

Stephen Ramos, DDes Professor Urban Planning + Design

Ideas of Community:
Connecting Classrooms to Community



GICH Spring Retreat
Cartersville, GA



College of
Environment + Design
UNIVERSITY OF GEORGIA

16.04.25
13.10

Ideas of Community

ABCD

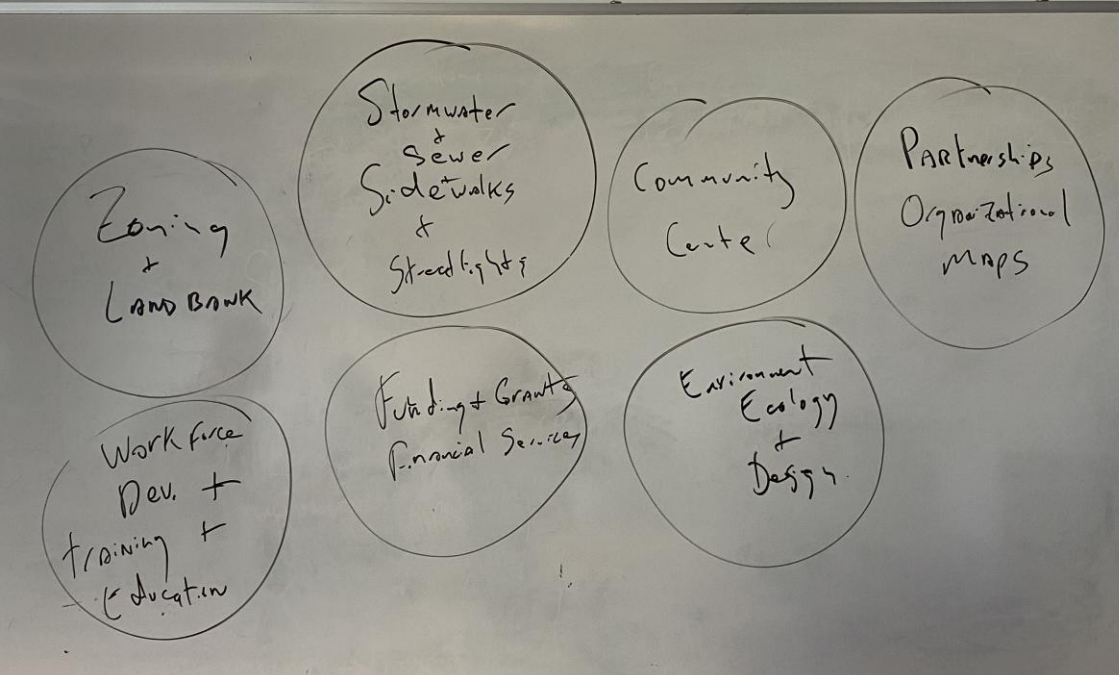
Seven Capital Categories

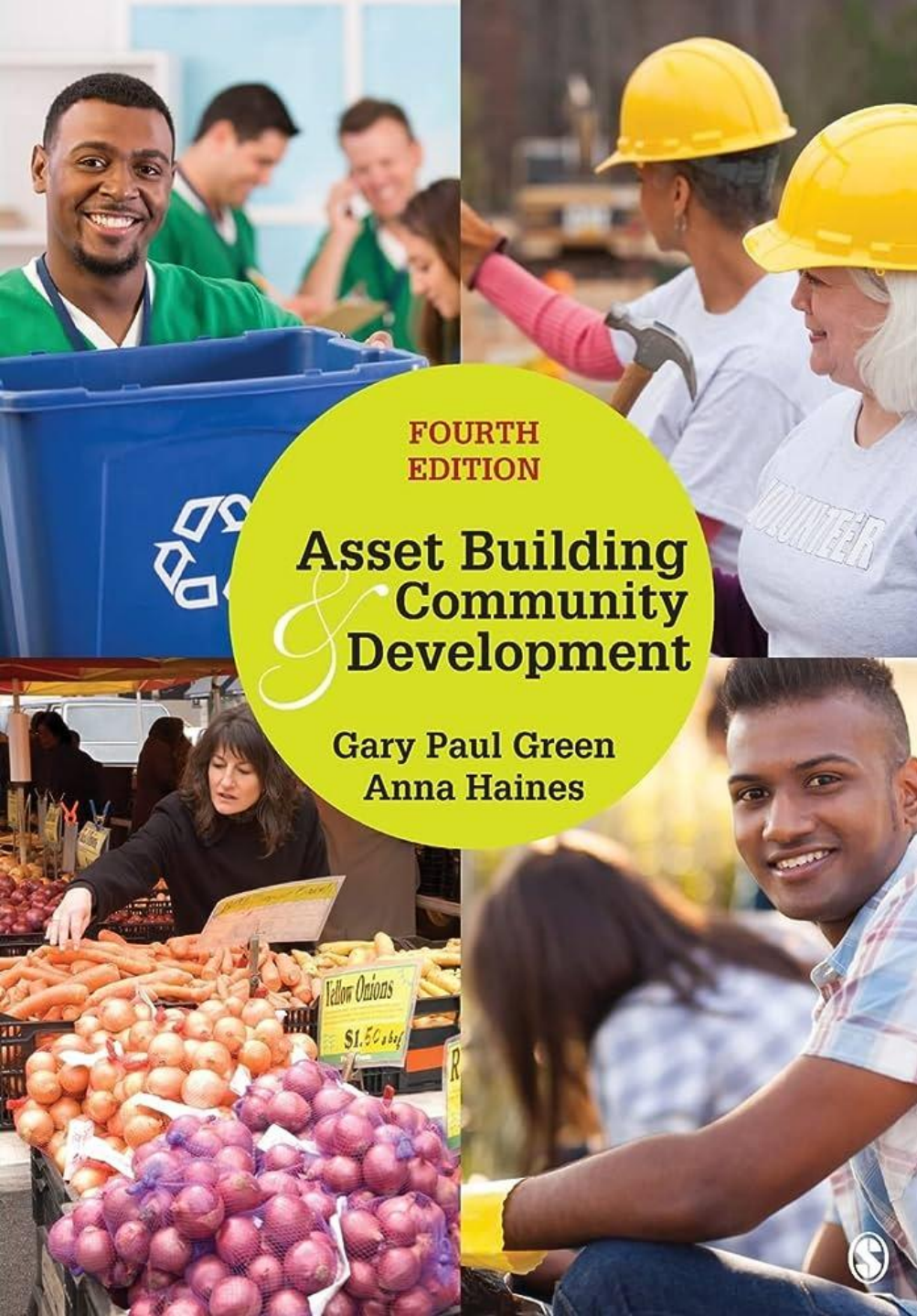
Projects:

Oconee Heights, Milledgeville, Baldwin County, GA

Norcross/I-85/Lilburn, Metro ATL, Gwinnett County, GA

Turpin Hill Neighborhood, Augusta, Richmond County, GA





FOURTH
EDITION

Asset Building & Community Development

Gary Paul Green
Anna Haines

Asset Building & Community Development Green and Haines, 2015

“Asset Building and Community Development (ABCD) examines the promise and limits of community development by showing students and practitioners how asset-based developments can improve the sustainability and quality of life.

An engaging and comprehensive approach to asset building by focusing on the role of different forms of community capital in the development process. ABCD explores how communities are building on their key assets—physical, human, social, financial, environmental, political, and cultural capital— to generate positive change. With a focus on community outcomes, ABCD is development controlled by community-based organizations provides a better match between assets and the needs of the community.”



ENVIRONMENTAL CAPITAL

Environmental Capital refers to the renewable and non-renewable natural resources available in a community. It includes a community's natural resources such as: air, water, land, flora, and fauna.

There are three main reasons why environmental capital for communities are important:

→ Ecological Functions

→ Natural Resources have direct value

--> Conserving natural resources for future generations

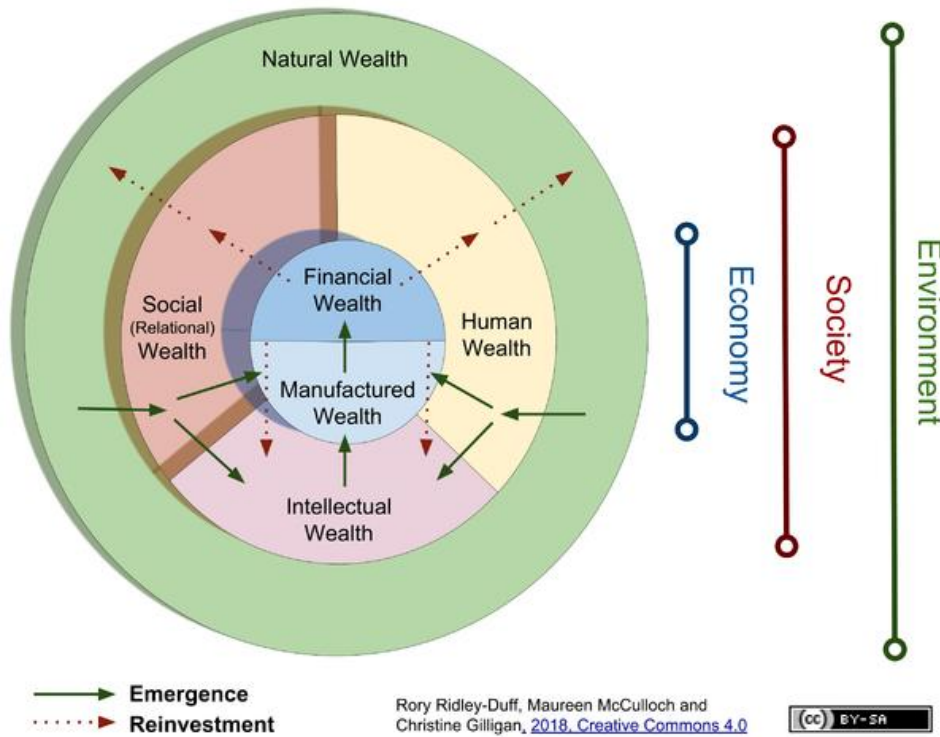
FINCANCIAL CAPITAL

Financial Capital is the way money flows through the community as an asset for furthering development.

Development within a community is largely dependent on financial capital supply and the institutions involved in the credit market.

Traditionally, finance is heavily biased towards wealthy communities/neighborhoods.

But Financial Capital can also be used to “serve local unmet needs, such as affordable housing, business expansion, or entrepreneurship.”



Understanding the Concept of Opportunity Cost

Evaluating Alternatives



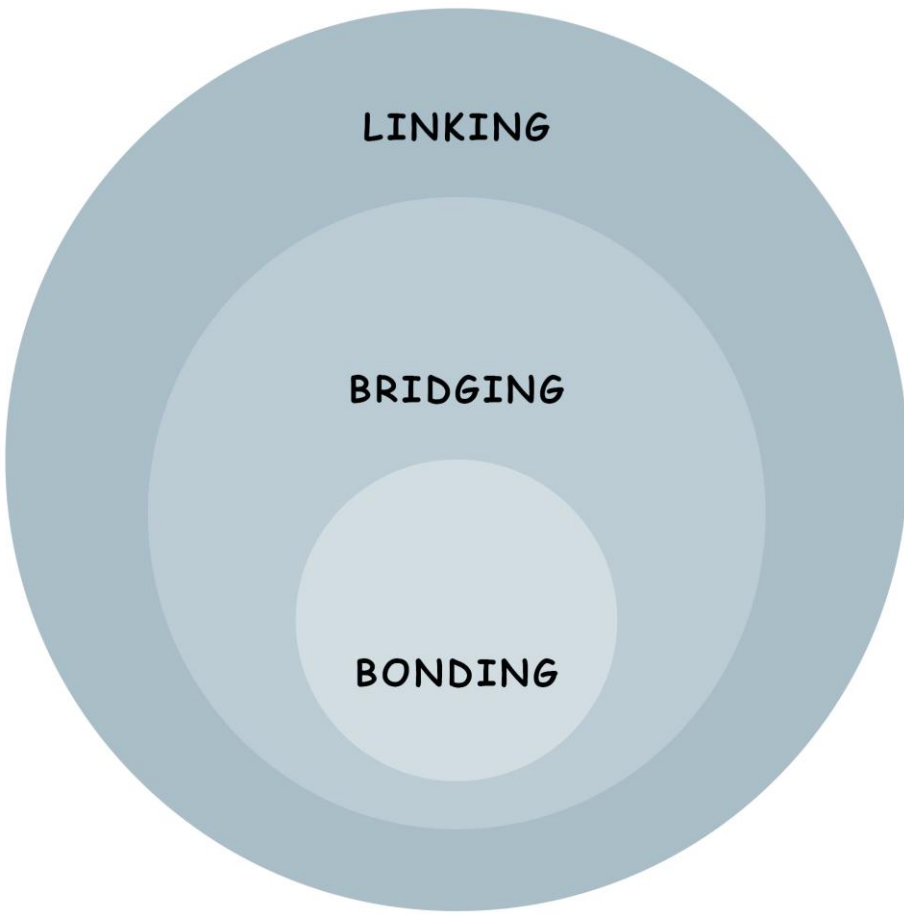
SOCIAL CAPITAL

Social capital is the relationships built from the people that live and work together. It is connections and relationships that exist between individuals and groups within a community.

Building social capital requires time and effort but it is essential for communities overall growth and health.

Social capital enhances community resilience, facilitates collective action, fosters trust and cooperation and helps address inequality.

Social capital provides access to social benefits through sharing ideas, collaboration, and coming together as a community to improve it.





CULTURAL CAPITAL

Cultural capital is the arts, music, language, traditions, stories, and histories that make up a community's identity, character, and customs.

It can include heritage sites, traditions, languages, stories, festivals, or any other cultural activity that the community can use to its advantage.

Cultural assets can be tangible or intangible.





HUMAN CAPITAL

Human Capital is the sum all innate traits and external resources in the community that define how it's able to productively create value.

Human capital assets include all the things that directly contribute to an individual's workplace productivity – education, experience, health, hard and soft skills, and creativity.

Human Capital makes up an important asset for a community to manage, creating new opportunities and resources aligned with the community's needs and goals.



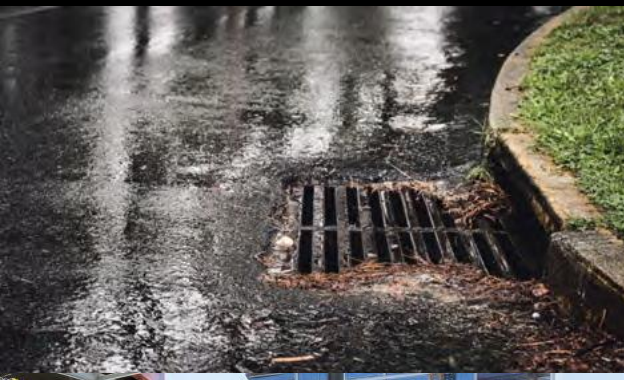
PHYSICAL CAPITAL

Physical Capital is the stock of physical features or infrastructure in a location's built environment.

