Infill Development

- Community Garden Area
- Cotton Hall
- Main Street
- 1st Street
- Community Garden Phase Two or Cotton Hall Expansion Area
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I. INTRODUCTION

“Things do not get better by being left alone.”

Winston Churchill

Infill development weaves together dispersed uses within a community to complete the pedestrian realm. Infill is building homes, businesses, public facilities, and creating parks and open space on unused and underutilized lands within the limits of Colquitt. This type of development, as opposed to suburban sprawl, keeps resources where people already live, work, and shop.

This strategic approach will accommodate future growth while concentrating uses and allowing residents to be able to walk to destinations. Reusing abandoned buildings and developing vacant and underutilized parcels within Colquitt will help achieve a high level of sustainability.

Successful infill includes:

- Redevelopment of unused buildings and sites within urbanized areas.
- New development on vacant lots within city limits.
- The creation of parks and usable green space within the city boundary.

Successful infill creates neighborhoods and districts that provide a mix of uses for a wide variety of citizens to live, work, and play. Concentrated uses benefit bicyclists and pedestrians; certainly cars are accommodated, but not allowed to dominate. Narrow streets are lined with porches, awnings, shop windows, wide sidewalks, streetlights, and shade trees. Blocks are laid out on an easy-to-walk scale. Colquitt already contains many of these attributes, but must expand the usage of them to become more sustainable.
Proper infill creates a tighter knit environment that promotes walking, neighborliness, and sends a positive message to the community and visitors. The rendering below expresses those values through the creation of vibrant places.

Successful infill does not rely on a single store, ballpark, or office building to improve a community. Rather, it weaves a fabric of land uses that support each other—residences within a short walk from (or even above) neighborhood-serving shops, nearby jobs, and open space.
II. IDENTIFICATION OF INFILL PROBLEMS

The failure to adequately utilize and generate properties within the established central core leads to several negative effects. In Colquitt, the result has been a deteriorated public realm, several blighted properties, suburban sprawl development patterns, and a lack of overall sustainability. Creating opportunities, avenues, and incentives to regenerate infill sites could have a catalytic effect on the community.

A town that allows its center to deteriorate does not convey a desire to improve the public realm. Colquitt has suffered immensely from a number of abandoned, underutilized, and vacant properties found within the city limits. Generally, they are characterized by lack of maintenance and conformity within the existing urban fabric. They discourage pedestrian mobility and restrict economic development which relies on other nearby successful businesses and a welcoming environment for consumers.

Many of the infill sites have slowly declined. The presence of abandoned buildings shines negative attention onto the community and reflects a value system that the citizens of Colquitt do not endorse. Approximately 80% of survey respondents from the visioning meeting indicated that they live near a vacant lot. Empty lots can either be an asset or a liability. Improving empty lots by adding landscaping features, planting trees, and adding a few park features would greatly enhance a neighborhood’s image. On the other hand, leaving it unmaintained hurts the whole community and sends the wrong message.
Redeveloping infill sites will lessen Colquitt’s need and desire to expand onto new undeveloped land. This keeps resources and people where they already exist and saves the City money. The Colquitt Comprehensive Plan states that urban agricultural lands should be converted into low-density residential uses in order to keep housing prices down. This trend is not sustainable and works against the goals of maintaining the City’s small-town charm and forging a walkable community that were made clear during the visioning meetings.

**One of the first orders of business must be to fill in the gaps found within the urban framework**

Overall sustainability refers to filling in the gaps, closing the loop, and seeking a high quality of life. One of the first orders of business must be to fill in the gaps found within the urban framework. This will certainly spark creativity, help Colquitt retain its youth, and also attract a creative class who want urban living in a small town. A significant amount of potential exists to revitalize the central areas that the student planning group has termed the Infill Focus and Town Square Districts.
III. RESOURCE INFORMATION

In making recommendations for an infill development strategy for Colquitt, it is important to study other communities that have had success with similar endeavors. However, in doing research on infill examples in rural communities it quickly becomes apparent that although several publications and initiatives touch on the subject, very few prime examples of infill plans for rural communities actually exist.

A. Book Review

One of the best sources for information on the subject comes from the book *Rural by Design* by Randall Arendt, which covers design issues from highway development and shopping centers to new subdivisions. The book also gives numerous infill examples of development projects in rural communities. This book also gives great examples of design layouts and open space patterns that were incorporated into the recommendations.

