



BLUEPRINT

2028

Thomasville

OUR PLAN FOR THE FUTURE



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

# 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

# workshop 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: Street Design & 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

# project timeline

2017

2018



# Hands-on Design Session



150+ people



# Hands-on Design Session Presentations



150+ people

# one word card

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

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

IN THE FUTURE:

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

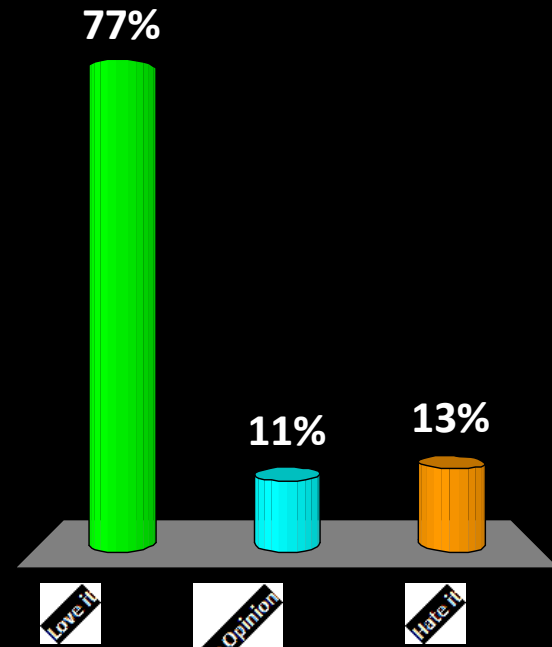
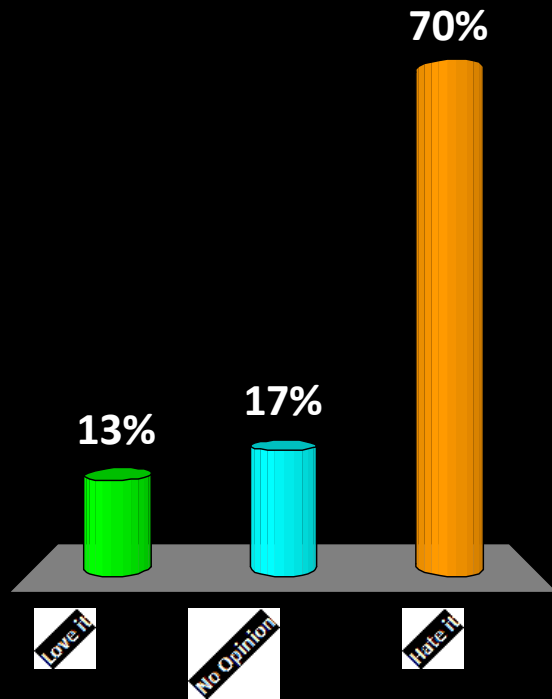
# ONE WORD about Thomasville...

NOW:



