

# UTILITIES BOARD OF TUSKEGEE

Tuskegee, Alabama Property

December 2018

## WESTERN GATEWAY MASTER PLAN







# Western Gateway Master Plan

Leaders and Designers for 96-Acre Tuskegee Property

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## WRIGHT SQUARE & JESSE'S FARM MASTER PLAN

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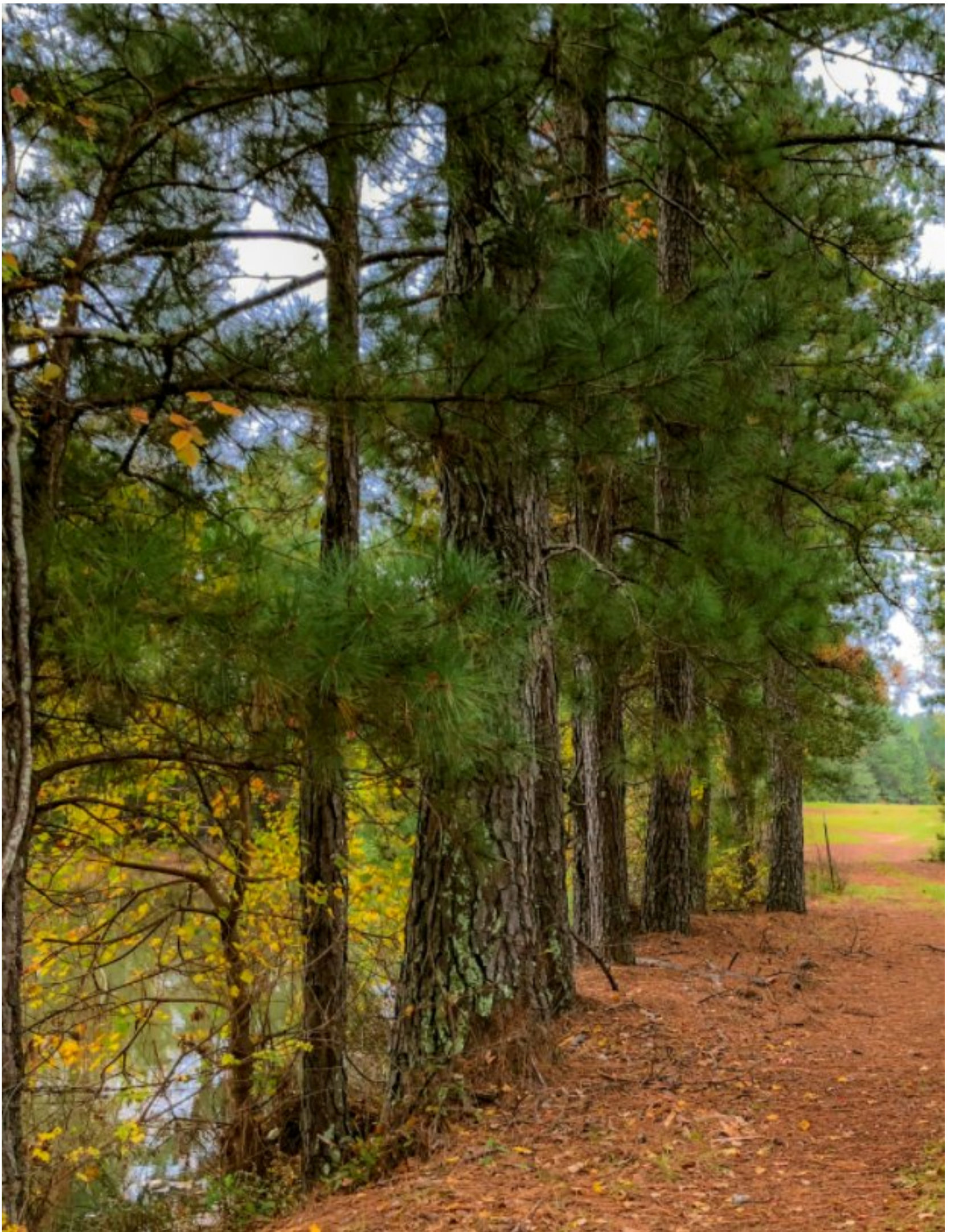
### The Story of This Land

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The western gateway to Tuskegee is a picturesque landscape of rolling hills, old trees and quiet waters. Situated 2.5 miles from Tuskegee University, less than 3 miles from the town square, and under 5 miles from Interstate 85, the site enjoys connections as well as serenity.

