Beautiful Toccoa

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

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
Generate discussion by educating Residents about the issues and solutions For their historic downtown.
"History can teach us about why things are the way they are."

Peter J. Musty
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Diagonal parking
"History can teach us about why things are the way they are."

Peter J. Musty

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

*Peter J. Musty*
"History can teach us about why things are the way they are."

*Peter J. Musty*

North Sage Street: diagonal parking
Doyle Street: parallel parking
"History can teach us about why things are the way they are."

Peter J. Musty

Diagonal parking
Where did the people go?
"History can teach us about why things are the way they are."

Peter J. Musty

Now, an empty lot...
"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*

**LETS 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.
Beautiful Toccoa
A Design Charrette in Toccoa

Study Area
downtown Toccoa

NORTH
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
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
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
East Doyle Block

Issues to be addressed:

• Plant appropriate trees
• Unify appearance with other downtown blocks
Beautiful Toccoa
A Design Charrette in Toccoa

Designs by Block

Courthouse Block

Mall Block

East Doyle Block
Courthouse Block - Existing Plan

Removes concrete canopy
Maintains mature trees
Retains existing diagonal parking
Traffic next to sidewalk
Pedestrians crossing mid-block
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
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
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
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
East Doyle Block – Existing/Improved

- New trees shade sidewalk
- Retains existing sidewalks, parking, and traffic circulation
East Doyle Block – Median Trees

Larger trees shade entire street
Slightly narrower sidewalks and lanes
"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.
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
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