150+ people

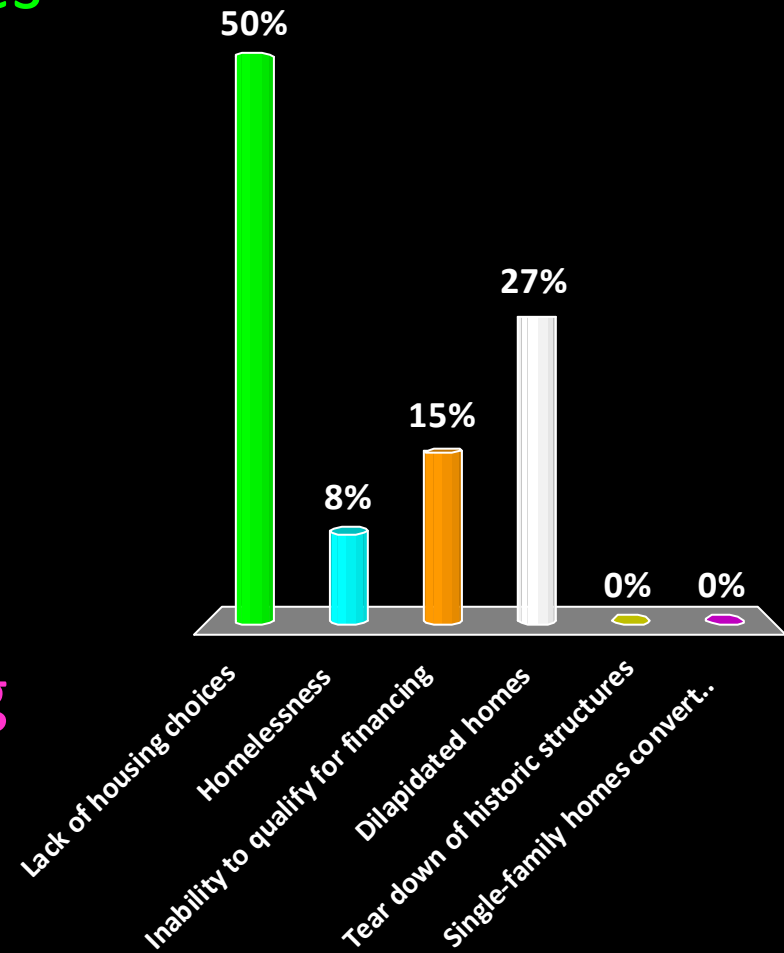




housing poll

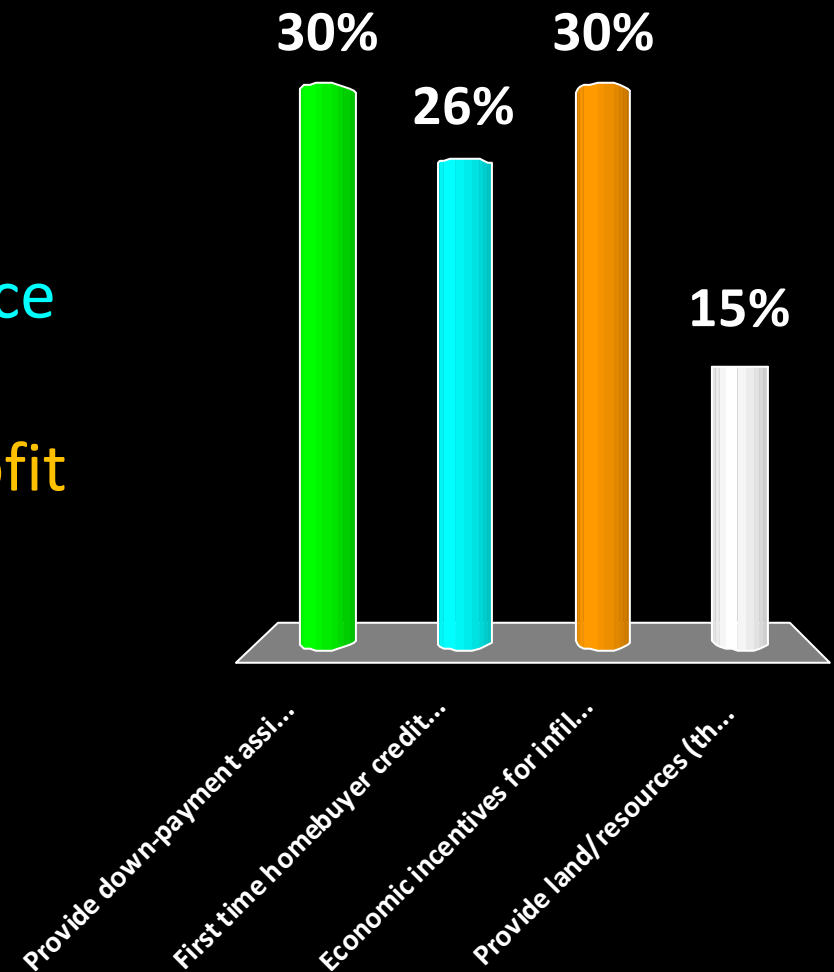
# What are the general housing concerns affecting Thomasville?

