

Monica H. Callahan
Planning & Development Director



15 AUG 2019
LAGRANGE, GEORGIA



LEVERAGE VISION & PRACTICALITY INTO OPPORTUNITY

Georgia Placemaking Collaborative



VISION

Coordinated & Communicated

CONTEXT-BASED DESIGN

Be you! See the unseen – good and bad.
Recover the lost. Dream inside the box.

TOOLBOX READY VS DRIVEN

Invest in visuals. Know the patheon.
Prepare the fatted calf. Clear the field.

OUTCOME-ORIENTED

Work the plan. Aim for quality over quantity.
Hold the course. Fight your corner.



Observe

Remember

Visualize



VICTORIAN

1900's

IT WAS A PERIOD OF CONTRASTS. Natural shades of sand, stone, slate and earth, on homes designed in the style of a Gothic Revival. Accents were everything, with ornate windows, doors and cornices painted in vivid hues that featured every ornament. And whether you're faithfully restoring a home in perfect detail, or simply love the look, our Victorian Preservation Palette® has all the authentic colors you need.



Rookwood Dark Red
SW 2801



Rookwood Red
SW 2802



Rookwood Dark Brown
SW 2808



Rookwood Medium Brown
SW 2807



Rookwood Shutter Green
SW 2809



Rookwood Sash Green
SW 2810



Rookwood Dark Green
SW 2816



Renwick Olive
SW 2815



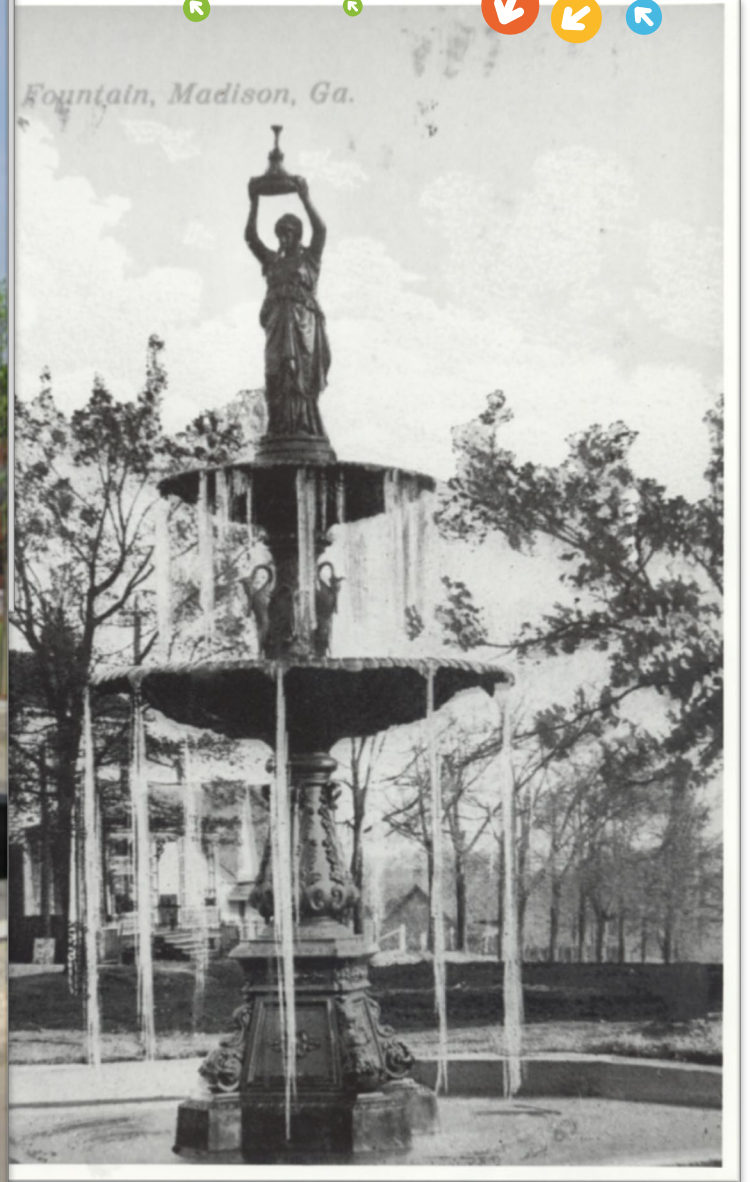
Renwick Golden Oak
SW 2824



Rookwood Clay
SW 2823









DINK
Chero-Cola
THERE'S NOTHING SO GOOD

In
Bottles

5¢

STOP







PRACTICALITY

LGOP: Looks Good on Paper

CONTEXT-BASED DESIGN

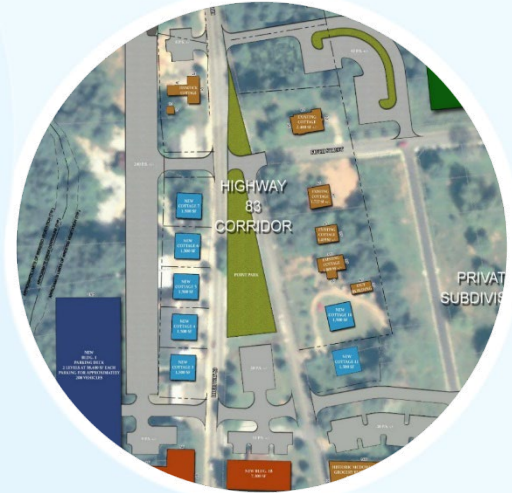
Preserve the viable. Infill in scale and character. Balance solid with void. Mix it up – add new options and diversity.

TOOLBOX READY VS DRIVEN

Be shovel (budget) ready. Capitalize on imbued value. Identify mission overlap. Strive for control not ownership.

OUTCOME-ORIENTED

Pick low hanging fruit and follow the college plan.



Layer

Connect

Partner



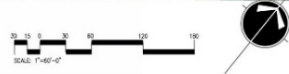




- LEGEND**
- HISTORIC BUILDING
 - INSTITUTIONAL
 - MULTI-FAMILY RESIDENTIAL
 - MIXED USE WAREHOUSE
 - PARKING STRUCTURE
 - OFFICE/INSTITUTIONAL
 - OFFICE/INSTITUTIONAL OR SINGLE-FAMILY RESIDENTIAL
 - ROAD/PARKING
 - GREENSPACE
- PARKING: APPROX. 705 SPACES



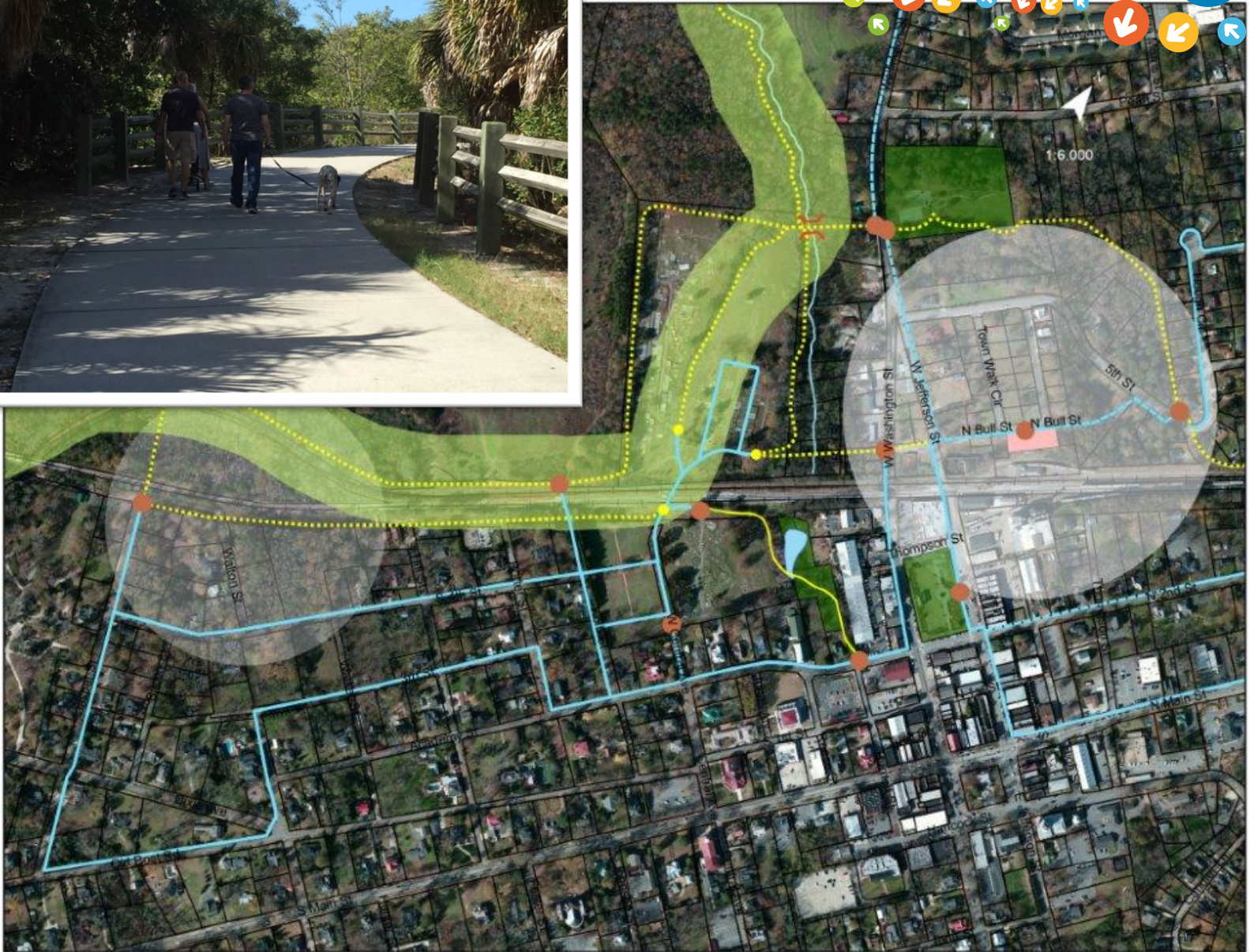
gc
georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
WWW.GEORGIA CIVIL.COM