Another excellent book used to create ideas for infill is *Above and Beyond* by Julie Campoli, Elizabeth Humstone and Alex MacLean. The book uses a photo essay from images taken while flying over towns in New England to show how to maintain the spatial character of rural centralized towns and what the effect of sprawl can do to that arrangement. Although this studio was unfortunately unable to do a fly-over of Colquitt in a similar fashion, GIS and aerial images attained from Google Maps were used to create a similar effect.
Lastly, the book *Sustainable Urbanism* by Douglas Farr was used to provide information on how to visually construct this chapter and give additional ways to create infill strategies. The ideas used from the book allowed us to visualize patterns and solutions for infill development to occur in Colquitt. The idea and layout for the Proposed Use Map shown later in this chapter was based partly on an example given in Farr’s book.

The problem with these books is that, for case studies in particular, they focus on either developer-initiated projects for individual sites or large master plans that extend beyond the scope of this document. An initiative that would tie existing conditions to infill solutions for a central area would need to be looked at; to review a plan that would more closely resemble one needed for Colquitt, particularly for a community that is rural and not subject to large development pressures to grow.

**B. Case Studies**

When searching for appropriate infill case studies, a set of criteria was needed to establish what examples would be beneficial to study that are generally comparable in relation to Colquitt. Our criteria, listed in descending order from most important to least important, were:

- A Small Rural Community
- Infill Coverage of a Large Area (not site specific)
- Minimal Outside Development Pressure
- Stagnant Population Growth

The infill examples available from the above-mentioned books and on the Internet do not fit these criteria. The two following case studies proved helpful, but are not ideal models for Colquitt.
The Infill Design Toolkit for Medium Residential Development report was completed by the City of Portland Bureau of Planning and Sustainability in December of 2008 and provided many principles and guidelines appropriate for the future of Colquitt. Even though Portland differs from Colquitt in a myriad of ways, the underlying principles and values set forth in the document were compatible with the sustainability goals Colquitt seeks to achieve. Portland has succeeded in creating a successful pedestrian realm and has fostered the burgeoning of social capital through certain urban design guidelines like building orientation, setbacks, and scale/massing. Applying best practices such as creating shallow building setbacks, adding tasteful landscaping, placing parking in the rear of buildings, and installing wide sidewalks creates a consistent fabric of urbanism that can be universally applied to create vibrant places.

The Sustainability Comprehensive Master Plan of Greensburg, Kansas, a town of similar size and history to Colquitt, was adopted in May of 2008, a year after being devastated by an F5 tornado. The Greensburg community dedicated itself to rebuild the town “green.” The city council passed a resolution stating every city building will be constructed to a LEED platinum standard. This unprecedented commitment of green building practices set the standard for future growth in Greensburg.

Their sustainability plan seeks to first and foremost establish a walkable community through creation of a vibrant downtown and a system of greenways and parks. The plan calls for design guidelines and sustainable energy standards that are directly applicable to Colquitt.
IV. METHODOLOGY

Each city has a unique structure or skeleton that influences the development pattern of the area. Some are set up in a grid with a central square, some have more of a radial pattern like spokes of a bicycle wheel, and some develop around natural barriers such as lakes or mountains.

The structure for Colquitt is a grid pattern that forms around the town square. Other important features in Colquitt include U.S. Highway 27, which separates the grid pattern into north and south sections, and Spring Creek which acts as a natural environmental barrier to the west. The roadway network develops into a radial pattern as the system moves farther away from the town square.

To create an appropriate infill strategy for Colquitt, it is important to understand its particular structure and development pattern. To accomplish this, a field analysis of the area was completed and maps were made to understand how people move around the City. The summary of this process was conducted by finding data and mapping the results, as shown below.

A. Central Buildings Map

The Central Buildings Map (page 13) illustrates the location of existing buildings in relation to the City’s established grid pattern and property lots. This map concentrates on the central area of the city. It identifies gaps in development. Looking at the map, there is a well-established concentration of space surrounding the central square, but after that, visible gaps appear in the concentration of the development pattern along the grid.
Although some open space is good in a central area to allow for recreation and space, a sustainable community should have a more concentrated core of development to allow for a large amount of interaction. This allows for what urban theorist and author Jane Jacobs called the “intricate ballet”, in which the daily interactions of people on the street make the city what it is. To accomplish this goal, infill development should take place to better establish this area as the center of the City.