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



# What strategies can the city implement to create affordable housing?

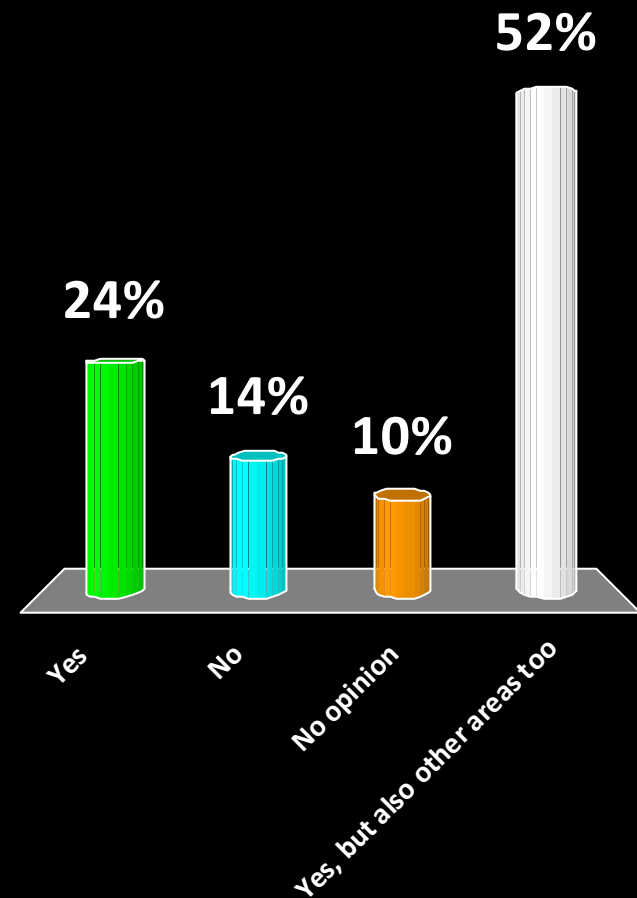
1. Provide down-payment assistance to first time homebuyers
2. First time homebuyer credit recovery assistance
3. Economic incentives for infill housing to non-profit developers
4. Provide land/resources (through the land bank) for building homes





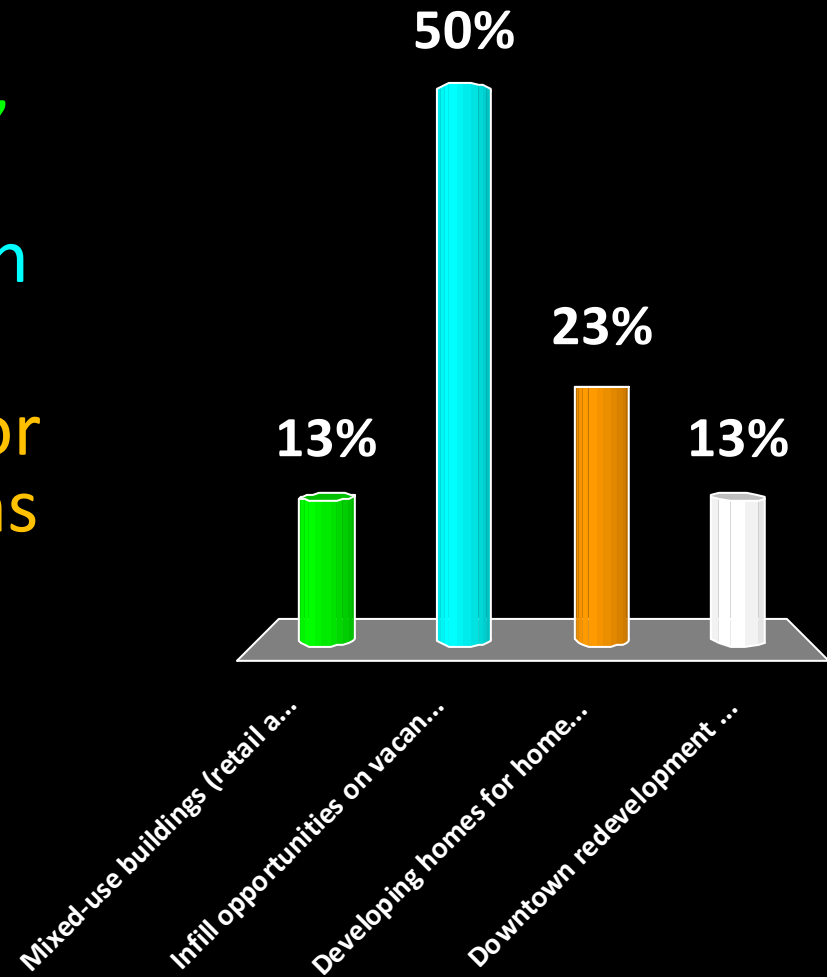
# Should there be a concentrated effort to create downtown housing?

