



# Beautiful Toccoa

Legend says, the Cherokee named the area "Toccoah" meaning "beautiful" in their language.



# Beautiful Toccoa

A Design Charrette in Toccoa



**March 4th and 5th, 2005**

The University of Georgia, Center for Community Design, Planning and Preservation (CCDPP) worked with the Main Street Program and City of Toccoa on solutions for revitalizing Downtown Toccoa.



**TOCCOA**

Main Street Program

## **Charrette Participants:**

Jennifer Martin Lewis, Certified Local Government Coordinator

Jane Link, CCDPP Office Manager

Eleonora Alcalde Machado, CCDPP Graphics Specialist

Eric Blair, MLA Student

David Elden, Landscape Designer

Ben Liverman, MLA Student

Julia Reed, Charrette Coordinator and MLA Student

Brent Runyon, MHP Student

MLA= Master of Landscape Architecture

MHP= Master of Historic Preservation

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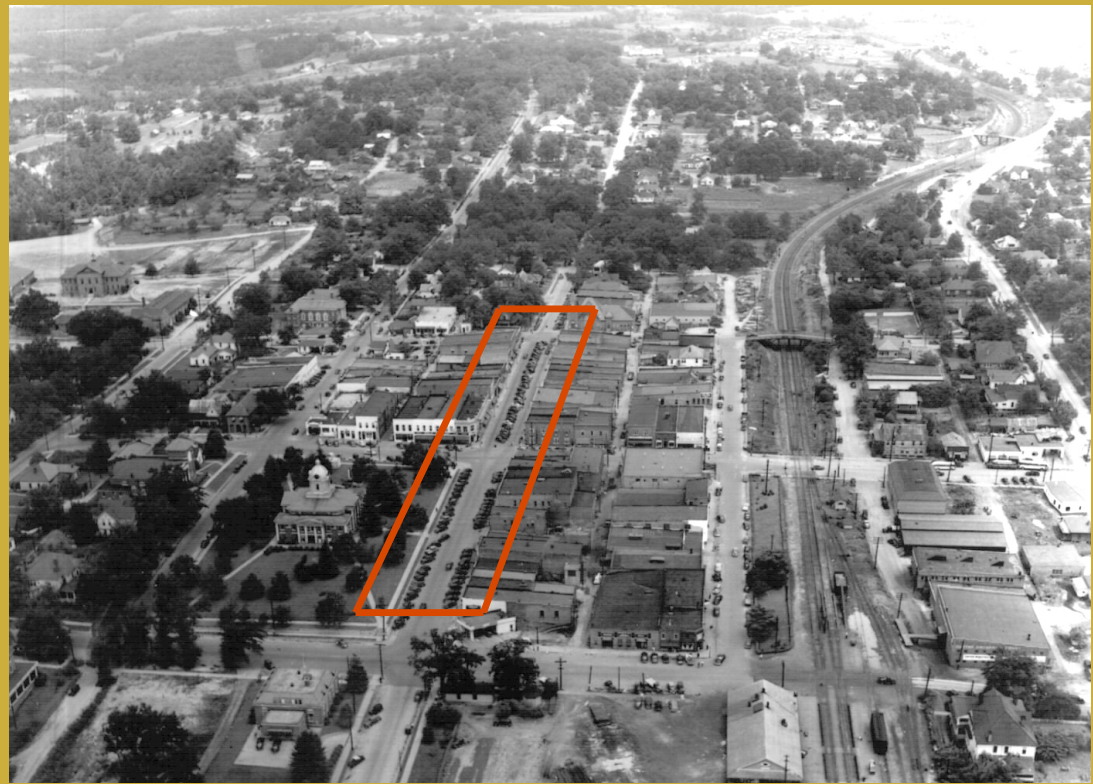
Generate discussion by educating  
Residents about the issues and solutions  
For their historic downtown.

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"History can teach us about why things are the way they are."