Physical Capital is also referred to as Built Capital.

Includes public infrastructure such as roads, utilities, and parks which serve everyone in a community, but also private assets like land and homes.

Physical Capital serves as a very visible or tangible asset within a community, and as such is often at the forefront of community development initiatives.



Local Institutions

Castleberry's Outlet Store

Jenkins-White Elementary School
Augusta University

Citizens Associations

Silas X Floyd Head
Start Program

Multiple Churches within
Neighborhood boundry

Gifts of Individuals

Advocacy

Trust

Reputation

Seat at the table

Word Alive Outreach
Ministries

W T Johnson Center

Several Manufacturing
Employers

Near a Medical District

Macuch Steel Products

Tots of Joy

Richmond County Health Department

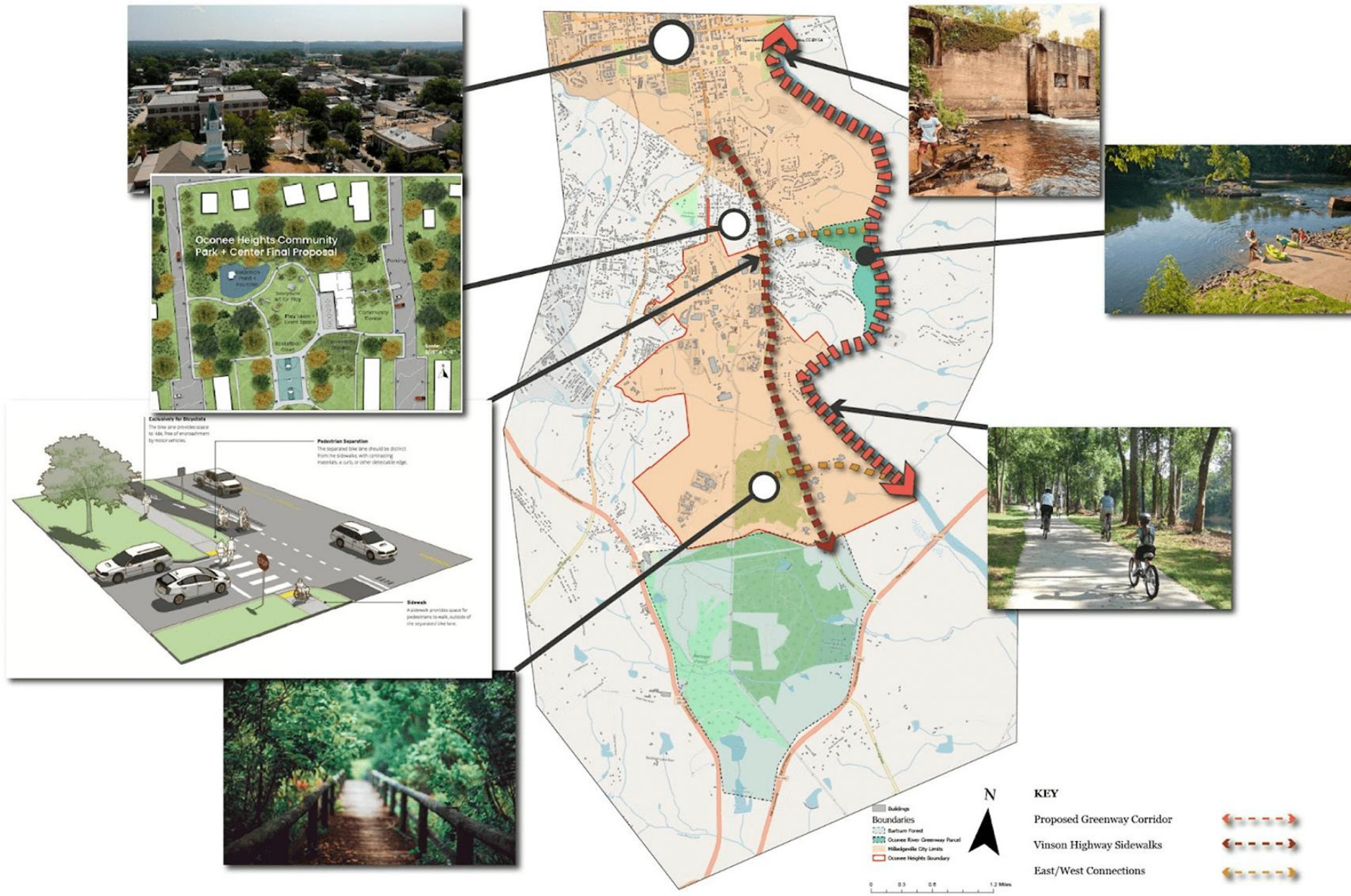
POLITICAL CAPITAL

Political Capital is the concentration of people possessing power to make decisions on how resources/assets are allocated within communities.

Instrumental Political Capital is the leveraging of resources to obtain policy outcomes.

Structural Political Capital are features that influence political decision-making.

Projects



Oconee Heights
Neighborhood
Milledgeville
Baldwin County, GA
Spring 2022



Most of the Georgia
Central State Hospital closes in 2010

County challenges:
Improve Neighborhoods

Blight Reduction

Sewer and Water Improvements

ABCD

Sewer and Water Improvement

- **8,000 LF OF NEW SEWER PIPE IN HARDWICK**
- **9,599 SMART WATER METERS INSTALLED**
- **SUBMITTED NEXT CDBG PROJECT**
- **APPLIED FOR PLAN FIRST DESIGNATION**
- **IMPROVED WATER QUALITY-NO VIOLATIONS LAST THREE YEARS**

Improve Neighborhoods

- **EXECUTE HARRISBURG MASTER PLAN**
- **IMPROVE WATER & SEWER INFRASTRUCTURE**
- **REDUCE BLIGHT**
- **INFILL DEVELOPMENT**

Blight Reduction




- **ENFORCE UNSAFE BUILDING ABATEMENT ORDINANCE**
- **191 STRUCTURES DEMOLISHED SINCE OCT 2018**
- **ADOPTED PROPERTY STANDARDS ORDINANCE IN 2021**

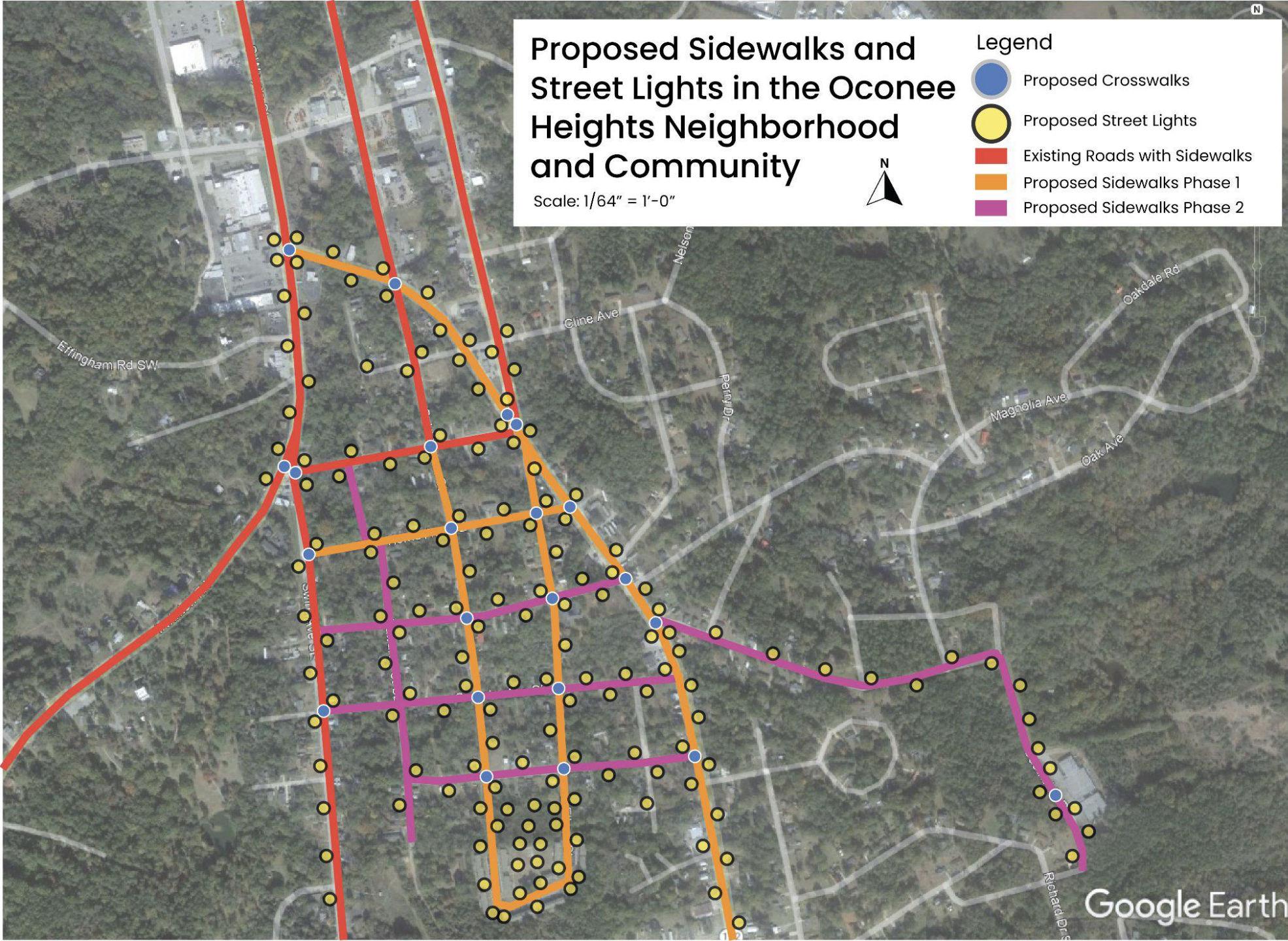
Proposed Sidewalks and Street Lights in the Oconee Heights Neighborhood and Community

Scale: 1/64" = 1'-0"



Legend

-  Proposed Crosswalks
-  Proposed Street Lights
-  Existing Roads with Sidewalks
-  Proposed Sidewalks Phase 1
-  Proposed Sidewalks Phase 2

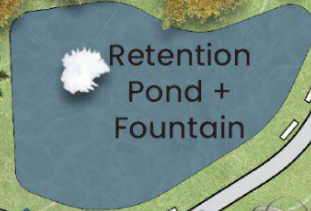


2-Phase proposal resulting in an additional X-miles of pedestrian connectivity in Oconee Heights.

Designed to connect residential areas with stores, churches, and proposed public space.