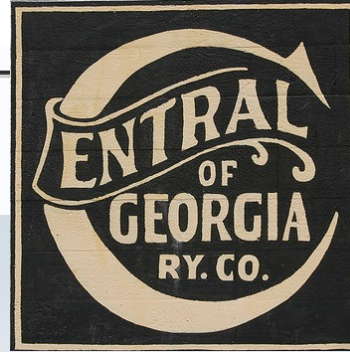


CONCEPTUAL SITE PLAN

W. WASHINGTON ST. GATEWAY
DURA Subarea Redevelopment Plan

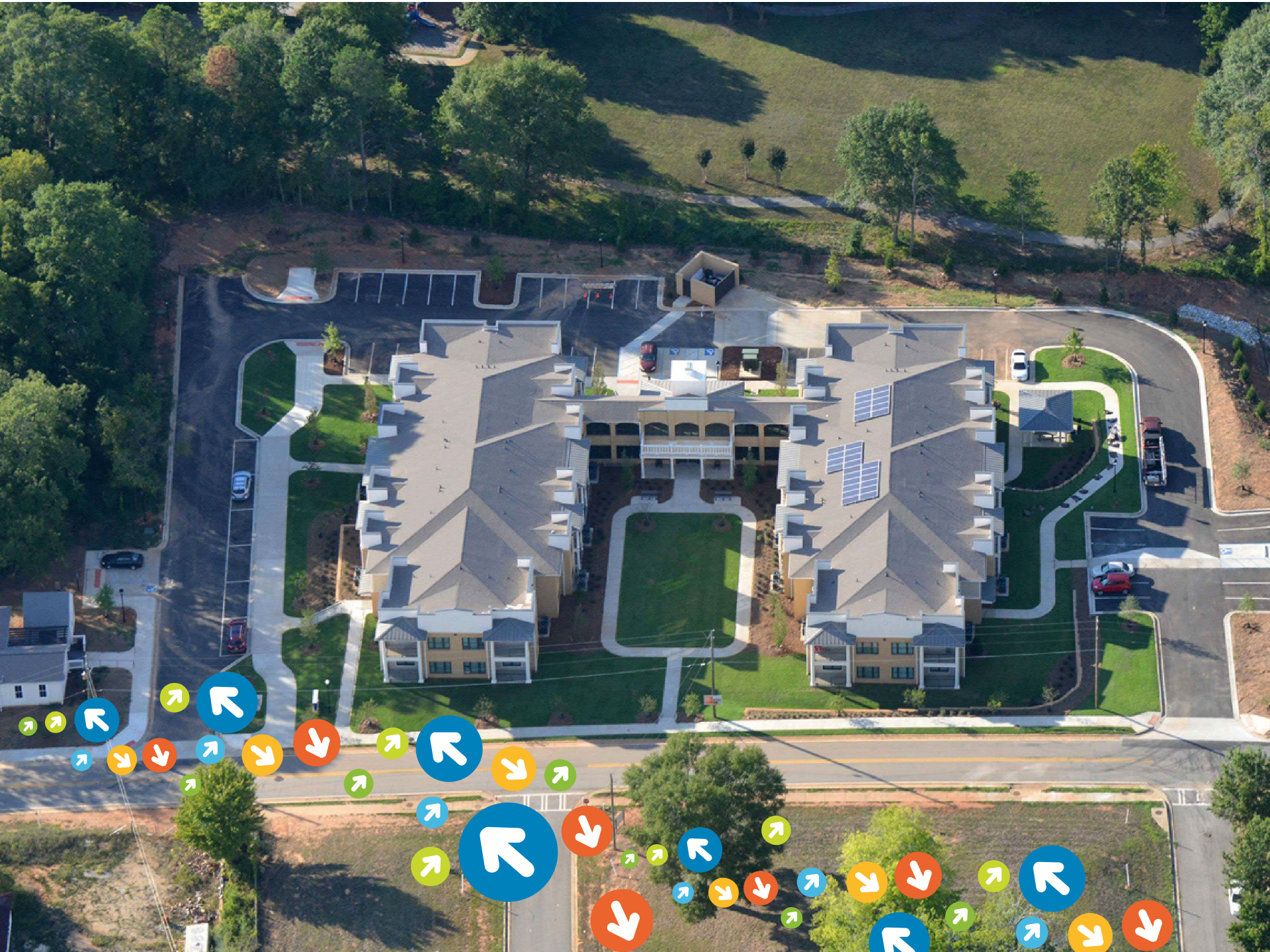
SCALE: 1" = 60'