*Peter J. Musty*



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Diagonal parking



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Parallel parking



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Diagonal parking



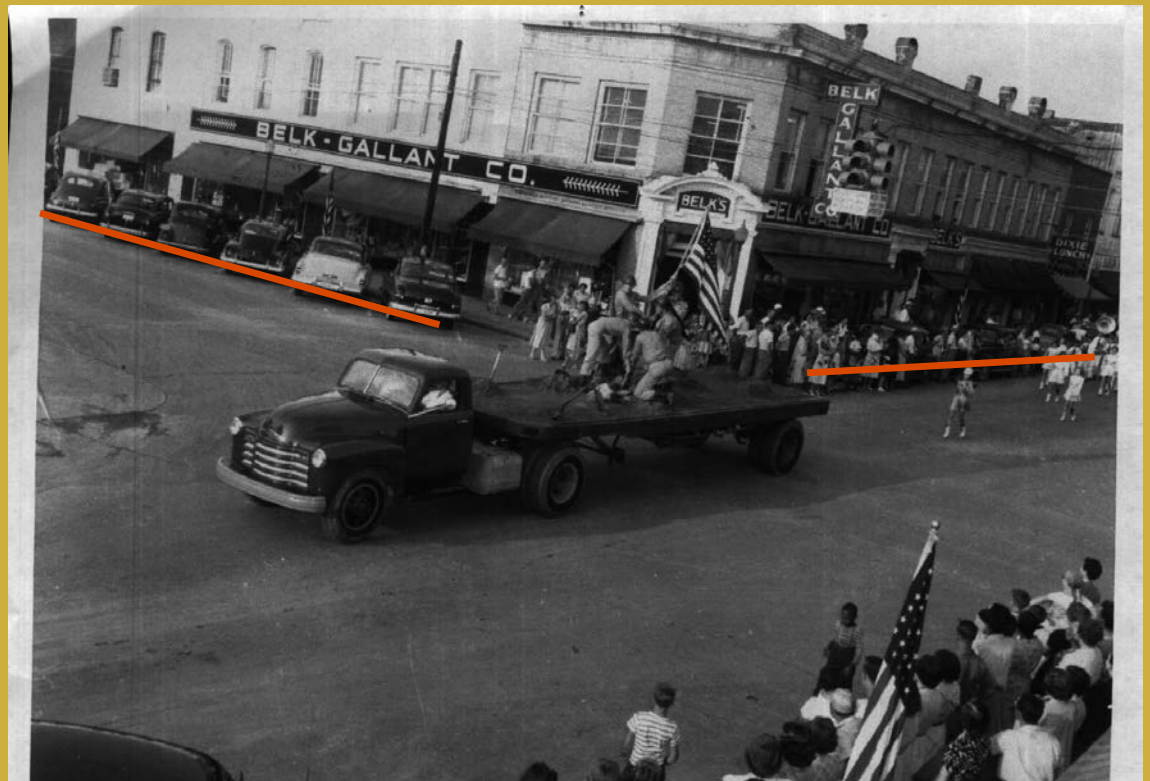


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North Sage Street: diagonal parking  
Doyle Street: parallel parking



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Diagonal parking



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Where did the people go?



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"History can teach us about why things are the way they are."

*Peter J. Musty*



Now, an empty lot...





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"For many years small-town businesses have lamented the steady redirection of local purchasing power to regional centers and larger cities."

*The Small Town Center*

**LET'S TOGETHER CREATE A VISION FOR YOUR DOWNTOWN.**

The following slides contain the concepts that the University of Georgia created for your downtown. We hope that these concepts will generate discussion among Toccoa residents so downtown can move into the 21st Century and become a destination for Stephens County residents as well as tourists.

