

**Historic Opera House
Hawkinsville, Georgia
October 10-14, 1999**

community
DESIGN
chanelle

**Composed and
Conducted by:**

**The University of Georgia,
School of Environmental Design
and The Georgia Department of
Community Affairs, Better Hometown
Program**

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Producers:

Georgia Department of Community Affairs
Georgia Power
Pulaski County Chamber of Commerce
Hawkinsville Downtown Development Authority
City of Hawkinsville

Cast:

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Chrissy Marlowe, Americus (DCA),
Stephanie Smith, Massachusetts (MLA),
William M. Whitaker, Alabama (MLA),
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Kris Hardy, Georgia (BLA),
Lynn McLendon, Oglethorpe Power,
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Set Design:

Karen Bailey the Great!

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The mission philosophy shall be:

1

Philosophy & Mission

Preserve the sense of place that is unique to Hawkinsville.

2

Act 1 - Tourism

Carefully consider removal of any existing historic fabric and only create new design improvements, which are sensitive to existing community or natural character.

3

Act 2 - The Asphalt and Liquid Arteries

Base all design improvements on historic precedents, which are numerous in Hawkinsville.

4

Interlude - Make no Small Plans

Increase the amount and improve the quality of all public spaces, especially through the introduction of shrubs, ground cover and trees.

5

Act 3 - Buildings

Increase quality of life for all citizens of Pulaski County through broader participation in downtown life and recreational activities.

6

Act 4 - Public Realm

SETTING:
A small southern town needing to restore its ties to the river and to celebrate its status as a transportation crossroad.

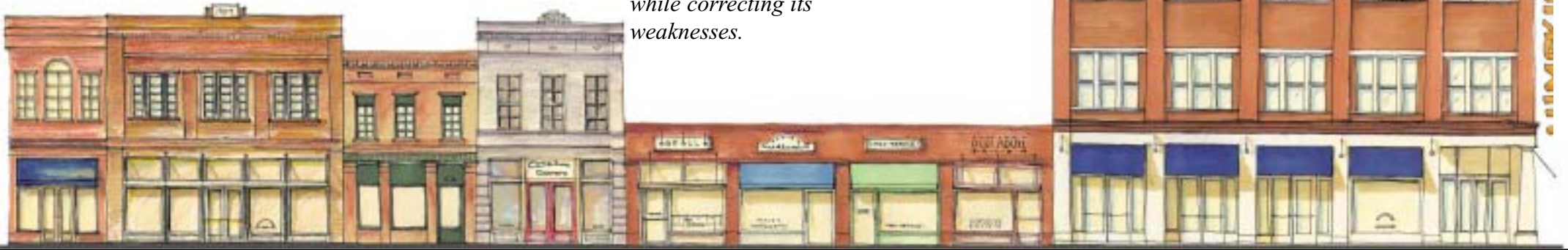
STAGE DIRECTIONS:
The following directives for presenting this production will apply to all recommendations, activities, and plot twists that occur. Careful stage movements and sensitive scene changes will result in a quality production that will keep the patrons coming and will result in a long running classic.

ACT TOURISM

1

If we could only see ourselves as others see us . . .

The intent is to build on the city's scenic and historic assets while correcting its weaknesses.



Scene 1: Things that work well!

The River!
Harness track and horse related traditions.
Distinctive architecture!
Excellent traffic exposure due to crossroads
Wide roadways.
Undisturbed agricultural heritage in the central part of the city ties the city to the working farms on the edges.
Billboards have not crowded your highways yet.



Scene 2: Areas for Improvement

- a) Inadequate tourism signage (so many intersecting highways and alternate routes are confusing).
- b) No welcome center.
- c) Too little public green space.
- d) Gaps in the tree canopy in the downtown.
- e) Limited access to public recreation.
- f) Strip development starting to crop up on arterial roads.



ACT 2

HIGHWAYS AND RIVERS, THE ASPHALT AND LIQUID ARTERIES.

Hawkinsville's earliest transportation corridors were not streets, but the river and, to some extent, the railroad. Highways came later. Acknowledging these historic transportation routes is important to anyone trying to understand the form of the town. Equally important to both residents and visitors is planning for newer kinds of corridors such as bike routes, hiking trails and river craft facilities. We get around a city on roads, bridges, railways, waterways and trails. Together with community landmarks and vernacular architecture the corridors create a framework that helps make a permanent image of the city. This image is a community's calling card, it imparts understanding to visitors and gives them direction.