ON
ND
ON
ENT
GN
ING
ACK

MAIN DRIVING ENTRANCE FROM WHEAT ST.
WALKING ENTRANCE FROM WHEAT ST.

AMENITIES LEGEND

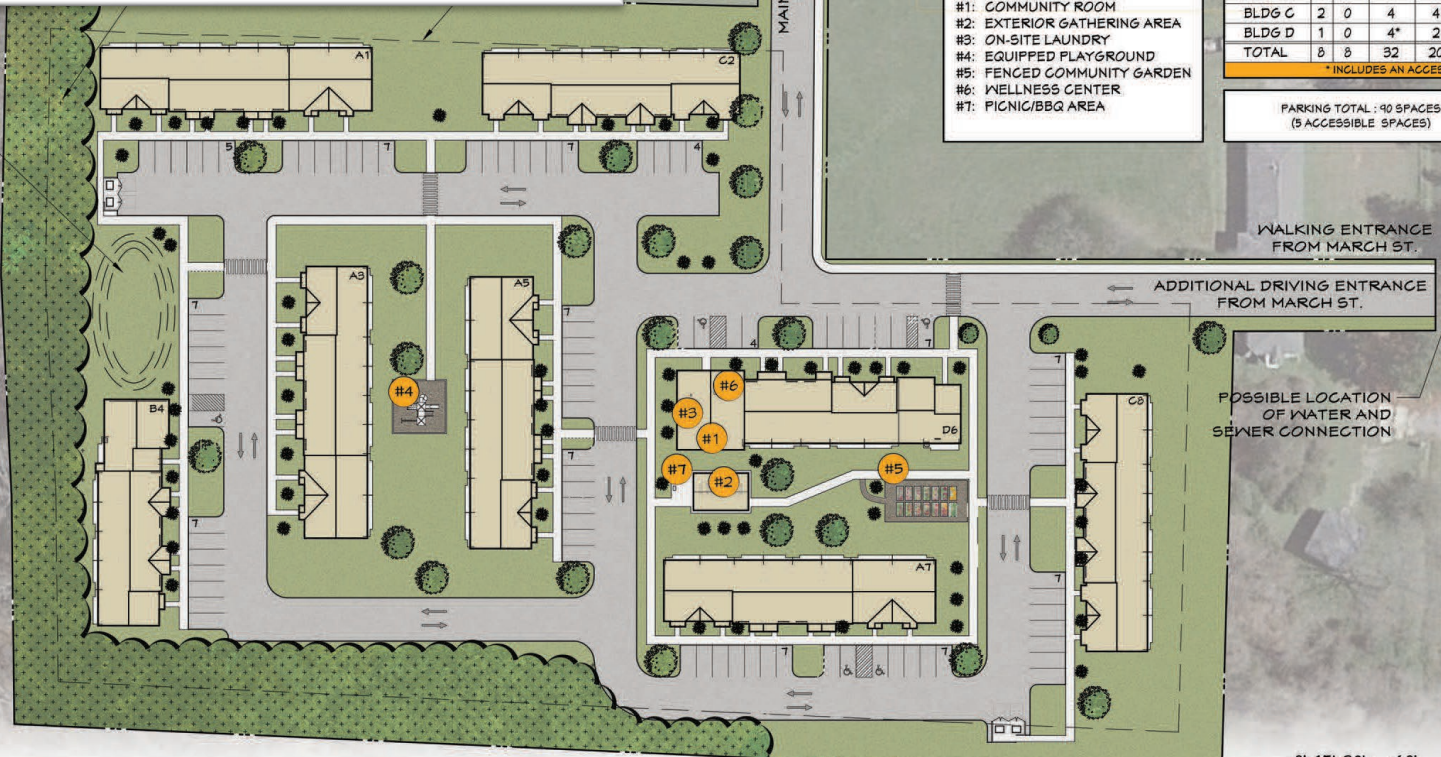
- #1: COMMUNITY ROOM
- #2: EXTERIOR GATHERING AREA
- #3: ON-SITE LAUNDRY
- #4: EQUIPPED PLAYGROUND
- #5: FENCED COMMUNITY GARDEN
- #6: WELLNESS CENTER
- #7: PICNIC/BBQ AREA

