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# **Exploring the Feasibility of Pink Zoning for Historic Preservation and Revitalization**

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## **Executive Summary**

The NBCAR Historic District in Dothan, Alabama is rich in history and character. The area would strongly benefit from a change in the current zoning and strict guidelines. This would contribute to the preservation and revitalization of the area. The implementation of Pink Zoning is an ideal tool that will ease some of the regulatory processes and guidelines required for development. The report below includes a detailed analysis of the current land use, current zoning and current building conditions of parcels in the NBCAR Historic District. In addition, we have analyzed the implementation of Pink Zoning and its successes in other historic districts. Incorporating Pink Zones in the NBCAR Historic District provides an excellent setting for new economic opportunities for residents and visitors to the area.

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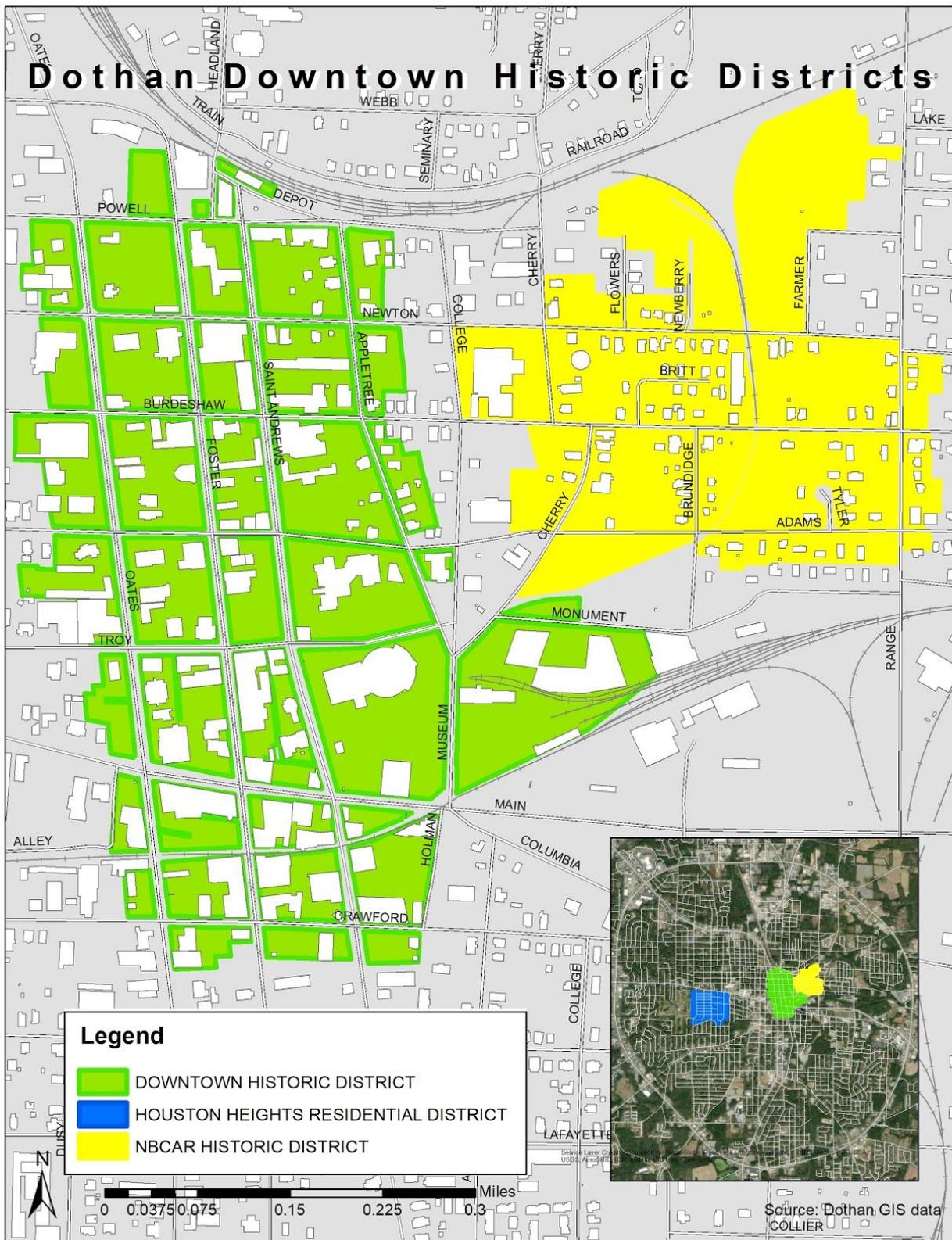
## **Introduction & Overview**

First incorporated on November 11, 1885, the city of Dothan, Alabama now has a population of more than 65,496 residents. The city owes much of its success to the rich soil that has made the agricultural industry extremely profitable. Despite the devastation to the cotton crop by the boll weevil infestation of the early 1910s, the area managed to flourish by embracing the peanut farming. According to the 2010 census, the population density was 754.6 per square mile, with 32.5% of the population being made up of African Americans. The NBCAR historic district in Dothan, Alabama, made up of Newton, Burdeshaw, Cherry, Adams, and Range Streets, occupies approximately 0.12 square miles. The district is home to one of Dothan's premier buildings on the National Historic Register, the Howell School. The school was added to the National Historic Register of Historic Places on June 26, 2013.

The NBCAR Historic District primarily consists of low-density residential uses. Most of the area's residents rent their homes, totaling about 66% of households being occupied by renters. The current zoning of the NBCAR historic district presents issues that affect several properties within and near the district. Some of these have limited development opportunities because of the parcels being labeled as industrial due to the presence of railroad lines. While this was acceptable during certain times in the twentieth century, this is no longer the highest or best use to meet the needs of the current population. The community residents are primarily African American and many have lived in the area since the civil rights movement. These same individuals that have lived in this area for most, if not all, of their lives, have strong ties to the community and strongly want and need to see it revitalized without losing the charm they have come to know that makes it so recognizable.

The current study stems from a crucial need to revitalize the NBCAR district while also preserving the history and character of the area. The limited zoning makes it very difficult to make the necessary changes that are required to utilize the current space to the best of its ability. The current industrial zoning has made it impossible for many residents to make the necessary updates to certain properties, while also making it impossible for much-needed businesses to move into the neighborhood. The change in zoning and/or guidelines will make it possible to enrich the local economy while also creating a neighborhood that current and new residents can be proud to call home. By addressing these barriers to development, the current community will become more attractive to potential residents and businesses that would be willing to

contribute to the revitalization of the community, starting with creating new opportunities to improve the economy.

