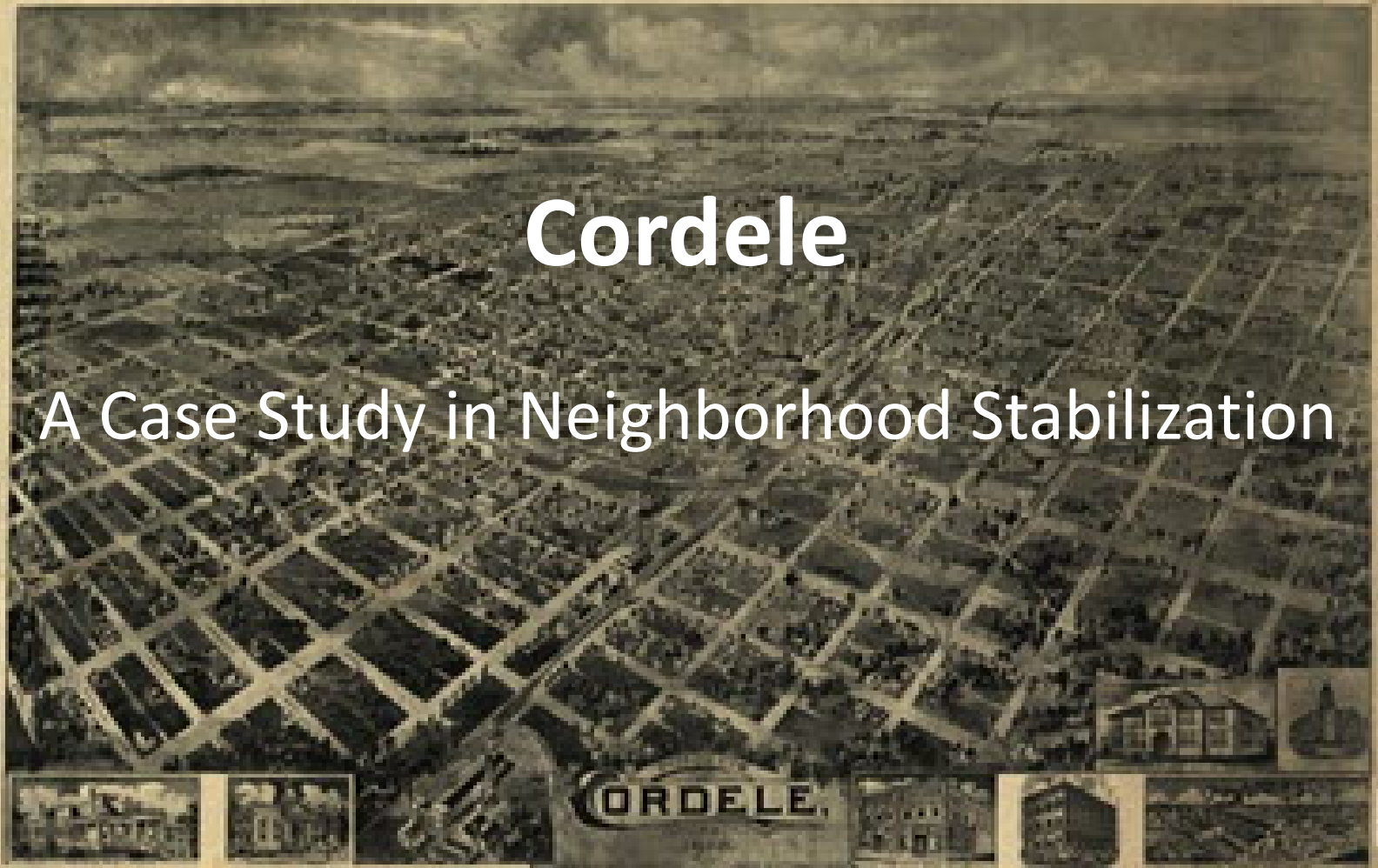


Cordele

A Case Study in Neighborhood Stabilization

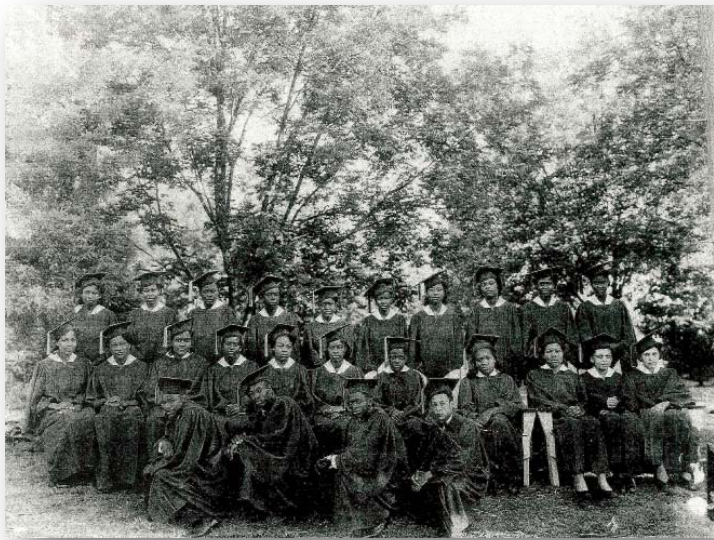




Gillespie-Selden
Neighborhood founded in
the early 1890's



Gillespie-Selden Institute established 1902



Current Conditions



Current Conditions



National Register Designation



The outline in red delineates the Gillespie-Selden National Historic District



- Joined in 2008
- 3 year program
- Help communities create and launch a locally based plan to meet their housing needs



UGA Charrette Results



Master Plan

WHAT WE FOUND...