BLDG TYPE	#	1BR	2BR	3BR	TOT
BLDG A	4	2*	4	2	8
BLDG B	1	0	4	2*	6
BLDG C	2	0	4	4	8
BLDG D	1	0	4*	2	6
TOTAL	8	8	32	20	60

* INCLUDES AN ACCESSIBLE UNIT

PARKING TOTAL : 90 SPACES
(5 ACCESSIBLE SPACES)

DETENTION



OPPORTUNITY

Deliberative Decision-Making

CONTEXT-BASED DESIGN

Build the framework. Flesh out policy.
Resolve conflicts. Provide a guide.

TOOLBOX READY VS DRIVEN

Prep model agreements. Think
infrastructure. Keep a score sheet.

OUTCOME-ORIENTED

Acknowledge the bumps. Treat yourself.
Toot your horn. Love the irony!

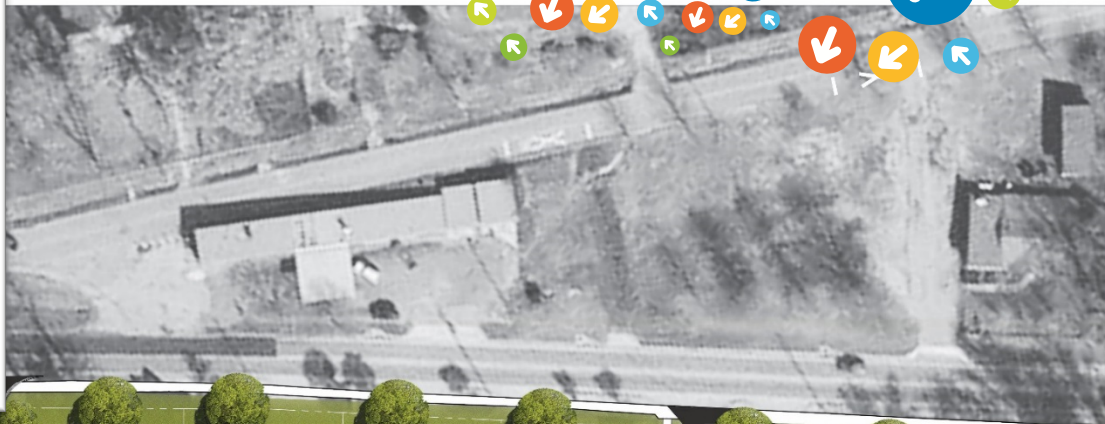
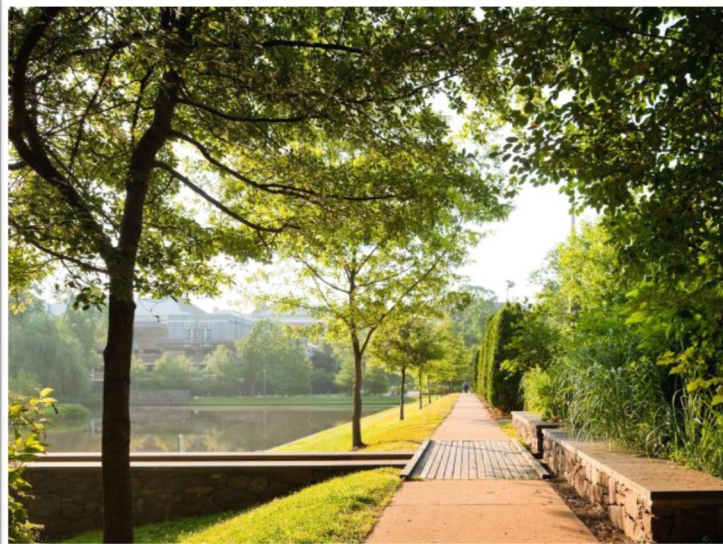