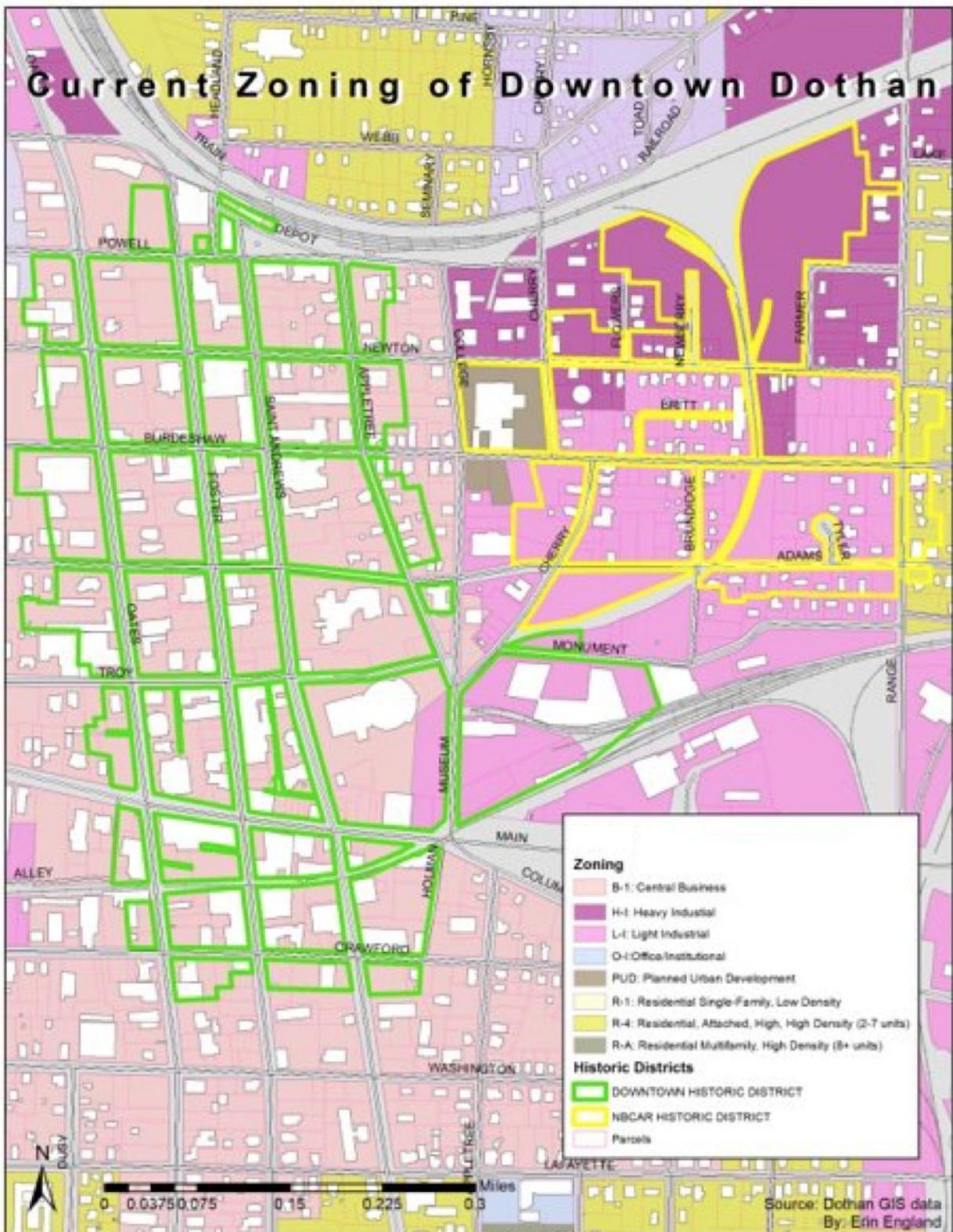


Source: Dothan GIS Data

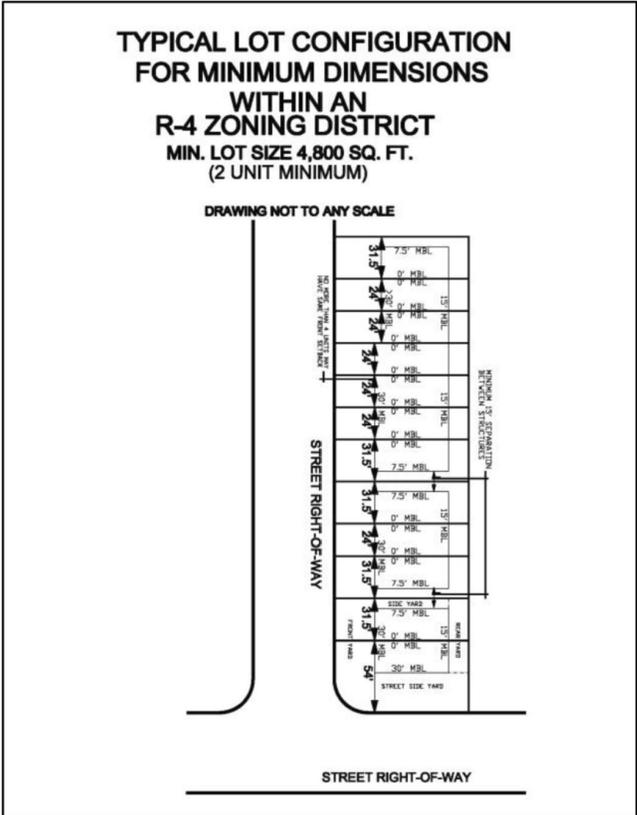
## **Existing Conditions**

There are four zones in the NBCAR historic district: light industrial (L-I), heavy industry (H-I), Planned Unit Development (PUD), high-density residential (R-4). The light industrial zone provides locations for industries that do not cause a public nuisance, by nature. The heavy industrial zone designates competitive locations for manufacturing and related industries that may create nuisances, by nature. These industrial zones compose a majority of the NBCAR district and are intended to preserve space for industrial uses where residential uses are prohibited and establish regulations for special buffer and setback requirements to protect surrounding uses.

The Planned Unit Development zone is a special district of at least 3 acres of land that allows flexibility of development. The intention is to promote efficient use of land and public services, as well as high-quality design including variance among dwelling type, services and open space for residents. The Howell School was zoned as PUD. Proposed projects are developed in accordance with comprehensive and detailed plans regarding streets, utilities, building site, and the like. The high-density residential zone (R-4) allows for high-density urban residential development containing 2 to 7 attached dwelling units and related recreational facilities and protects development from non-residential uses. Lot sizes with the R-4 zones range from 4,800 to 16,800 square feet, however, larger lots are permitted. Densities for R-4 are shown in the figures below, establishing a minimum lot area per number of dwelling units. Single-family units are permitted, following R-3 sizing regulations (4,000 to 8,399 square feet).



Source: Dothan GIS Data

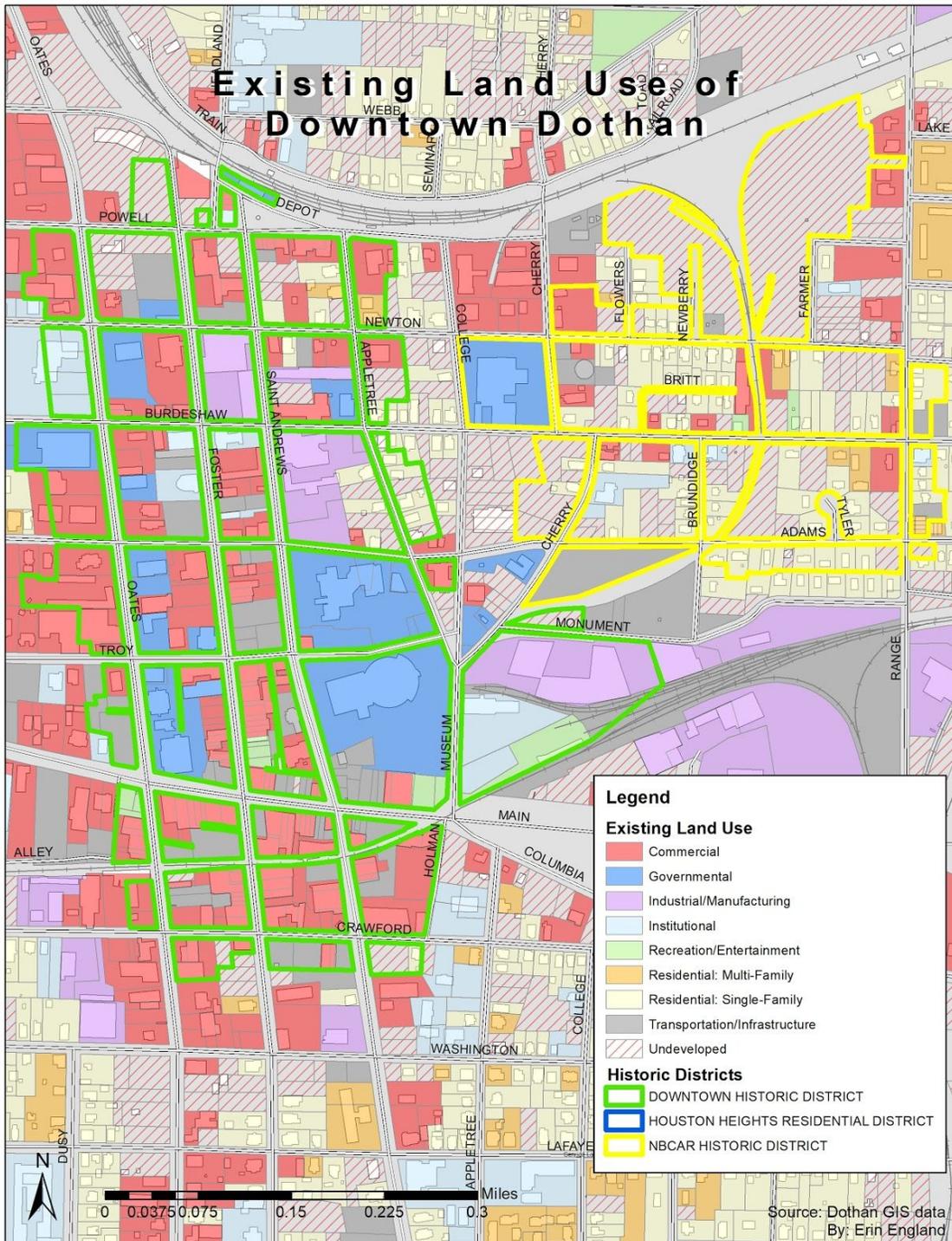


*Source: City of Dothan*

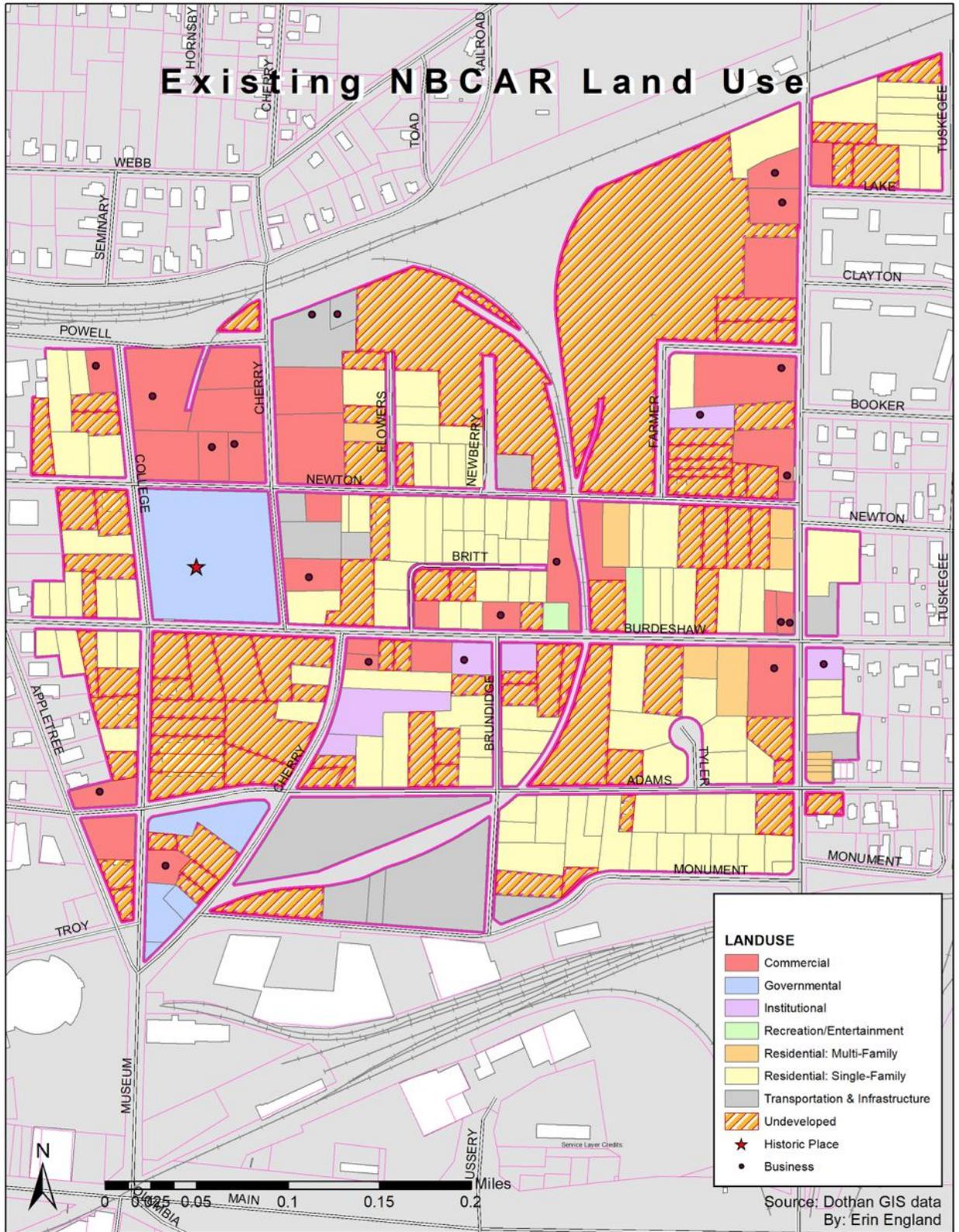
<b>R-4 Density Table</b>		
	<b># of DU's</b>	<b>Min. lot area</b>
Min # DU's	2	4,800 sf
	3	7,200 sf
	4	9,600 sf
	5	12,000 sf
	6	14,400 sf
Max # DU's	7	16,800 sf