B. Property Ownership Map

An important step in identifying appropriate infill locations involves knowing who owns properties that are ripe for redevelopment. The Property Ownership Map (page 14) shows selected property ownership in Colquitt based on Property Appraiser data. The map is useful to establish some of the major stakeholders in allowing for infill development to occur. A good thing about Colquitt is that a concentrated number of groups own a large portion of the central area.
Map 27: Colquitt with Central Buildings
C. Property Analysis Map

The Property Analysis Map (shown on page 18) depicts an analysis of every property in central Colquitt. The studio team walked every block of the central area and categorized each property by type of use. Each highlighted property has been identified as having an infill issue that makes the property prime for infill development. These types include vacant buildings, undeveloped lots, parking lot properties, underutilized land, and minor use only properties. The following section describes infill issues and provides sustainable solutions for each infill type. The following section catalogues each infill type. It describes infill issues and sustainable solutions to solving these problems.

1) **Vacant Buildings** represent properties with existing buildings that are no longer in use. These types of properties offer the most immediate opportunities for infill because the structure is already in place. When left abandoned, these buildings have the potential to contribute to what James Q. Wilson and George L. Kelling refer to as “Broken Window Syndrome.” What their study shows is that as the buildings become vacant and fall into disrepair, the effect begins to show on the attitudes of people and on surrounding properties. The reasoning for this is that there is a psychological effect. “If a window in a building is broken and left unrepaired,” they wrote, "all the rest of the windows will soon be broken. One unrepaired window is a signal that no one cares, and so breaking more windows costs nothing.” This progression of disrepair gives off the impression that people do not care about their community.
The sustainable solutions to these problems are two-fold. The first solution is to provide incentives to reuse these buildings as soon as possible. To accomplish this, we recommend creating a Tax Allocation District area, which is discussed in detail in the Economic Development section. This provides financial incentives to choose these buildings over constructing new buildings outside the central core. Also, general support by the local government is necessary in order to encourage new businesses appropriate to the future of Colquitt to move into these buildings.

The other sustainable solution is to simply ensure that the vacant and abandoned buildings are being properly maintained while vacant. It is essential to make sure that buildings are properly maintained to avoid the blight alluded to as “Broken Window Syndrome”. Tools available to the City include using stringent code enforcement to make sure that property owners make repairs and provide upkeep. Code enforcement will allow for property owners to be fined for lack of upkeep, so owners will improve properties or face financial consequences. And always, if a building reaches the point that it comes into such disrepair that the structure cannot be salvaged, the structure should be removed rather than allowed to collapse upon itself.

2) **Undeveloped Lots** are those properties with no buildings or active usage of the property. The maintenance of these properties varies by individual lot and if left unkempt can create their own sense of blight from trash and overgrowth of vegetation. The beneficial thing about these undeveloped properties is that they create a blank slate to develop with and can meet the tailored needs of a developer.

Sustainable Solutions for these properties include creating a list of possible uses for each site that will complement the surrounding existing uses. Having ideas of potential uses for these properties allow for creative solutions that can be implemented as these properties are developed over time. Rezoning of these properties to mixed use zoning categories is another method to allow for sustainable projects to develop in Colquitt. Lastly, code enforcement should be used to ensure that yards are maintained and excess trash is removed.
3) **Parking Lot Properties** are properties whose sole purpose is to act as parking for cars. They can be separated into de facto parking lots, which are not paved and people just drive up on, and paved parking lot properties. Parking lots are important in a central setting because they facilitate access, but certain standards must be met. De facto parking lots often are just open lots that people park on randomly and the surface is usually bare and dirty because of constant use. Paved parking lots are usually a “sea of asphalt” without separation from the roadways.

For these de facto lots it is important to treat them as regular parking lots in that they should have a buffer from the street with limited entrances and exits and should have some sort of stabilized parking area, such as permeable surfaces. The paved parking lots should contain buffers from the roadway and landscaped areas at the end of each row of parking.

4) **Underutilized Land** includes properties that have a main building on the property, but also have a large portion of the property left open. These large areas of open land could be parceled off to be used for infill development or they could be improved to become a functional space within the central area. Other solutions include encouraging the property owners to add landscaping features to the open area to create a space that has visual appeal.

5) **Minor Use Only Properties** are different from underutilized land and undeveloped lots in that these properties do have a structure on the site, but these structures are only what are considered minor or accessory uses (usually a shed). Properties that only have minor uses on them add no community value to the central area. Sheds and other minor features are intended to be secondary uses on properties to things like houses or businesses.