The property is 96 acres, with the Wright Square neighborhood center on the north side of the property, between the Booker T. Washington High School and the Greater Saint Mark Baptist Church. The southern portion of the property, Jesse's Farm, has a rural feel with home sites and small-scale retail offerings nestled in an old-growth forest, overlooking compact fields envisioned to provide farm-to-fork organic produce for future cafes in Wright Square.

Throughout the property, civic plazas, parks, and pocket parks tell the story of the land and its people. Trails and a street network that is friendly to people on foot and bicycle connect these amenities. Two picturesque ponds are separated by a path and allée of stately trees and this creates the gateway between the two neighborhoods, which are named after Jesse Wright, the mother of the previous owner of the property, in celebration and memory of those who have gone before.





### **PATH BY THE WATER**

The path between the ponds will be maintained in its naturalistic state, encouraging people to walk and ride bicycles. The path provides an important connection to the land as well as a gateway between Wright Square and Jesse's Farm, in addition to streets to the west and east of the ponds.



**PROJECT SITE**  
Looking south from U.S. Highway 80 at Pleasant Springs Drive, the western gateway to Tuskegee.

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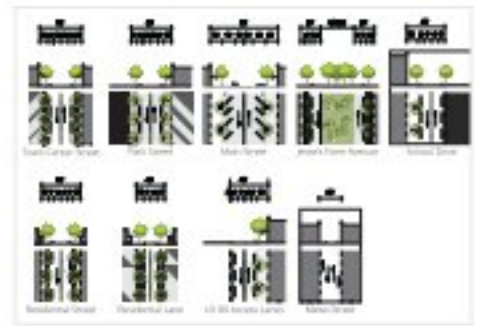
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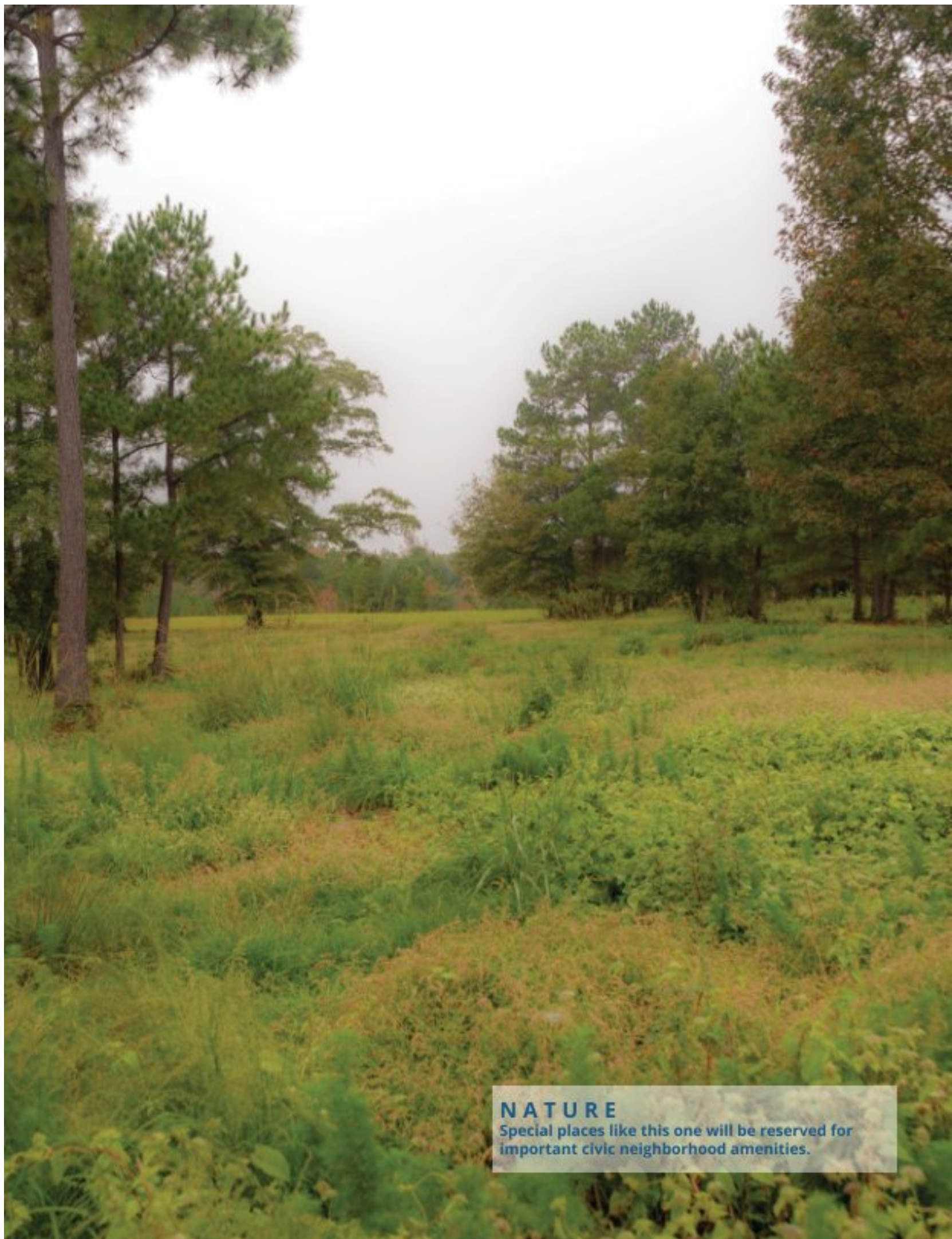