Report

Celebrate

Achieve



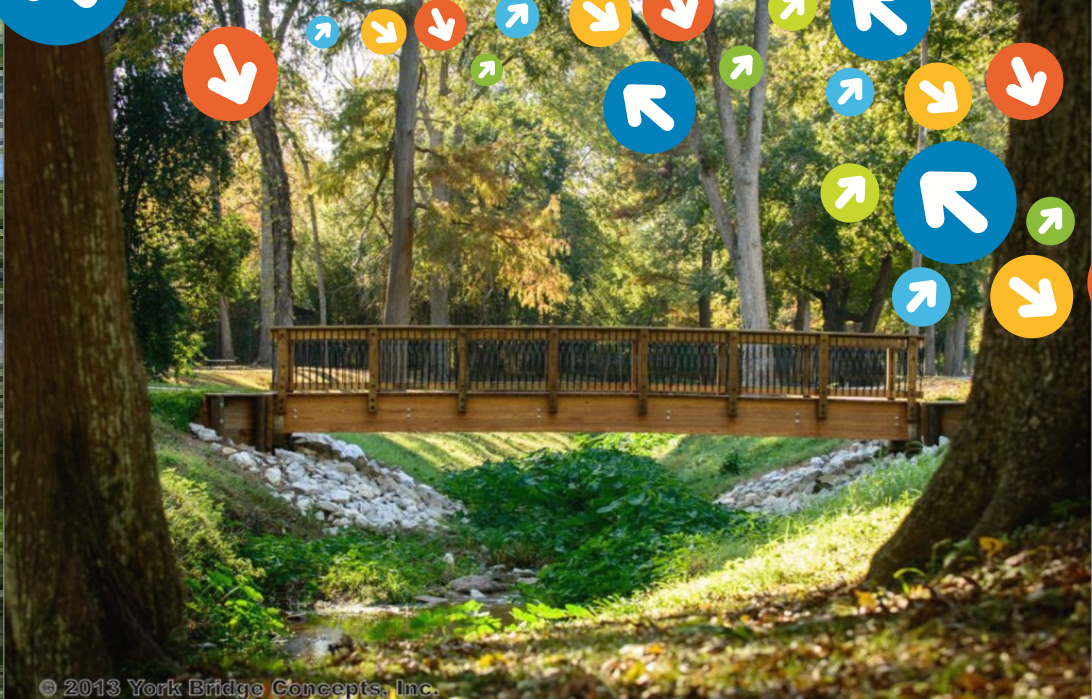
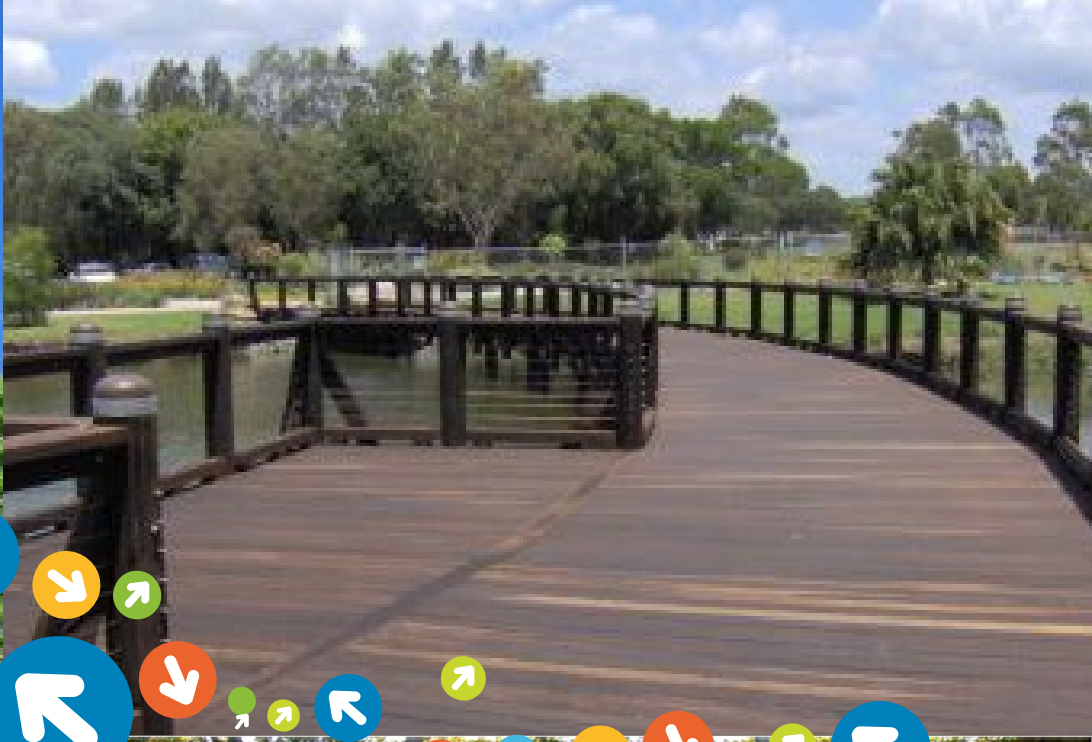


