

Executive Summary

The Ty Ty Mini Charrette

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The Ty Ty Mini charrette
November 11-12, 2002



Public Service & Outreach
College of Environment & Design
University of Georgia

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This summary accompanies several large-scale drawings representing improvements that will help Ty Ty create a new image for itself. Ty Ty's historic image is one of pride and stability but in recent years that image has become tarnished. Several citizens have seen an opportunity to make things better. The initiation for a group of design students and their faculty from the University of Georgia's College of Environment and Design is evidence of this push for community betterment. The result of the intensive charrette process was a vision for the future, a concept on which to base community changes.

Ty Ty Mini Charrette
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Ty Ty is a unique and charming town. Even a quick drive through reveals scenic agricultural vistas, lush vegetation along creek banks, historic Craftsman-style architecture, and clever folk art advertising its unique nurseries. Unfortunately, Ty Ty's assets have been undermined by inappropriate changes. Ty Ty's citizens can work to reverse this trend. Busy highway traffic, a lack of public meeting space, poorly sited manufactured housing,

and the absence of a cohesive approach to what new buildings should look like are current threats.



Future development threatens to worsen these problems unless change is demanded. Much can be done to enhance the physical appearance of Ty Ty, but it will not happen overnight. This summary will help



Introduction
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citizens and community leaders retain and enhance the best of Ty Ty while creating new development that is attractive.

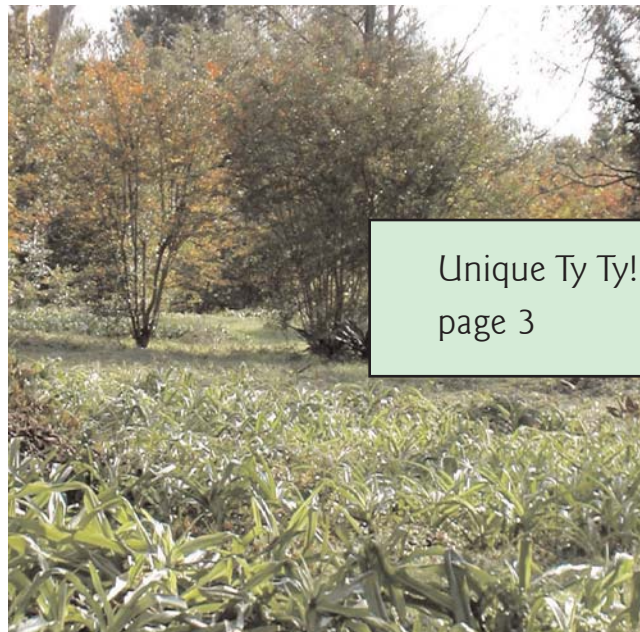
Get Involved

The first and most important suggestion involving the future of the town is simple.

Business as usual must change. Citizens should become aware of the projects that will enhance Ty Ty. Citizens who become involved in their community feel more inclined to donate their time, energy and support to improve the places where they work and live. Community participation in Ty Ty's future is an important first step because it will help facilitate efforts to make Ty Ty a better place to call home-and a better place to visit.

Recognize Ty Ty's Unique Qualities

Ty Ty is blessed with a memorable name and an idyllic agricultural setting. The Grand Crinum (*Crinum Asiaticum*) growing along the banks of Ty Ty creek, and sold throughout the world from local nurseries, is a horticultural billboard advertising Ty Ty's botanical beauty. Capitalize on these distinctive qualities. The swamp lily is a native species and plentiful, beautiful and easily maintained. The following quotes show the universal appreciation of the grand lily.



Unique Ty Ty!
page 3

This crinum lily makes an imposing presence in the garden. Dark green strap-like leaves may be more than 3 feet long by 4 inches wide. These are held erect and arranged in a spiral rosette to form impressive clumps up to 5 feet in height by 7 feet in



width. The leaves emerge from huge bulbs that may weigh ten to twenty pounds! Flowers are shaped like tubes that flair open into a crown of narrow petals. The flowers are white and are arranged in clusters atop thick, succulent stems.