*Source: City of Dothan*

While zoning this area primarily for industrial uses may have made sense at one point in time, this designation no longer serves the existing community. The existing industrial zones eliminate the possibility to answer the rising demand for residential housing options downtown. As the conditions of the housing stock in the NBCAR district deteriorates and buildings are demolished, the residential use that had been grandfathered into the zone is not permitted for redevelopment. Dothan officials have noted several business proposals that are denied in the NBCAR districts as they are nonconforming uses. The Downtown Overlay District is another special district to facilitate the redevelopment and revitalization, however, the overlay only encompasses a few parcels of the NBCAR district.



Source: Dothan GIS Data



Source: Dothan GIS Data

Despite the limitations of the existing zoning codes, the land uses of the NBCAR district vary. These uses include commercial, industrial, institutional, single family with no walls shared, single family with shared walls, multifamily (2 or more units) and parking, and are represented in the table below. The most abundant use is single-family housing, making up 52% of the district (no shared wall (46%) and shared walls (6%)), contrary to zoning. The second most abundant use is held by vacant lots, representing 29% of the total parcels in the district. Commercial properties make up only 8% of NBCAR; a considerably low value for a downtown district.

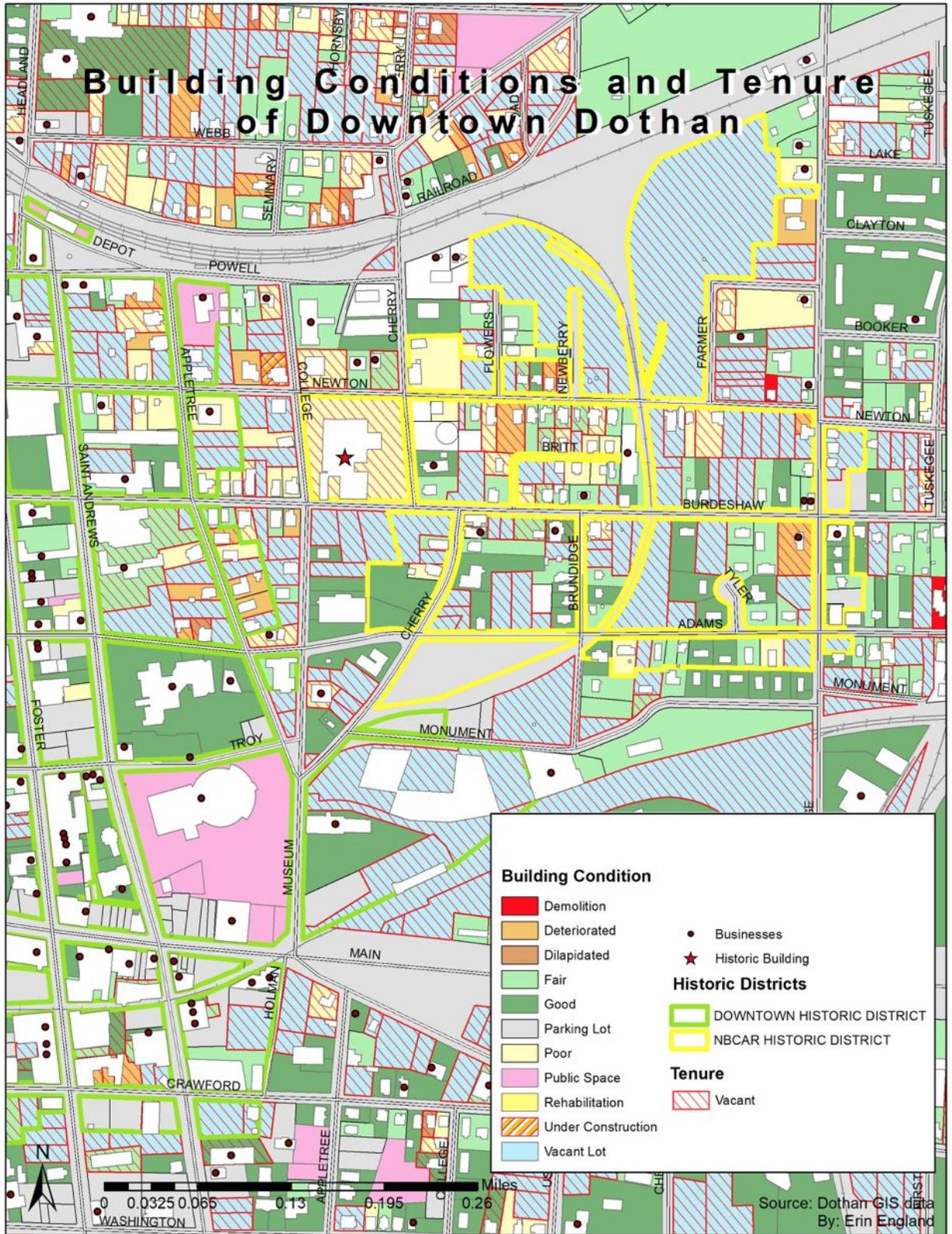
<b>Land Uses</b>	<b>Count</b>	<b>% of Total</b>
Commercial	14	8%
Industrial	1	1%
Institutional	7	4%
Single Family (no shared walls)	81	46%
Single Family (with shared walls)	10	6%
Multifamily (2 or more units)	4	2%
Vacant Lot	51	29%
Parking Lot	4	2%
<b>Total</b>	<b>176</b>	<b>100%</b>

*NBCAR Historic District Land Use*

The table below quantifies the conditions of existing structures within the NBCAR district as well as the occupancy of such buildings. Although much of the district feels blighted, 24% of the buildings are surprisingly considered “good” while 26% are “fair.” There are no buildings that are considered for “rehabilitation” or “demolition” or “dilapidated,” however, “poor” and “deteriorated” conditions make up 12% and 3% of the district. Looking at the district as a whole, only 56% of all existing buildings are occupied and 29% of the parcels remain as vacant lots--contributing to the blighted and abandoned feel of the area.

<b>Building Conditions</b>	<b>Count</b>	<b>Percent of Total</b>	<b>Occupied Buildings</b>	<b>% of Total</b>
Good	42	24%	41	23%
Fair	46	26%	39	22%
Poor	21	12%	13	7%
Deteriorated	6	3%	1	1%
Vacant Lot	51	29%	0	0%
Parking Lot	4	2%	4	2%
Other	6	3%	0	0%
<b>Total</b>	<b>176</b>	<b>100%</b>	<b>98</b>	<b>56%</b>

*NBCAR Historic District Building Conditions*



Source: Dothan GIS Data

The most notable building under development in the NBCAR Historic District is the Howell School. The Howell School, identified and zoned as a Planned Urban Development (PUD), is currently under construction. Once complete, the old Howell School building will be a 55-unit building that provides affordable apartments for senior citizens. The building, formerly known as “The Old Lady”, is one of only a handful of places specifically listed on the National Register of Historic Places in Dothan. The Howell School building was originally constructed in 1890, but was later destroyed by a fire. The current structure was built in 1903 and operated as a school for years until the school closed. Later, the structure was used for industrial purposes, including a pajama factory. The building has been vacant for about 40 years, but completion of the new construction is expected to be done in December 2019. Though nothing concrete has been announced, the apartments have the potential to provide jobs for members of the community after its completion. In addition to potential new residents in the neighborhood, there is potential for

In approaching this, assignment thesis studies that focus on cities with similar downtown historic districts were reviewed and used as a basis for comparison regarding the feasibility for form-based code in Dothan’s NBCAR historic district. The cities of Asheville, North Carolina, Savannah, Georgia, and Montgomery, Alabama were used for this comparison, but the Pink Zone implementation in Savannah, Georgia became the final approach used as a basis to implement similar projects in Dothan’s NBCAR historic district. Obtaining and reviewing the codes and implementation used in the downtown historic district Savannah provided the necessary data needed to predict some potential outcomes that could be achieved if such an undertaking was made by the officials in Dothan. Being able to obtain the data regarding the contributing and non-contributing buildings in the downtown areas of Savannah provided many ideas to the Dothan project and potential outcomes for both new and existing construction. Visiting the Dothan NBCAR historic district and conducting site and building surveys provided contributions to the further understanding of the sense of place that exists within the area, as well as the sense of place the city wishes to project going forward. In addition to site surveys and GIS data, continued communication with specific planning officials in the city of Dothan has contributed to the overall research needed to complete a comprehensive examination of the needs of the many stakeholders that will be affected by any changes that may be implemented in the future.