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**NATURE**

Special places like this one will be reserved for important civic neighborhood amenities.

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# Introduction

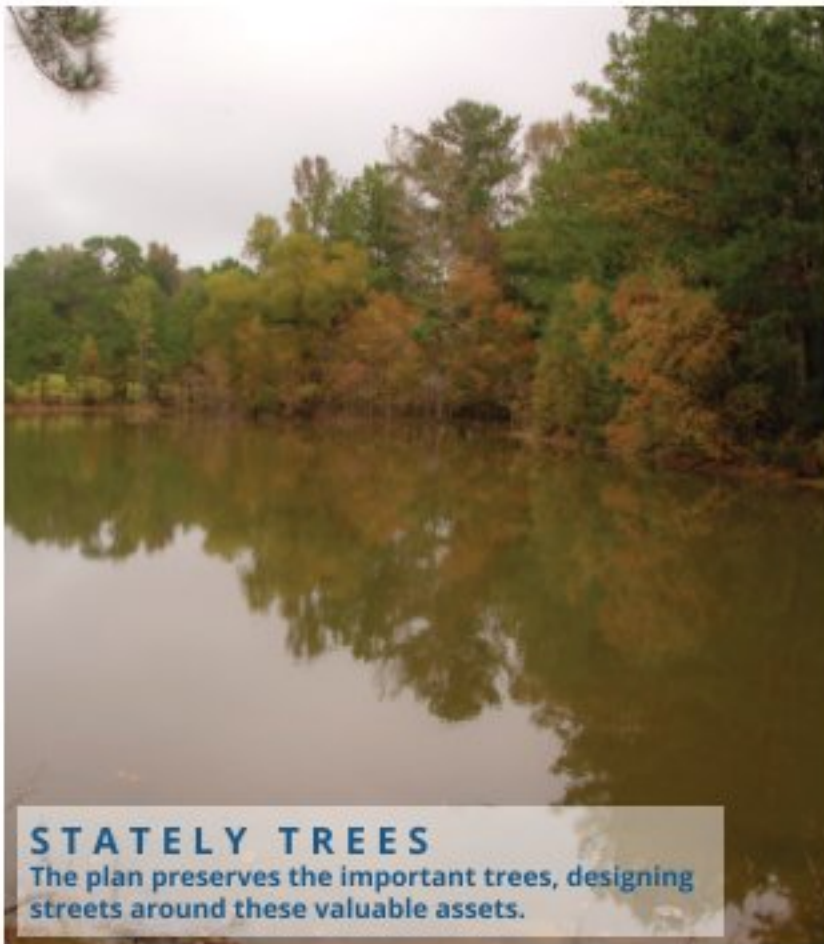
## WRIGHT SQUARE AND JESSE'S FARM

This master plan takes its cues from the land, from the gentle undulations of the hills and the old trees, to the twin ponds, streams, and forests. The rich history of Tuskegee is reflected in the design details of the civic spaces, making room for art and music that celebrate the story of this place over the years.

