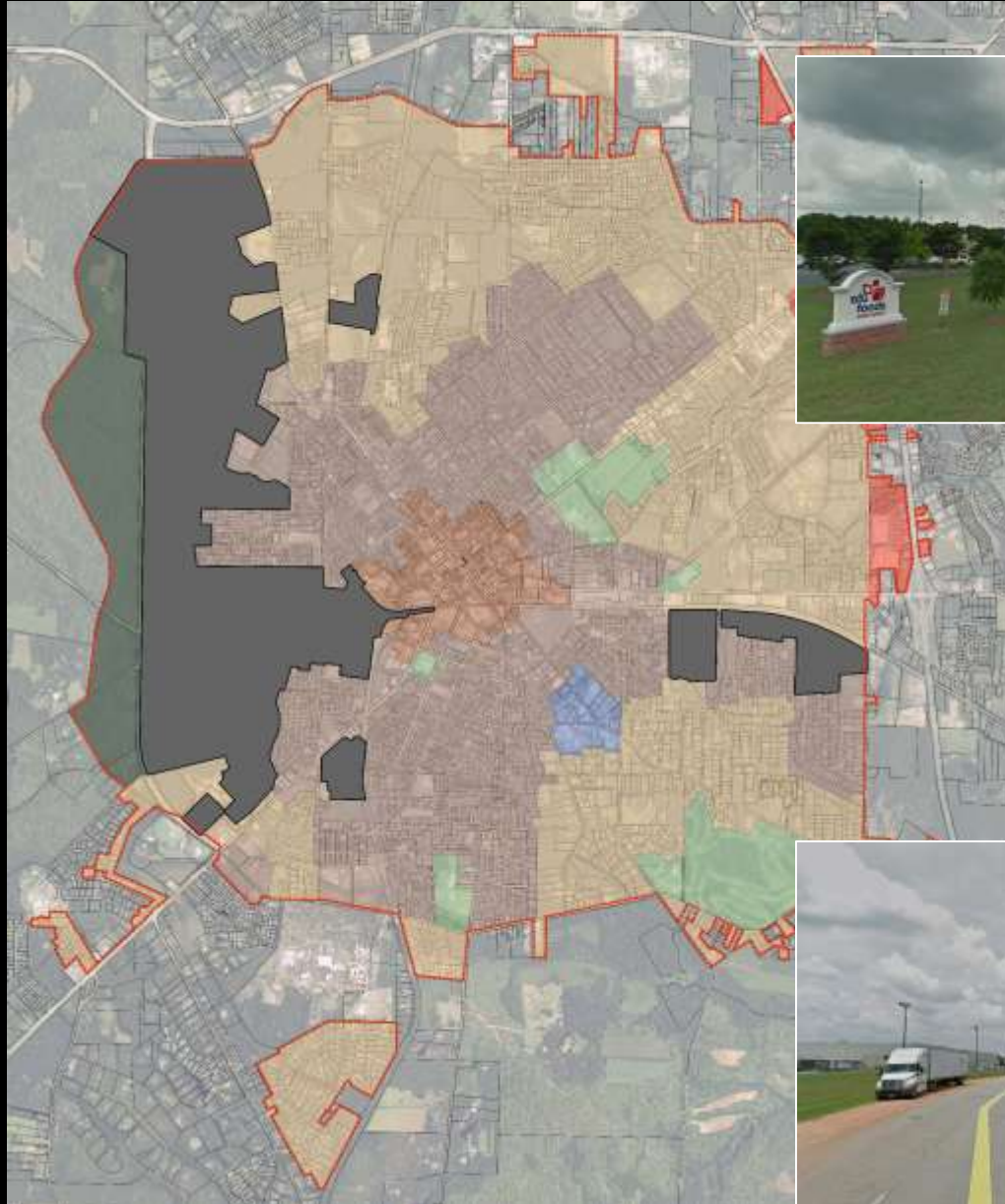
Traditional Neighborhood

# Future Character Areas



Suburban

# Future Character Areas



Industrial



# Future Character Areas

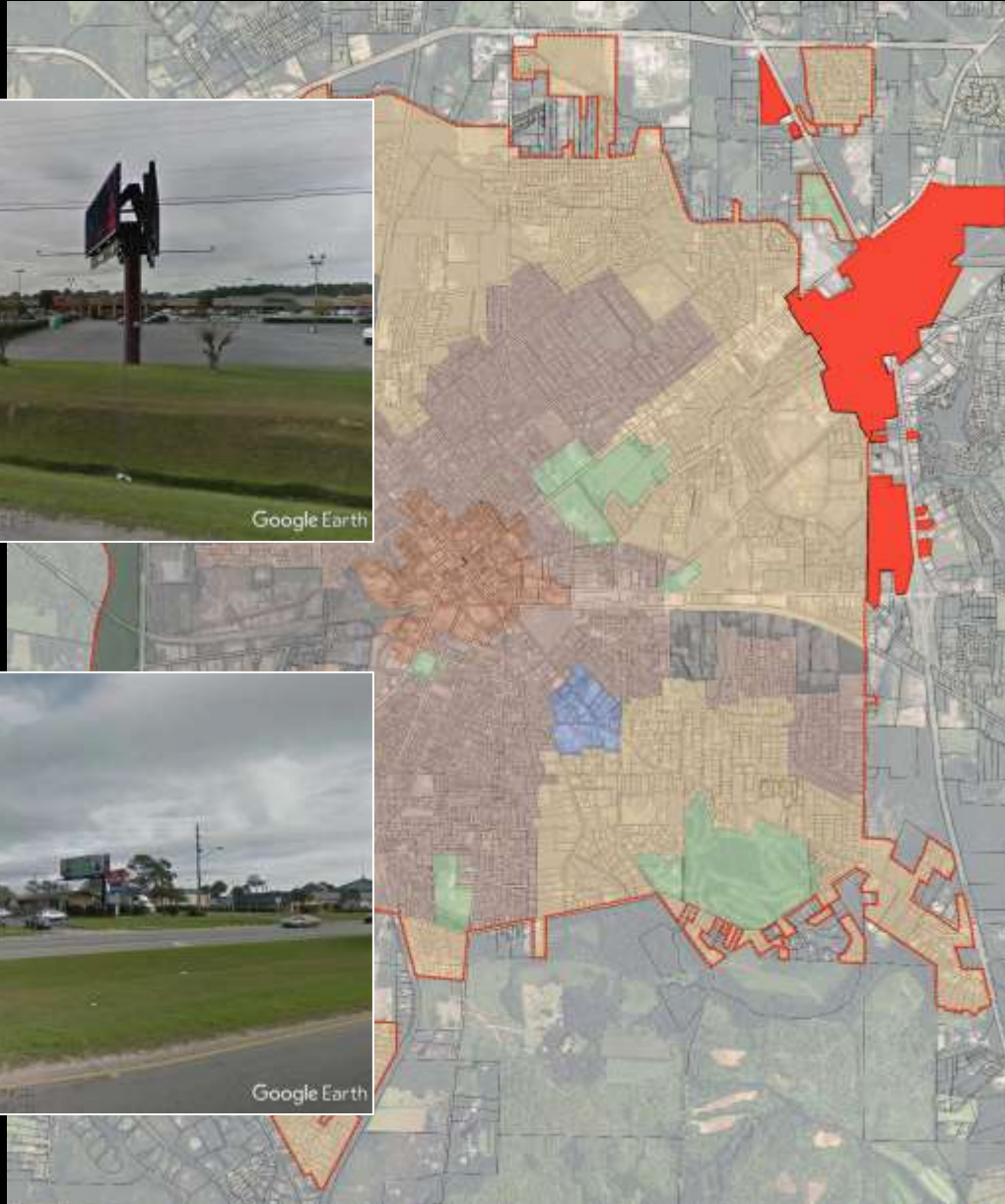


Natural

# Future Character Areas



# Future Character Areas

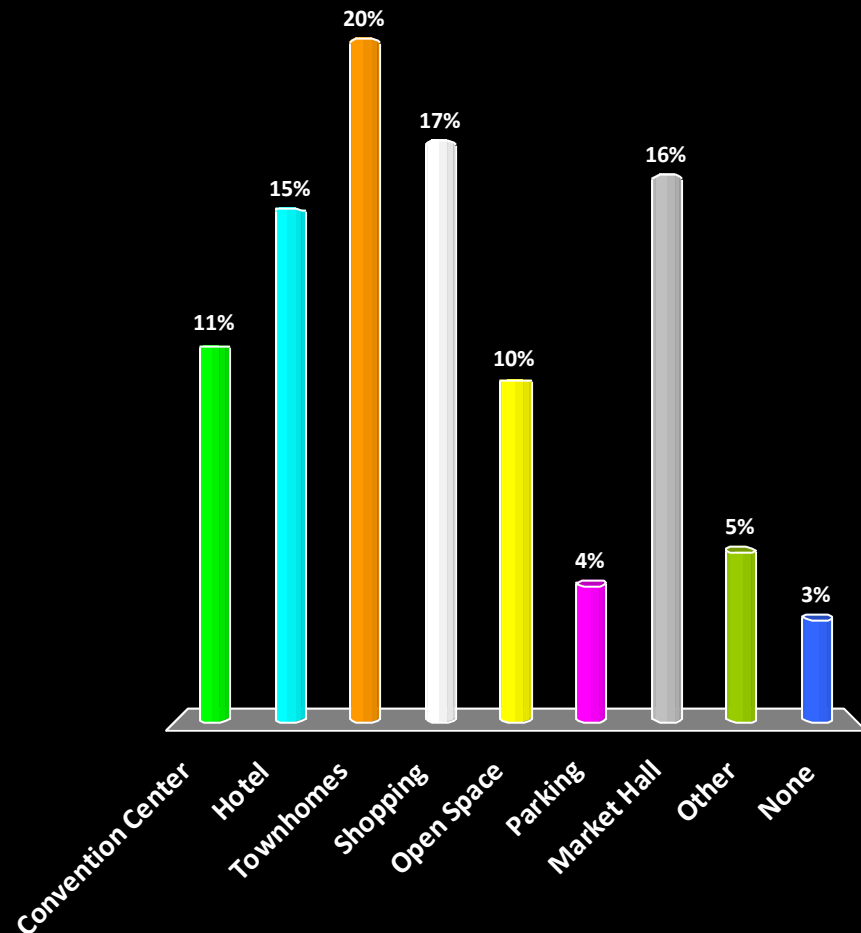


Highway Commercial

poll

# What uses would you most like to see at the Roses site? (pick up to 3)

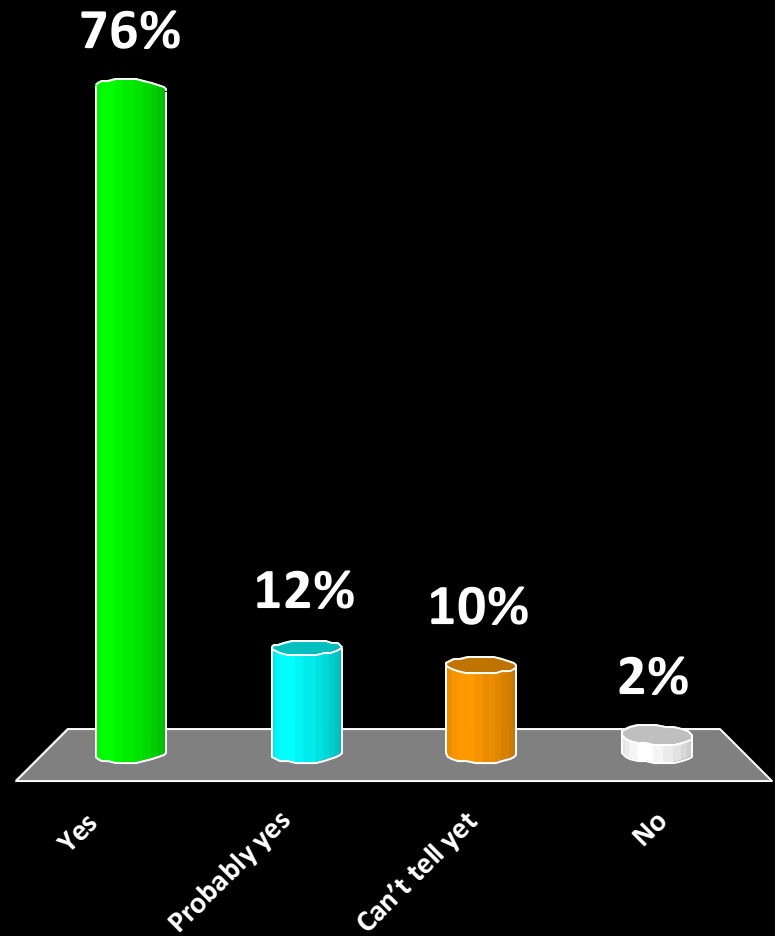
1. Convention Center
2. Hotel
3. Townhomes
4. Shopping
5. Open Space
6. Parking
7. Market Hall