Google Earth

Oconee Heights Community Park + Center Final Proposal



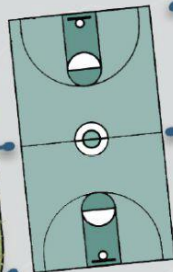
Sculpture
Art for Play



Play Lawn +
Event Space



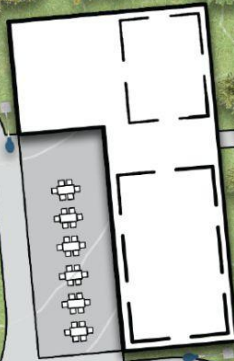
Basketball
Court



Community
Garden



Community
Center



Parking

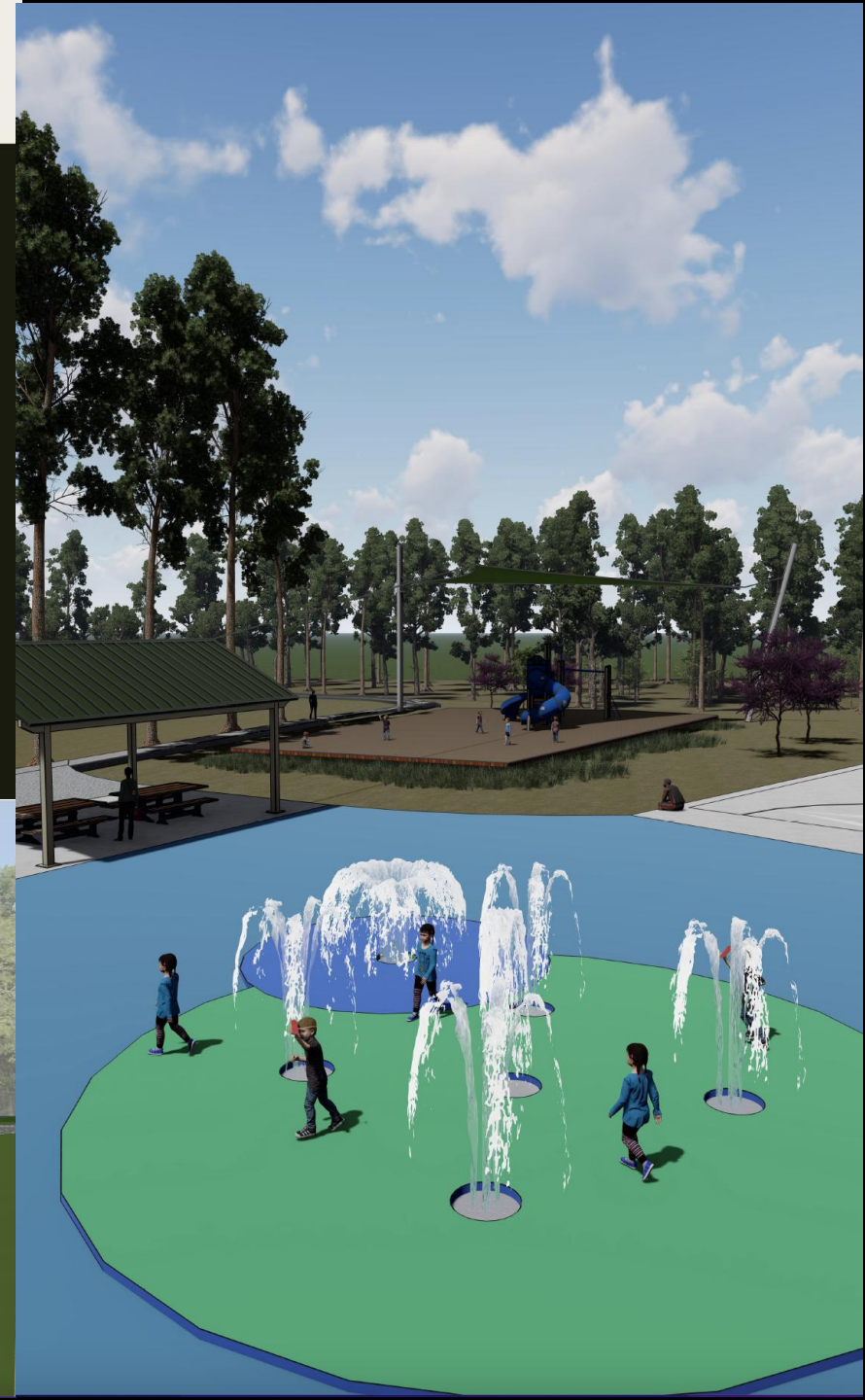


Scale:
 $\frac{3}{16}'' = 1'-0''$

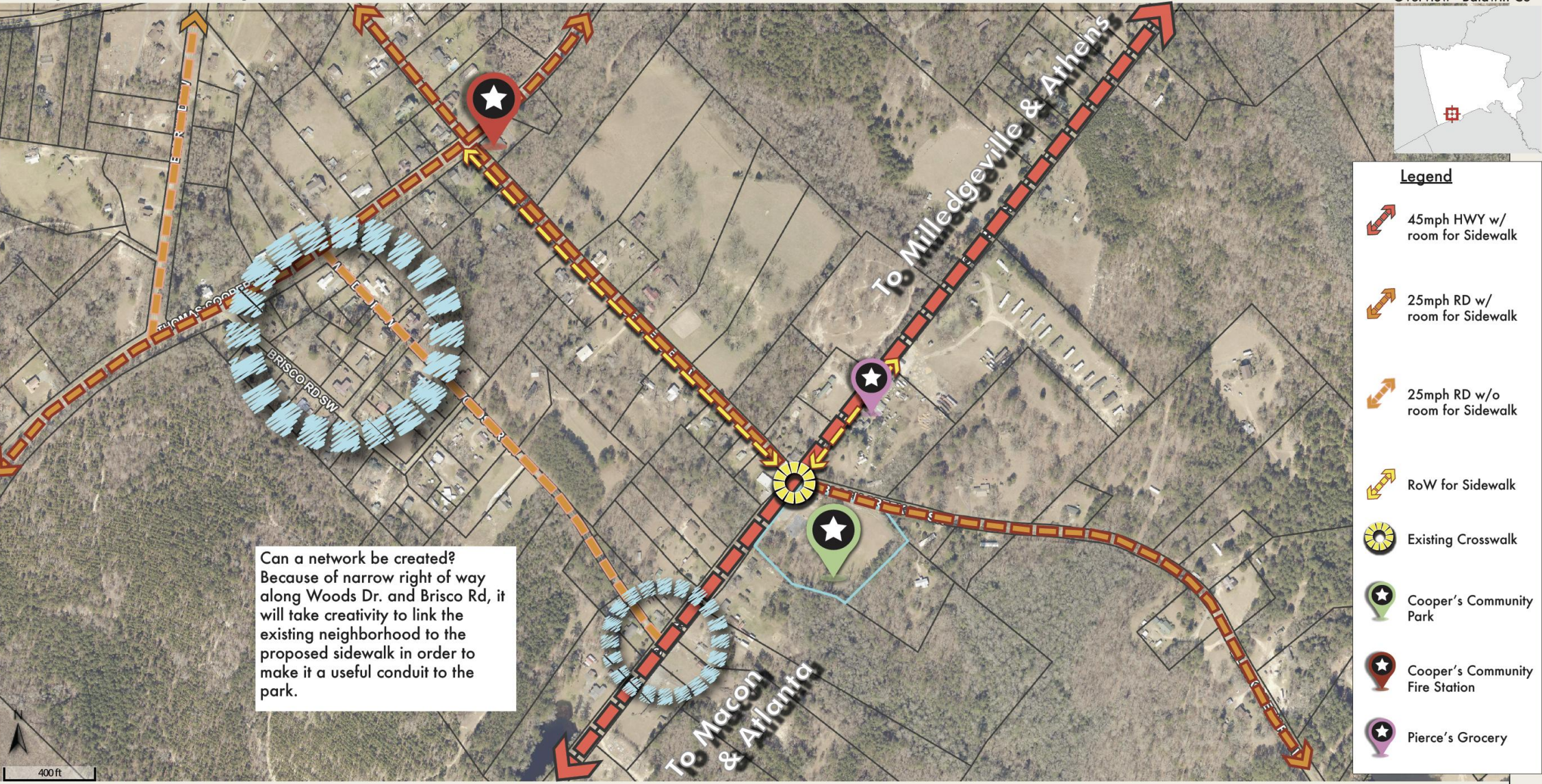


COOPER'S PARK REDESIGN

Senior Capstone – UGA CED
Bachelor's of Landscape Architecture
Quinton Burden, sponsored by Dr. Stephen Ramos



Walkability and Pedestrian Mobility Analysis of Cooper's Community



Cooper's Community: Reimagined

MASTER PLAN COOPER'S COMMUNITY PARK

BALDWIN CTY, GA



June 28, 2023

Stephen,

I reviewed several of the class presentations. I found it interesting re-reading some of these presentations. Your political capital group suggested working on relationships to get the land bank authority established. Last night the City of Milledgeville finally passed the land bank authority intergovernmental agreement. As your students suggested in the last year, we worked diligently to establish or enhance our relationships with city alderman and the mayor.

Yesterday as well we learned we received \$4.9 million for the streetscape improvement in Oconee Heights that will include streetlights. I believe most of the presentations mentioned this. By the way, only three Georgia communities received a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant.

The environmental group presentation mentioned the housing issues. In the fall of 2022 the county received a \$400,000 Community HOME Investment Program (CHIP) grant to rehab six to eight houses. Today at 2 pm we open bids to rehabilitate three houses on the south side. Hopefully, the bids are good and we will be able to do another three to five houses in a few months. Habitat for Humanity received a CHIP grant to build four new houses. That would not be possible with the land bank because the county is gifting two lots to the land bank which will gift the lots to Habitat.

I think your former/current students would love to know they had a major impact on what is happening in Baldwin County.

Carlos Tobar
County Manager
Baldwin County, GA



Gwinnett

2045

UNIFIED PLAN

Projects

Norcross/I-85/Lilburn
Metro ATL
Gwinnett County, GA
Fall 2023

Images Matthew Elder

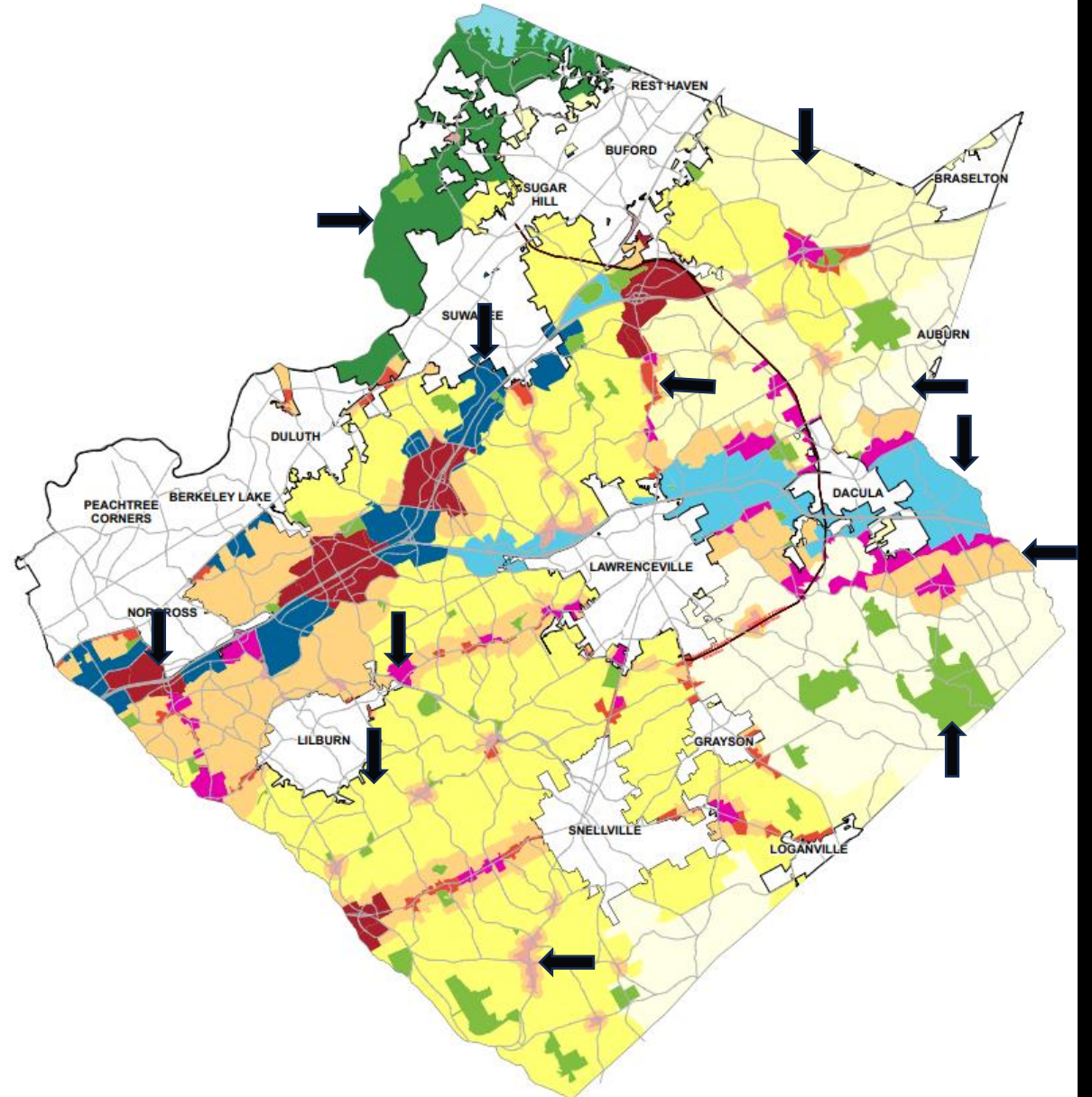
2040 Unified Plan Future Development Map

— Sugarloaf Parkway Extension

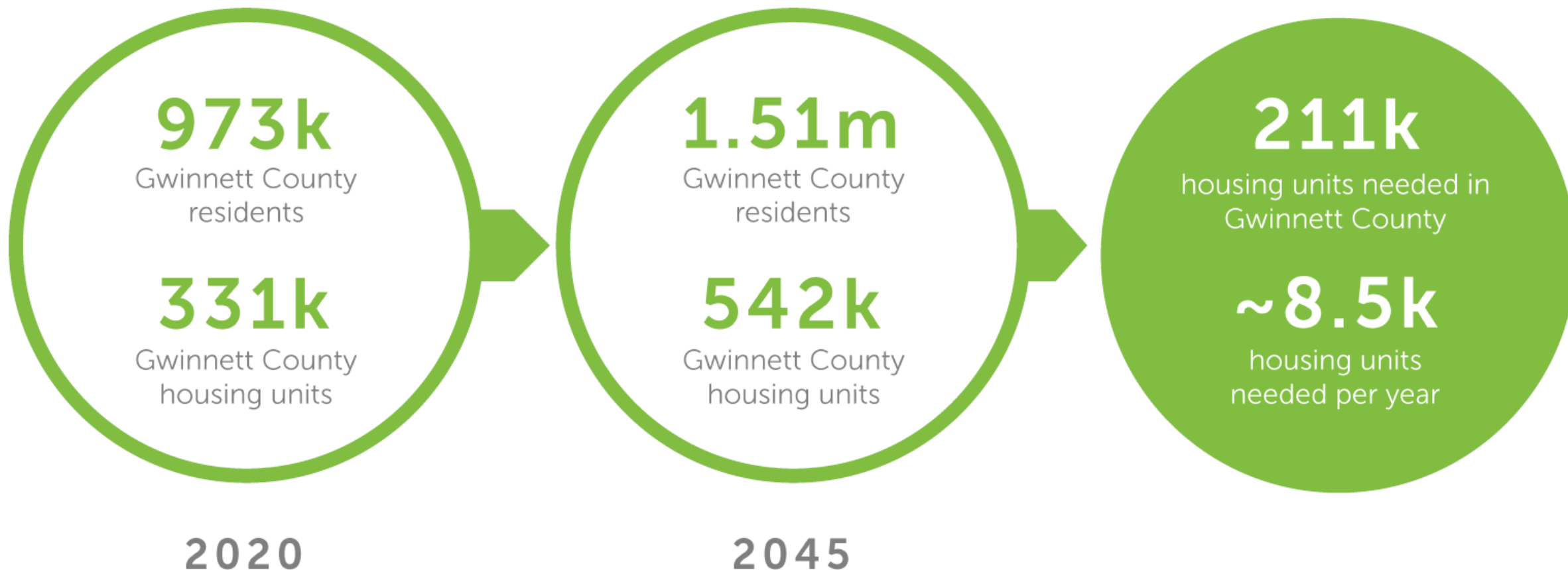
2040 Future Development Classifications

Name

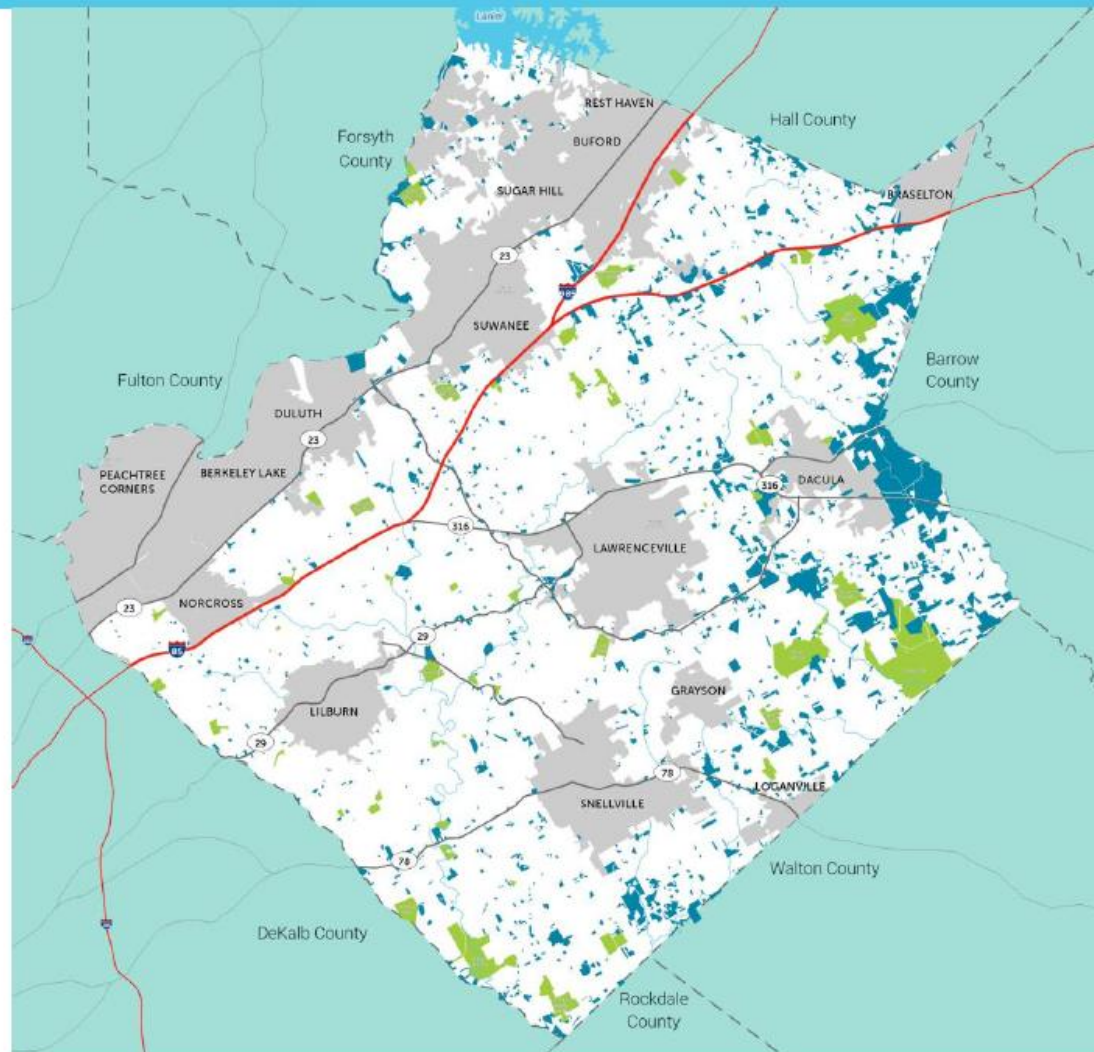
- Regional Activity Center
- Community Node
- Community Mixed-Use
- Neighborhood Node
- Workplace Center
- Innovation District
- Chattahoochee River Area
- Community Amenities
- Vibrant Communities
- Established Neighborhoods
- Emerging Suburban
- Suburban Estate Living
- Lake Lanier
- Municipality