This is the most severe erosion found in the neighborhood.



Trash and standing water are issues throughout the ditch systems.



LAND IMPROVEMENTS
The Ditches

During the community input session, concerns were raised regarding stormwater management in the neighborhood.

Residents felt local government was redirecting funds to the Eastside of town and not addressing the erosion and standing water problems in the Gillespie-Selden neighborhood.

In the Westside neighborhood directly across 16th Avenue, new infrastructure was recently installed but similar work has not yet occurred along the streets of Gillespie-Selden.

The Team undertook a survey of the Gillespie-Selden ditches and to determine current conditions and to develop solutions to improve the stormwater problems.

LAND IMPROVEMENTS



Alleyways

Gillespie-Selden is one of four neighborhoods in Cordelle with an intact alleyway system. It is a unique characteristic that should be highlighted and maintained. Although they are not a main thoroughfare, the alleyways are a safe option for pedestrians and cyclists.



STREETSCAPE IMPROVEMENTS



This pyramidal cottage needs few repairs. The foundation and steps are deteriorating. The roof is in good condition, and fresh paint on the siding and trim along with a new sidewalk completes the rehabilitation.



Before and After



Lighting

Concerns about crime and loitering can be addressed with the addition of appropriate lighting to enable residents to keep a more watchful eye on the neighborhood.



Signs

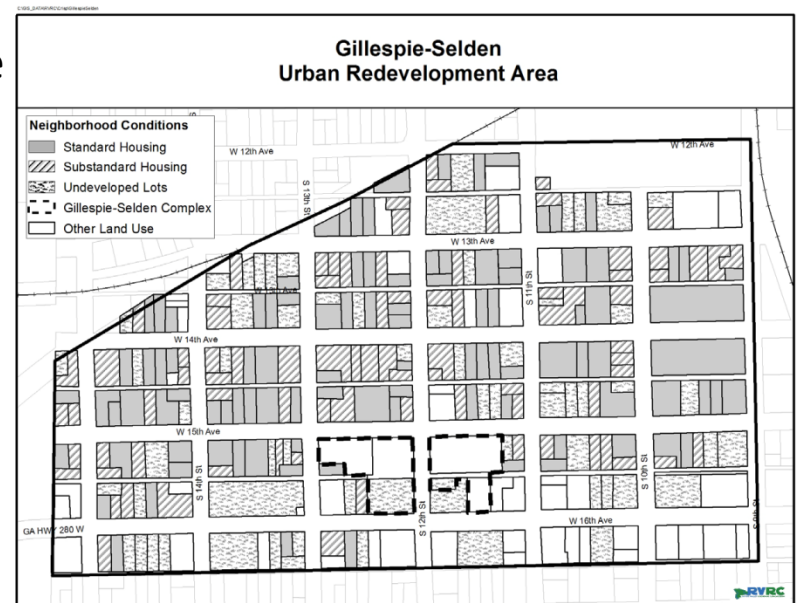


Directional signs are important for the neighborhood. All streets should be labeled and many intersections currently do not have correct street signs. Street signs specifically for the neighborhood highlighting its unique history and unifying it with the Gillespie Selden Institute.



Urban Redevelopment Plan Recommendations

- Gillespie Selden Neighborhood designated as slum and blight
- Restore and preserve GSI campus
- Preserve single-family housing
- Signage denoting historic character of the neighborhood
- Preserve existing recreation facilities and supplement with park space
- Crime Prevention
- Placement of streetlights and street furniture
- Promote neighborhood stores and services
- Sidewalk construction
- Preserve alleys
- Maintain tree canopy
- Stormwater management



Local Historic District: Intangible Benefits

- ① Sense of Place
- ② History and Heritage
- ③ Unique and Authentic
- ④ Neighborhood Character
- ⑤ Sense of Evolution
- ⑥ Patina



Local Historic District: Tangible Benefits

① Context-Based Design

- Local Building Forms
- Scale—roof, massing, foundation
- Architectural Details—inspired by local examples

② Established Development Patterns

- Street Grid
- Density—lot width and coverage
- Orientation and Setbacks

③ Utilize Existing Public Infrastructure

- Existing Utilities
- Sidewalks
- Street Trees and Street Lights



Local Historic District: Tangible Benefits

4 Quality of Materials and Craftsmanship

- Does Not Have to be Expensive
- New Construction—new materials
- Architectural Details—inspired by local examples

5 Diversity of Use

- Maintain Existing Mix of Land Use
- Promote Quality Businesses