1. Yes
2. No
3. No opinion
4. Yes, but also other areas too



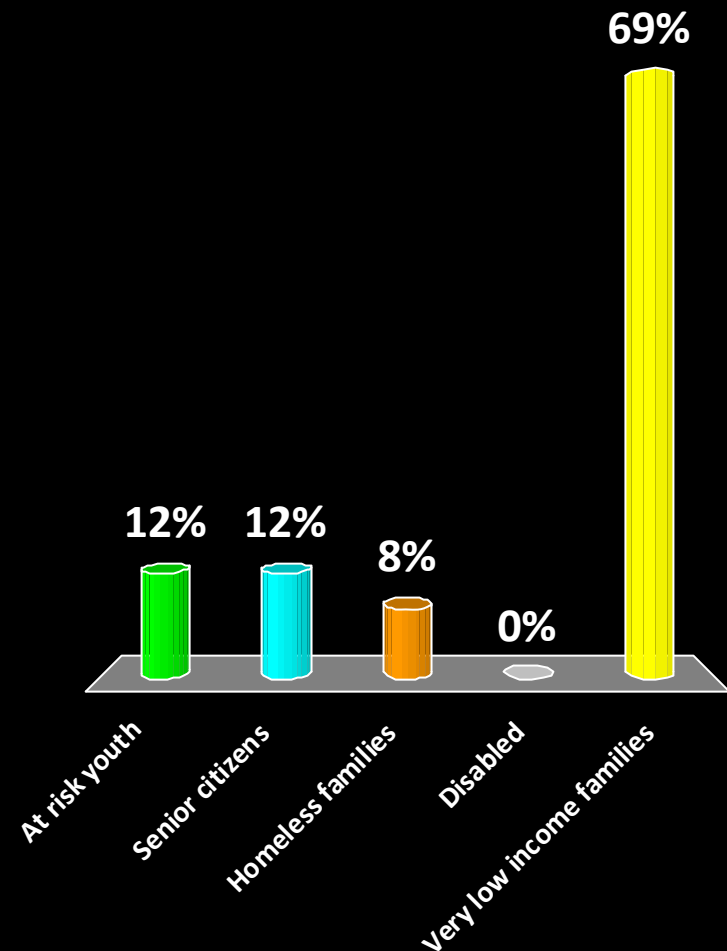
# What is the biggest opportunity for housing in Thomasville?