A large part of the research conducted relied heavily on the ability to get specific insight from individuals that have experience in the implementation of Pink Zone planning. Early on it became obvious that the approach of tactical urbanism, through Pink Zones, would work best for the NBCAR district and its future success. Anthony Vallone played a large part in coming to this conclusion. Throughout our many discussions, Mr. Vallone shared pertinent

information on the current constraints put on new developments and potential updates to current properties by the current zoning in the NBCAR historic district. Because of the constraints caused by the current zoning and guidelines, many permits for property updates or new developments have been denied. Having this unfortunate actuality confirmed by a planner in the city of Dothan provided much-needed validation that the best idea would be to change the zoning to make it easier to update this community and improve its economy.

In addition to having several conversations with Mr. Vallone, input from current faculty within the Auburn University planning program has been very imperative to the continued process of establishing current and future needs, along with ideas for implementation and future development opportunities of the NBCAR historic district. After speaking with members of the faculty, the overall conclusion of the advice offered was to be aware of the current conditions and how best to update the community with as little displacement for the current residents as possible. In order for the NBCAR historic district to be successful and have the necessary improvements to revitalize the community, there will be some gentrification that is regrettably unavoidable. However, without the improvements that will attract new residents and new businesses, the NBCAR district will continue to fall further into a state of disrepair with vacant and blighted lots. In addition to the advice from Mr. Vallone, faculty helped us to come to the unanimous decision of using Pink Zones would be the best way to improve Dothan's NBCAR historic district.

## **Vision**

This project seeks to create a tool that eases and streamlines the bureaucratic and regulatory processes required for development and revitalization within the NBCAR Historic district in order to facilitate organic, incremental growth. This tool will encompass principles of form-based codes, performance-based codes, Pocket Codes and, specifically, Pink Codes.

## **Pink Zones**

As the existing conditions of the Dothan's downtown districts show, conventional zoning codes, particularly those which are not reviewed and updated periodically, can render parcels of land redundant, impeding future development or redevelopment. Pink Zoning is essentially the lightening of the red tape of conventional permitting. Pink Zones allow for much more flexibility when it comes to planning and redeveloping any given area. They are a powerful tool for concentrating resources on the task of enabling small-scale, community-centered development and revitalization. Pink Zones identify any given area where new practices are pre-negotiated and experiments are conducted. This is all done with the goal of removing barriers to economic development and community-building. A Pink Zone has some parallels to an innovation district, another recent planning initiative. Innovation districts are also used to incite revitalization, involve populations that have been left out of the development process, encourage sustainable economic activity and asset-building through incubator and maker spaces, and address both physical assets and community assets. The two practices are distinctive in that innovation districts tend to focus solely on jobs, while Pink Zones also address housing, and innovation districts primarily encourage new technologies, commercial innovation and high-growth businesses, while Pink Zones encourage community-supportive enterprises such as Main Street businesses and start-up makers and platforms such as shared workspaces, kitchens, community hubs, and markets.

## THE LEAN SEAM

WHAT							
ORGANIZATION	TACTICAL	URBANISM	LEAN URBANISM	NEW URBANISM	APA - ITE - ULI		
PROJECTS	FLASH	SUCCESSIONAL	PERMANENT	CLIMAX			
BUSINESS	INFORMAL	UNREGISTERED	SMALL-BUSINESS	CORPORATE			
ENGAGEMENT	THE PUBLIC	ASSOCIATIONS	CORPORATIONS	PUBLIC / PRIVATE ORG.	GOVERNMENT		
REGULATION		HEALTH AND SAFETY	LAND USE	ENVIRONMENTAL			
INFRASTRUCTURE	DEMONSTRATION	PILOT PROJECT	LIGHT IMPRINT	CONVENTIONAL WORKS			
FINANCING	SELF-FUNDING	CROWD-FUNDING	COOPERATIVE	FOUNDATION	BANKING	GOVERNMENT	
HOW							
PROCESS	IGNORANCE	AVOIDANCE	ALLEVIATION	REFORM	ACCEPTANCE		
TACTICS	PROTEST	DO-IT-YOUSELF (D.I.Y.)	STRATEGIC ACTION	ADVOCACY			
ACTIVITY	UNSANCTIONED	SEMI-SANCTIONED	SANCTIONED	PERMITTED			
SCALE		PLACEMAKING	BUILDING DESIGN	URBAN DESIGN	REGIONAL PLANNING	GLOBAL ISSUES	
WHERE							
TRANSECT	T1   NATURAL	T2   RURAL	T3   SUB-URBAN	T4   GENERAL URBAN	T5   URBAN CENTER	T6   URBAN CORE	
SUBSIDIARITY	INDIVIDUAL	HOUSEHOLD	BLOCK	NEIGHBORHOOD	MUNICIPALITY	REGION	NATION

<https://leanurbanism.org/about/>

The process of Pink Zone implementation involves several steps to identify and analyze potential development areas. The first phase of this process is to assess and conduct a lean scan. The community or municipality use this tool is used to identify latent opportunities and, in this stage, we begin to shift from large-scale projects to local and more achievable initiatives. This phase is also where any barriers are identified, and any hidden assets are unlocked. Next is the workshop phase. Conducted by municipal staff and elected officials, this is the stage where the Pink Zone is created, and an action plan is defined. The action plan usually has a maximum of three years and it is important that projects are prioritized so that the most achievable goals are reached. Throughout this part of the process the design, planning approval, issuance of building permits, and the start and completion of construction are all top priority. This is also where commitments from local government and civic institutions are arranged. Finally, we reach the implementation phase where an implementation team will coordinate and facilitate the execution of the action plan.

There are several helpful tools that contribute to the ease of this process. The first of these tools is Lean Governing. Lean governing enables and supports small-scale development and enterprise by making sure we have Lean Regulations and Lean Codes. Another tool is Lean Development. This entails recruiting and training small developers. Next, is Lean Finance. Lean Finance includes securing funding locally from community banks, equity investors, and

local philanthropic efforts. A final tool used for this process is that of platforms. This entails pooling resources and supporting emerging markets past a single project.

Looking deeper into Lean Codes, both municipalities and communities find a tool that allows for incremental code reform. Often times, municipalities fail to review and update codes due to the time, money, politics required to tackle the burdensome task. The Lean Code Tool clearing outlines and prioritizes the steps to take to streamline codes based on political support, community buy-in, and staff capacity in place to implement significant Lean code reform. Support is classified as small, medium, large or extra large. The Lean Code Tool is comprised of 7 strategy groups.

#### 1. Procedural Strategies

- 1.1 Revise Non-Conforming Building and Use Regulations
- 1.2 City Provided Design Assistance
- 1.3 Improve Review Process
- 1.4 Adopt the International Existing Building Code
- 1.5 Right-Size Application Fees
- 1.6 Clear and Objective Standards
- 1.7 Eliminate Subjectivity in Design Review Guidelines
- 1.8 Enable Lot Splits or Small Subdivisions
- 1.9 Subdivision Standards for Walkable and Mixed-Use Districts
- 1.10 Set Development Thresholds
- 1.11 By-Right Standards
- 1.12 Revise Impact Fees

#### 2. Urban Form Strategies

- 2.1 Eliminate Minimum Height Requirements
- 2.2 Revise Front Setback Regulations
- 2.3 Regulate Parking Location
- 2.4 Convert Height Restrictions to Stories
- 2.5 Reform or Eliminate Floor Area Ratio
- 2.6 Implement a Pedestrian / Access Street Grid (A/B)

#### 3. Site Development Strategies

- 3.1 Eliminate or Right-Size Minimum Lot Requirements
- 3.2 Eliminate Buffer Requirements in Mixed-Use Districts
- 3.3 Reform Vehicular Site Access Standards
- 3.4 Require Minimum Connectivity
- 3.5 Regulate Maximum Block Size

#### 4. Parking Strategies

- 4.1 Reduce Parking Stall and Aisle Sizes
- 4.2 Enable Shared Parking
- 4.3 Reduce Minimum Parking for Affordable Housing
- 4.4 Count On-Street Parking
- 4.5 Reduce Minimum Parking Requirements
- 4.6 Eliminate Off-Street Parking Requirements

#### 5. Use Strategies

- 5.1 Permit Residential Uses on Ground Floors
- 5.2 Permit But Do Not Require Mixed-Use
- 5.3 Permit Small-Scale Manufacturing
- 5.4 Simplify Descriptions and Total Number of Allowable Uses
- 5.5 Expand Home Occupation and Live/Work Allowances
- 5.6 Reduce Requirements for Change of Use
- 5.7 Coordinate Zoning Uses With The International Building Code

#### 6. Sign Strategies

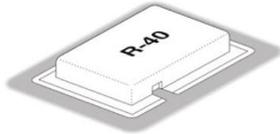
- 6.1 Permit Signs By-Right
- 6.2 Simplify Sign Requirements

#### 7. Transportation Strategies

- 7.1 Reduce Minimum Parking Lane and Travel Lane Widths
- 7.2 Use Effective Turning Radius
- 7.3 Revise Clear Sight Triangles in Urban Conditions
- 7.4 Reduce Traffic Impact Study Requirements
- 7.5 Adopt UC Davis Modified Trip Generation Standards