8. Other
9. None



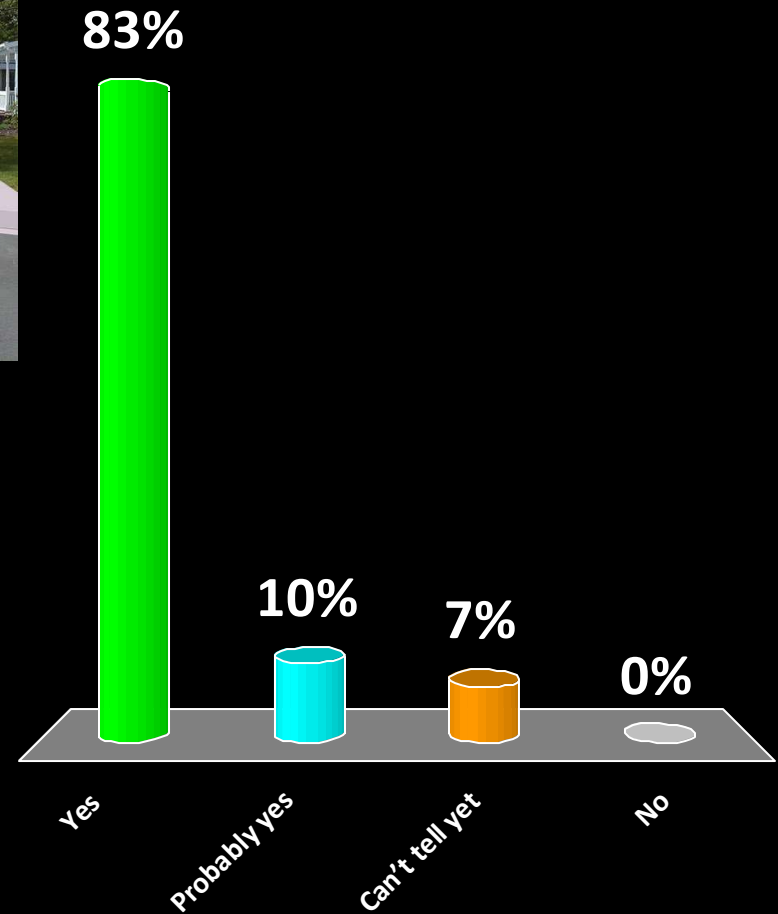
# Do you like this idea?



1. Yes
2. Probably yes
3. Can't tell yet
4. No



# Do you like this idea?



1. Yes
2. Probably yes
3. Can't tell yet
4. No

# maximize connectivity & build great streets





# principle 1. urban form first

*LU1 – TR2*

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



# *walkability*

---

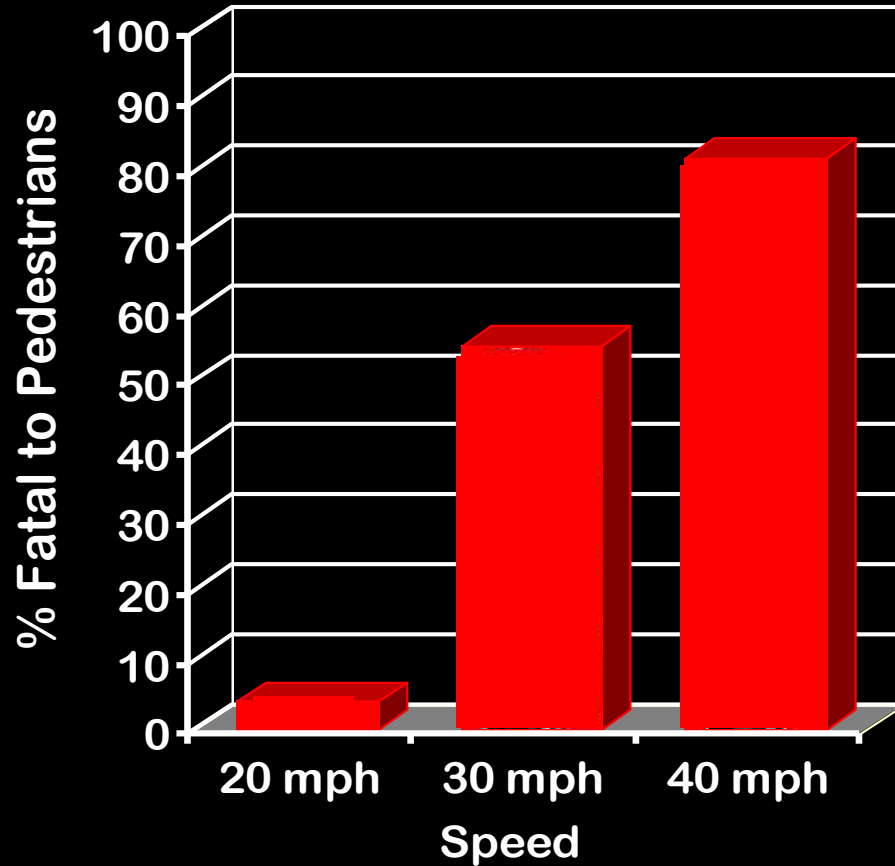
- determine context 1<sup>st</sup>!
- to walk or not to walk?
- discuss function...
- then, the street design details