When creating infill opportunities for these sites, it is important to tie the character of the shed or other accessory structure to that of the house or business on the property. In the short term, the sustainable solution is to screen the sheds from the roadway by means of aesthetically attractive fencing or evergreen hedges.
Map 29: Property Analysis Map

Legend:
- Open portion of property
- Vacant
- Minor use
- Parking lots
- Undeveloped
- Buildings
V. INFILL SOLUTIONS

A. Infill Focus District Map

The purpose of the Infill Focus Map (page 21) is to create a precise area to focus infill efforts. These efforts include creating incentives such as a Tax Allocation District as well as a conscientious approach by the local government to attract residents and businesses to this area. The larger area is the Infill Focus District and the most focused area is the Town Square District. Because of the unique and specific importance of the town square to the sustainability of Colquitt, it has its own district within the larger district.

The boundary for the Infill Focus District was established using the Infill Types Map to identify the primary locations where infill will provide the most benefit to the community. In order for the district to be effective, it must only cover a concentrated area. The district boundary is primarily situated along the rear lot lines of properties. In establishing the district boundary, we also tried to avoid including areas that appear to be fully developed, primarily residential, and generally appear to be well-functioning without the need for redevelopment.

The reasoning for the creation of the Town Square District within the Infill Focus District is to promote the critical importance of the town square when considering the overall infill strategy.

The town square should be the heart from which all activities and commerce flows. Approximately 25% of the storefronts in the town square are currently closed or unused and more are on the brink of closing their doors. It is imperative that these stores stay open and new businesses are added.
A sustainable Colquitt must keep the town square a vibrant district because it promotes values like walkability, supporting local businesses, and social capital. As the town square continues to improve and become more viable, redevelopment in the rest of the designated Infill Focus District should occur. Of course, as sites become available and opportunities arise outside of the town square, the City and private development should work together to create great places.

Necessary Infill Strategies:

- Focus infill redevelopment within the designated Infill Focus District, especially within the Town Square District
- Establish a Tax Allocation District (TAD) that corresponds with the Infill Focus District
- Actively recruit businesses and entrepreneurs to open doors in the town square, which will increase the number of visitors to Colquitt
- The City should provide incentives to owners of underutilized and vacant properties to regenerate them into a use appropriate to Colquitt’s future.
- All infill activities should be appropriate for the future of Colquitt
Map 30: Infill Focus District
B. Proposed Features Map

The Colquitt Sustainability Plan proposes locations for catalytic projects to inspire the community and demonstrate the range of infill possibilities. Therefore, the Proposed Features Map (page 24) is an overarching map that reflects the recommendations found in several other sections.

The map delineates two districts. The larger overlay Infill Focus District identifies areas where redevelopment and infill efforts should be concentrated. Within the Infill Focus District is the Town Square District, which deserves its own demarcation because of the centrifugal importance it has on the community. Its viability will dictate the level of success the community experiences. It is imperative that stores stay open and new businesses are added in this district.

The map designates prime regeneration sites in red. They are currently underutilized, but could have a catalytic effect on the entire community in much the same way the mural project has had. Priority should be given to redeveloping these sites.

In the short-term, the first garden should be located behind Cotton Hall and serve as a model prototype.

The map shows several possible locations for community gardens. In the short-term, the first garden should be located behind Cotton Hall and serve as a model prototype. Depending on its level of success, other neighborhood-based gardens should spring up around Colquitt where the community sees fit. The map shows some of those possible locations.

Several locations fit the criteria used in the site selection process for the dog park. Three locations are shown on the map as being possible sites because of a combination of their location, size, and site specific conditions.

The Farmer’s Market will operate in the newly designed pavilion behind the businesses on 1st Street.
The map shows two pocket parks which are characterized by improved landscaping, increased access, and comfortable seating options.

The proposed bicycle shop and facility will provide the region with safe and affordable biking options for children and adults. Colquitt’s size and flat topography lends itself well to bike riding, which is a healthy and sustainable form of transportation and physical activity.

The Old Elementary School site is a 12.4-acre parcel that can accommodate several different uses. It is important because of its location, existing infrastructure, and ownership. If emergency services are relocated to the site, only a fraction of the property would be used. Adequate space would be available for a small skate park, a community pool, and/or a community center. Other sites were recommended for the skate park and the pool, but the elementary school possesses a central location and is available.