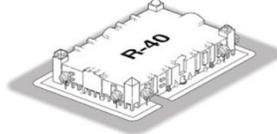
### Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



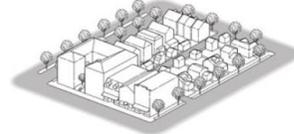
### Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified



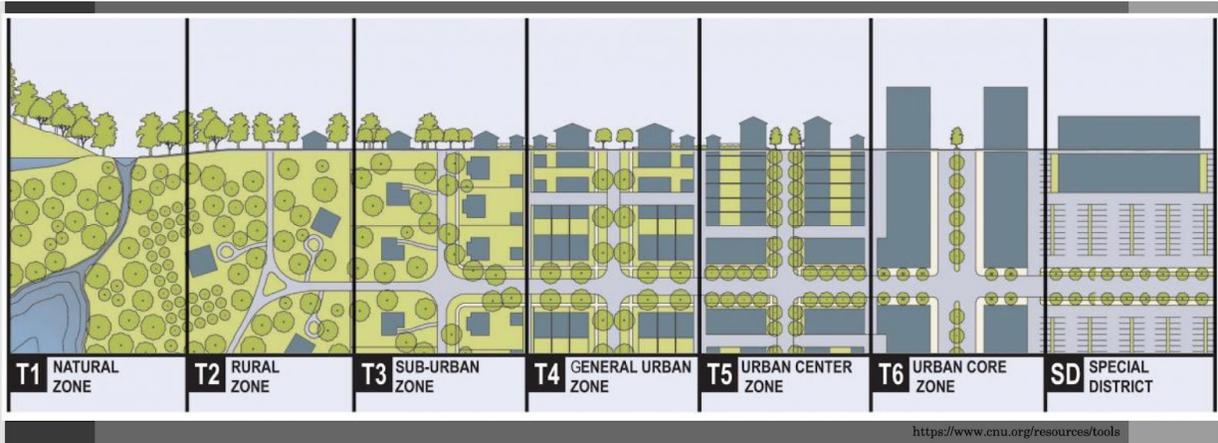
### Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



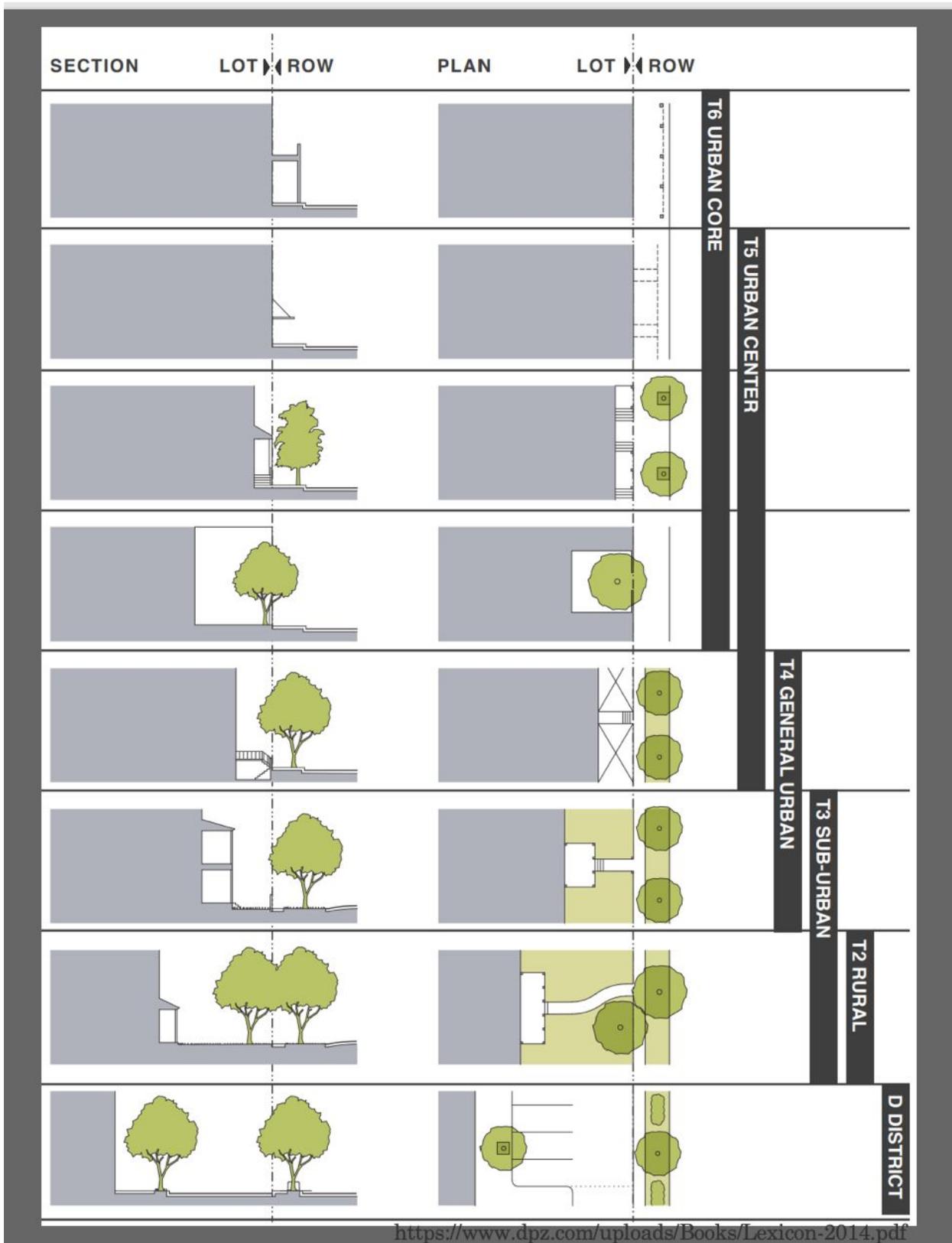
<https://formbasedcodes.org/definition/>

Source: *Form Based Codes*



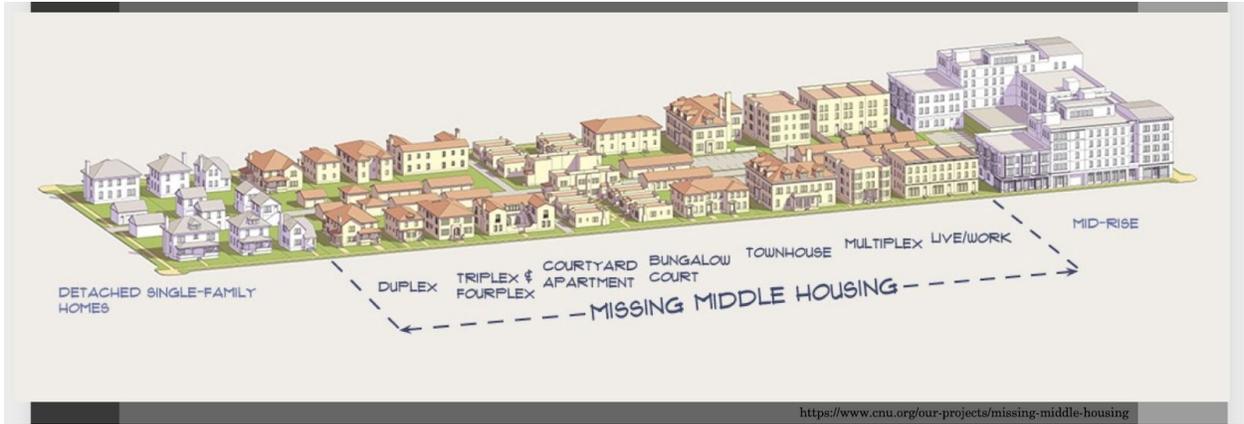
<https://www.cnu.org/resources/tools>

Source: *CNU*

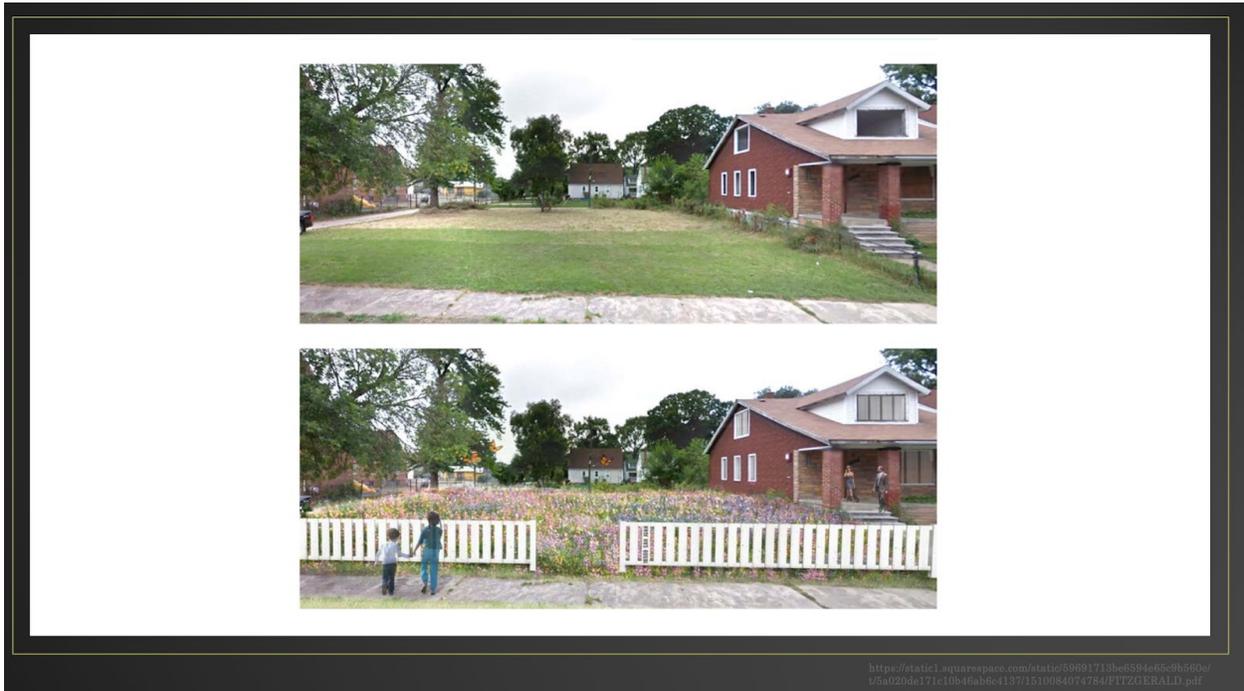


<https://www.dpz.com/uploads/Books/Lexicon-2014.pdf>

Source: Lexicon Books



Source: CNU



Source: SquareSpace



In the first phase, a temporary outdoor market can be located on a portion of the parking lot