## principle 2. speed

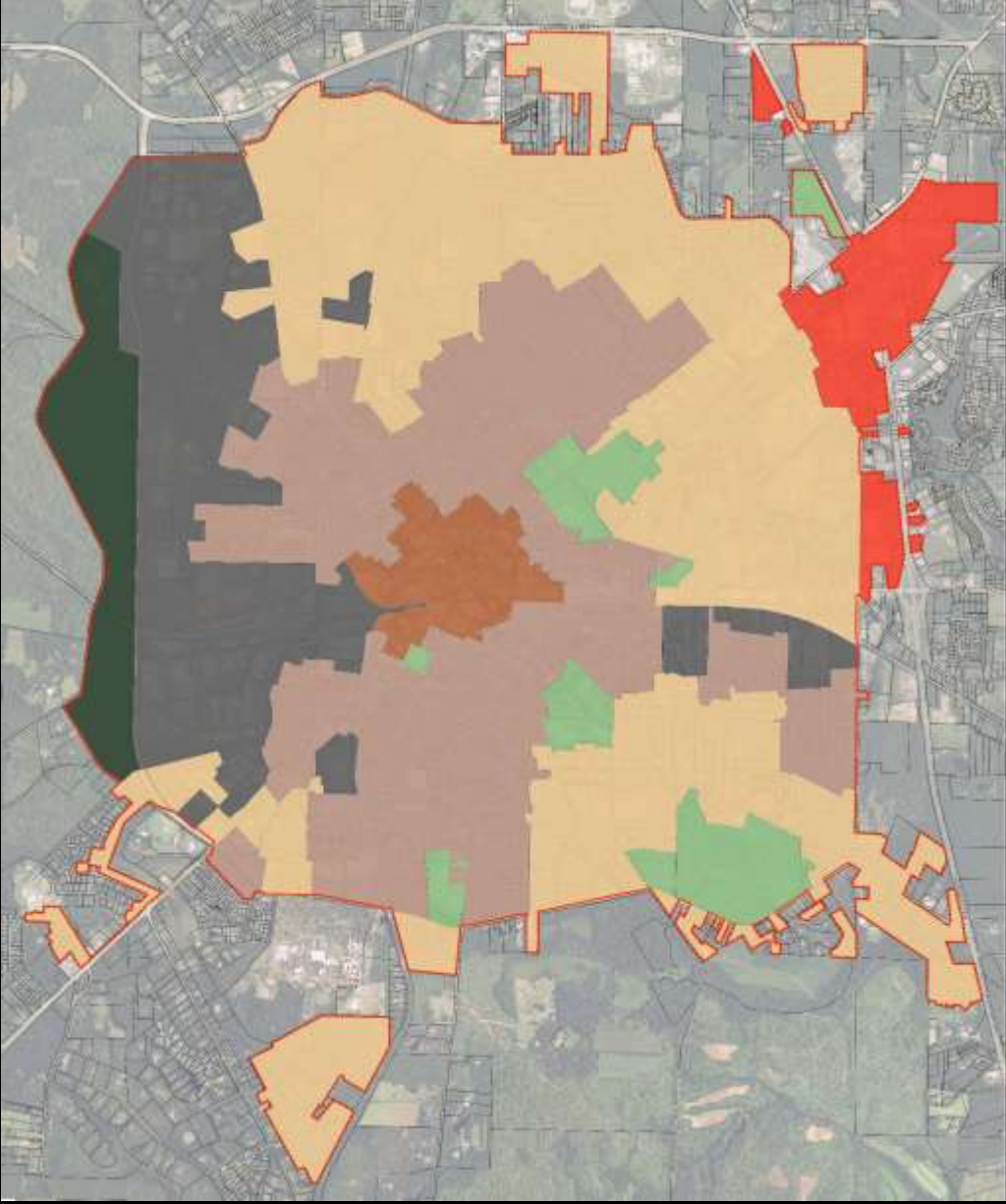
*lower vehicle speed is vital to liveability*