The goal is to create a mixed use development that offers community amenities in a walkable neighborhood pattern. Investing in this type of planning endeavor not only delivers a more authentic place, but also increases the return on investment as the property develops.

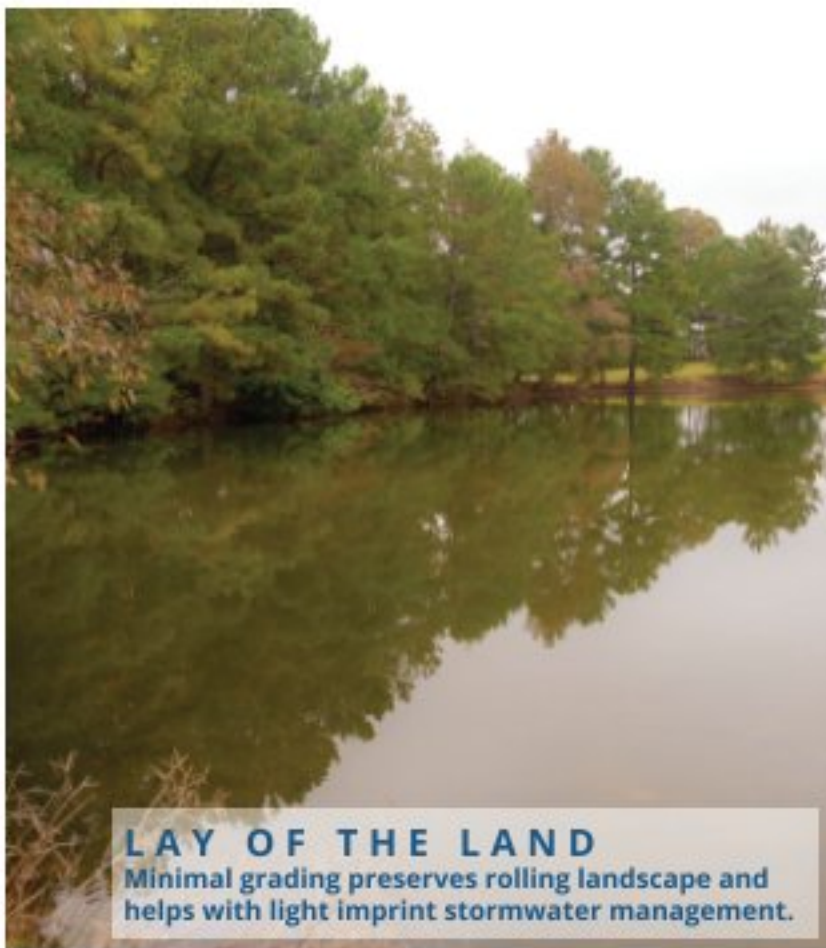
Complete communities that integrate civic and commercial amenities into the fabric of the neighborhood makes walkable places that today's market rewards with an increased tax base, benefiting both the landowner, developer, builders, future homeowners, business owners, and the city itself. Study after study indicates this up front visioning and planning significantly increases return on investment over the life of the community.

The property is prioritized within the Tuskegee Strategic Development Model as an intended "Major Gateway." This land plan is an important step toward implementation of the preferred local growth strategy.



**STATELY TREES**  
The plan preserves the important trees, designing streets around these valuable assets.





**LAY OF THE LAND**  
Minimal grading preserves rolling landscape and helps with light imprint stormwater management.

An aerial photograph of a 96-acre property overlaid with a topographic map. The map features yellow contour lines indicating elevation. A large, light-colored building complex is visible in the upper left quadrant, and a large, irregularly shaped pond is located in the center-right. The terrain shows a general slope from the east towards the west and southeast. A white grid of property lines is visible on the right side of the image.

**96-ACRE PROPERTY**

Contour lines are shown at two-foot intervals, with gentle slopes toward the west and southeast.