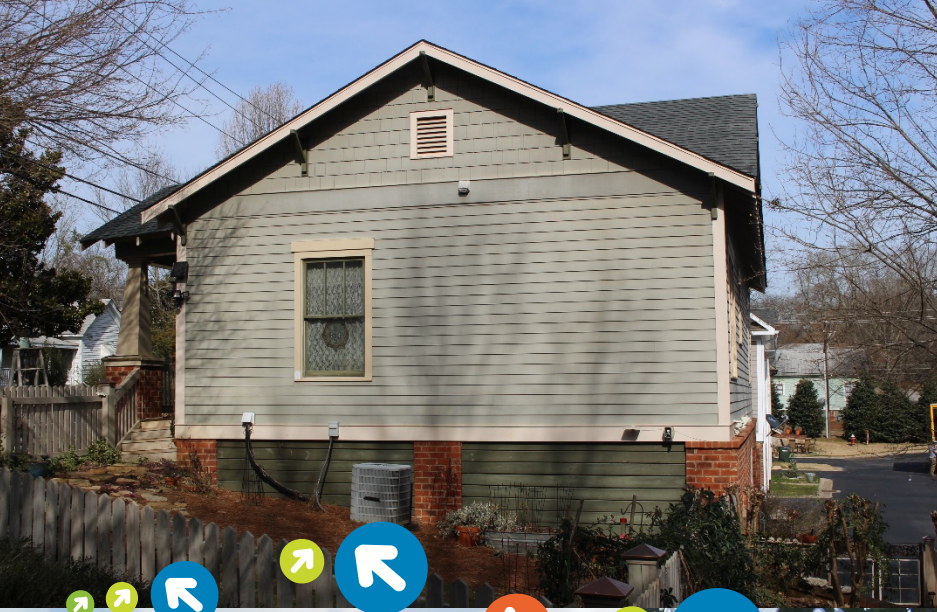
CONCEPTUAL SITE PLAN



TANYARD BRANCH REDEVELOPMENT AREA, Infrastructure & Recreational Opportunities

W. Washington St. Gateway







Monica H. Callahan
Planning & Development Director



15 AUG 2019
LAGRANGE, GEORGIA



LEVERAGE VISION & PRACTICALITY INTO OPPORTUNITY

Georgia Placemaking Collaborative