# *pedestrian fatalities & speed*



# Future Character Areas



Downtown



Traditional  
Neighborhood



Suburban



Civic



Industrial



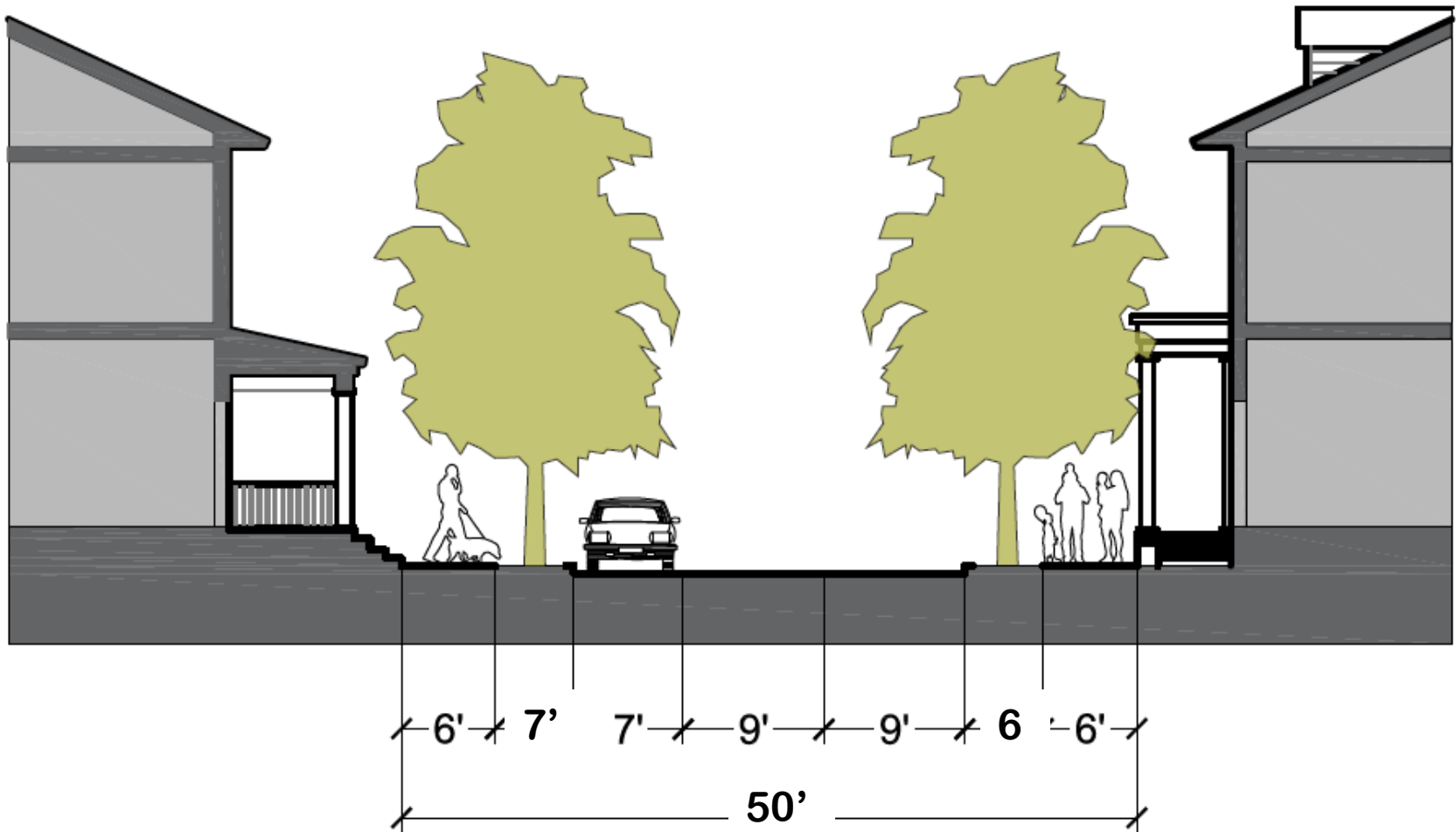
Highway  
Commercial



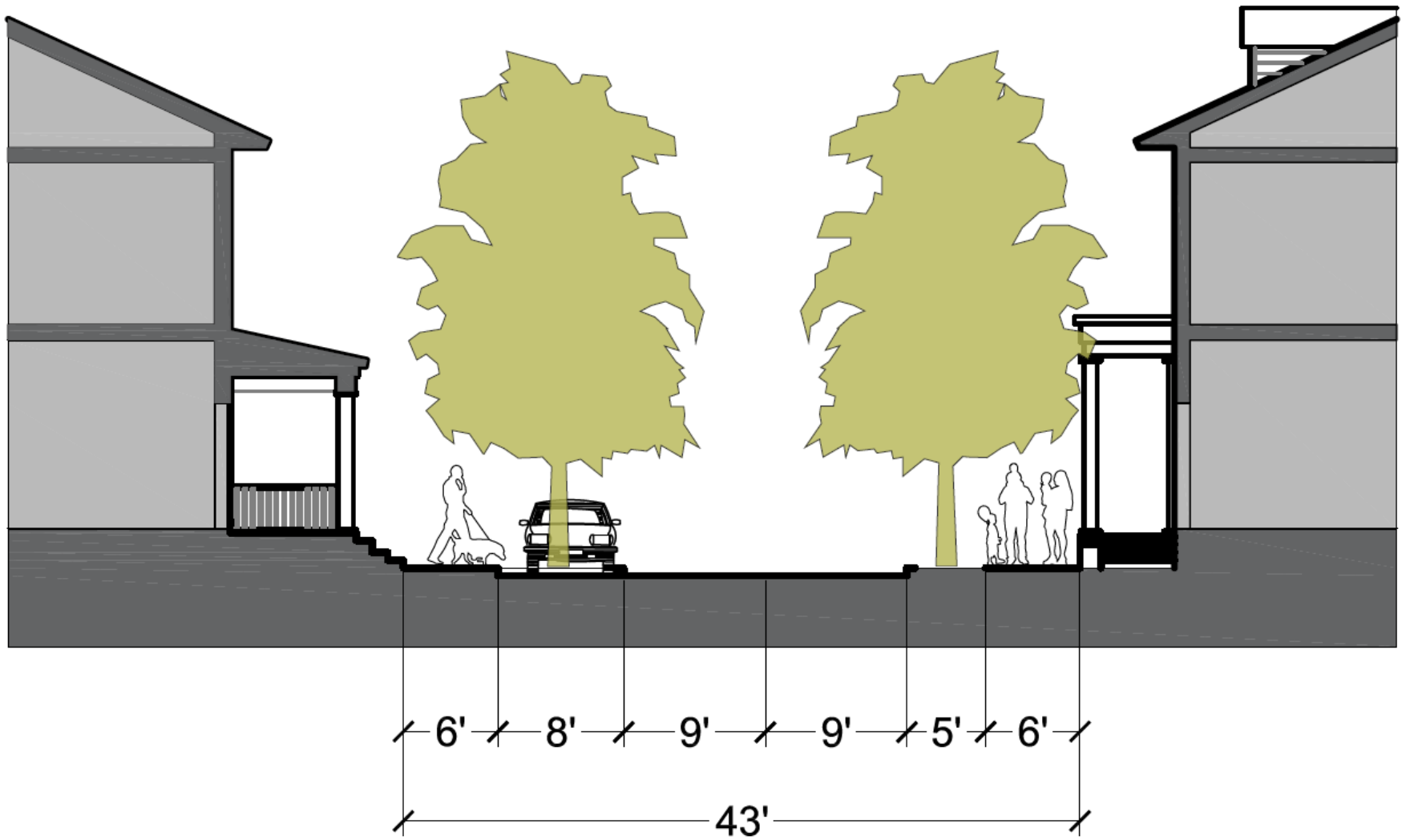
Natural



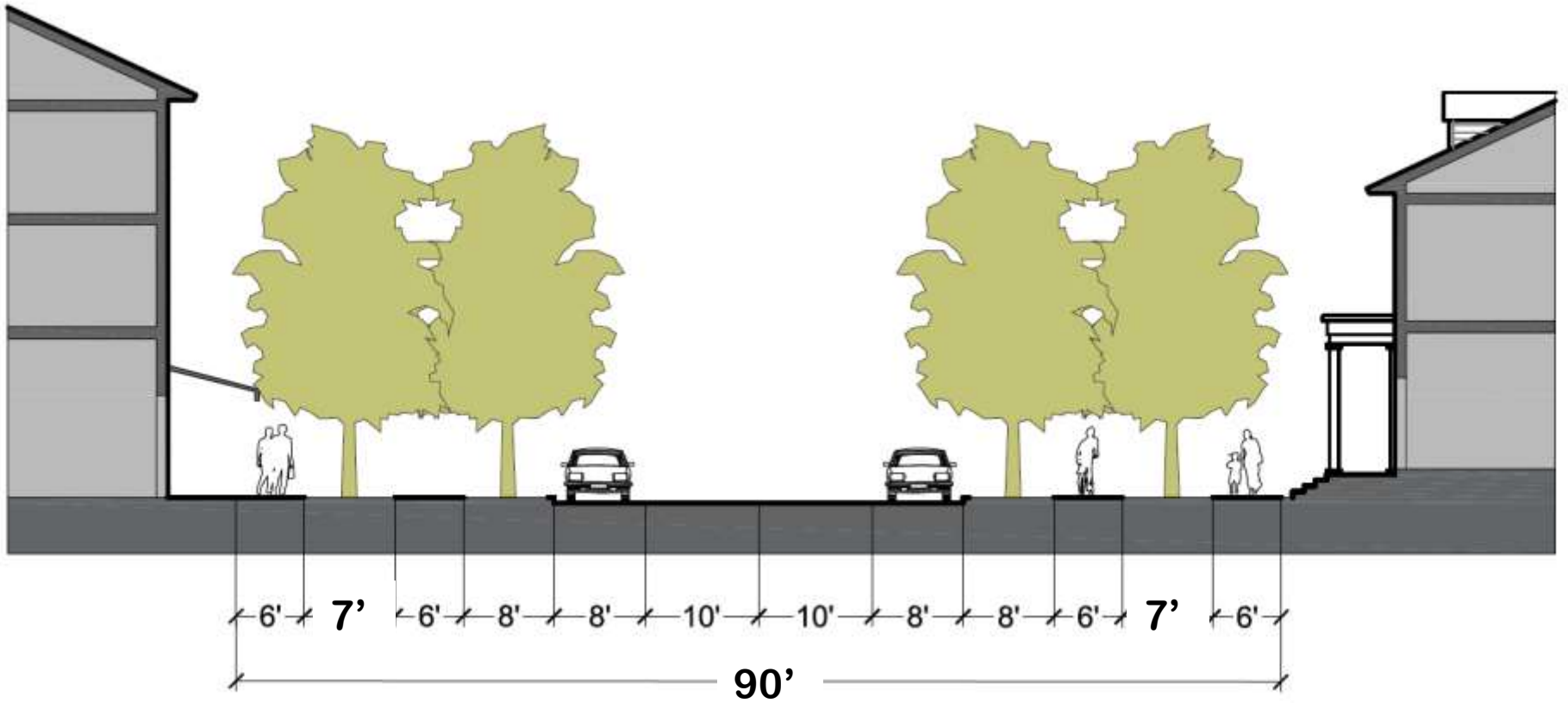
Future Character Map produced during this Charrette