Before the town square is redesigned to eliminate existing parking, additional parking spots should be added along side streets and behind the square. Creating excessive amounts of parking should not occur, nor should it be designed for peak usage.
Map 31: Proposed Features in Colquitt

Proposed Features in Colquitt

Department of Urban & Regional Planning
Florida Planning & Development Lab
Spring 2009
C. Community Visioning Ideas

The opinions of community members were also references when selecting possible infill ideas and locations. The following list is a combination of ideas communicated by participants in the two visioning meetings and by the student planning team.

- Mixed use residential, commercial, retail
- Affordable Housing
- Clean-up vacant lots
- Create nodes in greenways/trails/parks system for connectivity; use native flora & fauna
- Community gardens
- Public gathering space/plaza
- Farmer’s market
- Hollowed-out pavilion for events
- Craft shop
- Movie theater
- Bowling alley
- YMCA/community centers
- Dog Park
- Outdoor cafes
- Bakery
- Book store
- Thrift Shop
- More murals
- Skate Park
- Bike Shop or bike storage facility for bike program
- Regional recycling center
- Small Business incubator
- Hotel
- Nursing home/retirement home
- Public pool
- Reducing parking in Colquitt—landscaping the square
VI. REGENERATION SITES

After a thorough analysis of existing conditions, several parcels emerged that have the potential to create a positive catalytic synergy in the community. These sites can be converted into model projects for the community and for the region. They will be a source of pride and inspire even more creativity and entrepreneurship within the community. Six Regeneration Sites are highlighted in the following pages that can provide a significant boost towards Colquitt’s sustainability efforts. These sites are listed in order of perceived importance to the community.

The Six Regeneration Sites are:

a. Town Square District  
b. Old School  
c. Market Square  
d. 1st Street Commercial  
e. Pedestrian Plaza (across from Cotton Hall)  
f. Intersection of College Street, Milford Street, and US 27
A. Regeneration Site: Town Square

A critical component of a sustainable community is a vibrant and utilized centralized core. The core must be immediately recognizable as a distinct component within the urban fabric. Although the idea of a central square with surrounding businesses is common in other cities, each square is somewhat unique. The square is also the feature that distinguishes a city from another and a focal point that people most remember about a town.

For purposes of infill strategies, this chapter breaks the square into three separate infill areas:

- The West, North, and East sides of the Square
- The South side of the Square
- The Central Square and Courthouse

<table>
<thead>
<tr>
<th>Possible Uses</th>
<th>Background Info</th>
<th>Positive Attributes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Numerous commercial opportunities</td>
<td>Multiple Owners</td>
<td>Basic infrastructure is in place</td>
</tr>
<tr>
<td>Lofts above existing building</td>
<td>Land Use is Commercial &amp; Public Institutional</td>
<td>Centrally located</td>
</tr>
<tr>
<td>Additional density on south side of the square</td>
<td>Zoning is C-2</td>
<td>Walkable area</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Aesthetic qualities</td>
</tr>
</tbody>
</table>
West, North, and East Sides of the Square

**Infill Issues**
- Large Number of Vacant Commercial Parcels
- Lack of usage of the stores for local shopping
- Many store fronts are closed off and have tinted windows

**Sustainable Solutions**
- Continue incentive programs to entice businesses to the square
- Enhance public realm to increase number of people frequenting the square
- Encourage second-story of buildings to be used as lofts

**Design Aspect**
- Require building façades to be appealing by adding signage and removing tinting from windows
- Improve the public walkways in front of the stores

*Images: Tarrer Inn, Sidewalk along the Square, Façade of Square, Market on the Square*
South Side of the Town Square

Infill Issues
Aesthetically different from the other sides of the square
Large amount of open/parking spaces
Lack of connectivity with other sides of the square

Sustainable Solutions
Promote regeneration of sites including increased density and mixed uses as the properties become available

Design Aspect
Promote buildings that are similar in character to the other sides of the square
Improve the public walkways in front of the stores

Auto Repair Business
Post Office
Auto Parts Store
Antique Store
Central Town Square and Courthouse

Infill Issues
The Courthouse is architecturally out of character with the other buildings in the square
The park area does not attract people
Banal architecture does not project important civic functions

Sustainable Solutions
Relocate parking to encourage pedestrian access to the central square
Eventual improvements or rebuilding of the courthouse to be in character with the other portions of the Colquitt square and to project appropriate civic character

Design Aspect
Use landscape to define pedestrian areas and encourage use of the park area around the courthouse
Improve the appearance of the courthouse by lightening the façade, changing the windows and adding colorful landscaping around the perimeter
B. Regeneration Site: Old School

The old elementary school will cease its role as an education facility at the end of the 08/09 school year when the new school opens. This 12.4 acre parcel can still be a productive site that accommodates a mix of uses. The City now proposes that it become a center for emergency services. It could also accommodate other public uses like a community pool, community center, skate park, and a visitor’s lodge.