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



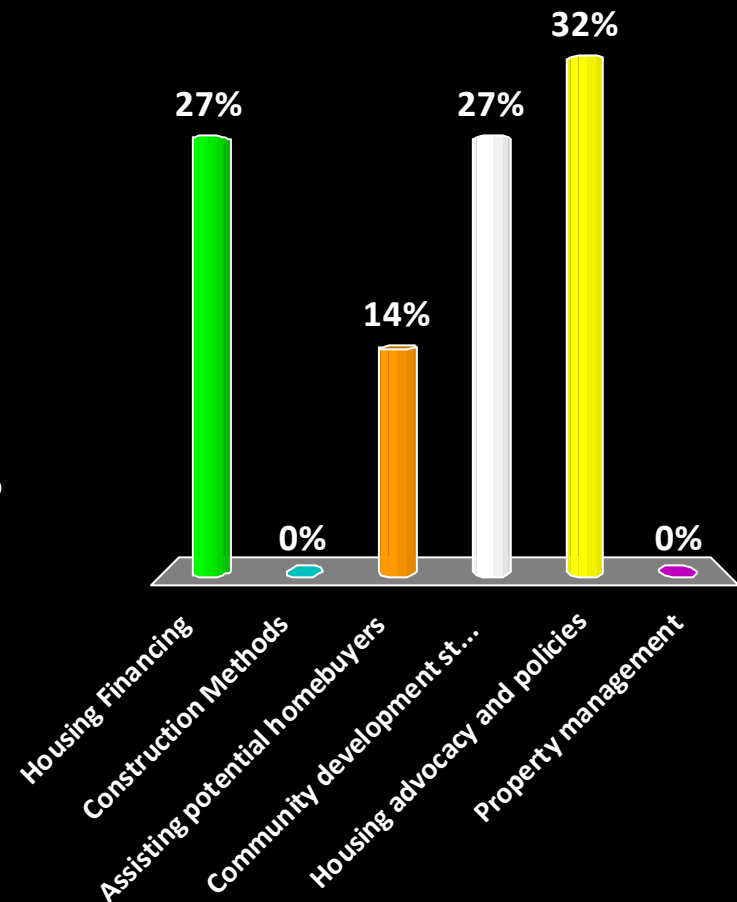
# Which population do you think face an affordable housing crisis?

1. At risk youth
2. Senior citizens
3. Homeless families
4. Disabled
5. Very low income families



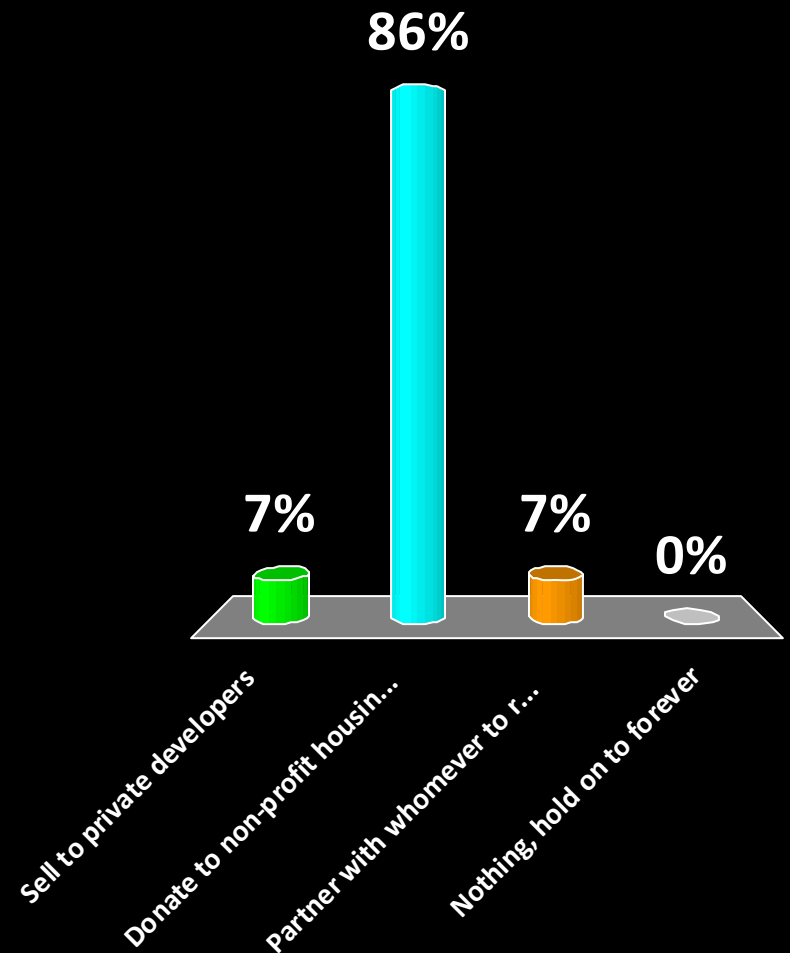
# If you work in the housing sector, what areas could you benefit learning more about?