**Neighborhood Street ST 50-25**

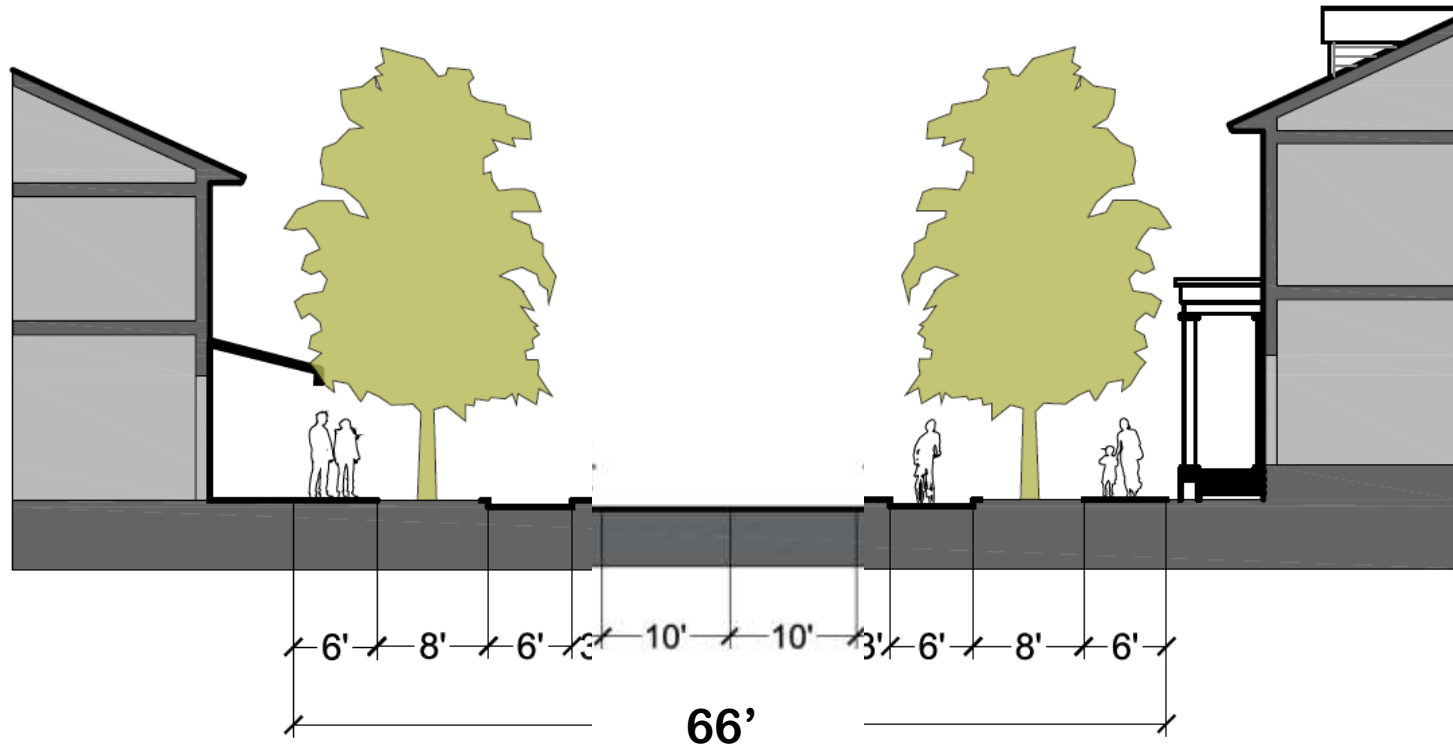


**Neighborhood Street ST 43-26**

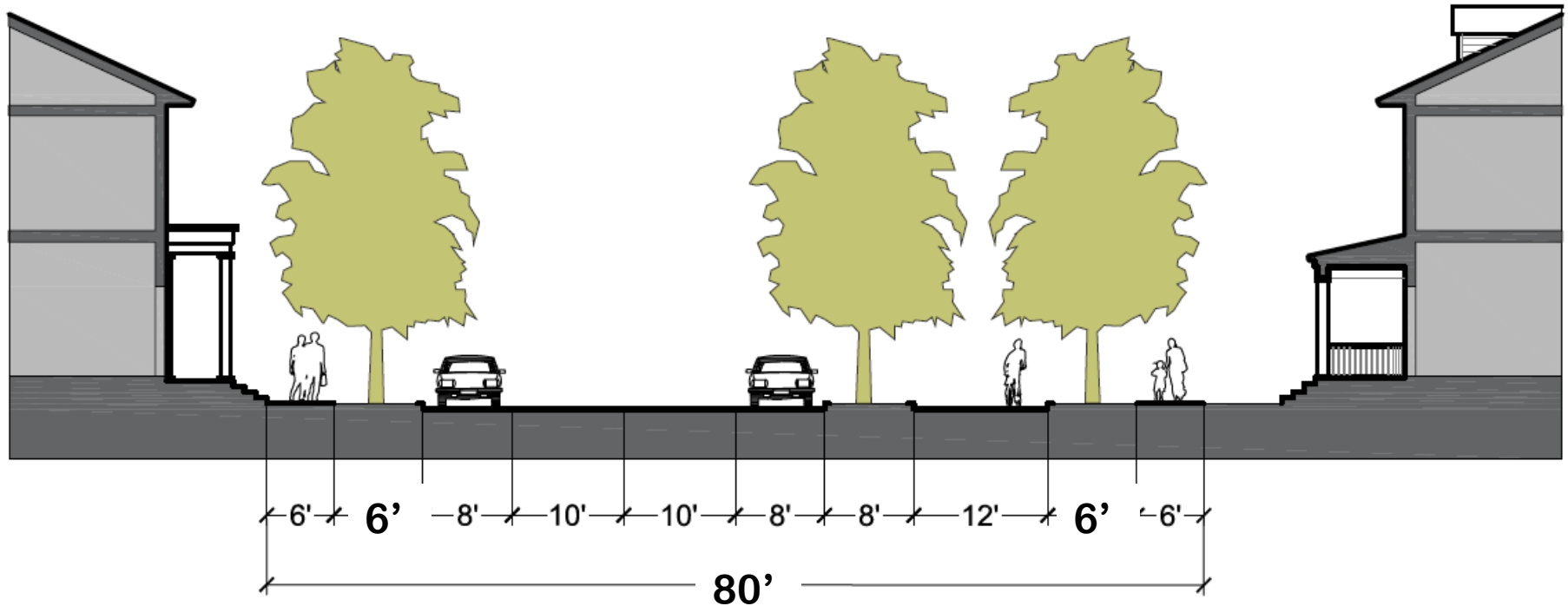


**Traditional Street ST 90-36 B**  
**Separate Bike Path**



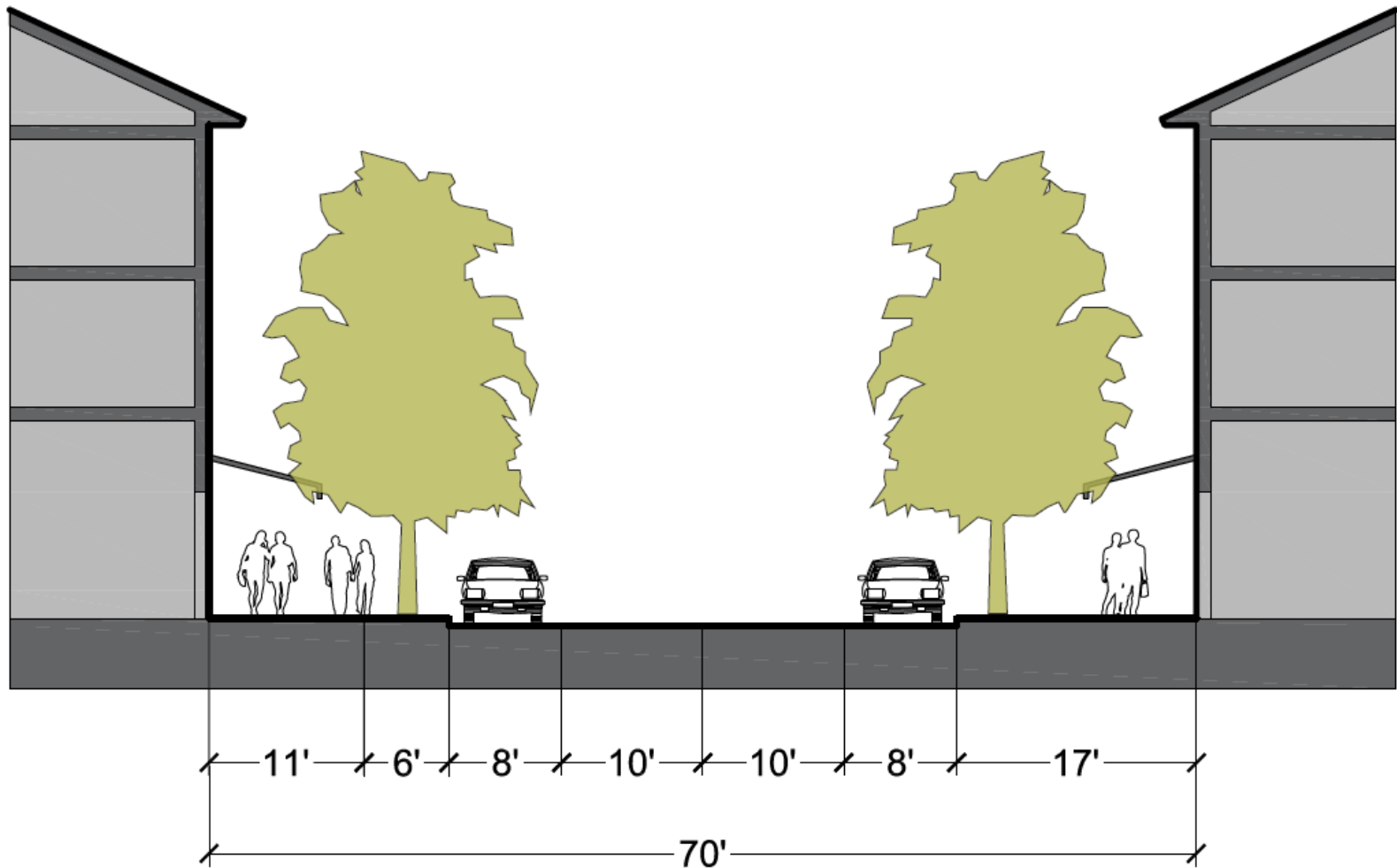


**Traditional Street ST 66-36 B**  
**Separate Bike Path**



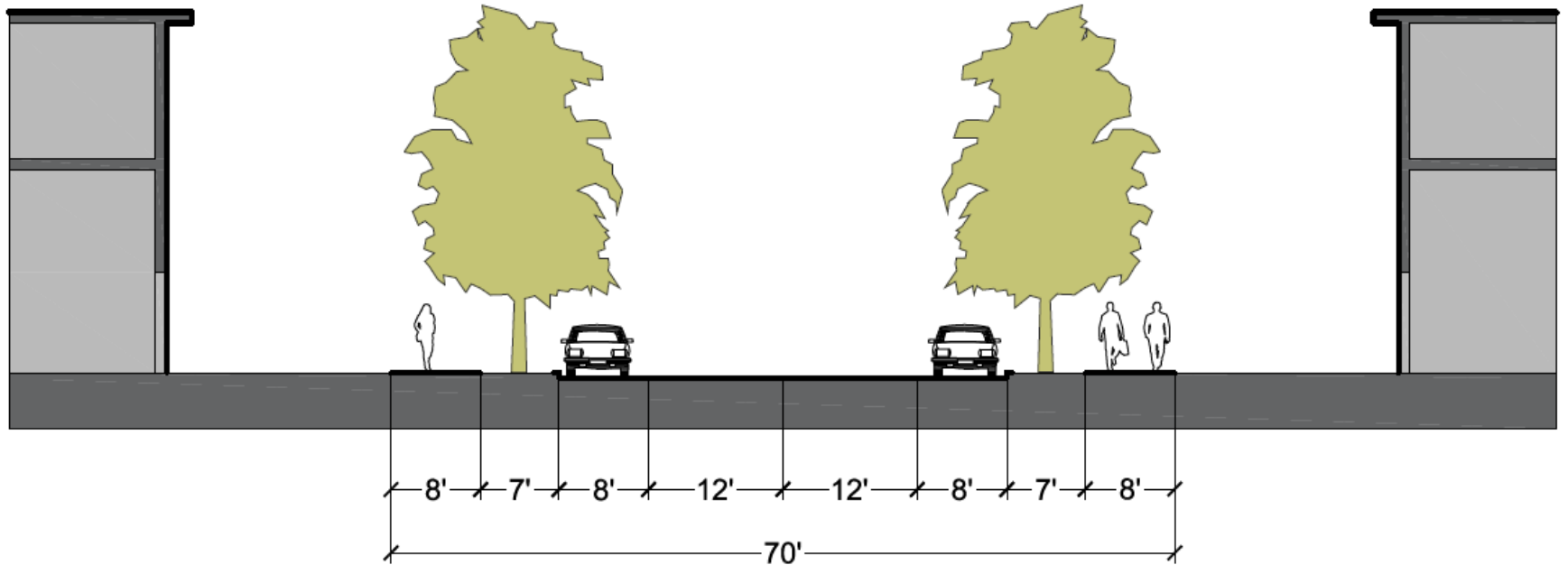
**Traditional Street ST 80-36 B**  
**Separate Bike Path**