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# Context

## LOCAL AND REGIONAL

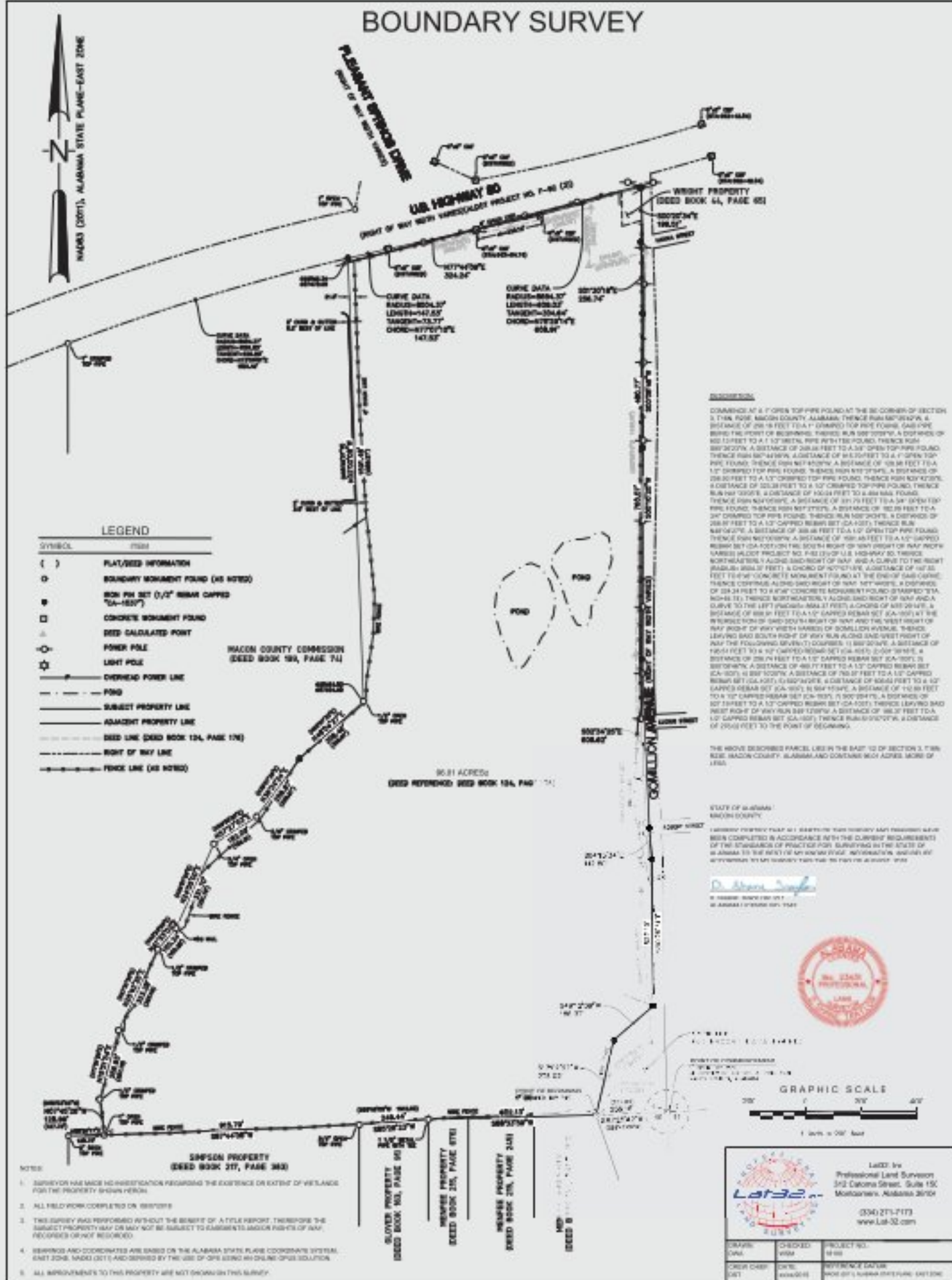
The Utilities Board of Tuskegee purchased this 96-acre property in 2018 as an investment in the community. This strategy to welcome residents to Tuskegee is expected provide amenities missing today as well as grow the number of utility customers.