Scene 1

General Issues

Creating a distinct identity for Broad and Commerce streets based on their primary functions
Add center median on Broad (major vehicular route)

Medians and welcome signs
Analyze and beautify critical intersections with appropriate signage and landscaping

Florida Street-tourist central
Create Visitors Center with adequate parking across from River front

Unified design for tourism signage
Seek design assistance from UGA School of Environmental Design and obtain D. O. T. approval

Intergovernmental cooperation
Open discussions with Pulaski County regarding comparable planning activities inside and outside City limits (especially sign ordinances)

Traffic Routing
Special signage to direct visitors along desirable routes

Regulations and incentives to encourage the private sector to enhance rather than degrade corridor
Corridor overlay zones, investment tax credits for historic rehabilitation, DCA's Downtown Revolving Loan Fund, City investment in infrastructure and streetscape, matching funds for design enhancement (i.e. façade/landscape grant program)

Scene 2:

Specific Issues

- Too much asphalt and unused parking (no parking plan)
- Wide street crossings with no crosswalks
- Empty planters
- Limited street furnishings
- Better tree selection (removal of Bradford pears) to provide shade and be compatible with the historic character of downtown
- Street lighting is scaled to the automobile, not the pedestrian.



Scene 3:

Examples

Broad Street

Remove on-street parking and create a 12 ft. planted median (i.e. London Planetree, *Platanus x accerifolia* 'Yarwood' or 'Liberty') to make Broad a Boulevard from Warren to Florida Street.

Oak should be 2-4" caliper.

Removal of sidewalk to be replaced by a sidewalk placed in the center of the public right of way, greenspace should be provided between all sidewalks and streets.

Commerce Street from Lumpkin to Houston Street

Remove, one, East bound lane pending D.O.T. approval will give 6 ft. extra on both sides, with lanes centered.

Parking should be changed from parallel to original angular.

Add "bump-outs": Start at corner of street and repeat every four parking spaces.
Add space between bump-outs and sidewalk for drainage.
Encourage business owners to use consistent outdoor seating.
Plant Material: Nattall Oak (*Quercus nuttallii*).

Jackson Street

Remove two center lanes, add 15 Ft. median with a double row of staggered tree canopy to emphasize the center of town.

Corner planting borders will accommodate turning lanes and include ornamental varieties.

Parking will remain the same.

Plant Material: Red Maple (*Acer rubrum* "October Glory").

Lumpkin Street

Two lanes will remain the same with 11Ft. X 11Ft. curbed "bump-outs" consisting of Trident Maple (*Acer buergerianum*), with drainage remaining the same.

Leaving current trees, but replacing Bradford Pears with Trident Maples.

Restriping parking spaces in front of buildings with curbed angular parking.

Houston Street

Utilize Eastbound parking lane for the installation of a 5Ft.

Curb and gutter, while maintaining existing drainage grate.

Install hexagonal concrete pavers in sidewalks or reproduction "Augusta Block."

Make NO SMALL PLANS



interlude

1. Zoning

Amend existing zoning ordinance to create a new classification for the downtown district called M-1, which allows mixed-use, i.e. residential over commercial. A setback of zero should be required in the M-1 district. Economic benefits include increased income for building owners as well as bringing more consumers for downtown businesses.

Pulsaski County needs a zoning ordinance as soon as possible: As highways are widened and development is attracted, there will be unplanned growth. Without planning, the characteristic agricultural fields will be lost to strip malls and convenience stores.

The current professional classification does not encourage downtown growth nor does it preserve current residential sections. There is a need to concentrate commercial uses in the downtown development area and professional businesses should be encouraged to fill vacant commercial space downtown.

Downtown (on premise) signs should be no more than 1/3 the façade area and placed in the traditional locations for signs on historic buildings. Outside the downtown, pole signs should be replaced by monument type signs. Tourists and visitors are impressed by this style sign more than pole signs. They have been proven to be just as visible as pole signs.