# Main Street





# Industrial Street 1



## Parking

Current Data

Establish a Committee Process

Create Info Page Bi-Monthly



Figure 1: Study Area Boundary Map

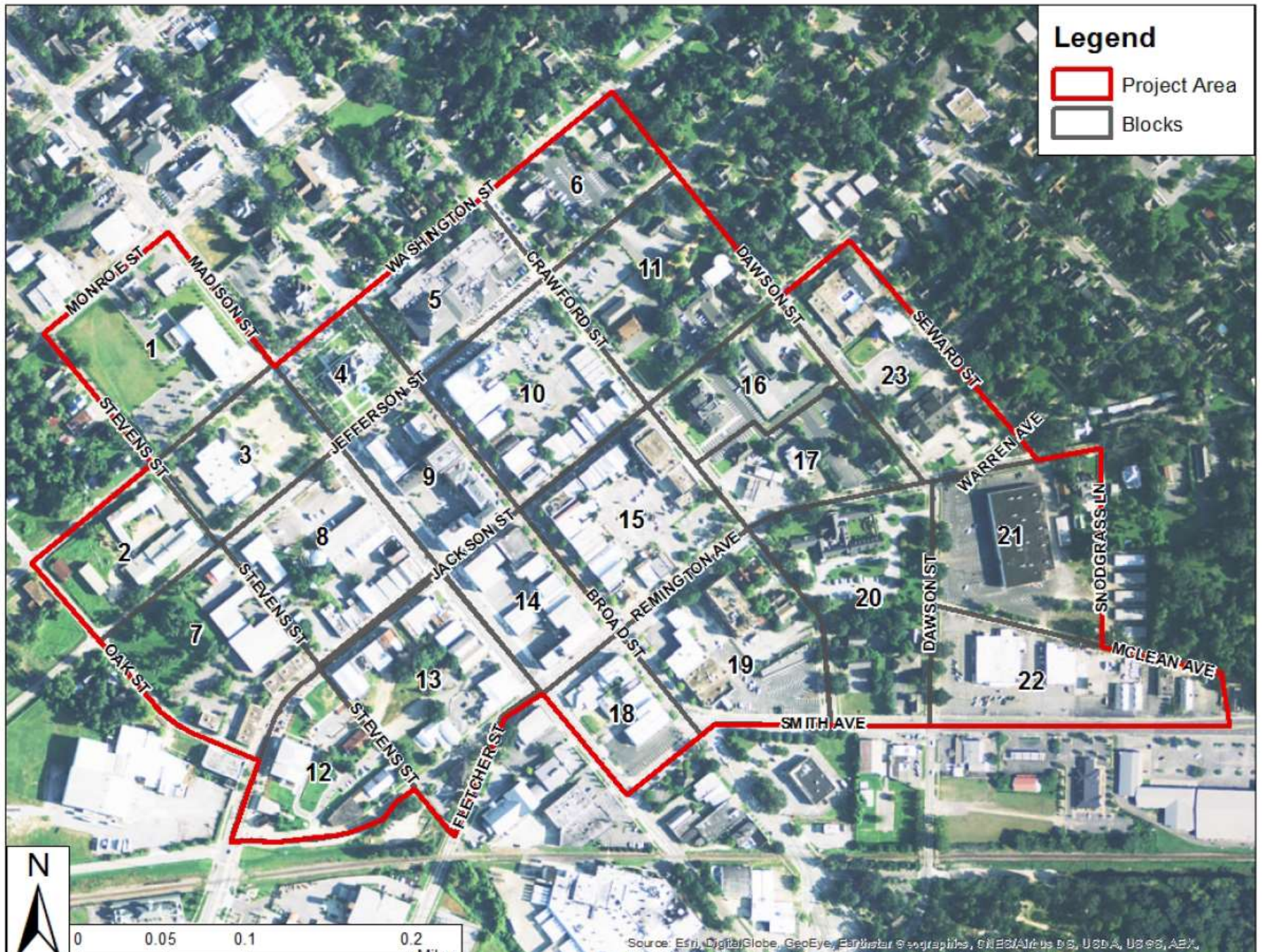