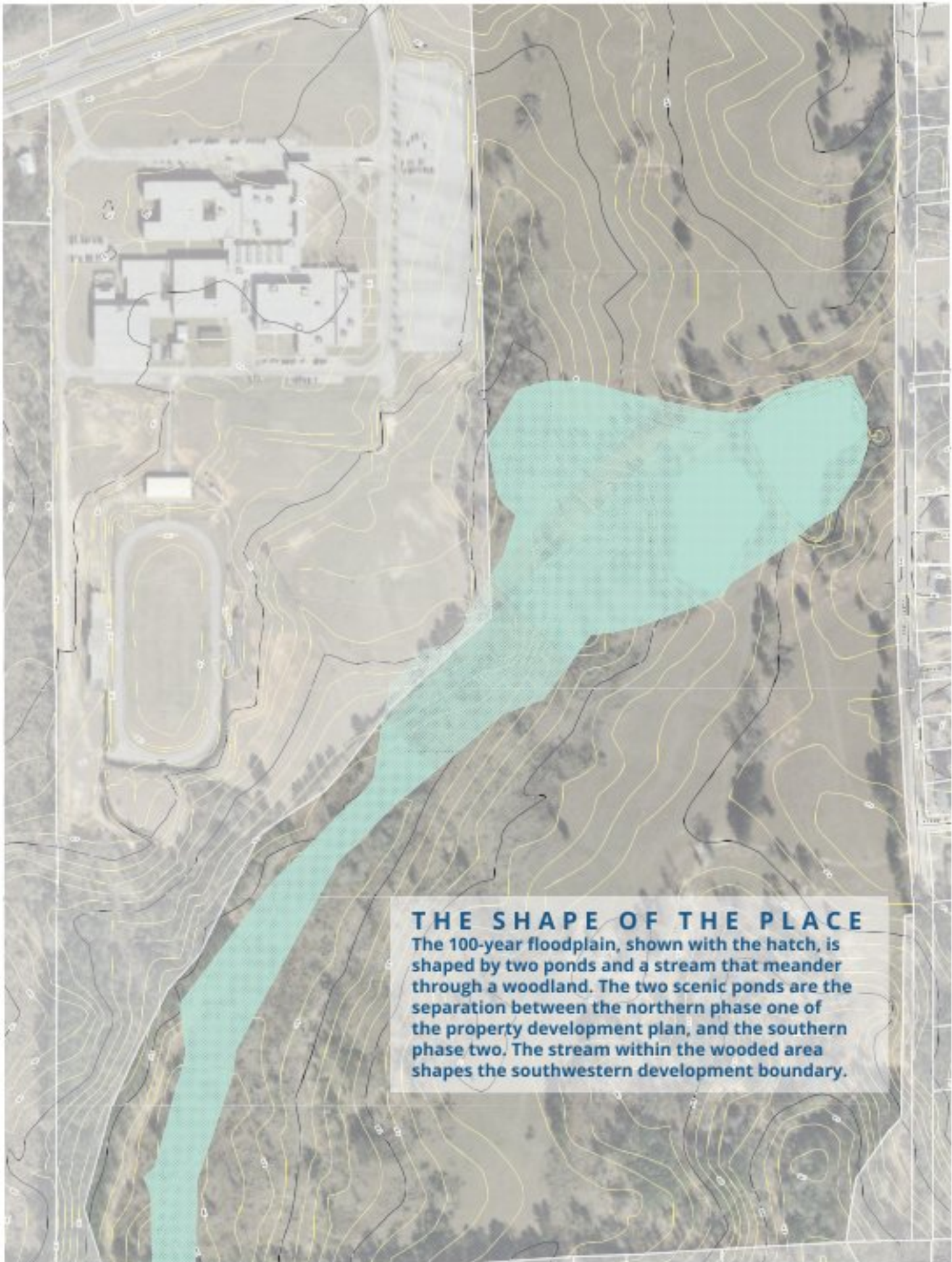
Often when the esteemed University of Tuskegee graduates finish their degrees, they move away from the city because not enough local jobs and amenities exist today to coax them into staying. Adding to this, when the University is recruiting new professors and staff, barriers to new hires include limitations to housing stock, restaurants, and entertainment. Approximately 100 additional Tuskegee University students every year seek housing in surrounding towns. These sorts of challenges have dampened population growth in the region in recent years.