**Possible Uses**
- Emergency Services
- Community Pool
- Community Center
- Skate Park
- Visitors Lodge

**Basic Information**
- Owner: School Board
- Land Use: Government
- Zoning: R-1

**Positive Attributes**
- Central Location
- Historic Building
- Existing Structures
- Lots of open space

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**Library**

The old elementary school will cease its role as an education facility at the end of the 08/09 school year when the new school opens. This 12.4 acre parcel can still be a productive site that accommodates a mix of uses. The City now proposes that it become a center for emergency services. It could also accommodate other public uses like a community pool, community center, skate park, and a visitor’s lodge.
Possible Solution

The goal for reusing this site should be to create a use or combination of uses that will best serve the community. Allowing significant structures to remain and allocating other portions of the property to be redeveloped, the site can become a sustainable mixed use area. Redevelopment of the eastern portion of the property requires careful attention to the building orientation relating to access points.

<table>
<thead>
<tr>
<th>Infill Issues</th>
<th>Sustainable Solutions</th>
<th>Design Aspect</th>
</tr>
</thead>
<tbody>
<tr>
<td>If the site is abandoned, it will become an eyesore</td>
<td>Keep key buildings intact: - Gym - Auditorium - Lunchroom/Kitchen</td>
<td>Orient new buildings to both internal and external roadways</td>
</tr>
<tr>
<td>If the site contains only one use that does not utilize the entire property, then the site is not integrated</td>
<td>Share usage of property by allowing eastern 6 acres to redevelop</td>
<td>Allow for access to occur on both interior and exterior streets</td>
</tr>
<tr>
<td></td>
<td>Increase usage by creating new features such as a pool or skate park</td>
<td>Site design should integrate entire 6 acres with maintained open space</td>
</tr>
</tbody>
</table>
C. Regeneration Site: Market Square

The undeveloped property behind Cotton Hall has the potential to become the highest quality public square in Colquitt. The site has this potential because its location is near major civic and community amenities such as Cotton Hall and the Square. It is also a central location for residents and visitors alike to enjoy. By enhancing the site with additional pedestrian features, opening a farmer’s market, and expanding the existing cotton field to be a community garden, this property can become a major sustainable feature for the community.

**Possible Uses**
- Farmers Market
- Community Garden
- Walking Paths

**Basic Information**
- Owner: Arts Council
- Land Use: Commercial & Residential
- Zoning is Industrial & Commercial-1

**Positive Attributes**
- Central Location
- Abundant Open Space
- Adjacent to Cotton Hall
- Existing Structures
Possible Solution

Possible Site Configuration

The rendering above shows how the layout of the site can be set up in a way that allows for maximum usage of the property. The layout also takes into consideration the number of access points to enter the property. The rendering and example of the farmer’s market shows creative ways in which existing spaces that are considered of no use by many can be reused to the benefit of the entire community.

<table>
<thead>
<tr>
<th>Infill Issues</th>
<th>Sustainable Solutions</th>
<th>Design Aspect</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilizing the property in a way that takes maximum advantage of the site’s potential</td>
<td>Promote the site as an area of recreation for citizens and visitors alike Utilize the existing structure as a farmers market Create a prototype community garden on the property</td>
<td>Create a site plan that takes into account pedestrian usage and the farmers market Create walking trails and vegetation that encourages Site design should integrate the entire parcel</td>
</tr>
</tbody>
</table>

Example of Outdoor Farmer’s Market
D. Regeneration Site: 1st Street

Infill Issues
The buildings do not provide any practical uses and most remain vacant. The buildings are not maintained.

Sustainable Solutions
Restore and utilize the open-aired building for public and private events like barbeques, reunions, receptions, and art performances
Regenerate a vacant building into a bicycle shop

Design Aspect
Regenerate building frontages by creating interesting places and improving pedestrian mobility
E. Regeneration Site: Pedestrian Plaza

Currently, a large parking lot exists across the street from Cotton Hall. Colquitt has few plazas and this particular location would attract residents, as well as tourists. Parking will be provided to the rear of the park to make up for lost spaces.