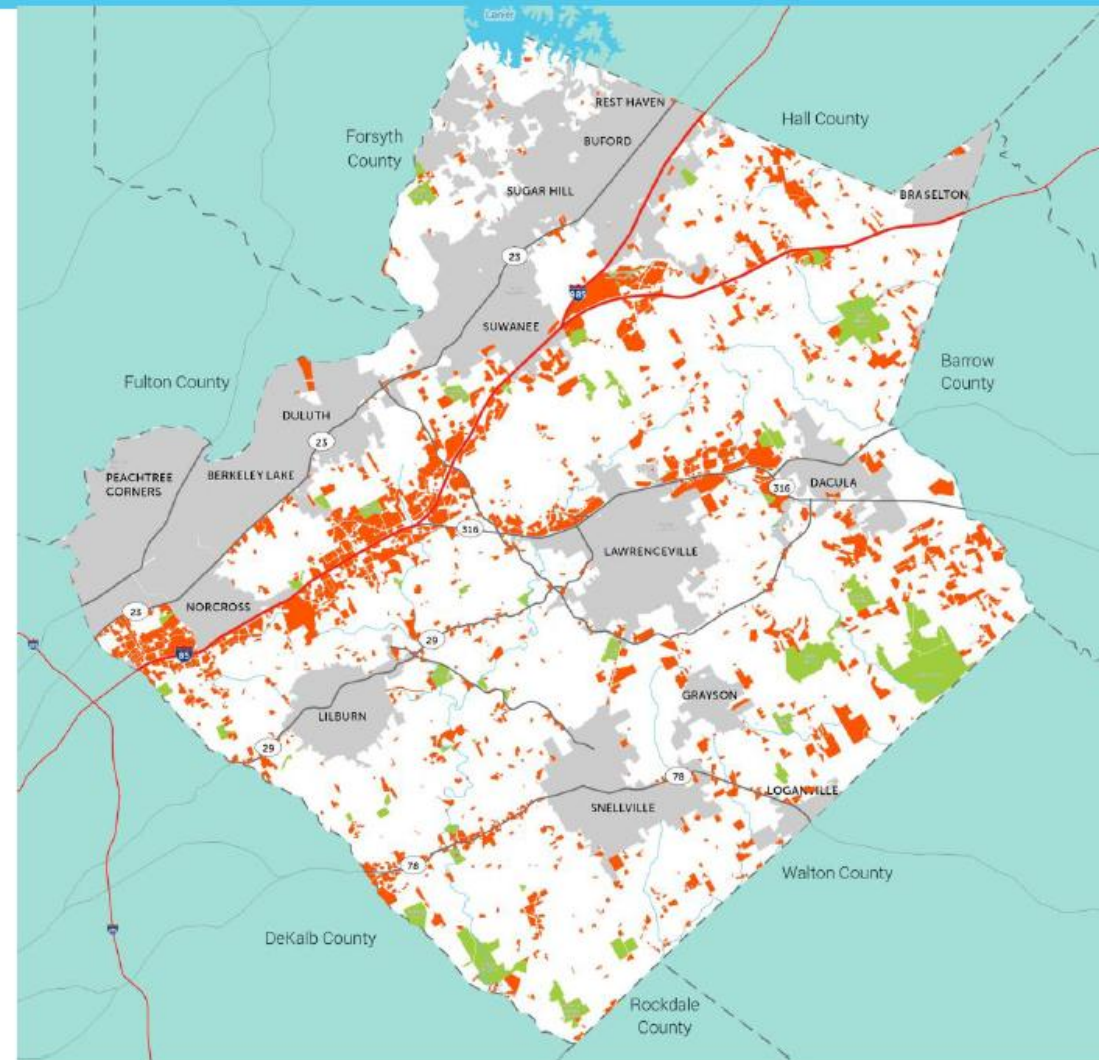
Findings: Population & Housing



Findings: Land Availability



development opps

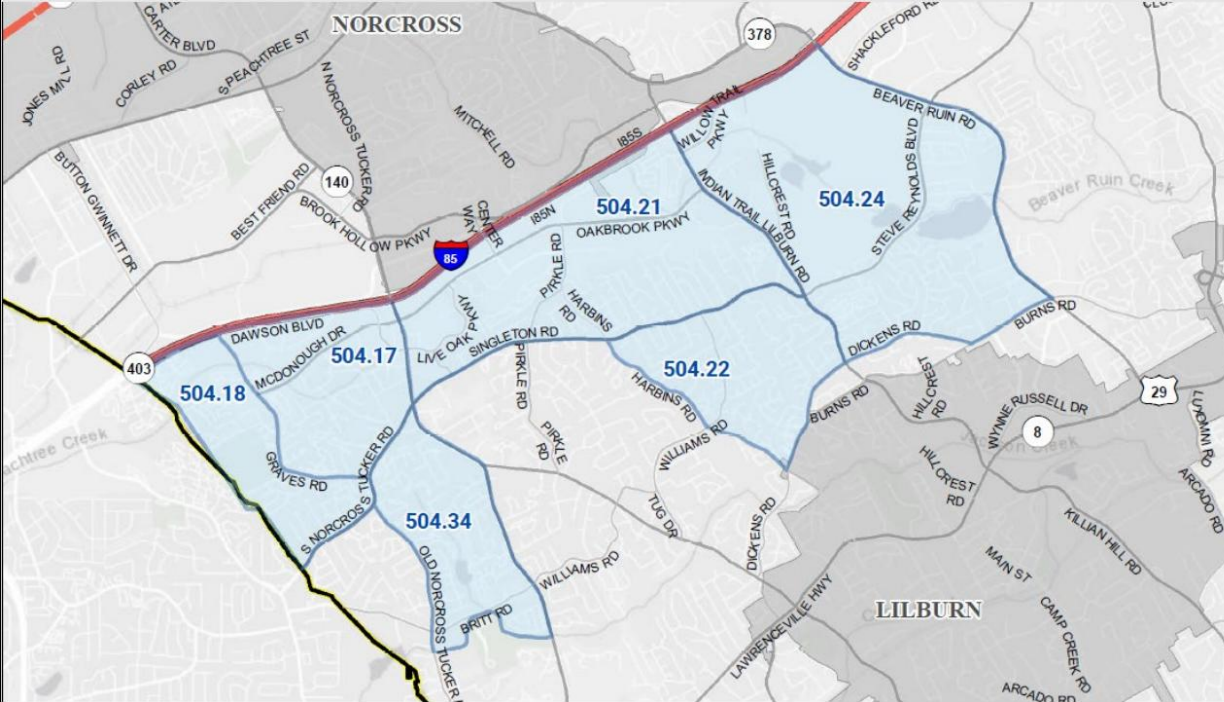


redevelopment opps

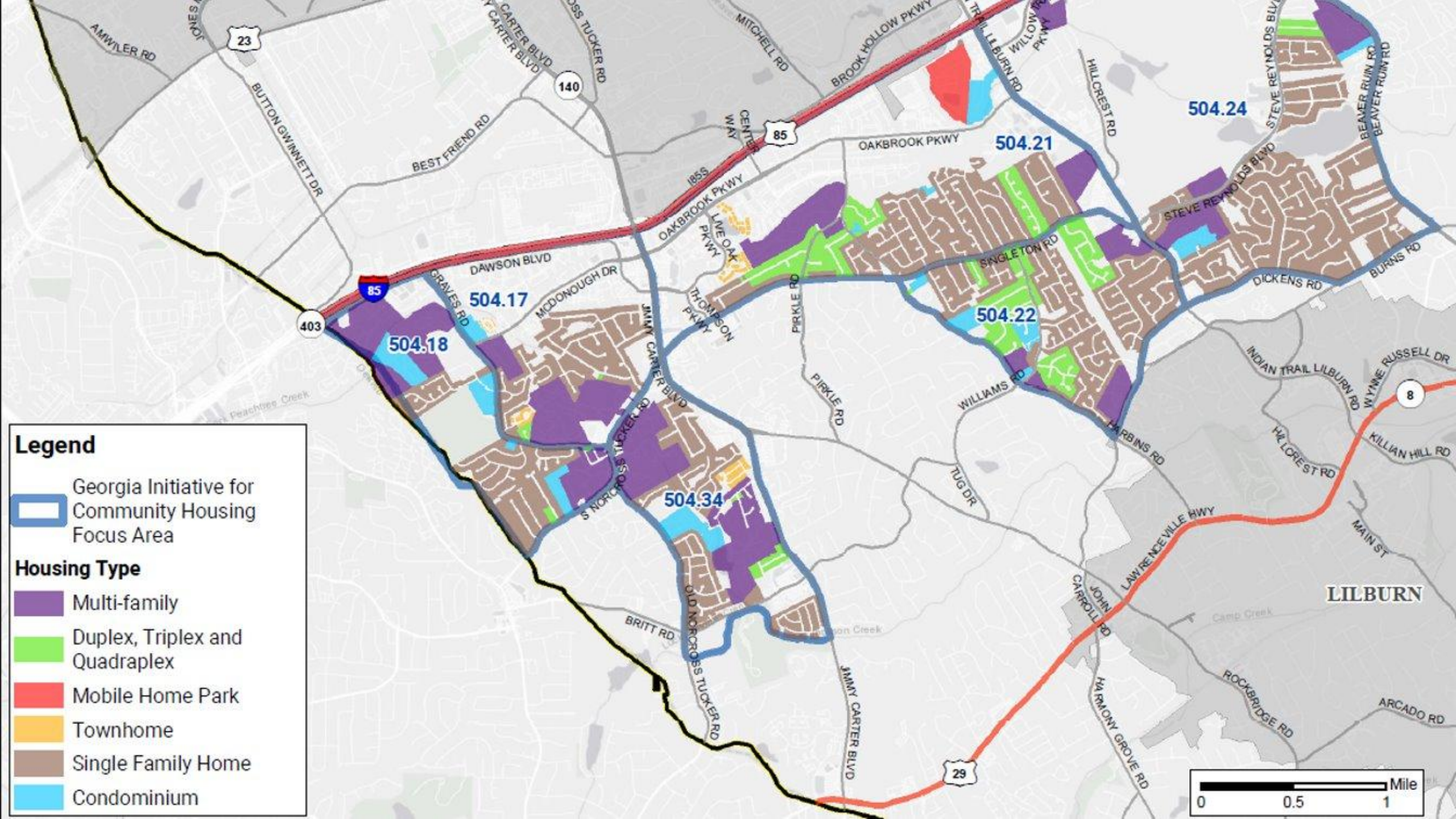
Findings: Land Availability



GICH Focus Area



	Focus Area	Gwinnett County
Total Housing Units	16,103	330,583
Single-Family	55%	69%
Townhome	1%	5%
Apartment	27%	19%
Condominium	6%	3%
Duplex & Quad	9%	2%
Mobile Home & RV	2%	1%



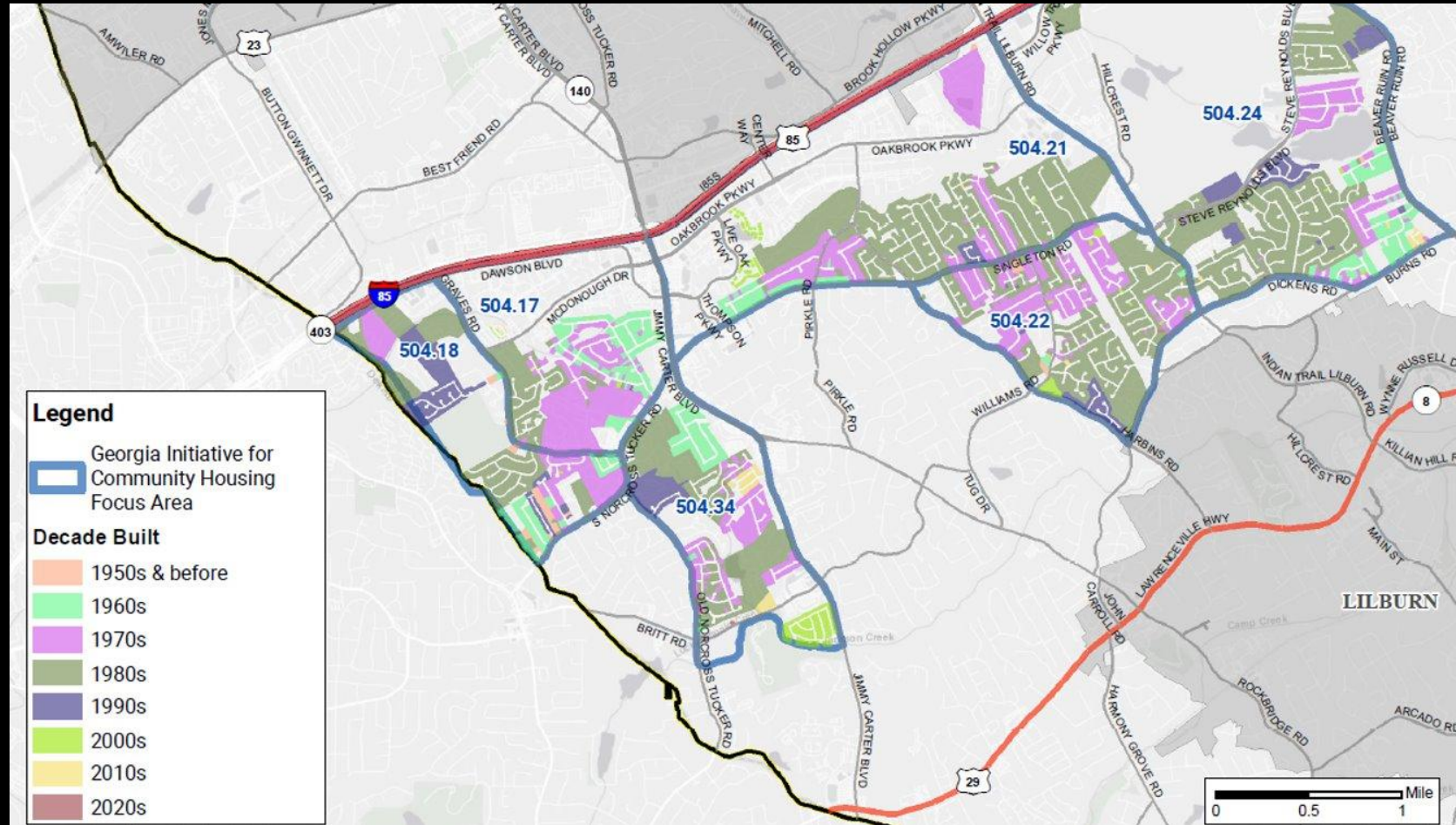
Challenges and Opportunities


Challenges

- Housing demand
- Supply chain and labor constraints
- Lower-income area
- Regulatory limitations
- Older housing stock, not built for younger population