This impressive plant is easy to grow and requires little care. In many mild winter areas this is a common "pass-along" plant - neighbors sharing excess bulbs with one another. In addition to its beautiful form, the grand crinum is an enthusiastic non-stop producer of huge fragrant flowers (unless cut down by frost and freezing weather)

American Meadows, Inc.

A group of majestic, true Southern lilies, among the rarest and most expensive of all bulbs, some growing 8 feet tall. The tropical, lush foliage and large flowers are unbelievably beautiful beginning in April and last until Fall. The bulbs of these plants are huge, some of them ten inches in diameter with basal leaves up to six feet long, shaped much like corn leaves. The hefty scapes upon which the blooms are borne are

sometimes six feet tall bearing four to twenty-five flowers per umbel,

opening in succession, two or more a day. Most Crinums bloom in late afternoon or at night. The fragrance is unequalled by any other plant. All Crinums increase in beauty each year as the clumps are left undisturbed, but they may

Crinum Asiaticum
page 4

be dug and divided when increase is preferable to bloom. Mulching, heavy fertilization with 10-10-10, and watering generally benefit *Crinum*s immensely.

**From Catalogue:
The Nurseries at Ty Ty**

The *Crinum Lily* is a spectacularly huge lily. It grows rapidly to over 5' high with 5' long sword to strap shaped leaves. The plant is native to the tropics and subtropics, some species are native to Florida. Of the family *Amaryllidaceae* it is cultivated for its beautiful, fragrant flowers, and enormous size.

The Florida Gardener

Crinum lilies are one of our most common old garden and cemetery plants. In many ways, they remind me of Texas and the South. They're huge, the biggest

of all bulbs. They're so showy and fragrant that they border on being obnoxious. And they're so tough that southern perennial expert, and friend, Bill Welch claims none have ever died. Although not common in commerce anymore, most country yards have a clump or two. Originally grown as greenhouse specimens, *crinum*s became common southern dooryard plants around the turn of the century. There are about 130 species of *crinum*s, native mainly to the tropics and South Africa. Most early *crinum*s made their trip to the states by way of the Caribbean, some as early as the mid 1800's. Many were introduced through Florida nurseries. The first nursery to list *crinum*s in the United States was Reasoner's Royal Palms Nursery at Manatee, Florida, as early as 1886.

**Stephen F. Austin State University
Mast Arboretum**

With this kind of widespread love and support, Ty Ty's image should be tied forever to the plant. The horticultural wonder plant can be the trademark of the city. Ty Ty should market itself as "The Swamp Lily of South Georgia." Catch

The Grand Lily
page 5



phrases such as this-corny as they might seem-will draw curious visitors and bring them back. Don't be shy about using your town's strange name and great horticultural features as advertisement. Take advantage of the swamp lily. These plants and agricultural vistas are things that other areas of Georgia do not share, so it is important that they are recognized and honored for their uniqueness.

Strive For Aesthetic Quality

Cleaning up clutter and trash is one of the easiest and least expensive ways to improve a town's appearance. By reducing visible litter, Ty Ty will make a solid statement that it is willing to work toward beautification to benefit citizens and visitors

alike. It is easier to clean up clutter than it is to eliminate other harsh visual detractors like, uninviting chain link fences or poorly paved and maintained surfaces. In a sense, the push for beautification is one of the first steps in reclaiming a town and making it a better, more attractive place.