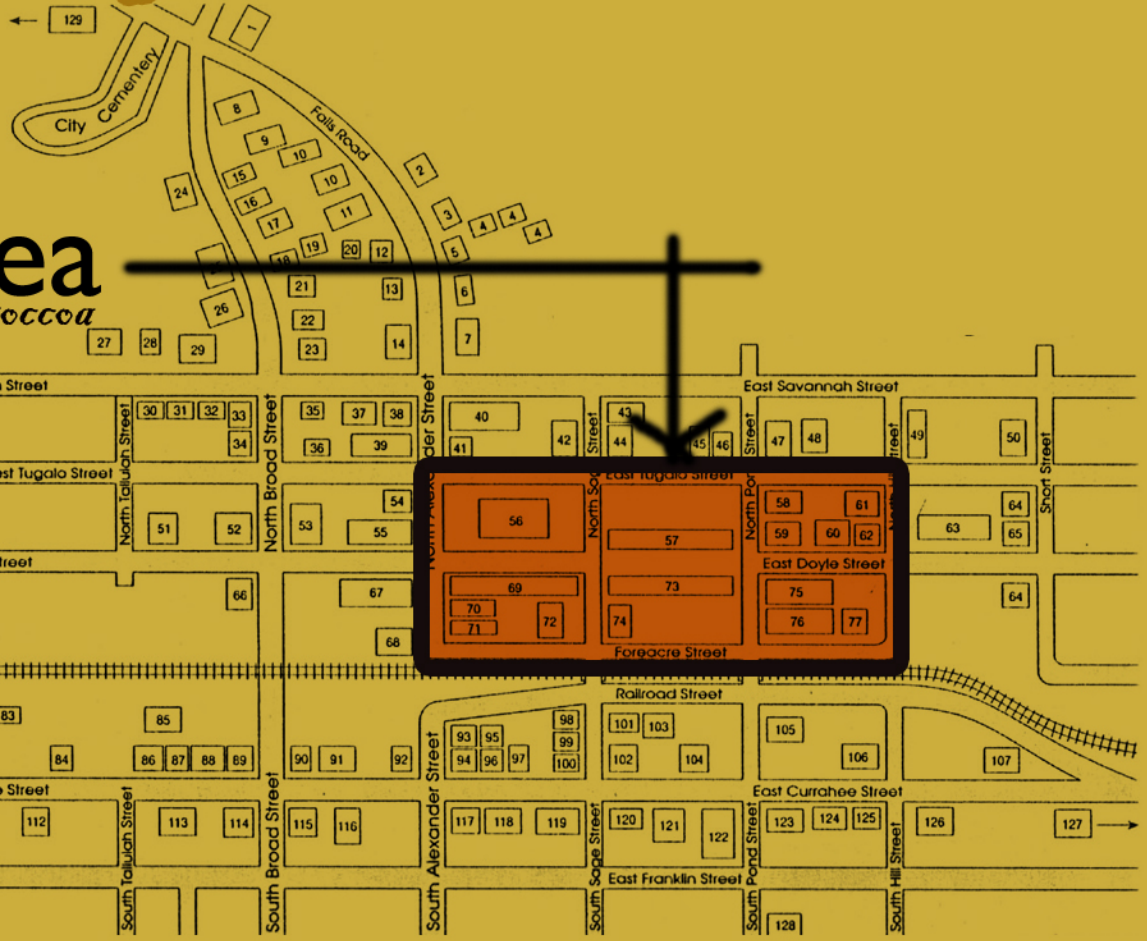


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## Study Area

*downtown tocco*



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## Doyle Street Downtown

### Issues to be addressed:

- Enable through traffic and on-street parking
- Create a Street Identity
- Ensure pedestrian-friendly environment
- Beautify the landscape





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## Courthouse Block

### Issues to be addressed:

- Parking layout:  
Diagonal or Parallel
- Parking location: along  
sidewalks or center of  
street
- Width of mature tree  
canopy
- Lighting/Security
- Access





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## Mall Block

### Issues to be addressed:

- Re-open street and remove mall canopy
- Landscaping
- On-street parking
- Identify qualities that make Toccoa unique
- Create a Marketing campaign downtown





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## East Doyle Block

- Issues to be addressed:**
- Plant appropriate trees
  - Unify appearance with other downtown blocks