Opportunities

- Diversity of existing housing stock
- Embrace the diverse community
- Significant areas for redevelopment and repurposing (Oakbrook Pkwy, Dawson Blvd, and nearby OFS site)
- Redevelopment pressure



- 
- This is an aerial photograph of a city area, showing a mix of urban development and green space. A central highway runs diagonally from the top left towards the bottom right. Various community assets are marked with yellow icons: 'X' marks for community assets, circles with an 'X' for transit stops, diamonds for schools, circles for groceries, and triangles for other assets. The icons are distributed across the city, with a higher concentration in the central and right-hand portions of the image.
- ✕ Community Assets
 - ⊗ Transit Stops
 - ◆ Schools
 - Groceries
 - ▲ Other Assets

COMMUNITY ASSETS



Best Friend
Park

Beaver Run Creek

Meadowcreek ES

Meadowcreek HS

Freeman Lake

Graves ES

Gwinnett
Dekalb

Graves Park

Rockbridge ES

Hopkins ES

Lilburn ES
Sryson Park

Lilburn MS

Lilburn

Heritage
Golf
Links

Lucky Shoals
Creek
Nesbit ES

Lucky
Shoals
Park

Jackson Creek



Beaver Ruin Creek & Wetlands

The most notable and
important EC asset.



Asset Maps

Population Density

This map depicts the population density of the focus area. It shows that a majority of the people in this area live in census tract 504.21 and 504.22. A majority of the population tends to live between Lilburn Road and Harbins Road in these census tracts.

Subdivisions

This map depicts the areas within the focus area that are classified as subdivisions. This helps us to understand what kind of housing developments are present within the area. This map shows that there are 33 housing subdivisions that are classified as condos. There are 295 developments classified as just subdivisions. There are 6 classified as townhomes and one development classified as apartments. There are only three classified as other.

County-Owned Property

This depicts the county owned property found in the study area. These areas could be easily redeveloped, conserved, or serve the public interest due to their government ownership. This land should be considered when thinking about land availability for solving the lack of appropriate housing in the area and the rising costs in the entire county as a whole. There are 44 parcels of property owned by the county in this area.

Businesses

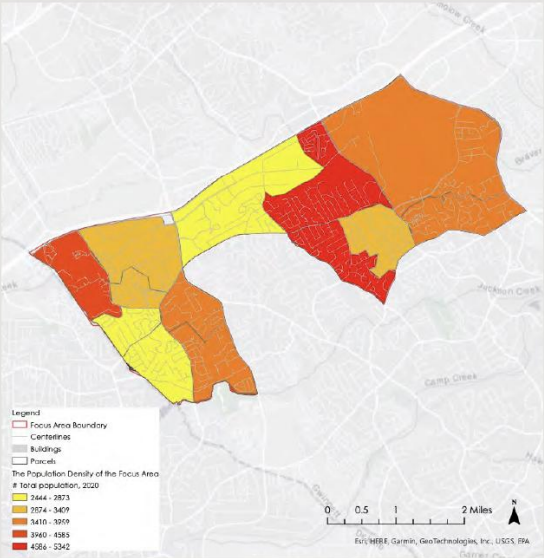
This map depicts the businesses located within the study area. It shows that there are 425 businesses located in the site. Eight of these businesses are women and/or minority owned.

Historic Sites

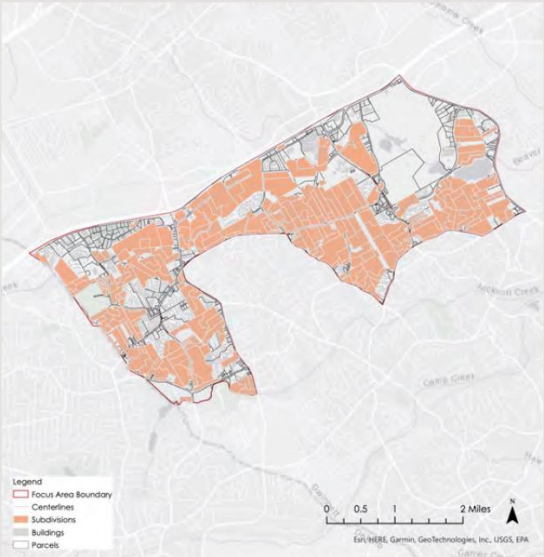
Shown here, are historic sites located surrounding the focus area. It shows that there are no historic sites within our study area. However, there are sites located relatively close to the site. There are three historic buildings that near the focus area: The Wynne-Russel House, The Historic Train Depot, and the Norcross Historic Storefronts.

Recreation Structures

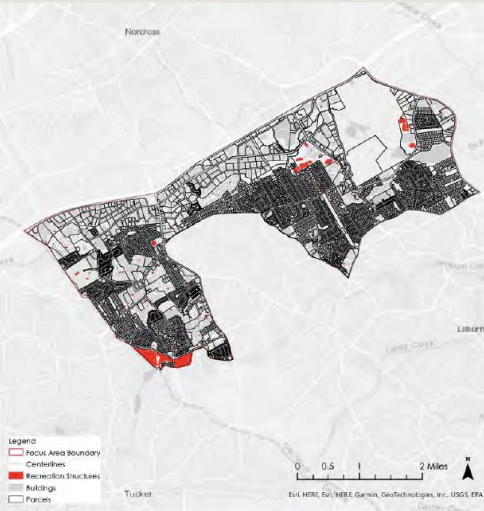
This map depicts the recreation structures that are located within the focus area. It shows that there are 576 recreation structures in this area.



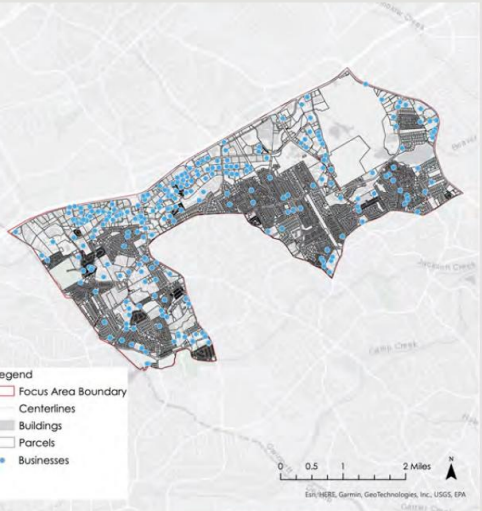
Population Density



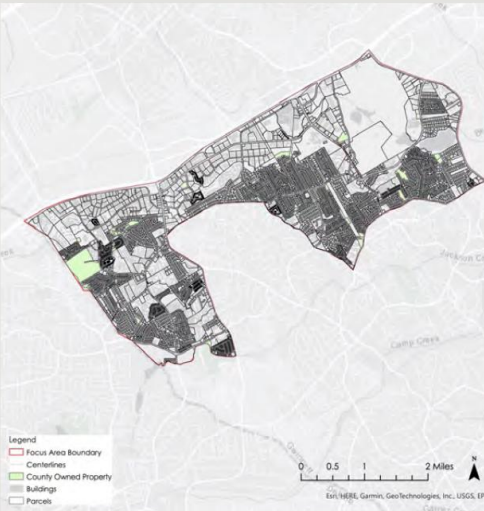
Subdivisions



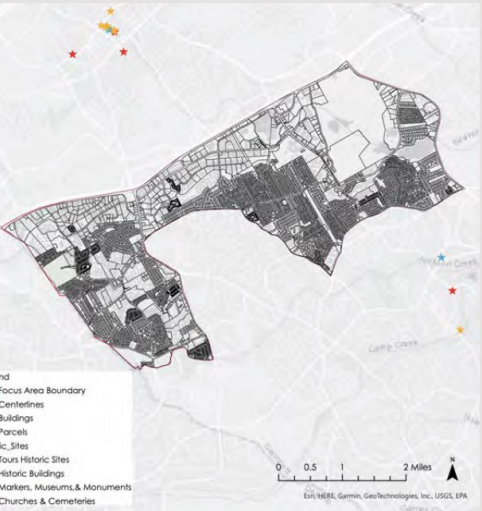
Recreation Structures



Businesses



County Owned Property

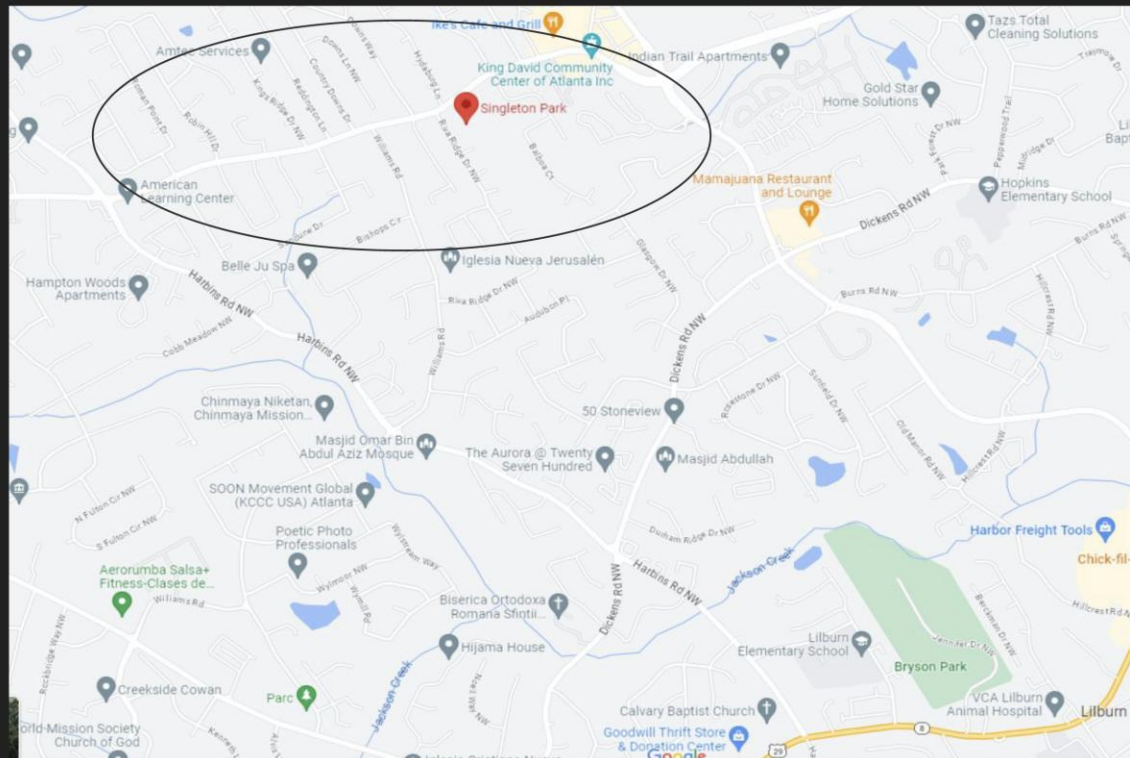


Historic Sites

Shopping Centers in the area



Housing On Singleton Road



SINGLETON ROAD
(R/W VARIES)

PARKING

12' GREEN WAY TRAIL

GRASS PLAY AREA

RESTROOM

SHADE SAILS
WITH SEATING

PLAYGROUND

POTENTIAL
NEIGHBORHOOD
CONNECTION

1/4 MILE TRAIL LOOP



Redevelopment: Cottage Courts

5068 Singleton Road

The Importance

Cottage courts, also known as pocket neighborhoods, are small clusters of detached homes or cottages arranged around a central courtyard or green space. Implementing cottage courts in unused or underutilized spaces can offer several benefits. When done effectively, cottage courts can be a valuable and sustainable solution for creating vibrant, affordable, and community-oriented housing developments.

The Benefits

- Efficient Land Use
- Affordable Housing Options
- Community Building
- Preservation of Green Space
- Adaptive Reuse of Unused Space
- Diverse Housing Options
- Incremental Development



“vibrant, affordable, and community-oriented housing developments.”