Create a New Town Crossroads



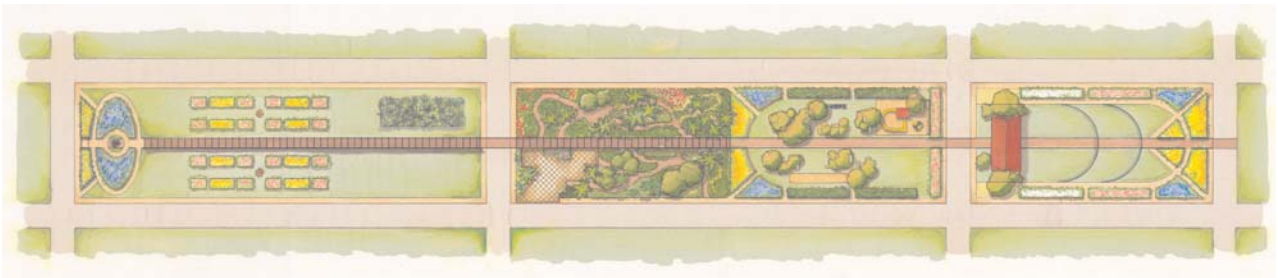
Aesthetic Quality
page 6

The old railroad bed in the center of town can be a tremendous resource for Ty Ty if

developed properly. Currently, the area pays homage to the lively railroad-centered commerce that characterized Ty Ty in earlier times, but why just memorialize commerce when you have the tools to recreate central Ty Ty as a bustling place of business?

demands attention, you will help create an infectious sense of community spirit. Once a crossroads or popular center is established, it is likely that many other positive aspects of community development will occur.

Create a Focal Point for the Park



By recreating a town center at the intersection of highway 82 and Church Street, you can calm traffic and encourage drivers to take in the town instead of quickly driving through it. Rehabilitated buildings and pedestrian crosswalks will create evidence of daily activity that will tempt residents and visitors to stop, chat, and purchase. Most importantly, by giving Ty Ty a definitive town center that

Imagine Ty Ty's central park area for a moment. Does it seem like a place where you would want to spend time? If you were driving through Ty Ty, would you be tempted to stop and look around? Probably not. The central problem with Ty Ty's park is that it lacks a clear focal point. Many designs for a monument or similar piece of civic art have been suggested, and the citizens of Ty Ty will choose the most appropriate piece. However, the placing of the monument is

Central Park
page 7

just as important as its form. Convenience of approach is the paramount consideration. The intersection of the U.S. Post Office and Church is an ideal place for public art, because the post office already attracts foot traffic. When folks stroll over to look at the monument, they'll linger in the park for a bit, adding to downtown's liveliness. The location of the monument or other pieces of civic art should result after careful analysis of traffic circulation, visitor safety and the need for focal points. Our recommendation is to place markers and memorials at the ends of the



railroad bed park for a more dramatic appearance.

Revitalize Gateways to the Town



Gateways
page 8



Travelers entering Ty Ty should know exactly where they are. The current entrance from Tifton on Highway 82 is ineffective at communicating its intended message: Welcome to Ty Ty. Signs must be visible, vibrant, and simple.

Visitors approaching from Sylvester receive a much warmer welcome. The Ty Ty Creek, Grand Crinum production beds, and the

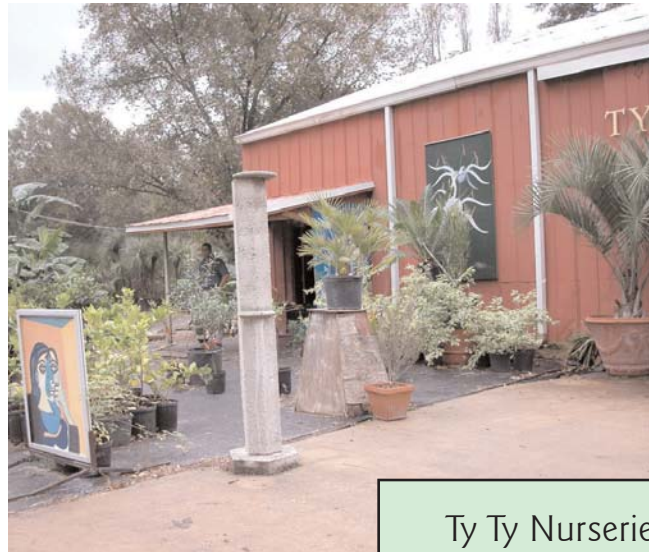


unique "art as advertising" for the Ty Ty nursery work together to grab a driver's attention. Ty Ty should take advantage of the Tifton County Arts Alliance to regularize, protect and perpetuate the clever advertising that has become a regional attention-getter for

the Ty Ty nursery. The signs work, now make them work better.