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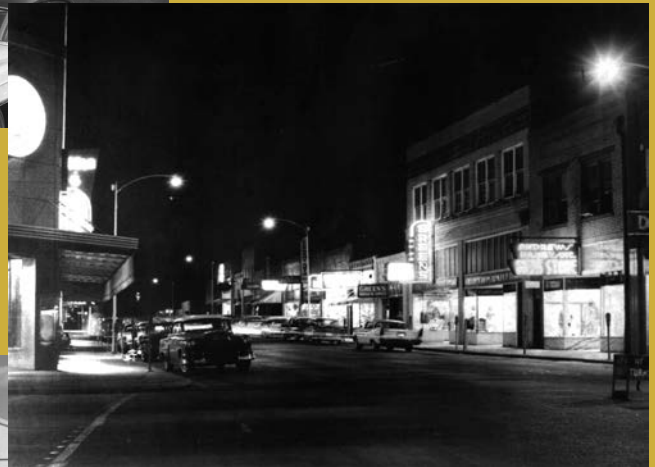
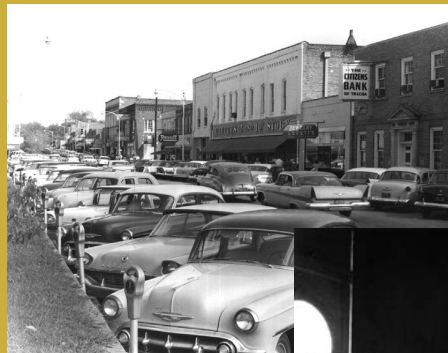
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Designs by Block

Courthouse  
Block

Mall Block

East Doyle  
Block

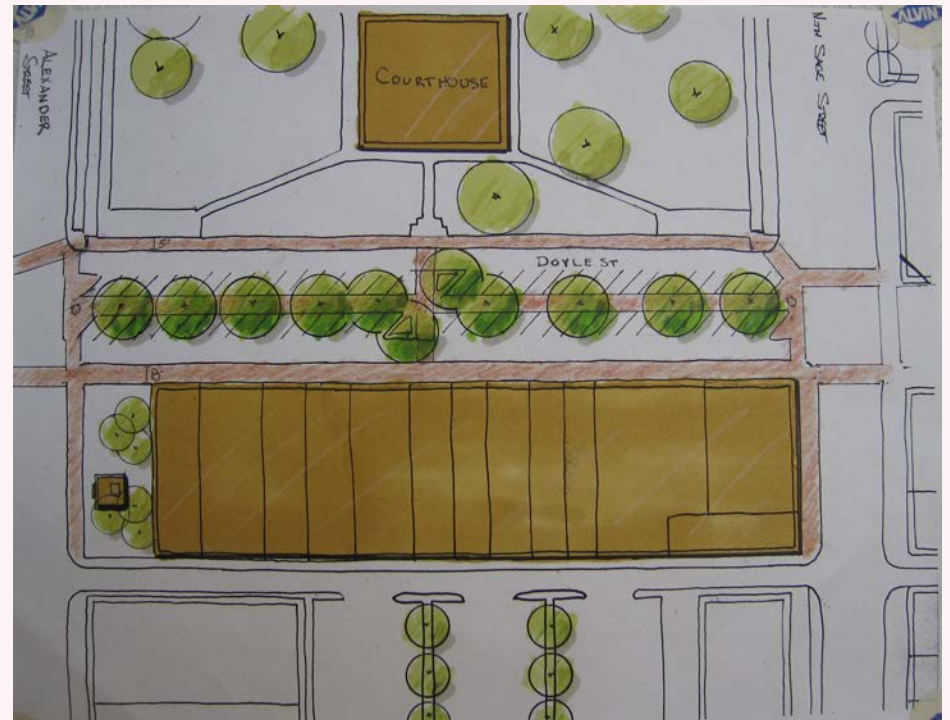


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## Courthouse Block - Existing Plan

- Removes concrete canopy
- Maintains mature trees
- Retains existing diagonal parking
- Traffic next to sidewalk
- Pedestrians crossing mid-block



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## Courthouse Block – Diagonal Sidewalk Parking

- Removes concrete canopy
- Maintains mature trees
- Retains diagonal parking
- Separates pedestrians and traffic
- Pedestrians exit cars at sidewalk
- Slight dog-leg crossing into mall block



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## Courthouse Block – Parallel Sidewalk Parking

- Removes concrete canopy
- Maintains mature trees
- Continuous crossing into mall block
- Separates pedestrians and traffic
- Pedestrians exit cars at sidewalk
- Decreased parking spaces on this block



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## Mall Block – Sidewalk Trees

- Removes concrete canopy
- Restores two-way traffic
- Trees shade sidewalk and parking
- Separates pedestrians and traffic
- Wider sidewalks
- 28 new street-front parking spaces