<https://www.cnu-savannah.com/legacy-projects>

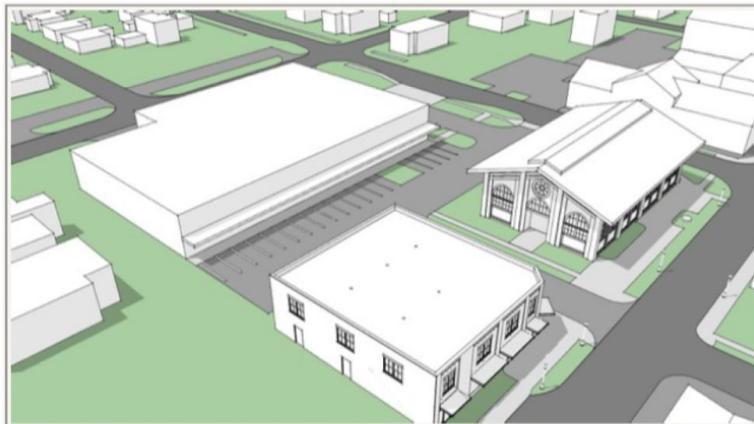
*Source: CNU Savannah*



In the first phase, a temporary outdoor market can be located on a portion of the parking lot

<https://www.cnu-savannah.com/legacy-projects>

*Source: CNU Savannah*



In the third phase, a new drive is built that aligns with the street, and a new mixed-use building is constructed facing Waters Avenue. All of this can co-exist with the existing building.

<https://www.cnu-savannah.com/legacy-projects>

*Source: CNU Savannah*



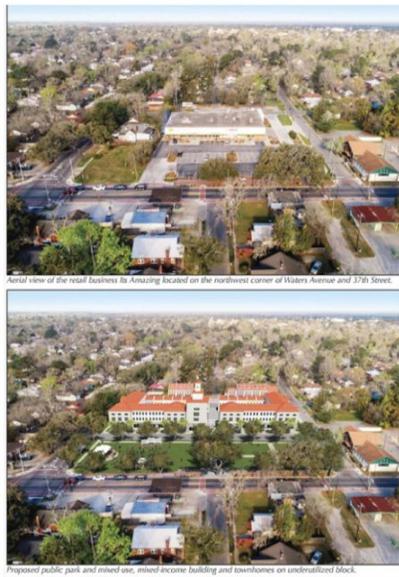
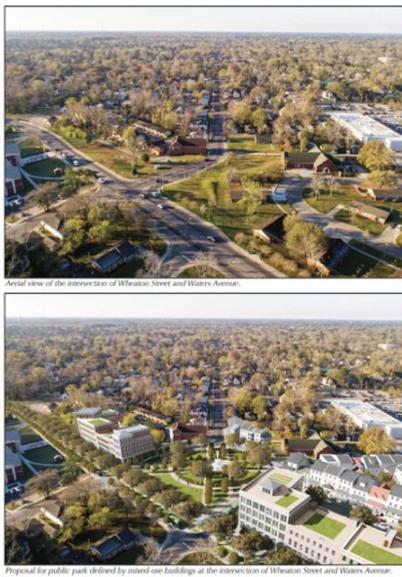
In the final phase, the existing building is torn down, the street reconnected through, and the site is platted into a series of typical lots and sold for mixed-use and residential development. All drawings by Jason Combs

<https://www.cnu-savannah.com/legacy-projects>

*Source: CNU Savannah*



Source: CNU Savannah



Source: CNU Savannah

## **Goals**

Historic preservation is a significant part of the process of city planning. Historic districts and resources have their irreplaceable value to every city. Within the NBCAR Historic district, historic characteristics give the community identity to people who live here. However, historic preservation cannot only be confined to the preservation of the external form of the district. Historical features can be reflected in many aspects. In addition to architectural style, unique traditional festivals and community culture can be part of history. From another perspective, NBCAR historic district is not only a historic district, but it is also a residential community. During the process of community development and historic preservation, for considering the functions and requirements of both of them, some contradiction might occur. In order to alleviate these conflicts, it is necessary to find some innovative land uses.

Based on these understandings, we have identified the following two goals:

1. Ensure zoning codes and regulations support the development of a safe walkable community with a diverse mix of uses.
2. Maintain neighborhood identity without duplicating or imitating historical design but rather respecting historical characteristics.

## **Proposals and Strategies**

**Goal 1.** Ensure zoning codes and regulations support the development of a safe walkable community with a diverse mix of uses.

**Strategy 1.1.** Adjust zoning codes to support multi-use communities

1.1.1 Adjust zoning to B1, central business district, allows for a mix of uses, particularly residential and commercial uses (grocery)

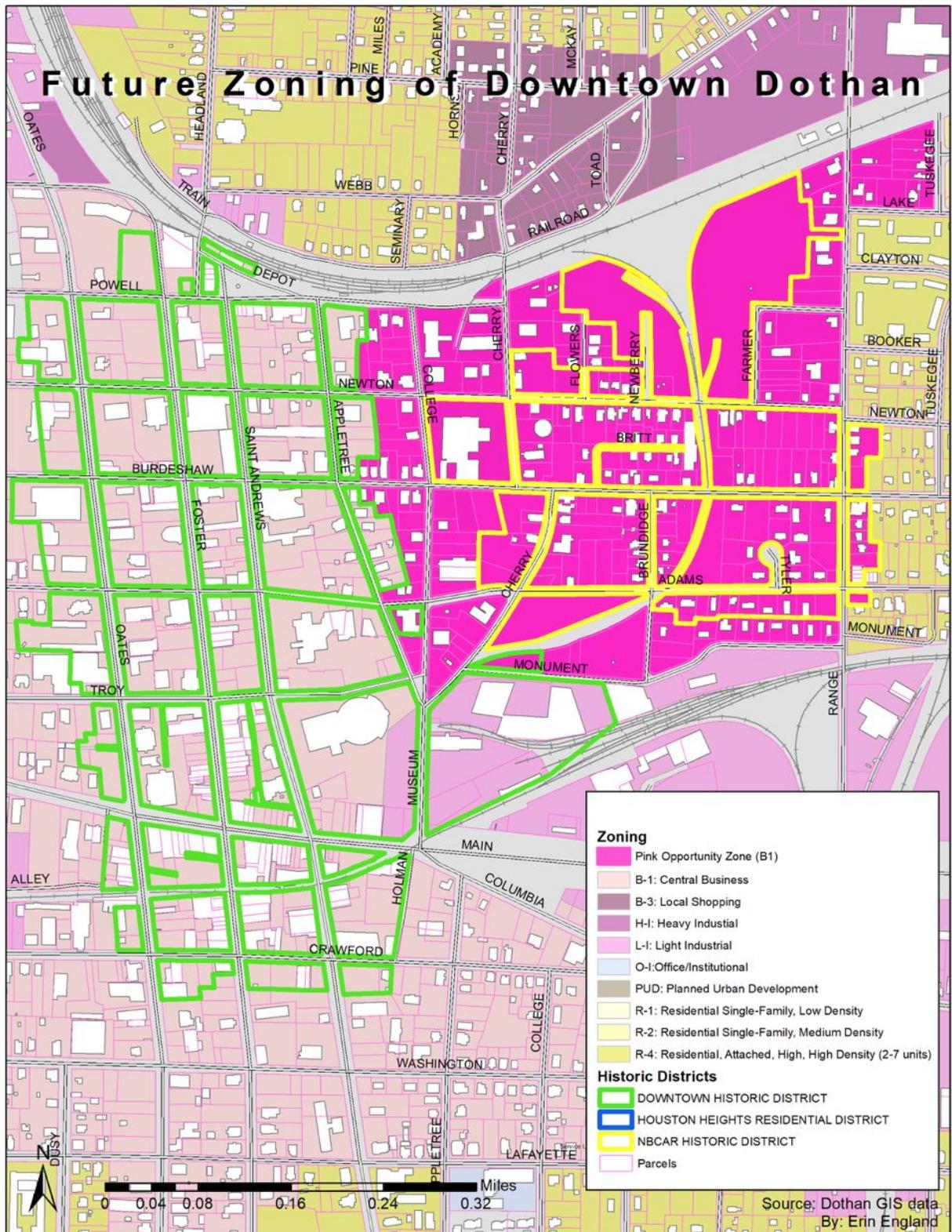
The Downtown historic district is a good example for the NBCAR historic district which applied zoning as B-1 (central business

district). It allows for a mix of uses, particularly residential and commercial uses.