Take Advantage of the Nurseries

Ty Ty's nurseries' excellent reputation and funky advertising highlight Ty Ty as a unique South Georgia town. Citizens of



Ty Ty Nurseries
page 9

Ty Ty should work towards creating collaboration between the city and this visible industry. Perhaps the city could commission and maintain signs advertising both nurseries. In return, the nurseries would provide plants and possibly a

demonstration garden in the central park area of the town. Imagine the visitors a well-executed swamp lily festival would draw! Public/private partnerships do wonders for small towns like Ty Ty. It is worth mentioning that for many, the excellent reputation of its nurseries helps put Ty Ty on the map. For that reason alone, a collaborative effort should be established between the city and its unique visible industry. There is no reason why Ty Ty shouldn't be lush with greenery!

Focus on Conservation



Keep Ty Ty's "open space" open. Beautifully vast agricultural vistas dazzle travelers between Tifton and Ty Ty—work to preserve them. If development should



occur in these areas, it should be carefully planned so as not to disturb the scenic quality of the land. Ideally, the views surrounding the outskirts of town and community wetlands should remain agricultural lands or natural, undisturbed sites. With no

planning you get strip development that occurs along highways anywhere in America.

It is ugly and does not help to promote a unique identity. Visitors are drawn to your part of South Georgia for its agricultural character. Replace this area with shopping centers and fast-food chains and risk losing

Conservation
page 10

the very visitors you wish to entice, the people who hold the key to Ty Ty's economic future.

Unify the Town

Line Highway 82 with trees. These trees should be compatible with Georgia Department of Transportation requirements. For many years the Bradford Pear was the



ubiquitous street tree placed in southern communities. However, the plant has proven itself as a poor selection for towns in Georgia. The pear is over cultivated, cliché, short-lived and weak wooded. There are many native, drought tolerant sturdy plants that are better suited for Georgia's roadways. The Wax Myrtle (*Myrica cerifera*) is one of those plants and is our suggestion for defining the edge of roadways in Ty Ty. While any street tree planting will help present the town as a unified whole, it would be a nice touch to plant elms on Elm Street and oaks on Oak Street (be sure to select several species with a proven track record).

Make New Buildings Unique

Ty Ty's new construction should help distinguish the town. Why settle for being Anywhere, USA? Be Ty Ty! The new superette planned on Highway 82 is a perfect opportunity to try this approach. Bring the building forward on the lot, into contact

Tree-lined Streets
page 11

with the street, and place parking in the rear and on the side. This approach is known as a more traditional way to plan towns and is called "new urbanism" or "neo-traditional" design. This shift in zoning requirements will necessitate close work with Tift County zoning officials. Other new buildings will follow suit, creating a continuous row of buildings reminiscent of historic downtowns. To encourage this kind of development, drawings from the charrette should be used as prototypes for residential and commercial buildings. Because of Ty Ty's abundant Craftsman housing stock, new residential development should echo the bungalow form. The Ty Ty station and Ty Ty's warehouse (the oldest standing building in the city) provide excellent examples of historic southern commercial buildings—use them as prototypes. By designing new



buildings so they compliment, rather than clash with existing structures, Ty Ty can avoid obscuring its charm and special character.