Figure 5: Parking Utilization by Block: Friday 12:00pm

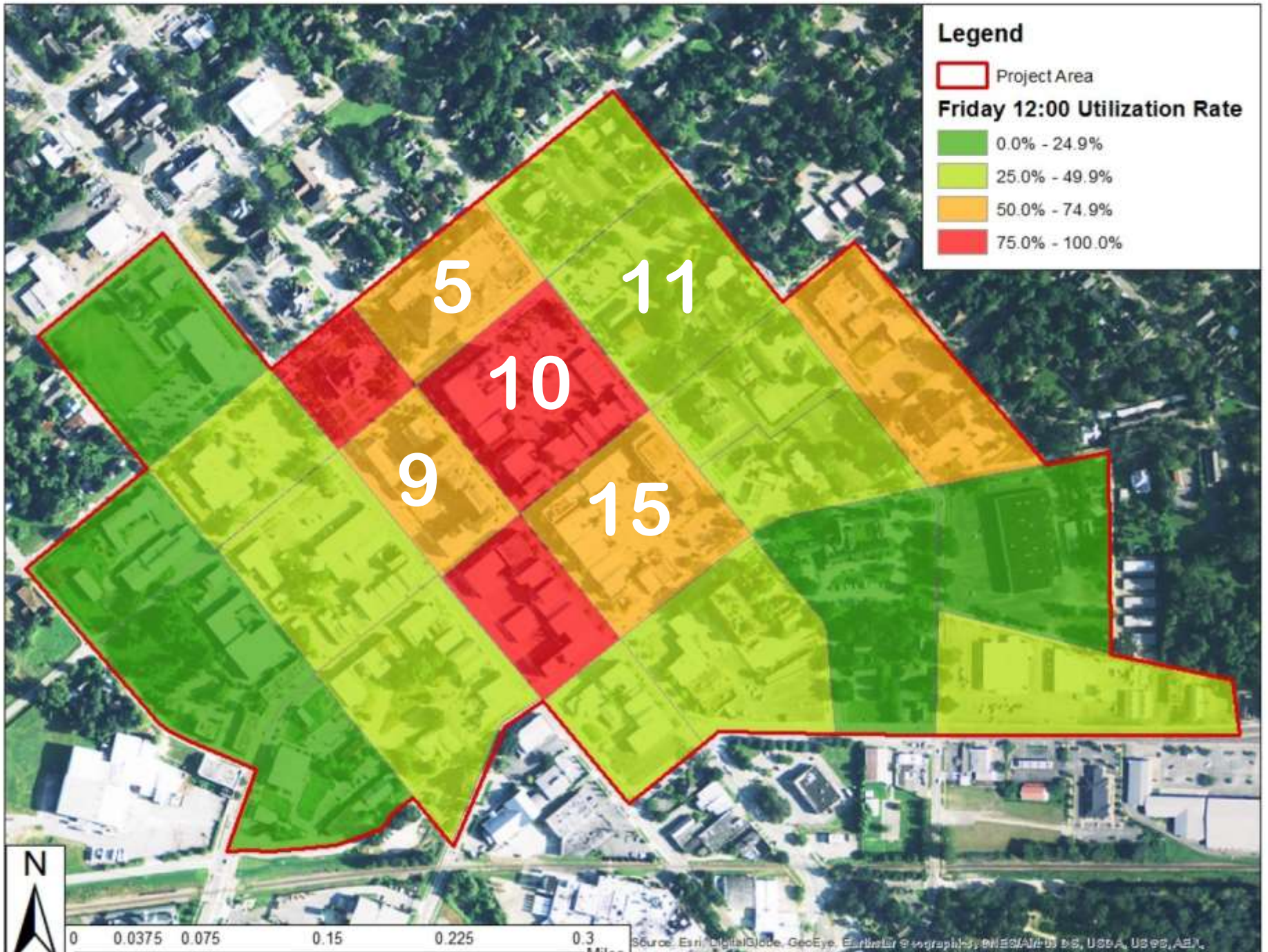
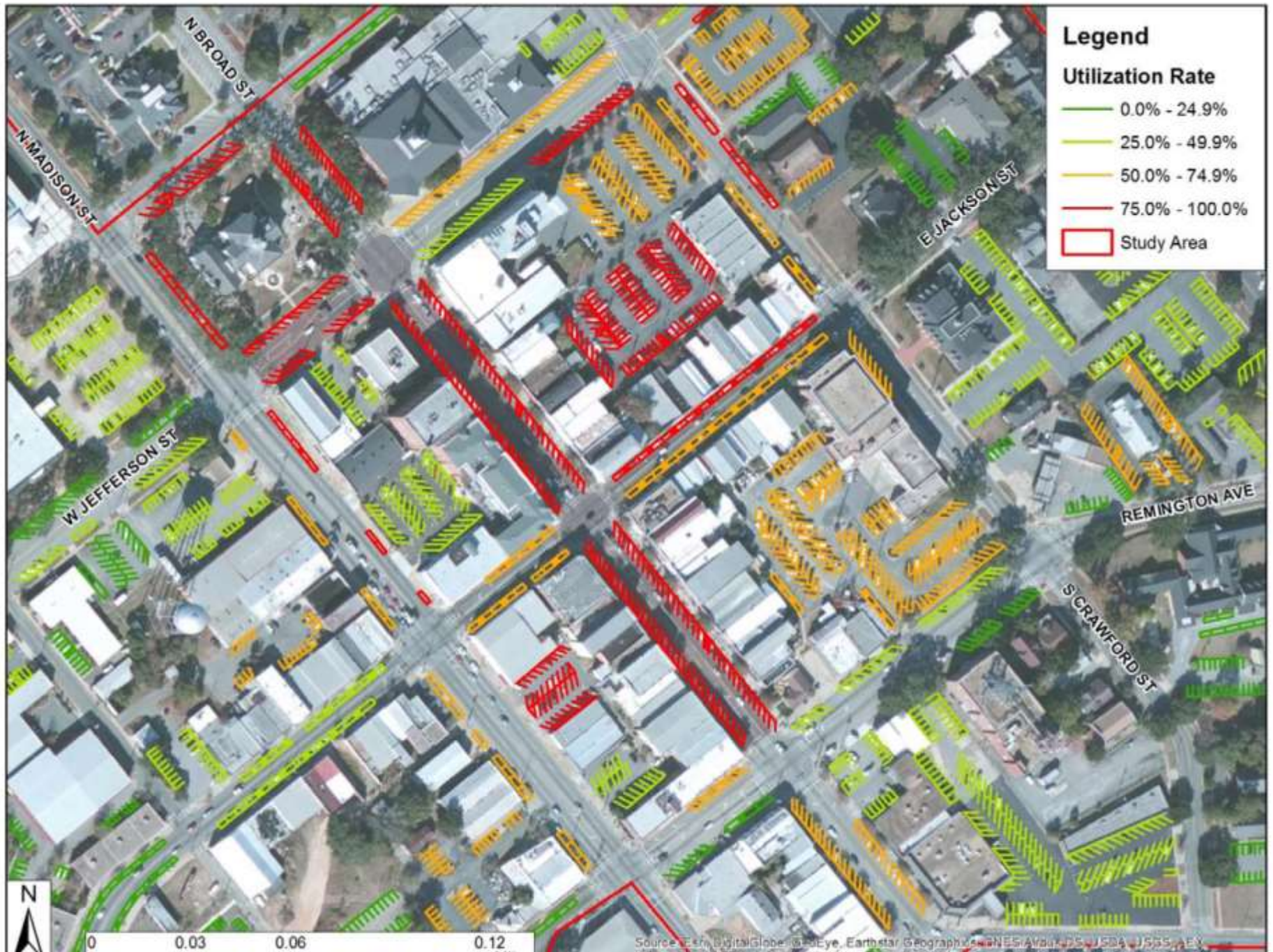
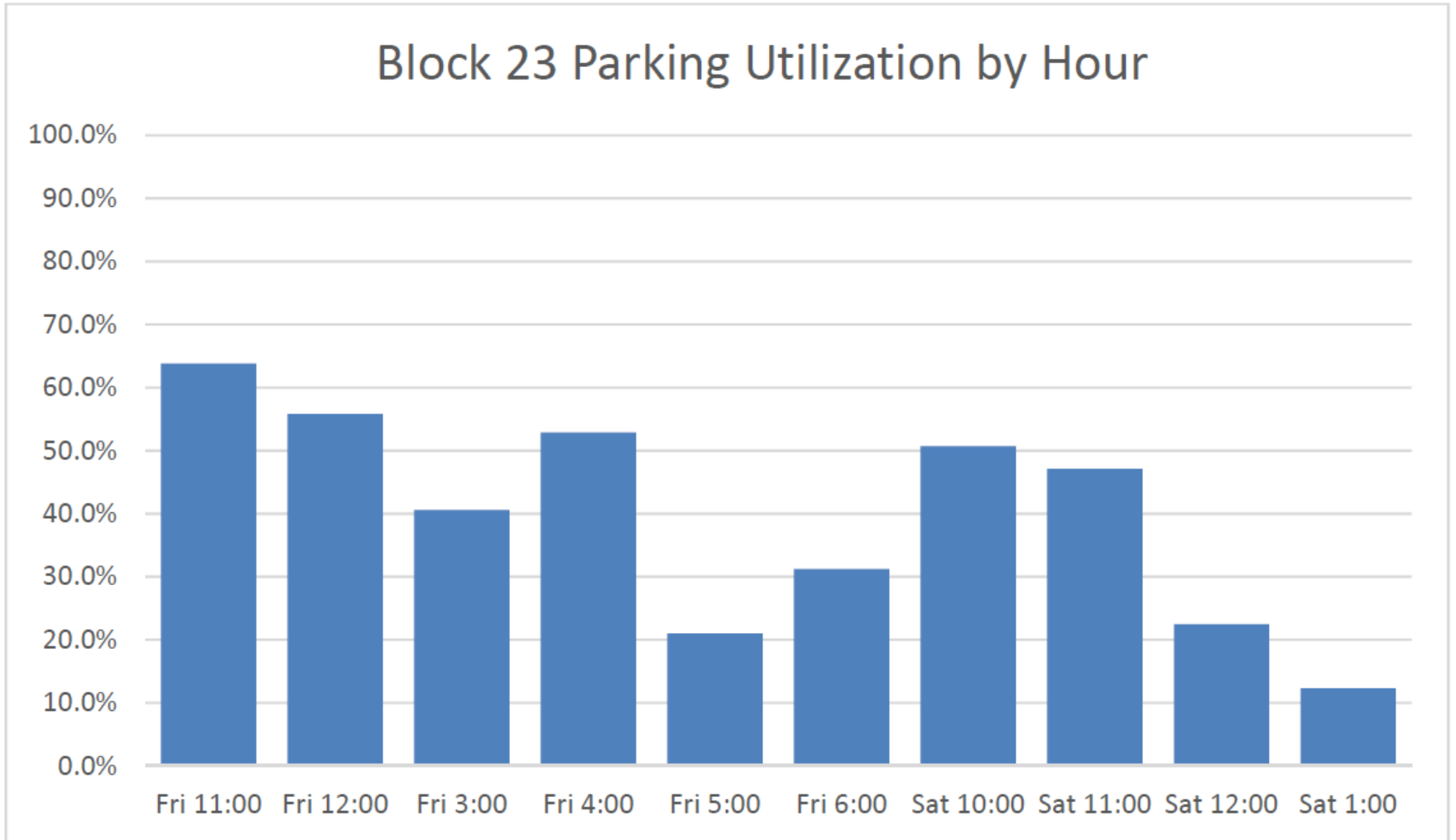