The Master Plan seeks to bridge these gaps by envisioning a complete community where livability is the first goal. That means having a variety of destinations within an easy walk from every residence. It also means encouraging the local economy by growing the number of jobs with incubator and accelerator spaces on main street that are suitable for new local businesses.

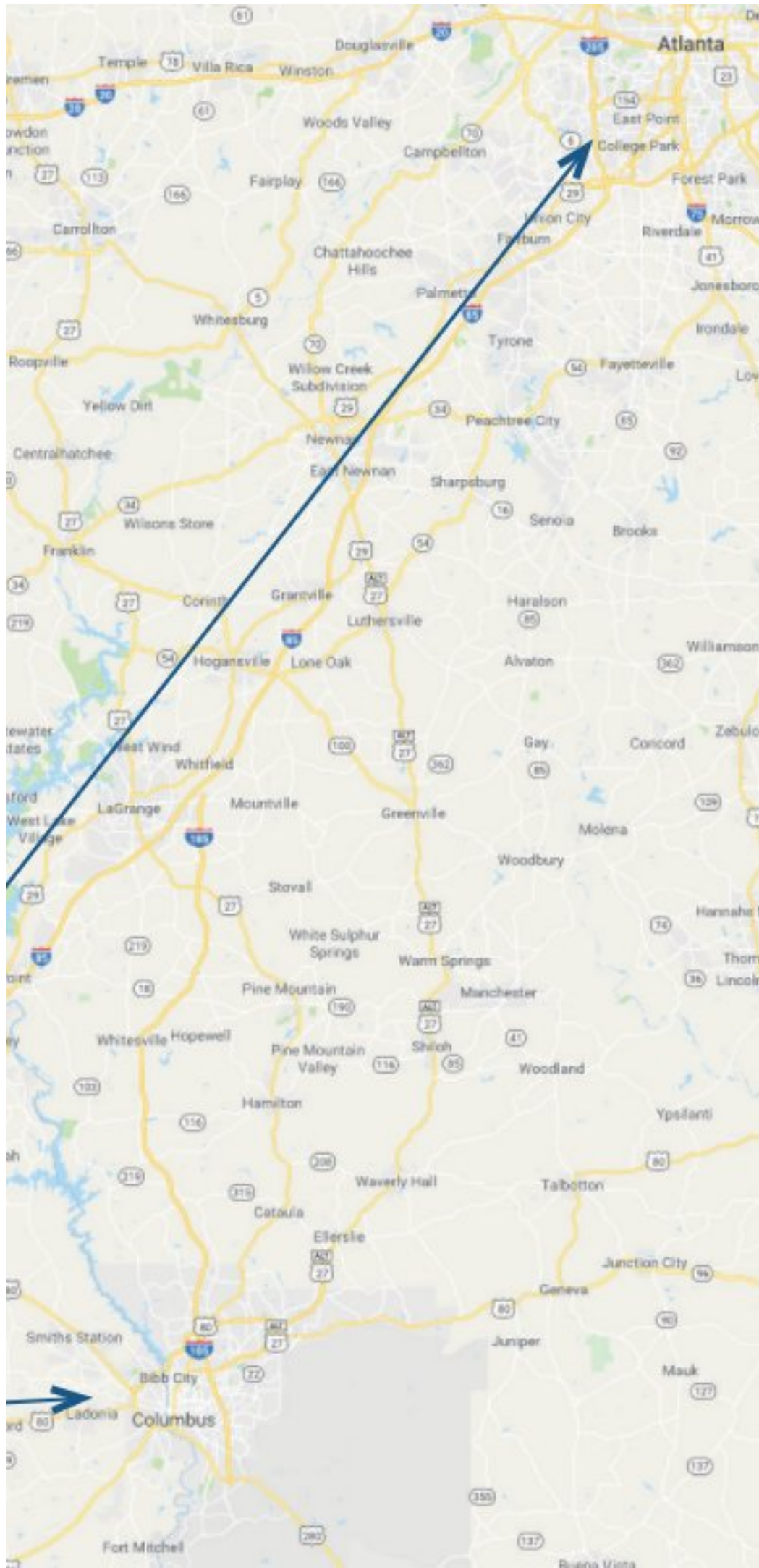
The 96-acre property is seen on the previous page, with surrounding lots shown in a lighter color. The 100-year floodplain shown on the following pages becomes a natural amenity to shape the plan.