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TY TY Plant List:

Trees

<i>Amelachier arborea</i>	Southern Sugar Maple
<i>Cercis canadensis</i>	Redbud
<i>Cornus florida</i>	Flowering Dogwood
<i>Fagus grandifolia</i>	Beech
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Liriodendron tulipifera</i>	Tulip Poplar
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Magnolia virginiana</i>	Sweetbay Magnolia
<i>Ostrya virginiana</i>	Hophornbeam
<i>Pinus taeda</i>	Loblolly pine
<i>Sassafras albidum</i>	Sassafras

Shrubs

<i>Aesculus pavia</i>	Red Buckeye
<i>Callicarpa americana</i>	Beautyberry
<i>Chionanthus virginicus</i>	Fringetree
<i>Cyrilla racemiflora</i>	Ti-ti
<i>Ilex glabra</i>	Gallberry
<i>Ilex vomitoria</i>	Youpon Holly
<i>Illicium floridanum</i>	Florida Anise-tree
<i>Myrica cerifera</i>	Wax Myrtle
<i>Rhododendron canescens</i>	Piedmont Azalea
<i>Sabal minor</i>	Dwarf Palmetto
<i>Vaccinium arboreum</i>	Sparkleberry

Vines

<i>Bignonia capreolata</i>	Cross Vine
<i>Gelsimium sempervirens</i>	Carolina Jessamine
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Vitis rotundifolia</i>	Muscadine Grape

Ground Cover

<i>Crinum asiaticum</i>	Swamp Lilly
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Ty Ty Plant List
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TY TY Executive Summary



Ty Ty Mini-Charrette
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Ty Ty Executive Summary



A highway framed by **Wax Myrtles** provides a sense of enclosure and gives a unique identity