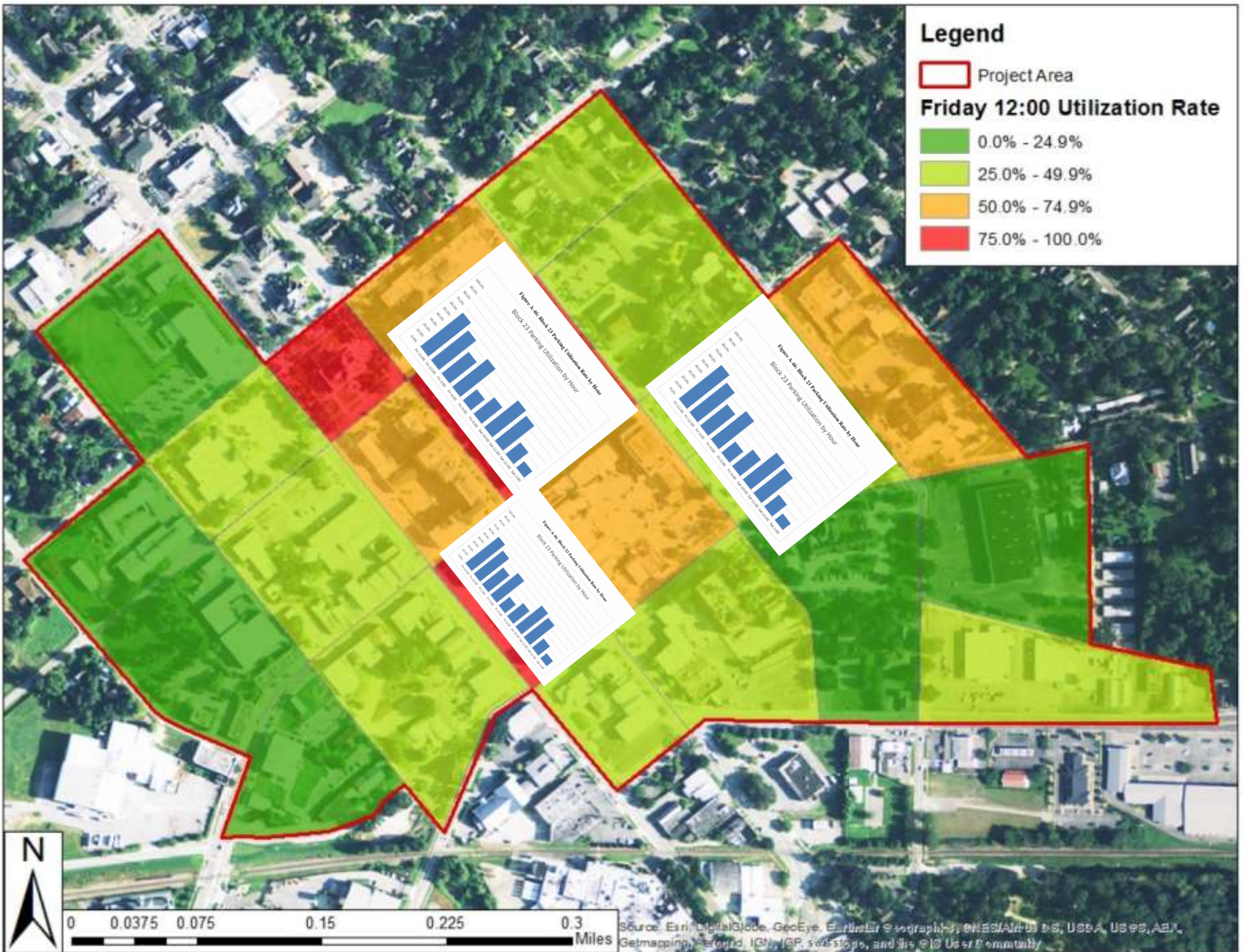


Figure 14: Average Parking Utilization Rate by Lot During Lunch Hours on Friday (11:00am & 12:00pm)

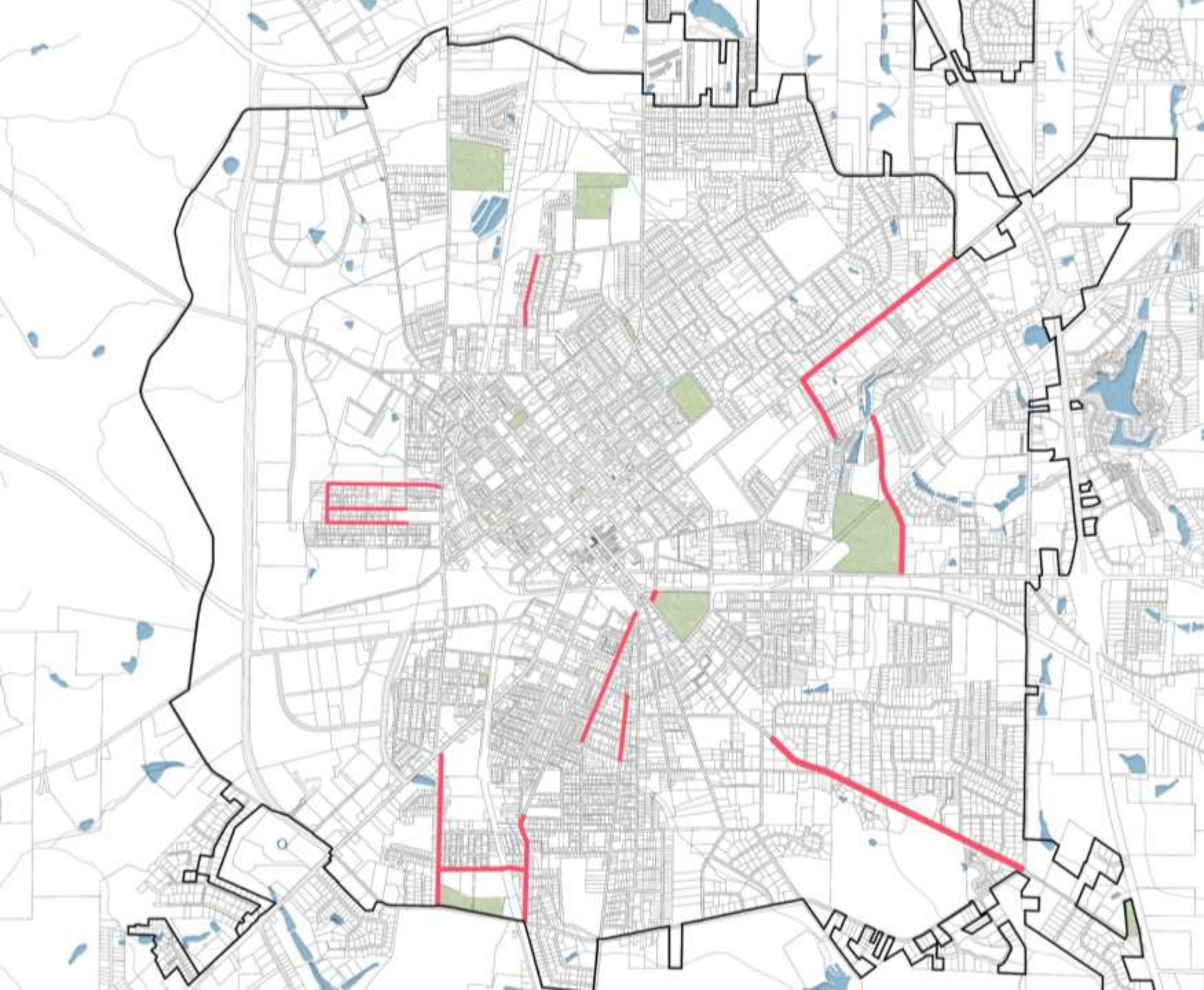


**Figure A-46: Block 23 Parking Utilization Rate by Hour**











Clay Street - Typical Collector

Sections

Speeds

Parking

Bike

TREES

30  
mph

25  
mph



Traditional Network – Clay Street Example

# Clay Street - Typical Collector

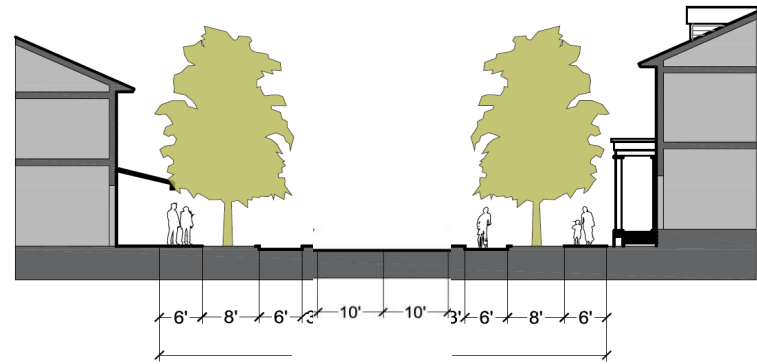
Sections

Speeds

Parking

**Bike**

TREES



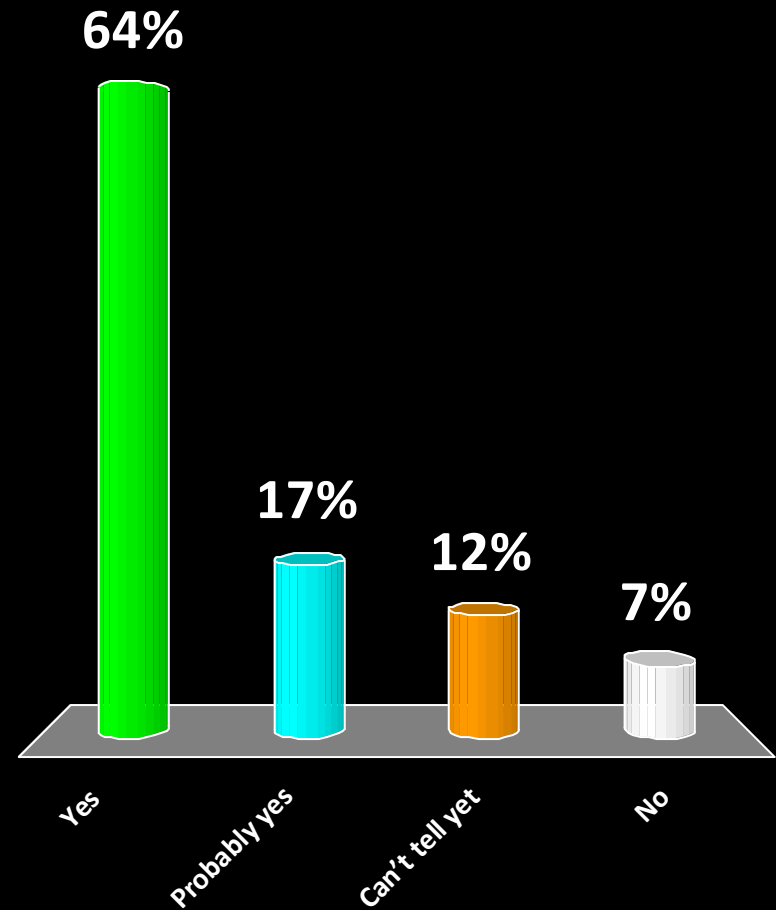
Traditional Network – Clay Street Example



poll

# Do you think the **draft** ideas presented tonight are on the right track?

1. Yes
2. Probably yes
3. Can't tell yet
4. No



# Thomasville Blueprint

A New Comprehensive Plan for Thomasville

*Thank you*



DOVER, KOHL & PARTNERS  
town planning

*Hall Planning & Engineering*

*Bruce Tolar Architect*

*Daedalus Economic Services*

*Linkscape 360*

*Fontaine Maury*

*Gallinar Planning*

*Urban Advantage*