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



# What should Thomasville do with Land Bank properties?

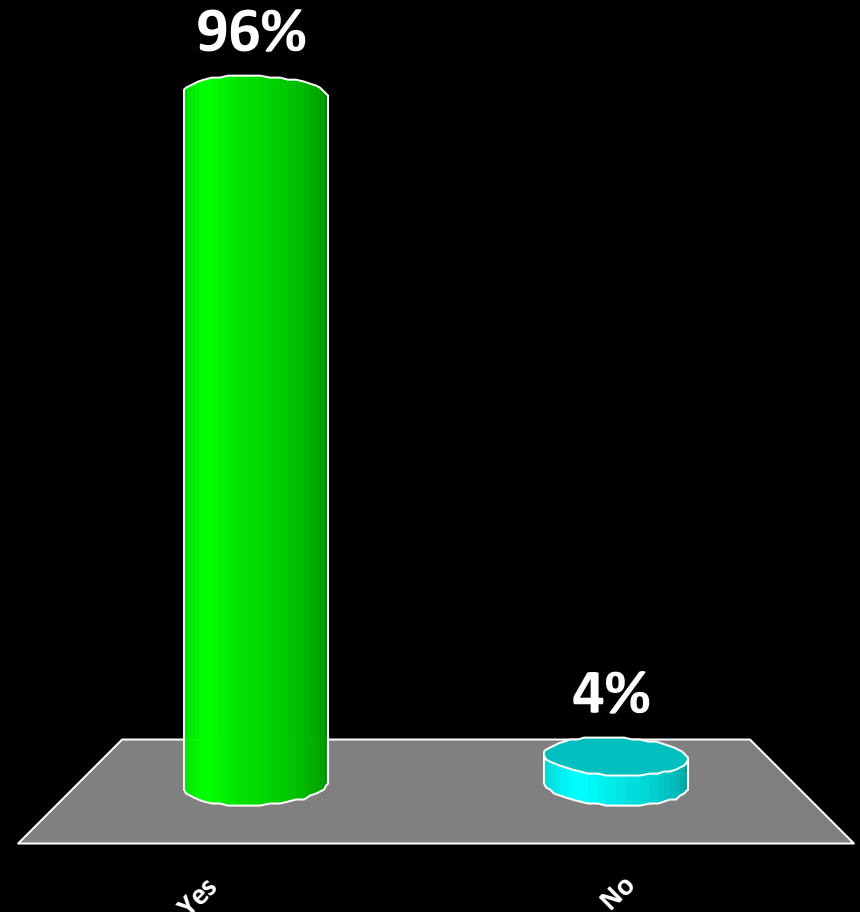
1. Sell to private developers
2. Donate to non-profit housing agencies to provide affordable housing
3. Partner with whomever to redevelop in whichever way possible
4. Nothing, hold on to forever