2. Historic District and Ordinance

To protect the character of historic Hawkinsville it is suggested that an ordinance to be adopted. This would require a design review of all exterior changes/new construction in your downtown district and would set up a preservation commission or design review board. This would qualify the city to be a Certified Local Government and make Hawkinsville eligible for certain grants. These grants can fund the following activities:

- a. Design guidelines need to be developed for all historic districts to establish a basis for the board's review and decision process.
- b. The Historic Survey began by Julie Groce needs to be completed immediately.
- c. Eligible historic districts should be nominated to the National Register of Historic Places.

3. Land Use Planning

With the new highway, there will be pressure for development on the fringes of the city and into the county. This development will be detrimental if unplanned and ill-managed. Therefore, comprehensive land use planning should be a high priority. Issues to consider include the sale of land for speculative commercial development (sprawl) such as strip malls and convenience stores. This will result in the loss of the beautiful characteristic views approaching the city. The most likely areas of development are those that contribute the most to the character of the views. The sooner the issue is tackled the easier it will be to manage. Zoning is one of the most beneficial tools for this management and should serve as a first step in managing growth for the county.

ACT 3 BUILDINGS

Improve upon the design of Hawkinsville's buildings. Being a very wealthy cotton trading community, Hawkinsville has many high-style commercial buildings for a town its size. It is one of the first things noticed when coming into town. Like many historic commercial areas, many changes have occurred to the historic fabric. This includes metal facades, the boarding up of windows and the reconfiguration of storefronts. The goal is to restore the historic character of the town.



Scene 1: Commercial

- Remove metal sheathing to uncover historic buildings.
- Uncover, repair or replace upper-story windows.
- Replace inappropriate doorways with more appropriate wooden components.
- Reconstruct storefronts to reflect original historic character.
- Recommend awnings with appropriate size, shape and material.
- Replace inappropriate signs with signs made from traditional materials placed in appropriate locations.
- Suggest regular paint maintenance.
- Remove plant material from cornices, gutters and roofs.

Scene 2: Residential-Private and Public

- Every downtown relies on a viable stock of in-town housing. Hawkinsville is no exception. This includes all income levels, styles, age and condition of existing buildings. The same sensitive intervention used on downtown commercial buildings must be used on residential buildings. Special consideration should be given to designing sensitive housing for vacant lots and the edge of town. New construction guidelines are plentiful in Georgia and there are many excellent examples for Hawkinsville to follow. Public housing developments should be enhanced and individualized to encourage visit-ability. A community garden would encourage interaction between neighbors.
- Add shade trees with 3Ft. shrubs and/or vines to screen fenced areas.

ACT 4

The Public Realm



Scene 1:

Boat Launch by Old Harness Track

- Add plantings and vegetation to stabilize eroding bank.
- Screen Public Works/Water Treatment Plant.
- Define Parking.
- Restrooms and Other Amenities (grills, trashcans, etc.)
- Signage From Main Road.
- Upgrade/Restore Boat ramp.

Scene 2:

Bozeman School Property

- Create Task Force composed of 6-10 representatives from churches, residences, businesses.
- Community Workshops will evaluate resources and amenities that could be located on the site.

Scene 3:

Bike Trail/River Greenway

- Connect important recreation facilities and community destinations.
- Make improvements accessible.
- Connection to other side of river (lumber company-wetland research area?).

ACT 4

The Public Realm

Scene 4: Alleyways

Part 1. Behind Chamber and Bank

a) Develop parking plan

- Create parking at rear of buildings
- Parking material: gravel or other permeable surface
- Curb planting beds

b) Create circulation patterns

- Allow auto access for loading and drive through

c) Create Pedestrian access to "lot"

- Extend park up to alley with a tree-lined promenade
- Delineate crosswalks with different pavement types

d) Retain and enhance Natural Elements

- Enhance green space behind firehouse with additional plantings (i.e. pecan trees, dogwoods, etc.-see local cooperative extension director for plant lists) and park furnishings
- Restore native landscape along stream

e) Retain and enhance historic buildings and features to complement park space

f) Clean up clutter

g) Restore drainage structure

Part 2: Alley Behind Commerce

Between Houston and Jackson

a) Create defined parking

- Soft edges with grasses and plantings
- Gravel Lot

b) Infill buildings added to complete the block

(housing/commercial)

- Additional parking added

c) Maintain Agricultural feel with plantings

- Pecan grove
- Purple Leaf Plum (*Prunus angustifolia*)

d) Community garden

- Open to public
- Grid pattern
- Transition with agricultural and industrial surroundings