Permitted Land Uses in B-1

<b>Accessory Uses/Structures</b>		
	Gymnasium / Health Club	Recycling Collection Center
Accessory Structures (Sheds, Garages, etc.)	Home Improvement Sales	<b>Institutional Uses</b>
Accessory Non-residential Use	Hotel / Motel	Community Center
Amenity Center/Clubhouse	Live / Work	Daycare Center More than 6 (child or adult)
Fences, Walls	Microbrewery	Fraternity/Sorority House (off campus)
Home Occupation, Qualifying	Mobile Vendor	Group Home/Shelter Home
Shelter for Livestocks (Stables)	Multi-Meedia Production (TV or radio station)	Halfway/Transitional Housing
<b>Commercial Uses</b>	Museum / Art Gallery (private or semi-public)	Public Uses (Police, Fire, Utilities, Public Works, etc.)
Alcohol Beverage Establishment (primary use)	Personal Care Services	School, College/University
Amusement Commercial (Inside)	Personal Instruction	School, Technical/vocational/business
ATM	Printing and Publishing	Semi-public land use
Automobile Parking (Lot or Structure)	Restaurant, Fast-food	Transient (Homeless) Shelter
Automobile Repair / Service	Restaurant, full service	<b>Medical Uses</b>
Automobile Wash	Retail, others	Animal Hospital/Veterinarian
Bank / Financial Institution	Retail, Indoor Sales Only	Assisted Living Facility
Bed and Breakfast Inn	Self-Service Laundry	Hospita
Butcher (retail)	Small Appliance Repair	Medical Office
Caterer	Specialty Retail	Medical or Scientific Lab
Club (Faternal)	Stadium / Arena /Convention Center	Outpatient Clinic (including surgery)
Commissary (Health Dept, approval required)	Taxi Dispatch, Excluding Garage	Rehabilitation Facility
Covenience Store	Temporary / Season Use	<b>Residential Uses</b>
Curb Market	Telecommunications Tower	Apartments (8 or more units)
Donation Center, Drop-off Box	Theater (Indoor)	Live/Work
Distribution Center (UPS, FedEx, Newspaper, etc.)	<b>Industrial</b>	Three-, Four-, Five-, Six-, Seven-Family Dwelling
Grocery Store	Railroad Station	

Source: City of Dothan



Source: Dothan GIS Data

**Strategy 1.2.** Looking at the current historic districts map, a gap exists between the Downtown and NBCAR historic districts. Blocks within the gap are important for the economic development in NBCAR district as there is the main traffic node which connects it to the downtown central business district.

Consequently, NBCAR Historic District should expand boundaries to meet Downtown Historic District that fills the gap and classify area extended to adjacent parcels as a Pink Opportunity Zone.

**Goal 2.** Maintain neighborhood identity without duplicating or imitating historical design but rather respecting historical characteristics.

**Strategy 2.1.** Historic preservation is to preserve historical characteristics while seeking new development opportunities for historical districts. It is, therefore, the first and the most important step to identify the visible characteristics of the NBCAR district that contribute to the historical context of the community.

- Architectural style
- Facades
- Setbacks
- Grid-pattern streets
- Walkable
- Aesthetics
- Community gardens
- Sense of community



The Smith Group - pink-zone-mix-tape-4.jpg (JPEG Image) n.d.)

**Strategy 2.2.** Street view is one of the most significant parts for improving the living environment of the community. It not only enhances the aesthetics of the community but also provides a public space for social activities. For example, trees beside sidewalks could provide shade, barriers could ensure pedestrian safety. And it is also important to have some places to stay (benches for rest, gardens for viewing, space for communication, etc.) and facilities for traffic safety.

- Install crosswalks at major crossings;
- Use greenspace and street art to improve the design.



*The Smith Group pink-zone-mix-tape-4.jpg (JPEG Image,) - Scaled (0%), n.d.)*

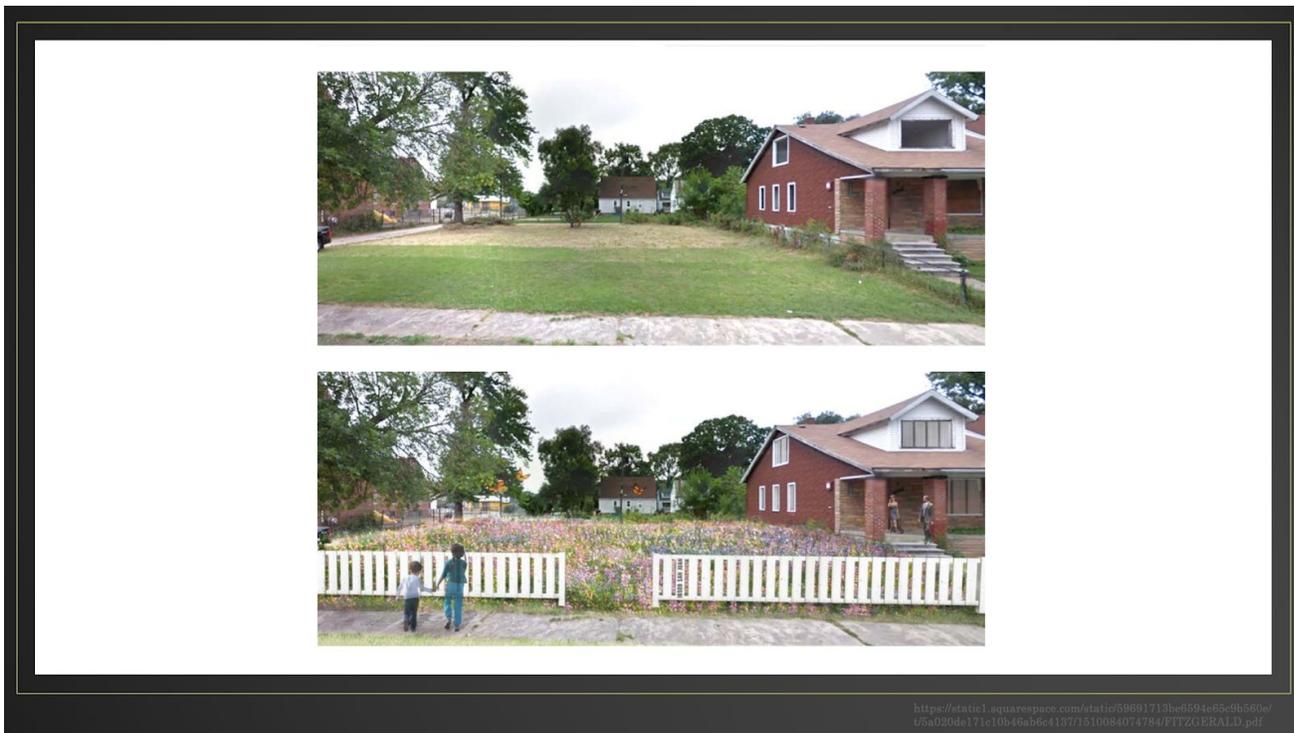
**Strategy 2.3.** Provide several pre-approved project designs for the district that support mixed-use development (single- and multi-family residential, commercial).

- Scenario Testing (Pink Zone).



<https://static1.squarespace.com/static/59691713be6594e65c9b560e/5a020de171c10b46ab6c4137/1510084074784/FTZGERALD.pdf>

Source: Square Space



<https://static1.squarespace.com/static/59691713be6594e65c9b560e/5a020de171c10b46ab6c4137/1510084074784/FTZGERALD.pdf>



*Source: Capitol Hill Seattle*

## **Implementation**

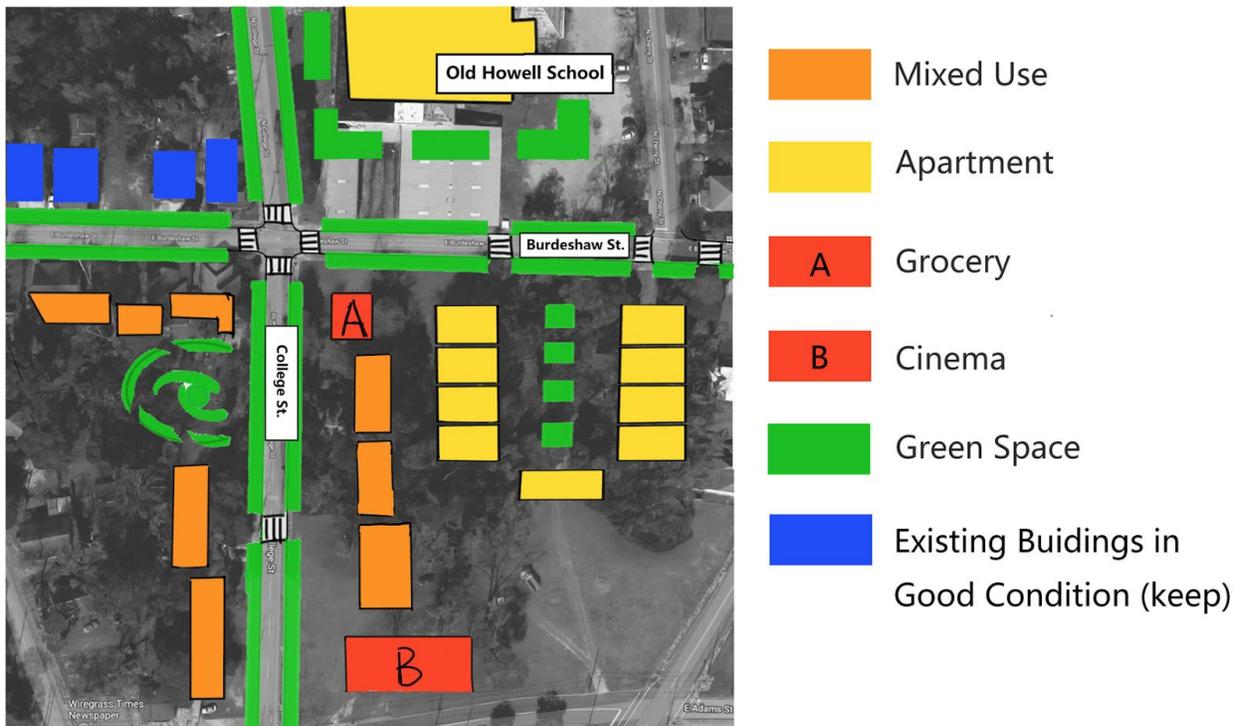
In choosing the potential development focus area, we took into consideration our goals and strategies in addition to prospective development implementation for our chosen strategies. The NBCAR Historic District has several great areas that are ideal for the implementation of pink zones, however, the intersection of Burdeshaw Street and College Street was the most ideal as it has a structure, the Howell School, that is currently in development and made it possible for a more creative and extensive hypothetical plan. The lots along Burdeshaw Street, directly across from the Howell School are vacant, as are some of the lots along College Street. These vacant lots have great potential for development.