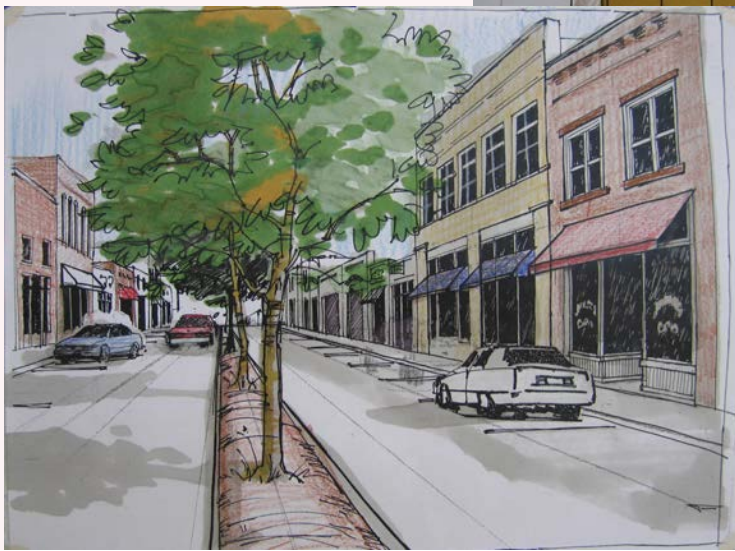
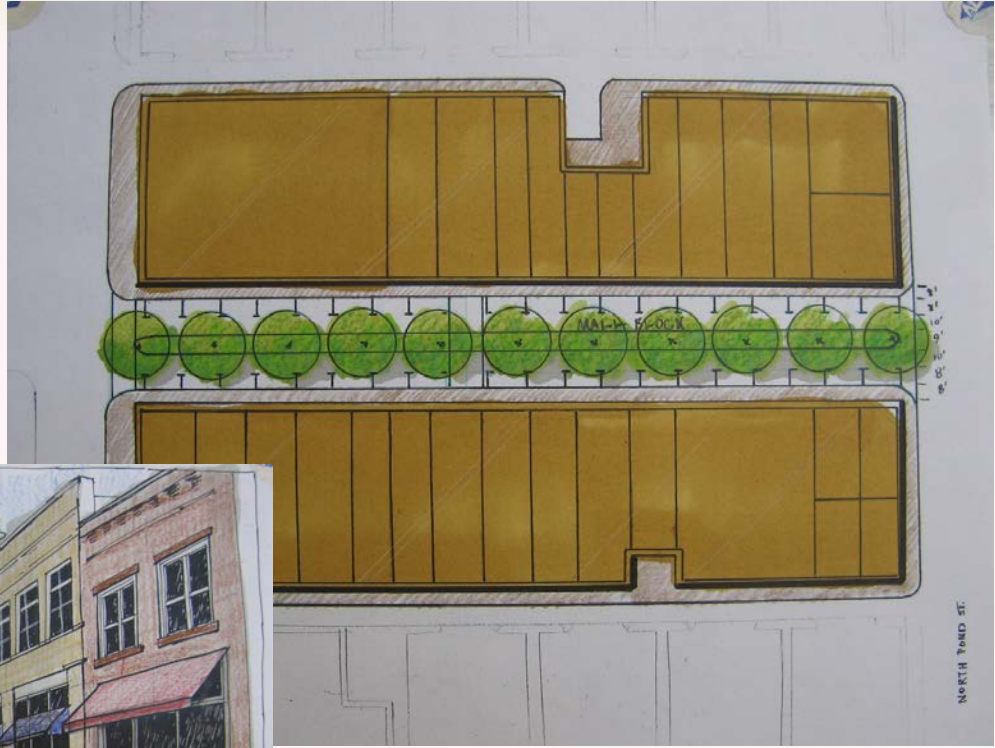


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## Mall Block – Median Trees

- Removes concrete canopy
- Restores two-way traffic
- Larger trees shade entire street
- Separates pedestrians and traffic
- 40 new street-front parking spaces
- Slightly narrower sidewalks & lanes





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## East Doyle Block – Existing/Improved