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TY TY Renderings

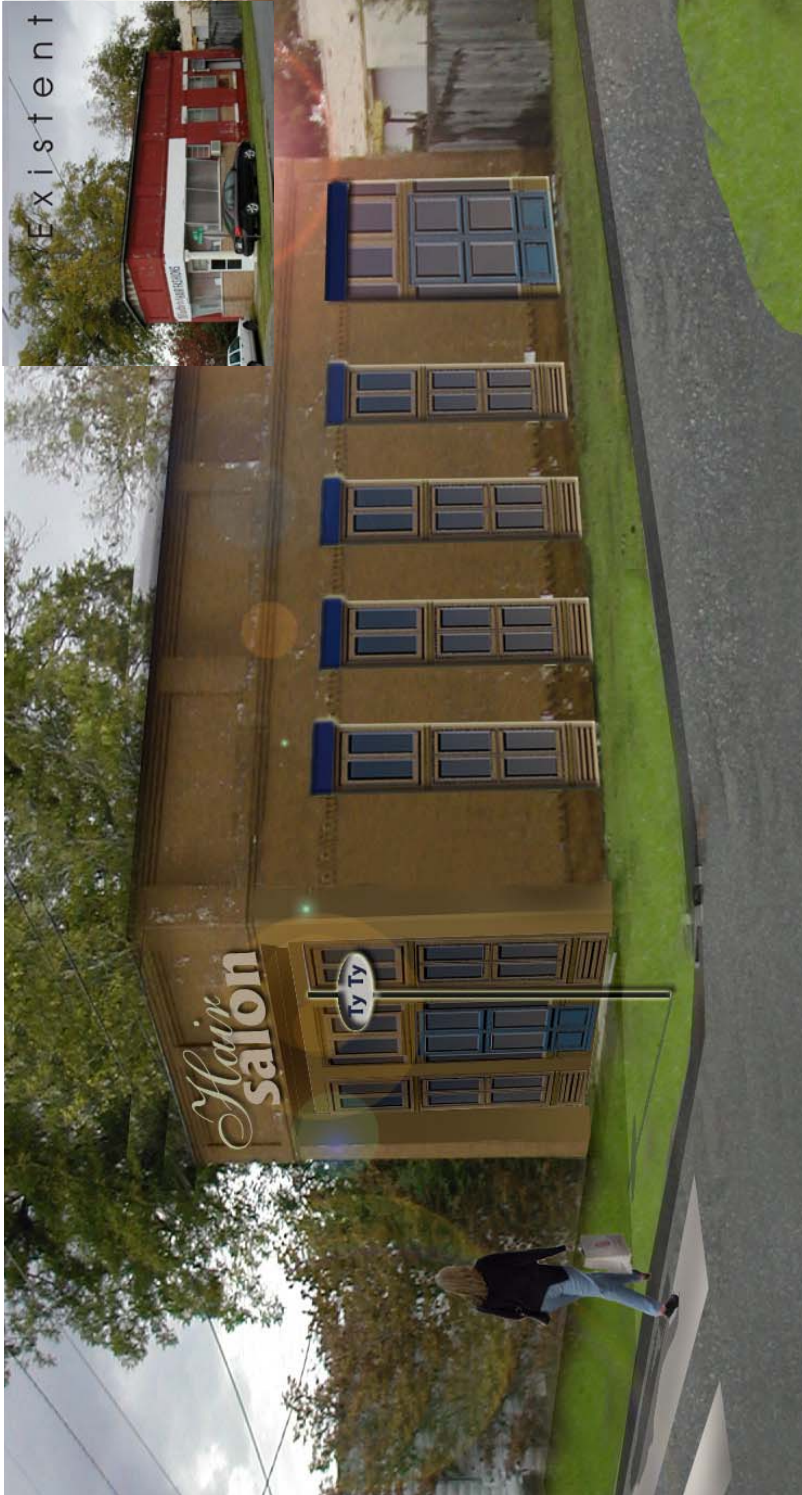


The existing building on this corner, reputed to be the oldest in town, should be a primary target for revitalization. The building's utilitarian use (warehousing) would make it good for a function that would not require natural light like a meeting space, performance venue or an art gallery. The building **MUST** be stabilized and further deterioration should be arrested. The new building on the opposing corner is the new highway commercial style structure that should be demanded for new buildings fronting 82. The flat roof, creative lighting fixtures, open windows and brick façade is illustrative of what new structures should look like. The buildings should be built with a zero lot line (right up next to the sidewalk) and

Ty Ty Superette
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parking should be landscaped and located to the side and rear of the building. This site and the new grocery store planned for it are critical in setting the tone for future design decisions in Ty Ty.