There are a few buildings in this area that are in good condition, so these contributing buildings would be preserved. After considerable analysis identifying the current zoning, land use, and building conditions, we determined that in order to best serve the NBCAR Historic District, we would need to change the zoning to B-1, allowing for a mix of uses, particularly residential and commercial uses. Furthermore, the gap that exists between the NBCAR Historic District and the Downtown Historic District is a literal and figurative fissure between these two neighborhoods. In addition to contributing to this area being an excellent area to implement a Pink Opportunity Zone, the expansion of the NBCAR Historic District boundaries to meet the Downtown Historic District will fill the gap that exists between the Downtown and NBCAR historic districts.

## Example of Potential Area



Once our location was identified we considered which of our strategies could be implemented to best serve the existing and future residents in the area. The focus area at the intersection of Burdeshaw Street and College Street and the surrounding parcels have a significant number of vacant and abandoned properties. These areas provide a significant opportunity for potential current and future redevelopment, specifically the development of mixed-use developments. Mixed-use is one of the more important aspects of our proposed redevelopment strategies. The inclusion of mixed-use developments will allow the first floor of street buildings to be used as commercial or retail space and upper floors will be used as residential spaces. This type of development will provide a tremendous opportunity for small businesses near the residents.

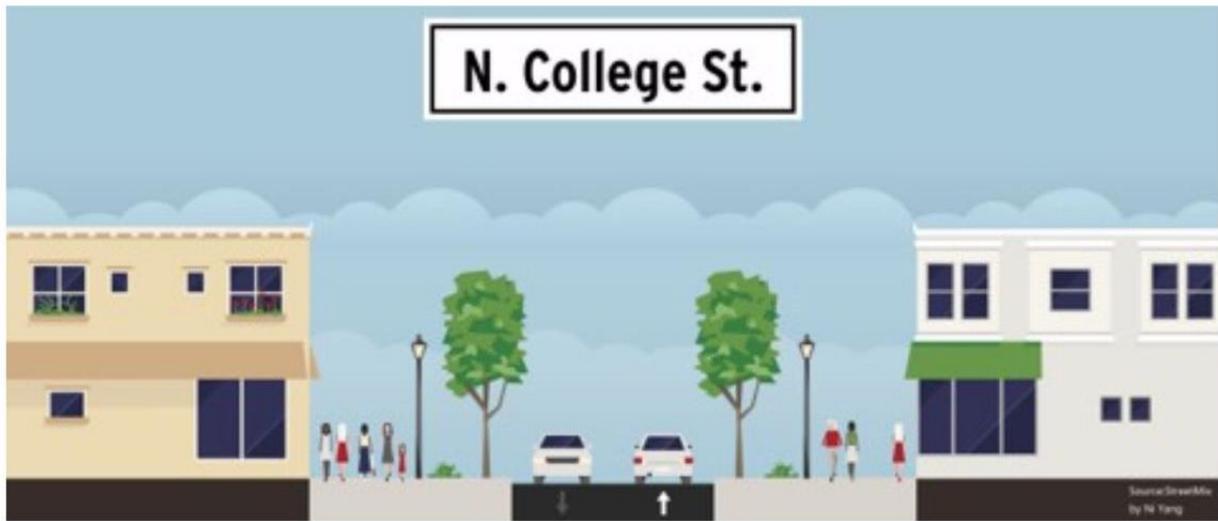


*Potential Development Idea*

The old Howell School, located at the northeast corner Burdeshaw and College Street intersection, is scheduled to be an apartment for senior living and is a great reason to make this neighborhood more walkable. The vacant lots in this area provide a great opportunity for the possible development of more apartments or high-density housing. The hospital in southeast Dothan is the most important economic asset of the city of Dothan. Because of the hospital's location, it would be more convenient for hospital employees to live in and around downtown. This demand for more downtown housing can be easily met by utilizing the vacant lots in the NBCAR Historic District and building more high-density apartment buildings.



*Potential Apartment Development*



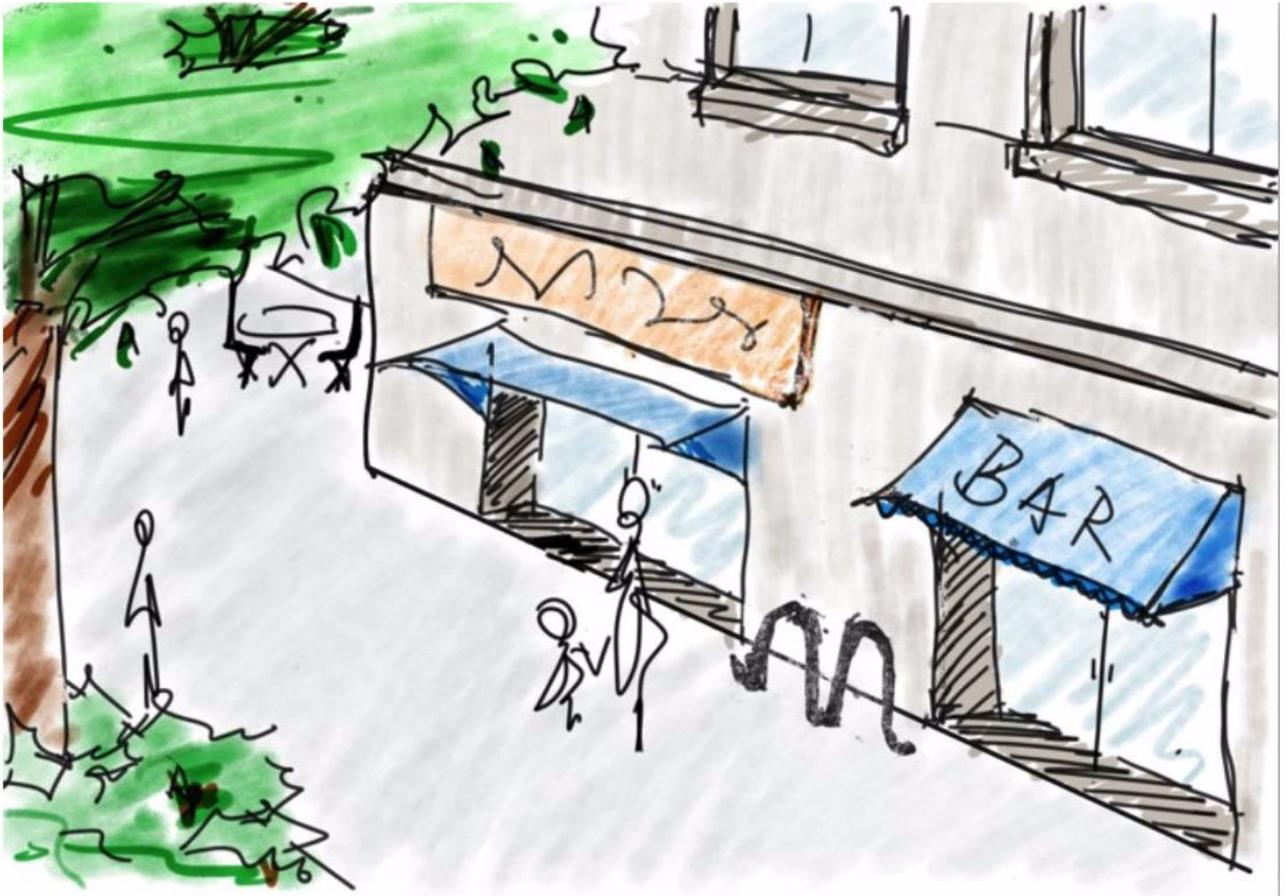
Vision elevation of N. College St.



*Potential Streetscape Improvement*



*Currently Vacant Lot - College Street*



*Potential Development on Vacant Lot - College Street*

## **Final Thoughts**

The NBCAR historic district is a low-density area consisting primarily of low-income residents who rent homes in the area. Despite this, the setting provides an excellent opportunity for new economic opportunities within walking distance. In order to utilize the space available to the best of its ability, there will need to be extensive rezoning efforts implemented. Our contacts at the Dothan planning department have made mention on several occasions about the number of permits that are currently awaiting approval based simply on the inability of zoning compliance. The zoning changes that would need to take place will need to apply to both residential and commercial aspects of the NBCAR Historic District. Though the need for improvement is imperative for this community, we propose a way to achieve this change while also respecting the existing community character and residents. By creating standards based on the existing fabric of the district, the infill is even more compatible, while still allowing for creativity of design and construction. The implementation of Pink Zones, which will work in tandem with current zoning, will be an efficient and low-cost way to revitalize the NBCAR historic district in Dothan, while also providing an opportunity for future development opportunities that have the possibility of expanding beyond the currently established NBCAR Historic District limits.

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