Gillespie-Selden Neighborhood founded in the early 1890’s
Gillespie-Selden Institute established 1902
Current Conditions
Current Conditions
National Register Designation
- 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...**

**The Ditches**
During the community road 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 deserts across 45th 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 to determine current conditions and to develop solutions to improve the stormwater problems.

**Before and After**

**Alleways**
Gillespie-Selden is one of four neighborhoods in Cordele 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.

**Lighting**
Concerns about crime and littering 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 labelled 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