The new plaza will provide green space and break up the monotony of the concrete and asphalt found downtown. Arts Council members will be able to walk right outside for a break and Swamp Gravy attendees can use the space before and after performances. It will be a wonderful place to read the paper and visit with friends.

<table>
<thead>
<tr>
<th>Infill Issues</th>
<th>Sustainable Solutions</th>
<th>Design Aspect</th>
</tr>
</thead>
<tbody>
<tr>
<td>The current site is used as a parking lot that rarely fills to capacity.</td>
<td>Developing the underutilized lot will enhance the Infill Focus District and provide much needed green space for reading the paper, relaxing, and visiting with friends.</td>
<td>Shade trees, sidewalks, benches, landscaping, lighting, and a fountain will be provided.</td>
</tr>
</tbody>
</table>
F. Regeneration Site: Intersection of College Street, Milford Street, & 27

This one-story commercial building is located on one of the most prime properties in Colquitt. Situated off U.S. Highway 27, Milford Street, and College Street, it serves as a gateway into the City. As visitors approach from the south on U.S. 27, this location signifies the beginning of Colquitt. Currently, it gives off a negative image because of its deteriorated condition. This abandoned building should be converted into a viable use that warmly welcomes visitors and residents.

Infill Issues
This building was formerly used for commercial uses, but is now vacant. It is located on one of the most significant parcels in Colquitt.

Sustainable Solutions
The ground floor should be used for commercial and retail. The upper floors should offer residential units.

Design Aspect
Location
Potential for redevelopment

Possible Rendering
Infill development should include the following best practices regarding building orientation, setbacks, and scale/massing to achieve overall sustainability. Guidelines will create a cohesive and functional community.

In the same way that clothing represents an individual’s personality and lifestyle, the architectural character of buildings in downtown Colquitt defines the businesses that inhabit them, and reflect the overall qualities of the City. In discussions with citizens regarding the architectural style for the future, a few key points emerged:

- Individual businesses should exude a distinct and vibrant character
- Architecture needs to be warm, inviting, and environmentally friendly
- Buildings in downtown should be made from quality materials that are durable, sustainable, and environmentally friendly
- Architecture should avoid the unified monotonous appearance of a strip mall or planned development

Rendering of Greenville, TN
A. Building Orientation

Buildings in Colquitt should strive to enrich the public realm and become an asset in the community. Buildings should be a source of civic pride in the community that outwardly project a positive image to the people. They should add character and be an improvement upon Colquitt’s predominating development patterns. Buildings should be interesting places that frame the street and put pedestrians first.

Building orientation principles for successful infill include:

- Build to the sidewalk—try to create buildings that come right up to the sidewalk, like the businesses on the north side of the Town Square
- Primary entrances must face the street
- Include large 1st story windows—make the front façade 30 to 75% clear glass windows in order to connect the inside with the outside and to make the building more inviting to the pedestrian passerby
- Orient a new building parallel to its lot lines, in a manner similar to historic building orientation, not at an angle
- Create parking lots behind buildings—create on-street parking in the front
- Orient buildings to maximize sunlight potential for natural lighting, but also for potential solar power
B. Setbacks

The setback is the distance from the property line to the face of building. It is not the distance from the curb to the face of the building. New infill projects should have shallow setbacks and be situated very close to the public realm. Ample space for street trees, planters, outdoor furniture, and sidewalks in the Town Square District must be provided. Creating a tree canopy provides shade in the summer and protection from rain. It also helps spur economic development. Setbacks should not be as shallow and close to the public realm for the Infill Focus District.

Principles for Setbacks include:

- Create consistent front-building setbacks that help define neighborhood character
- Colquitt does an excellent job of using awnings and lamp posts in the Town Square to create a unifying appearance
- Include landscaping between the front of buildings and the sidewalk – this creates a “green edge” of street trees and planting strips
- Plant trees and lots of them—include varying types to prevent species-specific diseases
- Create interesting places for the pedestrian through signage, window displays, and public art
- Moving building frontages up to the sidewalk in downtown districts creates a “street wall” that encloses and focuses street and sidewalk activity.
C. Scale/Massing

Buildings do more than provide shelter; they are the objects that define the outdoor environment and should be strategically positioned to create outdoor space. Scale refers to the relationship between the structure and its physical surroundings. Building mass is about the shape or different shapes that make up a building.