[1] Multi-Use Trail

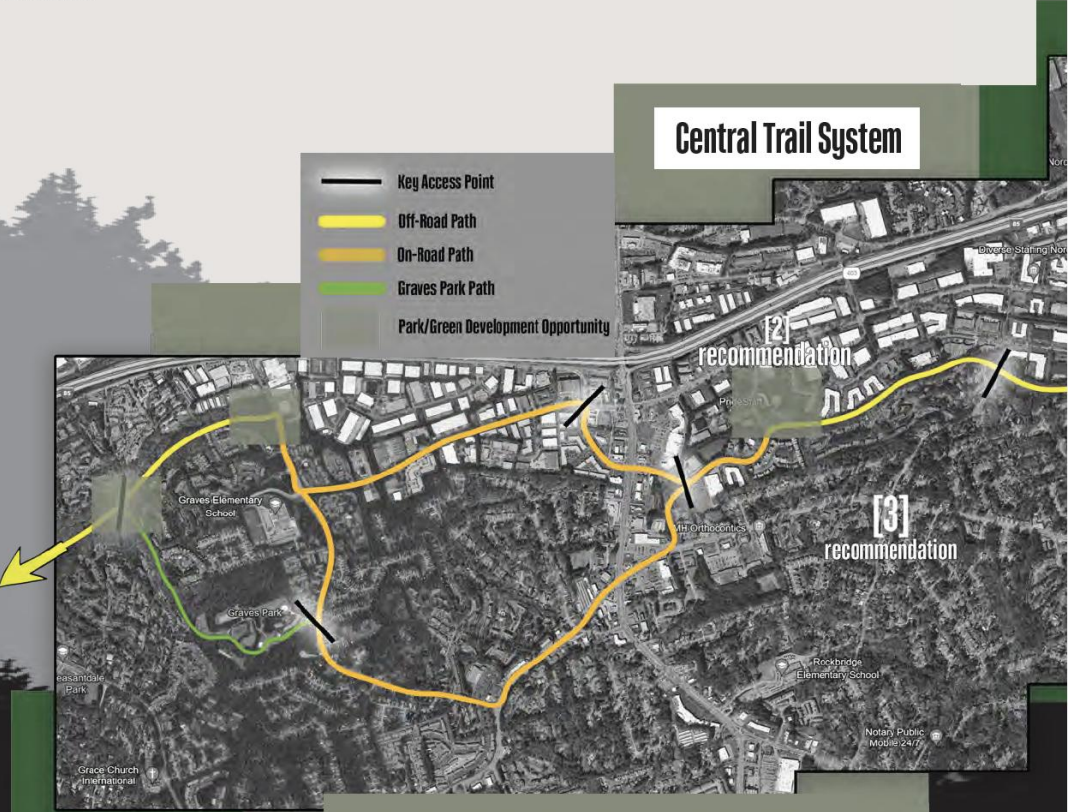
Our first recommendation is to establish a comprehensive trail system connecting different zoning and green spaces within the focus area. Firstly, it aims to increase community access to nature, fostering improved connectivity and facilitating the movement of people. It also offers a transitional zone from residential neighborhoods to office parks and commercial blocks by acting as the dividing line. The trail system will serve as a platform for small-scale developments This aligns with Gwinnett County’s Trails Master Plan, utilizing the proposed Norcross-Lilburn Trail and the other proposed trail along the south of I-85 as the central axis.

Purpose/Benefits

The proposed trail system offers several benefits to the community and the environment. It seeks to improve overall access to nature, promoting a healthier lifestyle and community well-being. Additionally, the integration of small developments along the trail fosters sustainability and ecological resilience. In line with the objectives outlined in Gwinnett County’s Trails Master Plan, addressing the need for enhanced connectivity, alternative transportation modes, increased access to recreation and green spaces, and regional connectivity.

Central Trail System

- Key Access Point
- Off-Road Path
- On-Road Path
- Graves Park Path
- Park/Green Development Opportunity



A trail system that alternates between on-street and off-street sections offers more versatile opportunities between transportation and recreation. It also enhances connectivity by efficiently linking urban areas and natural landscapes.

REVIVE & THRIVE

Gwinnett County GICH
Focus Area Report



College of
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UNIVERSITY OF GEORGIA

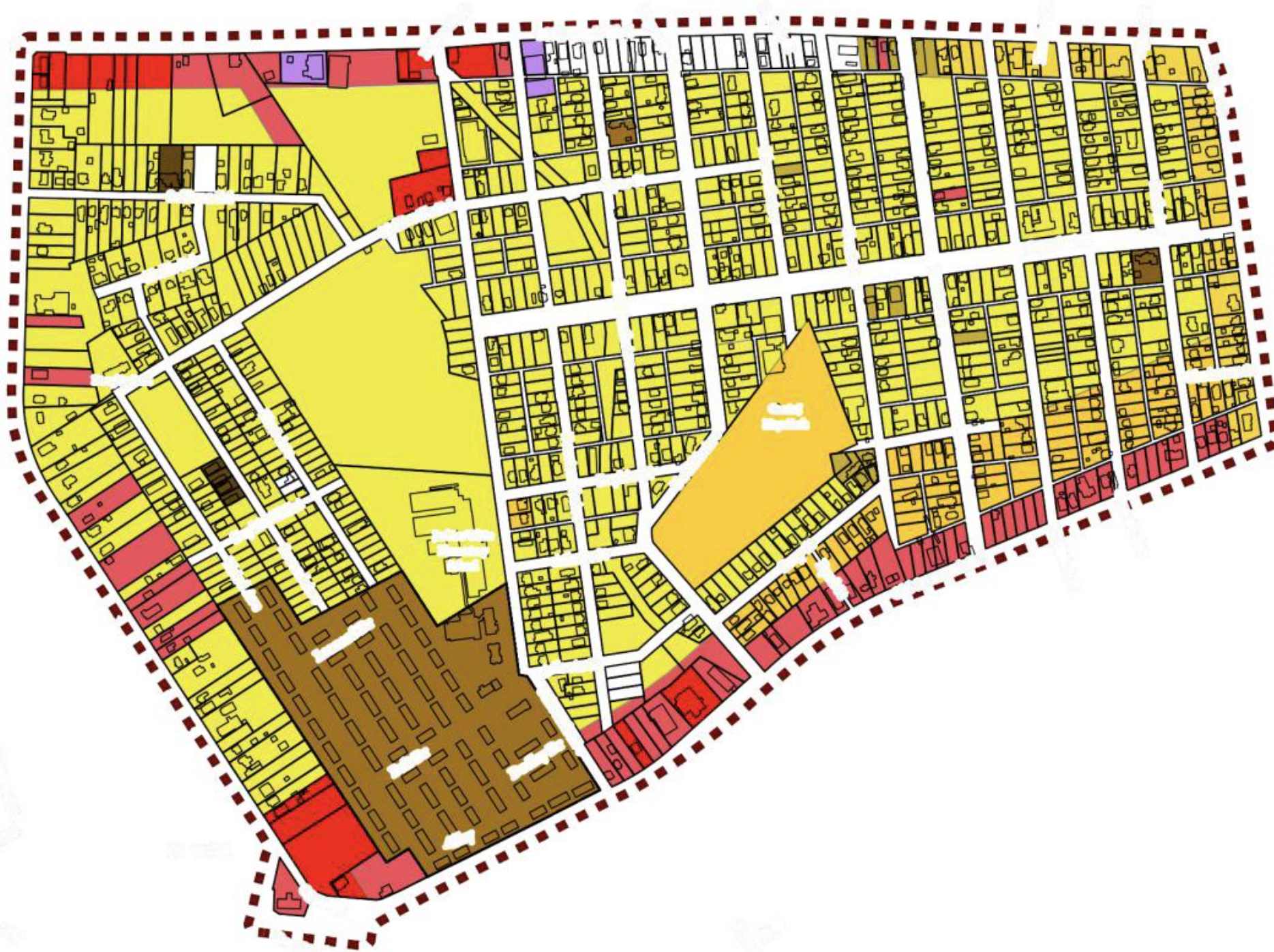


COMMUNITY ADVOCATES
PLANNERS OF THE FUTURE
INNOVATIVE DESIGNERS
REFORMERS
PLACE MAKERS
CONCEPTUALISTS
COLLABORATIVE LISTENERS
ENGAGERS
CREATIVES
IDEA DEVELOPERS
COMMUNITY BUILDERS

APA GA

2024 Georgia
Planning
Association
Outstanding
Student Project
Award

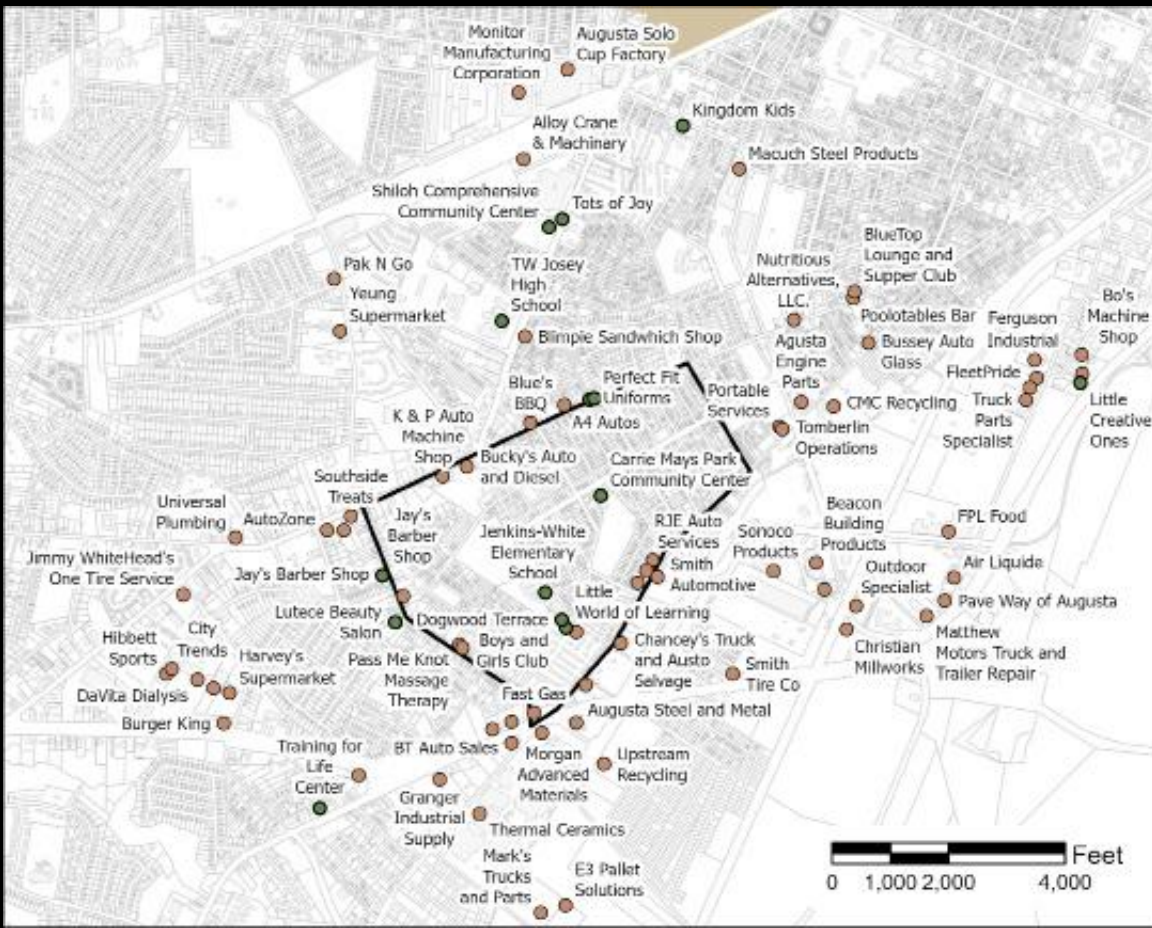
Projects



Turpin Hill
Neighborhood
Augusta
Richmond County, GA
Fall 2024

Mission of the Augusta's GICH Team

To establish a sustainable and healthy housing model for an Augusta neighborhood that presently lacks such options. To be implemented throughout the entire Augusta area, offering residents a secure and self-sufficient living environment.



Area of Focus District 2-The Turpin Hill Neighborhood

Encompasses more than half of Augusta's blight.

Lacks a diversity of housing suitable for neighborhood the aged and disabled population.

Chief Housing Concerns:

- Blight

- Lack of Infrastructure

- Poor Condition of Housing Stock

- Code Enforcement Issues / Violations

Purpose

To engage and work with local partners, leaders, and residents to create healthy, equitable, sustainable, affordable homes and communities.