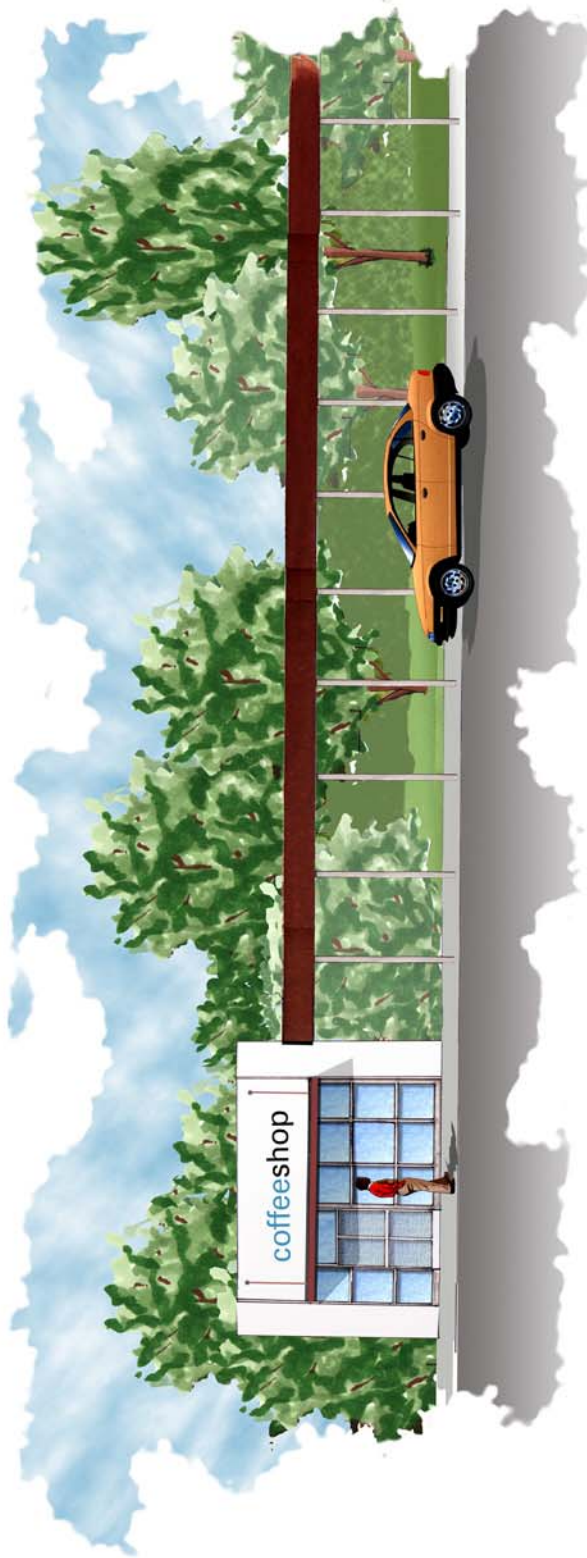
TY TY Renderings



The hair salon that is currently located in this building is a fine function for downtown, however, it's current design is not very complementary to how Ty Ty once looked or how the city should appear to capture visitors and new residents in the future. This design solution is radical but should give you an idea of what a more contextual design solution would look like if changes were planned. Being on this active corner demands for an active and alive façade treatment. Note the flat roof and retention of character defining surfaces.

Ty Ty Hair Salon
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Ty Ty Renderings



Sensitive rehabilitation of remaining buildings should occur. New uses should be introduced based on a market analysis; the businesses shown in these examples are for illustrative purposes only. Additionally, a covered walkway above a new concrete sidewalk should be constructed to visually connect remaining storefronts. The covered walk should reflect the design qualities of the existing canopies on buildings, i.e. metal roof material and simple wooden supports.

Ty Ty renderings
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TY TY Renderings



building renewal is sorely needed in Ty Ty. Existing storefronts are unattractive, quickly declining in structural integrity and do not reflect the original design features of the buildings. These new design solutions reflect the building's potential to be vivacious new additions to capture the business generated from a renewed and enhanced park.

Ty Ty renderings
page 19

Ty Ty Renderings



The building on the left is Ty Ty's single remaining landmark building. All attention should be focused on its reuse. Its location, size and prominence will make it an anchor to all revitalization along this side of the park. The residential building on the right is the residential prototype for Ty Ty. That means that all new residential structures of modest size should take their cue from this house type. Note: pitched metal, side gabled roof, full width front porch, simple balustrades and shed roof supports, wooden clapboard siding, and it being raised on piers rather than being built on a slab.

Ty Ty renderings
page 20

TY TY Renderings



The vernacular assemblage of early 20th Century highway architecture on this corner makes a quaint statement to the past glory of the road through Ty Ty. These roadside buildings are quickly disappearing all over America. All efforts should be made to retain them and convert them to productive retail use.

Ty Ty renderings
page 21

TY TY Renderings



The buildings on each of the four corners of Highway 82 and Church Street are critical in forming the "new town center" and attention grabber. The current auto shop should be sensitively rehabilitated and updated with a catchy pliant scheme, canvas awnings and new goose neck lamps for a more subtle sign for the business. This site offers parking opportunities in the rear and at the side. Agreements for overflow parking should be made to encourage parking once and strolling from site to site, and store to store.

Ty Ty renderings
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TY TY Participants



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Thanks to the Ty Ty Better
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community improvement efforts.



A CD containing the report and drawings is included with this report. For additional information please call the University of Georgia, Public Service and Outreach at the School of Environmental Design. Tel: (706) 542-4731 or email jlink@uga.edu (Jane Link)