The results of the visioning workshops indicated that two-story buildings help create a richer downtown character and should be encouraged. Whenever possible, new buildings in the Town Square District should be a minimum of two stories.

The images below show appropriate forms of massing for the Town Square and Infill Focus Districts. The bottom two renderings show a second story on the corner lot. This signifies the beginning of a district and shows distinction.

Principles for Scale/Massing include:

- Build to human scale and put pedestrians first
- Create a consistent sense of place
- Frame the street with buildings, street trees, and street furniture
- Reinforce desirable patterns of massing
- Identify important corner lots through taller buildings and specialized corner architecture

**Greensburg, Kansas Plan**

**Bainbridge, GA**

**Carmel, IN**
D. Overall Sustainability

“Someone's sitting in the shade today because someone planted a tree a long time ago.”

*Warren Buffett*

Development and redevelopment of possible infill sites will occur over a long-term planning horizon. All sites should be converted into appropriate uses for Colquitt’s future. All sites, before and after redevelopment, should adhere to the following principles.

<table>
<thead>
<tr>
<th>Standards for all infill sites include:</th>
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<tr>
<td>• Eliminate litter throughout all vacant, underutilized, and abandoned sites</td>
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<tr>
<td>• Sustain a clean and maintained appearance</td>
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<tr>
<td>• Plant trees in low-lying areas to catch and filter stormwater runoff</td>
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<tr>
<td>• Capture at least 50% of stormwater runoff on-site through rain gardens, bio-retention, and/or permeable pavement</td>
</tr>
<tr>
<td>• Use code enforcement to ensure maintenance on vacant, underutilized, and abandoned sites</td>
</tr>
</tbody>
</table>

Individuals are more likely to be good stewards of Colquitt, as well as of the planet, when their immediate surroundings are clean and well maintained. Dirty and littered places indicate neighborhood decline and disorder, which sends the wrong message to citizens and visitors. Planting trees in the Infill Focus District will help enhance Colquitt’s character and also stimulate economic development.

Litter and illegal dumping also affect water quality. Ditches and natural drainage paths that carry stormwater runoff become blocked by litter and debris and exasperate the ill effects of
“Creative thinking may mean simply the realization that there’s no particular virtue in doing things the way they always have been done”

-Rudolph Flesch

“Design for sustainability means fostering innovation—not just in products and services but in work methods, behaviors, and businesses processes.”

-John Thackara
VIII. SUMMARY

There are several parcels in Colquitt that are ready to undergo redevelopment. From abandoned buildings to underutilized open land, much potential exists to create great places. Some structures can be rehabilitated, other properties can be redeveloped, but simply planting trees, placing benches, and adding landscaping could greatly improve several.

Infill efforts should be concentrated on the Town Square District. It is the hub of commerce and activity in Colquitt and must continually improve in order to generate a vibrant and sustainable Colquitt. The types of economic development and tourism-related activities rely on a vibrant square, but will also supplement the existing businesses and make it a strong center of economic activity.

In addition to the Town Square, several other prime regeneration sites have been identified due to their strategic locations and/or immense potential for redevelopment and should also be considered a top priority.
IX. TIME FRAME

**Short-Term** (0-3 years):
- Ensure a clean and tidy appearance of all infill sites
- Remove structure if beyond repair
- Begin planting various types of trees throughout City (preferably native trees in order to sustain species native to the region)
- Establish a TAD District for the purpose of improving the Town Square District
- Plant the first community garden
- Choose a site, acquire land, and open a dog park
- Allow mixed-use zoning in the Infill Focus and Town Square Districts
- Be in position to receive stimulus funds as they become available
- Spend state and federal funds sustainably.

**Medium-Term** (4-9 years):
- Create a multi-functional use at the old elementary school site. Include a public pool, skate park, and community center, in addition to emergency services.
- Create more parking behind the Town Square
- Begin rehabilitating buildings and new construction activities
- Begin restructuring the Town Square to include more green space
- Reallocate, or levy a new 1% penny sales tax towards sustainable projects

**Long-Term** (+10 years):
- Finish the redevelopment of Town Square that includes a large central park/plaza
- Redevelop the Infill Focus District to include a new Bed and Breakfast, pocket parks, new businesses, and more affordable housing
X. REFERENCES