Focus

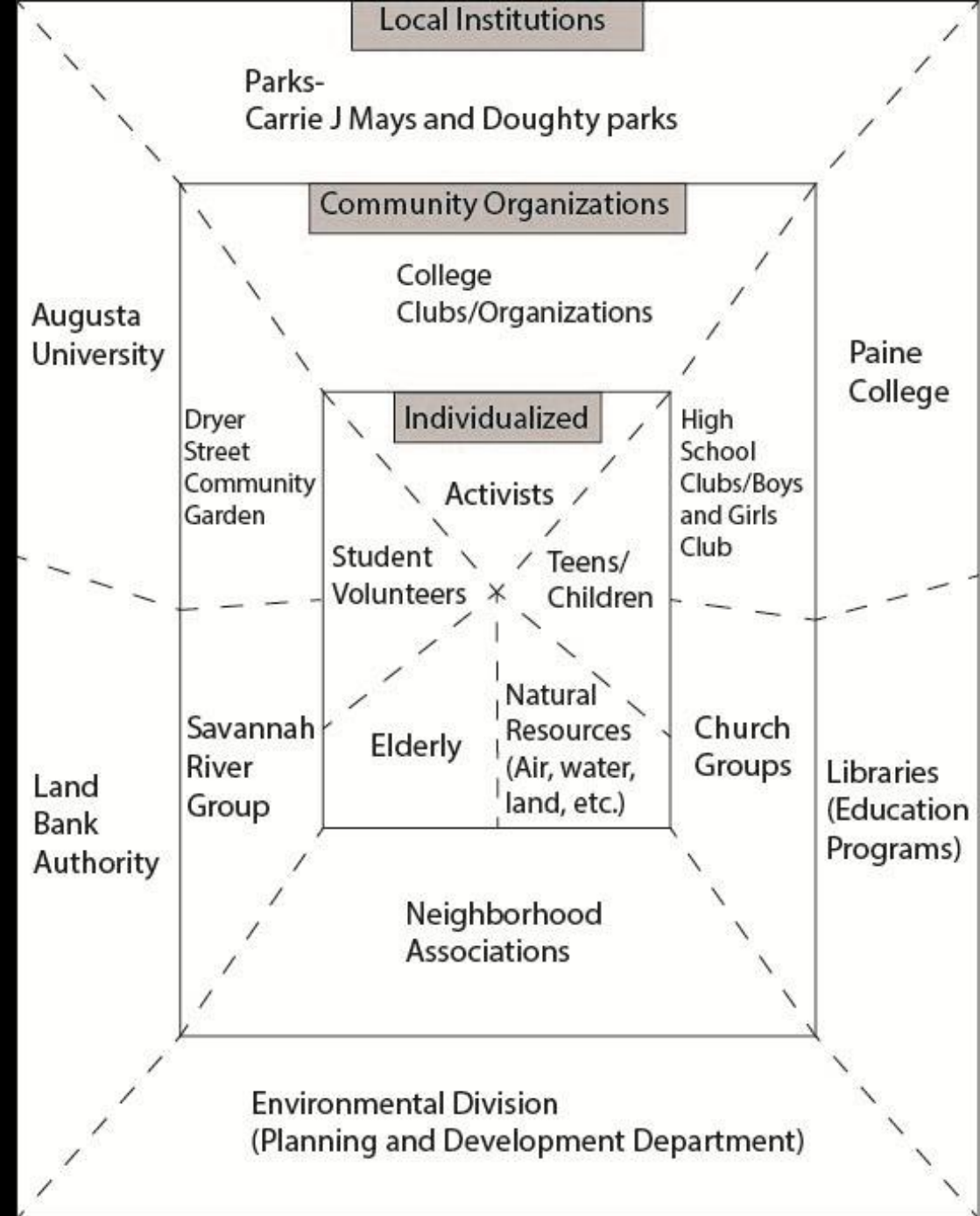
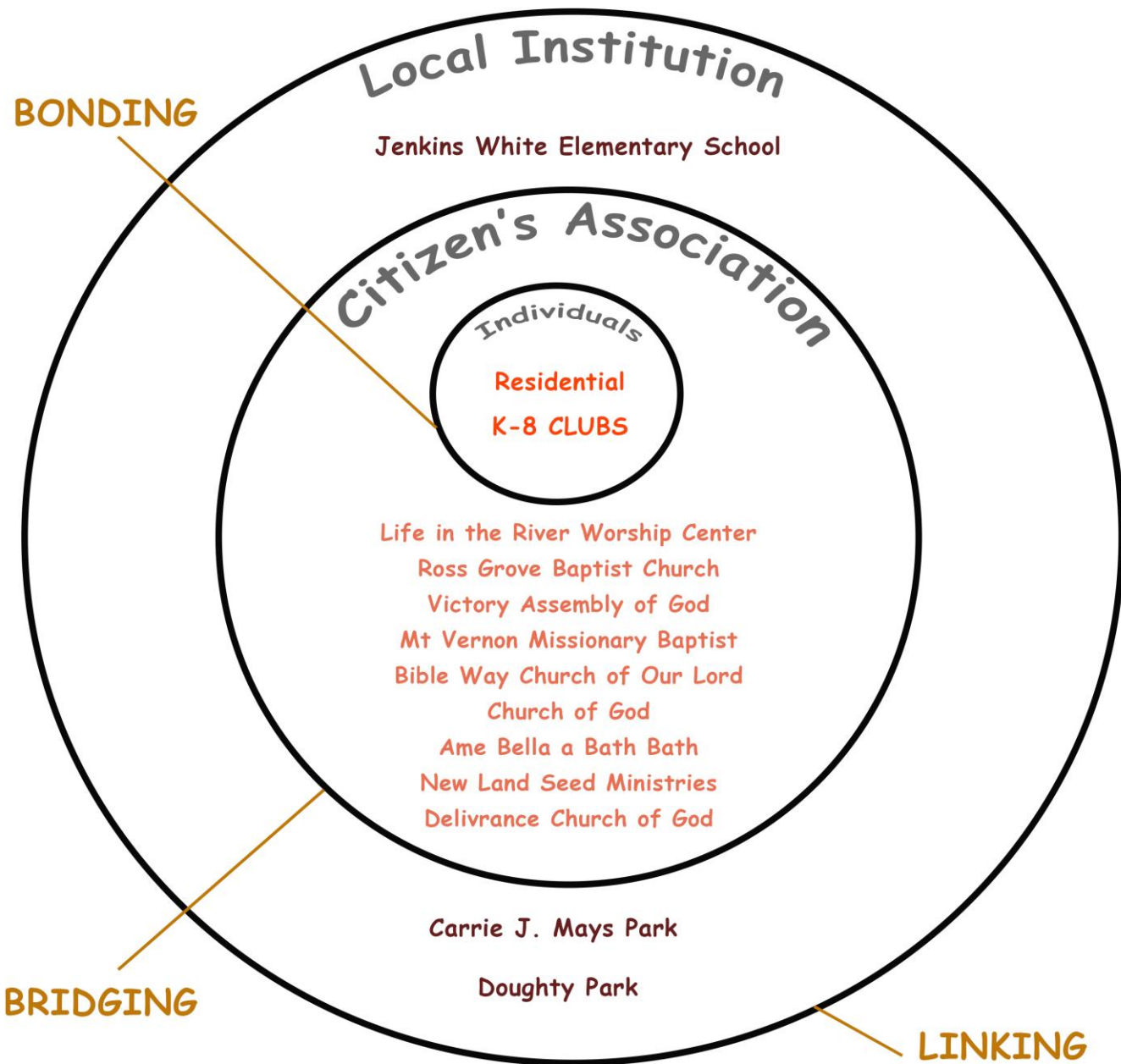
Create a variety of affordable housing types such as:
Multifamily Housing
Single-family Housing
Workforce Housing
Address problematic housing .

The ASK?

(How can you help)

Research Asset Based
Community Development
(ABCD) methodology
Community / Resident needs
assessment
SWOT Analysis
Stake Holder Meetings-
(Community, Elected
Officials, Public/Private
Partners, etc.)
Other Areas Of Need





PUBLIC / GENERAL INFRASTRUCTURE
& LOCAL INSTITUTIONS



Transportation Networks:
Roadways, Bridges, Railways



Traffic Lights,
Road Signs



Sidewalks,
Crosswalks



Parks



Public Schools,
Public Bus System



Public Transit
Line 6



Powerlines



Stormwater Management



Sewer and Water Lines



Wastewater Facilities



Garbage Collection,
Recycling



Zoning,
Land Use Regulations,
Building Codes

PRIVATE / SPECIALIZED INFRASTRUCTURE
& COMMUNITY ORGANIZATIONS



Broadband Internet Service



Non-Profit Organizations



Local Businesses,
Private-Public Partnerships



Community Based
Organizations



Subdivision Regulations,
Deed Restrictions, Covenants



Rented Residential Buildings,
Places of Temporary Shelter

HOMES &
PERSONAL OWNERSHIP

Home or
An Individual's Space



Personal Belongings



Private Schools/Academies,
Places of Higher Education



Churches
MIN 12 in Focus Area



Medical Clinic



Police Station



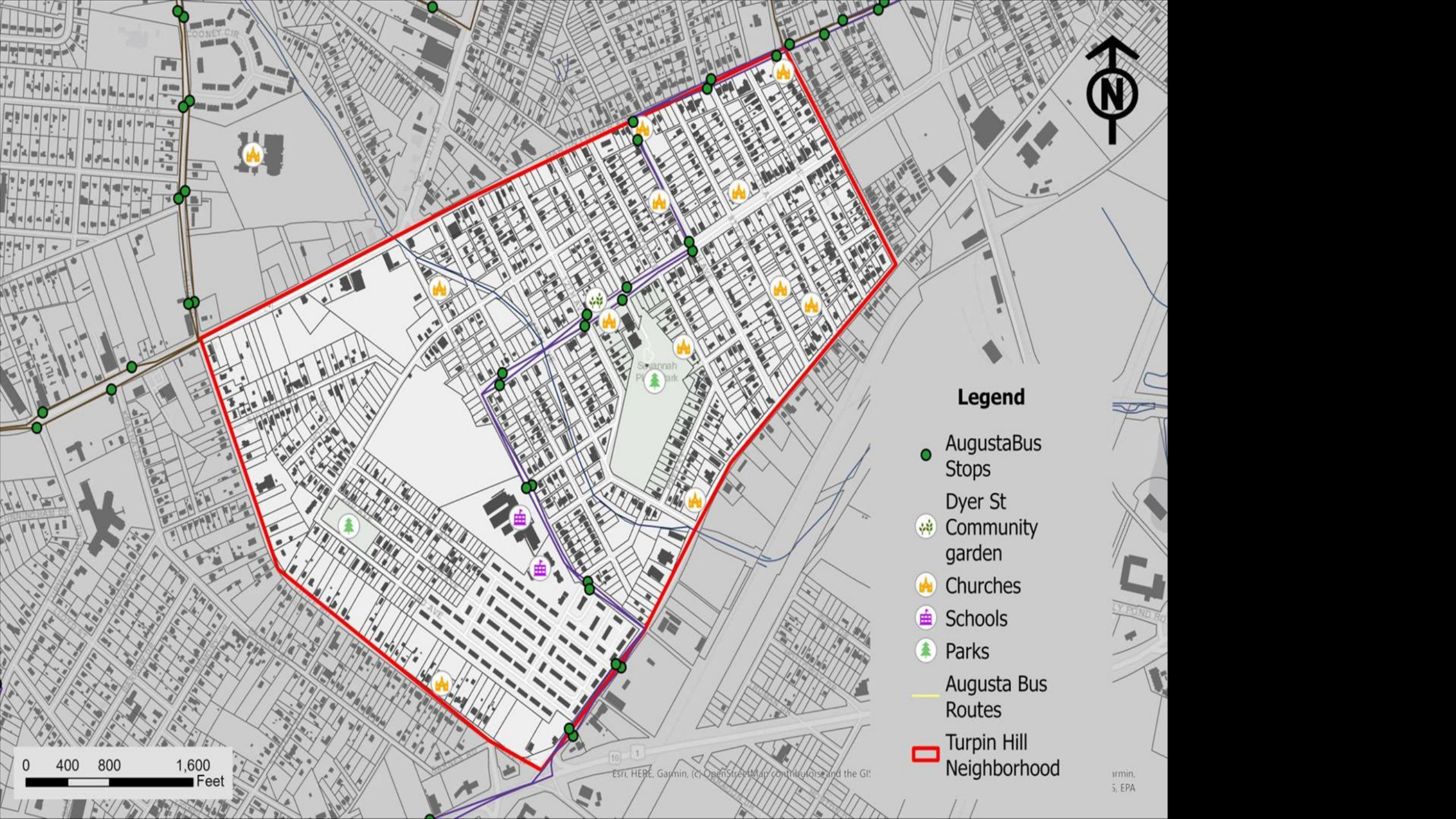
Fire Department
Station 5



Augusta
Housing
Authority



City Government :
Departments, Commissions,
Committees, Boards



Legend

- AugustaBus Stops
- Community garden
- Churches
- Schools
- Parks
- Augusta Bus Routes
- Turpin Hill Neighborhood

0 400 800 1,600
Feet

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

armin,
S, EPA

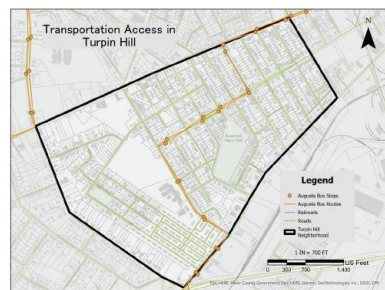
EXISTING CONDITIONS IN SOUTH TURPIN HILL

Transportation & Access

Augusta has 9 existing bus routes:

1. Blue Line – Walton Way
2. Grey Line – West Parkway
3. Gold Line – East Augusta
4. Purple Line – Turpin Hill
5. Green Line – Washington Rd
6. Brown Line – Gordon Hwy
7. Pink Line – Augusta Mall
8. Orange Line – Barton Chapel
9. Red Line – Lumpkin Rd

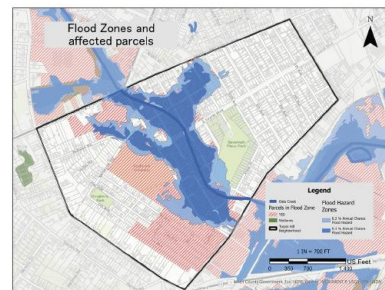
Currently out of the 9 bus routes, Route 4 – Purple Line – Turpin Hill is routed through the very center of the neighborhood, providing stops by Carrie J Mays Park & Community Center, the Dyer Street Community Garden, Jenkins-White Elementary School, and the Dogwood Terrace Boys & Girls Club.



Flood Zones

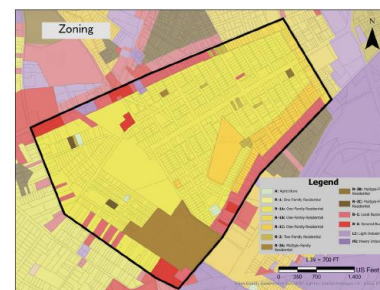
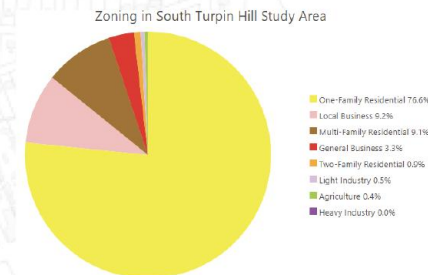
Oates Creeks runs through the middle of the study area and creates a flood zone that currently covers 23% of the neighborhood. There are 242 parcels that are affected by the flood zone with several of those parcels being vacant.

To utilize the land within the floodplain, South Turpin Hill will have to address the underlying issue. Whether through building housing that adjusts for the flooding risk through design, mitigation through adjusting the existing stormwater infrastructure, or some combination of the two, limiting reoccurring damage will help revitalization in the neighborhood for years to come.



Zoning

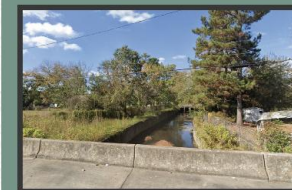
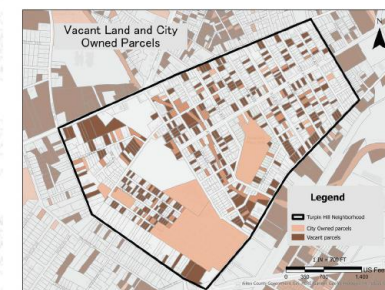
The majority of the zoning of the area is listed as "One-family Residential" with one patch of multifamily residential in the southwest section of the neighborhood. The neighborhood is also bordered with commercial zoning lining Martin Luther King Jr. Blvd and Old Savannah Rd.



Vacant and City Owned Parcels

It is estimated that about 30% of the lots in the study area are currently vacant. This presents a prime opportunity to provide housing and other essential use opportunities that remain consistent with the character of the neighborhood. The fact that many of these vacant properties sit within the floodplain also provides an opportunity to assess how to best approach the flooding risks.

Parcel Type	# of Parcels
Vacant Parcels	86
City Owned Parcels	346
Both Vacant and City Owned	70



View of Oats Creek



Carrie J. Mays Park



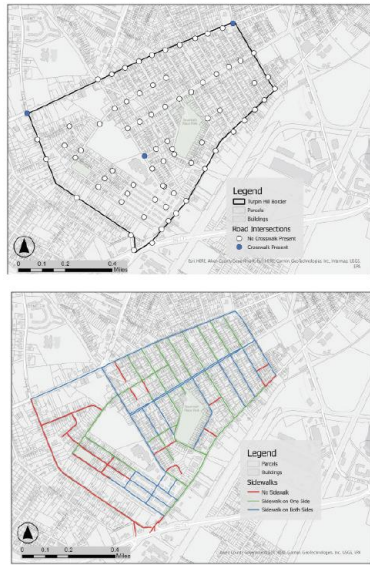
Vacant Parcel

Existing Programs for Funding Safer Streets

- Safe Routes to School (SRTS)
- Partnering with communities and schools.
- Focus on school-based safety projects which address sidewalk and crosswalk improvements, among other things in its Vision Zero Initiative.
- Already partnered with four schools within Augusta-Richmond County.
- Safe Streets & Roads for All (SS4A).
- Grant funding through the U.S. Department of Transit.
- Funds community-led projects addressing street safety.
- Application done at the city or county level.
- Around 60% of funds benefit underserved communities.