- New trees shade sidewalk
- Retains existing sidewalks, parking, and traffic circulation

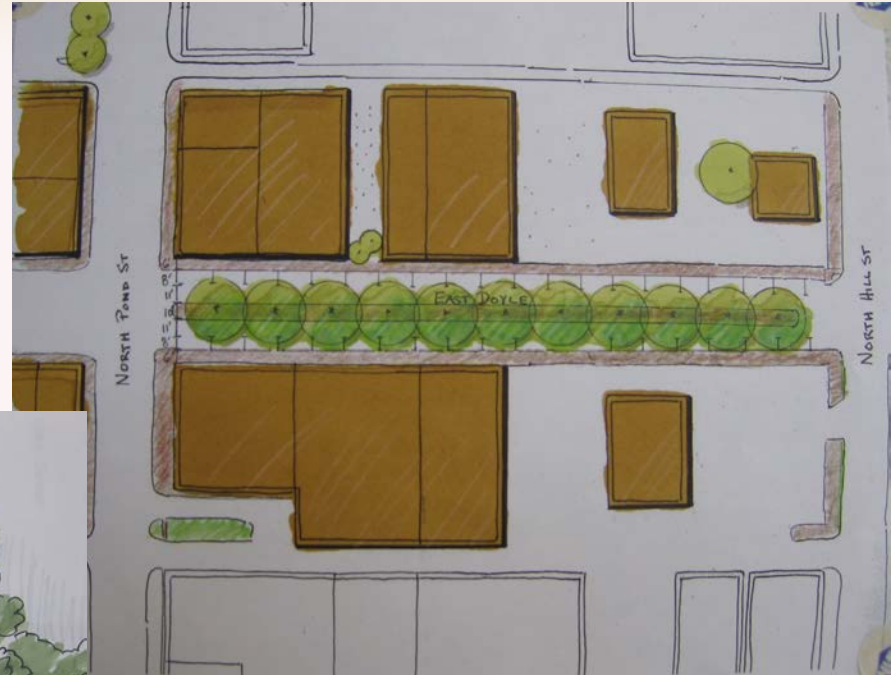


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## East Doyle Block – Median Trees

Larger trees shade entire street  
Slightly narrower sidewalks and lanes



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"Planning a city is an act of community participation and an expression of belief in its future... the places we live in might play a larger role in generating more choices and better decisions for your community... "

*The Small Town Center*





## APPENDIX

Downtown's existing assets:

- Wide sidewalks – allow for sidewalk sales, outdoor seating, signs, newspaper boxes, etc.
- Utility lines are already buried.
- Acorn globe street lamps are chosen and in place.
- Ample parking behind streets.
- Many mature and established trees are in place.





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## APPENDIX

### Recommended Tree for Median Planting Scheme:

*Gleditsia triacanthos* var. *inermis* / Thornless Common Honeylocust

**Environment:** full sun, hardy for all soil moisture conditions

#### Growth Characteristics:

**Height:** 40' -80'

**Width:** 30' -70'

**Form/Habit:** oval to rounded, open, spreading

**Rate:** fast

#### Ornamental Characteristics:

**Flower:** inconspicuous, not ornamentally important

**Fruit:** long brown pods, most cultivars have little to no fruit

**Seasonal Foliage Color:** light green in summer, yellow in fall

**Bark:** attractive, dark-brown, develops scaly platy ridges and deep furrows with age

**Other:** drops leaves early

**Management Issues:** small leaves easy for fall clean-up





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## APPENDIX

### Recommended Tree for Bumpouts/Sidewalk Planting Scheme:

Acer buergerianum / Trident Maple

**Environment:** full sun, hardy for most soil moisture conditions

**Growth Characteristics:**

**Height:** 20' -25'

**Width:** 20' -25'

**Form/Habit:** round, low branching tendency often creates short trunk, single leader typically absent

**Rate:** slow to medium

**Ornamental Characteristics:**

**Flower:** not ornamentally important

**Fruit:** 1" samara

**Seasonal Foliage Color:** new growth often bronze to purple maturing to glossy dark green, fall color late and variable

**Bark:** gray/brown/orange, platy, exfoliating

**Management Issues:** low branching may require pruning for street tree use