# Do you agree: Where we live affects our physical and mental health?

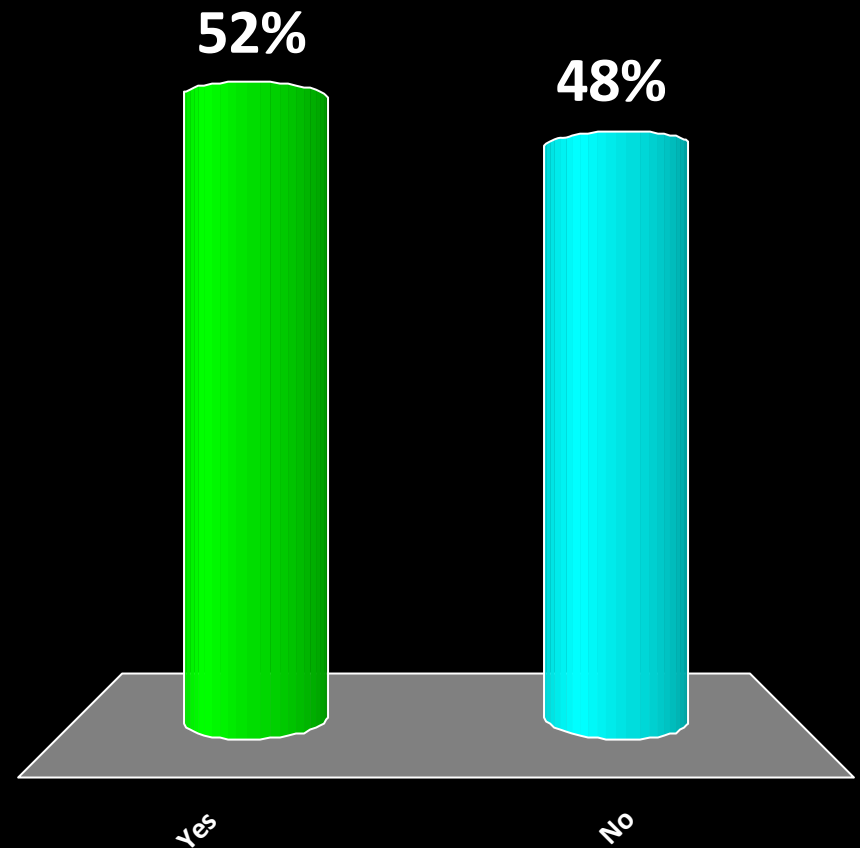
1. Yes

2. No



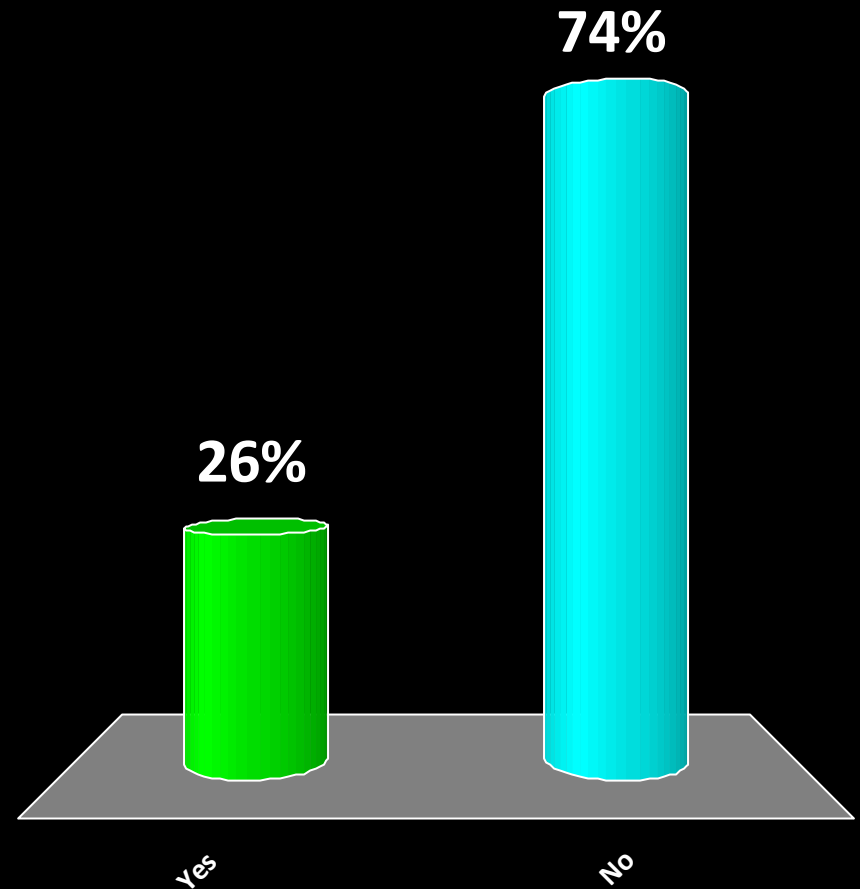
# Do you agree: Most people chose where they live?

1. Yes
2. No



# As a child, did you walk to school?

1. Yes
2. No





# Do your children or grandchildren walk to school?

1. Yes
2. No