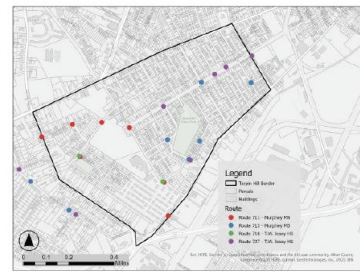
Walkability

The two asset maps show where pedestrian infrastructure is present within the South Turpin Hill neighborhood and where it is missing. While there are some important corridors for pedestrian walkability in the neighborhood, there are plenty of opportunities for improvements in terms of sidewalks and crosswalks.



School Bus Routes

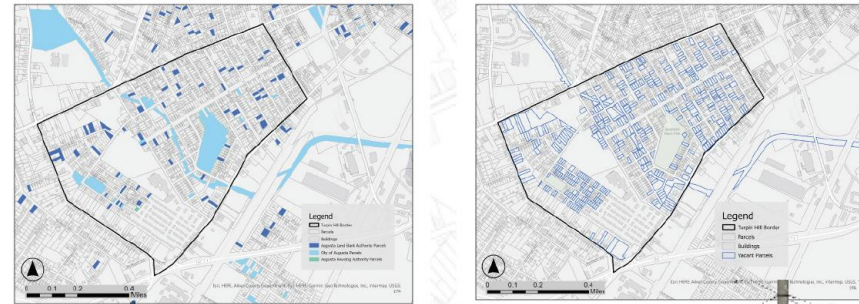
A view of school bus routes data in the South Turpin Hill area shows that the community is served by several routes for Murphey Middle School and T.W. Josey High School, however none for Jenkins-White Elementary School, which is located within the neighborhood.



Furthermore, when comparing to the map of sidewalks, several bus stops are located on streets with no sidewalks, particularly along Olive Road and connecting streets. This area could be identified as a priority zone for improving pedestrian accessibility, particularly for school children.

Land

These maps indicate a significant amount of vacant land parcels within South Turpin Hill. Augusta Land Bank Authority holds a number of parcels, which offer an opportunity for development or revitalization of these parcels. Land Banks manage parcels that have typically been abandoned or foreclosed, until they can be passed on again.



Existing Conditions of South Turpin Hill

- One elementary school, two parks, and a community center located within the neighborhood.
- One Augusta Transit bus route and four school bus routes run through.
- Limited crosswalks and varied degree of sidewalk connectivity
- South Turpin Hill has a high percentage of vacant parcels and Land Bank ownership.
- Nearby facilities include fire stations and a shopping center accessible by bus.

CASE STUDY

Meadow Creek Stream Restoration

In Charlottesville Virginia, an organization referred to as The Nature Conservancy, or TNC, approached the challenge of stream restoration in an urban environment. They were able to do this by first addressing concerns of utilities that ran through or near the stream. The sewer line, the main concern, was relocated at a safe distance away from the water. Two drains were also specifically designed to slow the flow of stormwater into the stream. Erosion was curtailed by incorporating native plant life along the banks.

Then, with the help of the City, TNC was able to negotiate with private land owners in order to acquire enough land to establish an easement surrounding the water source. This strategy guarantees the prevention of any future overlap between the stream and threats such as utilities or building projects. The easement was then turned into park space, which provided a strong social component that improved quality of life for the low income housing it is adjacent to.



[LINK](#) to Meadow Creek Stream Restoration Case Study



Prior to 1890 there was a plantation in the area that was owned by the Turpin Family. The developer Danielle Dyer moved from Kansas City to Augusta. He begins development in Turpin Hill. Traditionally, Turpin Hill's historic 1890s core was along Grand Blvd. Turpin Hill was a planned subdivision.



During the Spanish-American War, Dyer creates Camp Dyer for soldiers at the modern Turpin Hill site. In 1889 Dyer runs a street car line to Turpin Hill to connect it to downtown.



After Dyer dies, Gwen Nixon continues to develop the area using narrow subdivided lots. In 1937 the street car is discontinued.

Historic Resource Survey

Surveying historic resources is the first step to understanding the historic character of an area.

A historic survey can help community members decide what historic resources to preserve, and what resources to let go of to make room for new development.

An understanding of South Turpin Hill's history can ensure that new development is compatible with the historic scale and character of the area.

For this report we have completed a "Windshield Survey." We have looked at the outside of the buildings in South Turpin Hill and assessed the building's type, style, and date of construction. Full survey data will be included in the appendix of the report.

When surveying historic properties preservationists look at type and style. Type refers to the floor plan of a building. Style refers to the decoration that is used.

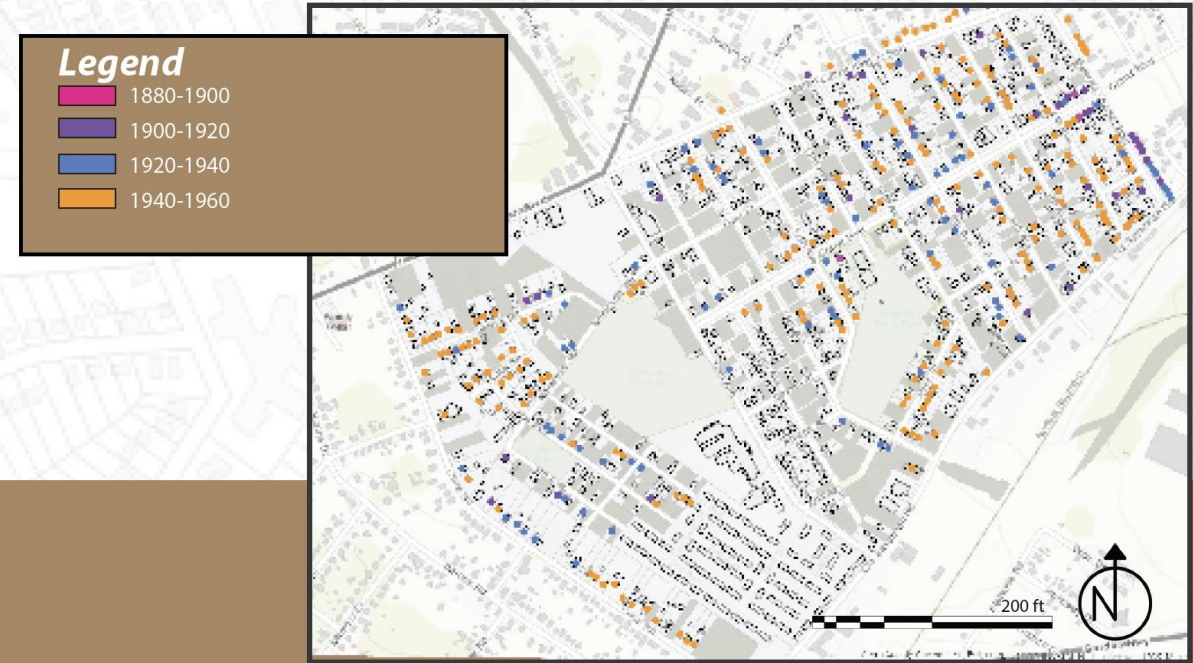
This survey looks at properties between 1890 and 1960. This period is when the majority of South Turpin Hill's historic properties were built. During this period we can see the shift from turn-of-the-century to modern housing.

Lets walk through some of the important themes that emerged from the historic resource survey.

TYPE



DATE



THE SHOTGUN COTTAGE

The Shotgun Cottage is a one story type that is one room wide and multiple rooms deep. Shotguns are usually found in urban areas where land is scarce, and are located on small, narrow lots.

In South Turpin Hill, the Shotgun Type was used by Chinese railroad workers at the turn-of-the-century. There are a couple of shotguns from this period.

There are also a number of shotgun types from the 1940s that use modern materials like concrete block. The Shotgun type remained popular until the 1940s because it is affordable, easy to add on to, and fits well within the narrow lots in Turpin Hill.

The Double Shotgun is a Shotgun subtype. It is two Shotgun homes put together to make a form that resembles a Bungalow. Double Shotguns have two primary entrances.



Double Shotgun Worker's Cottage from 1901



Shotgun Worker's Cottage from 1901

Historic Styles In South Turpin Hill

CRAFTSMAN

The Craftsman Style was popular in the United States between 1890 and 1930. In South Turpin Hill, it was used primarily on Bungalow Type houses between 1900 and 1930. The Style is characterized by its use of natural materials and handmade elements.

Craftsman Style homes tend to have asymmetrical facades, deep eaves, and large porches. Decorative elements include brick porch piers and wooden supports, exposed rafter tails, wooden brackets in the roof gables, and three-over-one windows.



Craftsman Bungalow from MLK Blvd. It has exposed rafters, wood brackets, brick piers, and tapered wood porch supports.

ENGLISH VERNACULAR

The English Vernacular Style was popular between 1900 and 1930 in the United States. In South Turpin Hill, it is used in 1940's American Small Houses.

The style mimics the traditional architecture of an English cottage. The style features brick, stone, prominent fireplaces, steeply pitched roof gables, and arched doorways and windows.



English Vernacular ASH on MLK Blvd. It has a large fireplace, steep front gables, and rounded windows.

MINIMAL

The Minimal Traditional Style was popular during the 20th Century in the United States. In South Turpin Hill, it is commonly applied to American Small Houses and Bungalow types.

The Minimal Traditional Style lacks decorative elements besides simple shutters and cladding. It is the most economical style. Some would consider it a lack of applied style.



Minimal Traditional Five Room ASH on 12th Ave. It has minimal decorative elements.

NEXT STEPS



1- Provide connection from existing parks in Turpin Hill to surrounding parks

2 - Evaluate stream mitigation within the flood zones



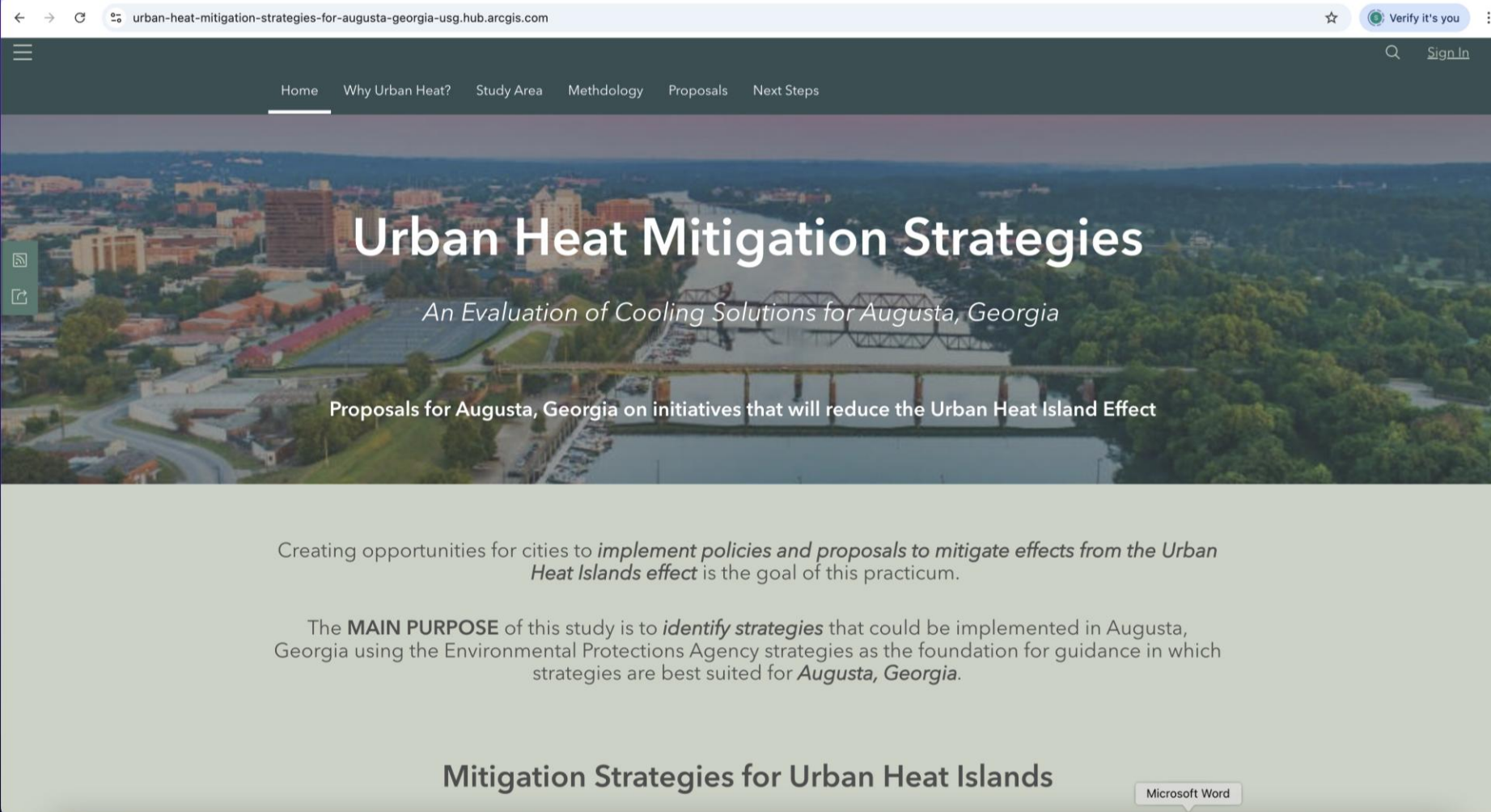
3 - Create opportunities for increasing drainage along stream buffer

4 - Provide incentives to encourage community activities centered around Carrie J. Mays Park



5 - Provide access to essential functions (Ex. Grocery store)

6 - Use the Micro-Life strategy of cottage courts on vacant parcels (smaller homes on small lots)



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[Report](#)

Ideas of Community

The collaboration between GICH, GICH cohorts communities, and the College of Environment + Design provides a hands-on learning opportunity for students to engage in the challenges communities face in providing affordable, beautiful housing.

The ABCD method recognizes, celebrates, and builds upon community assets.

The objective is for the collaboration to address specific challenges identified by the cohorts and their communities.

We're grateful to GICH and cohort communities for these collaborative learning opportunities.

Stephen Ramos, DDes Professor Urban Planning + Design

Ideas of Community:
Connecting Classrooms to Community



GICH Spring Retreat
Cartersville, GA



UNIVERSITY OF GEORGIA