# BOUNDARY SURVEY





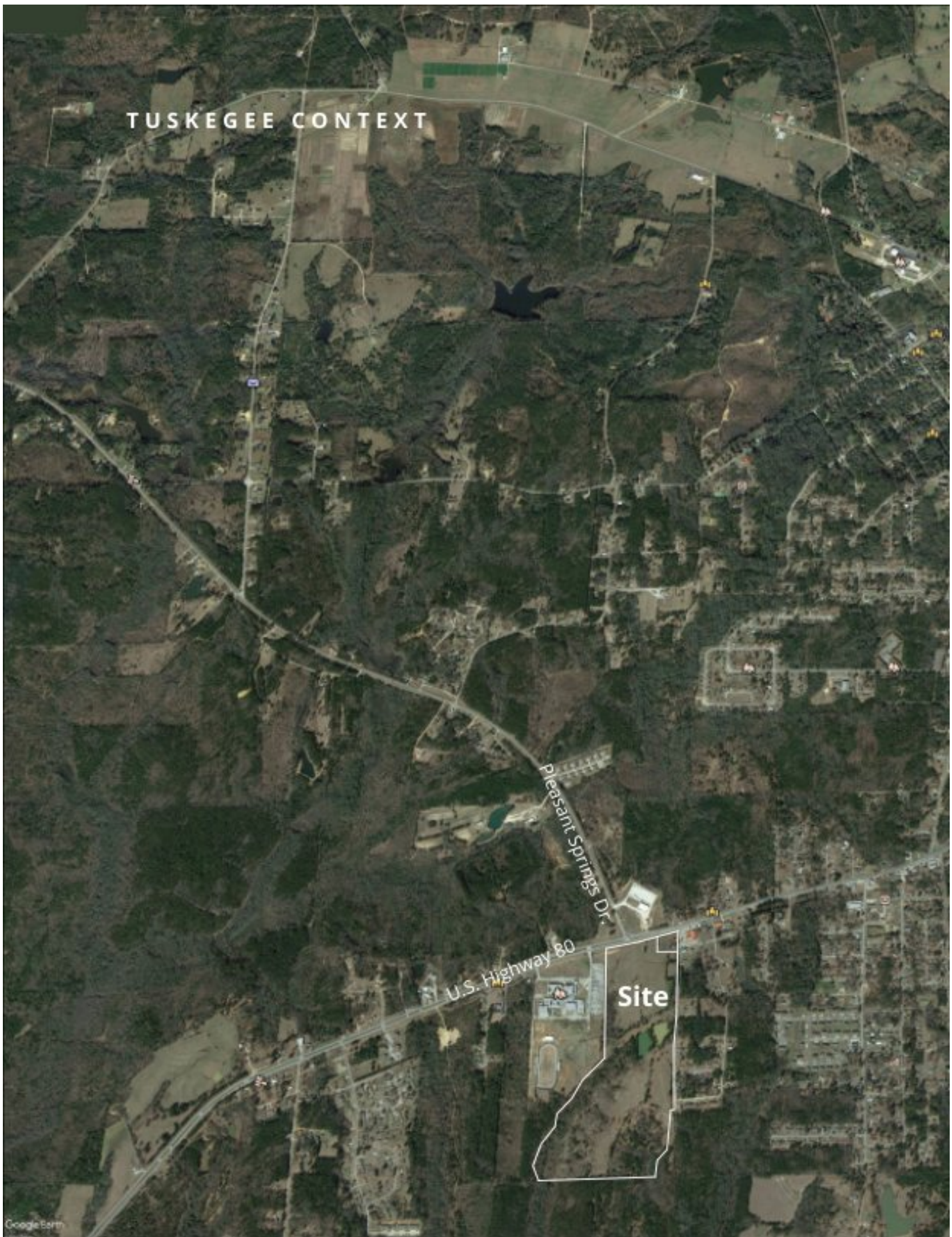




## Regional Transportation Routes

Tuskegee is in eastern central Alabama on Interstate 85, just 38 miles east of Montgomery, 118 miles SE of Birmingham, 127 miles SW of Atlanta.

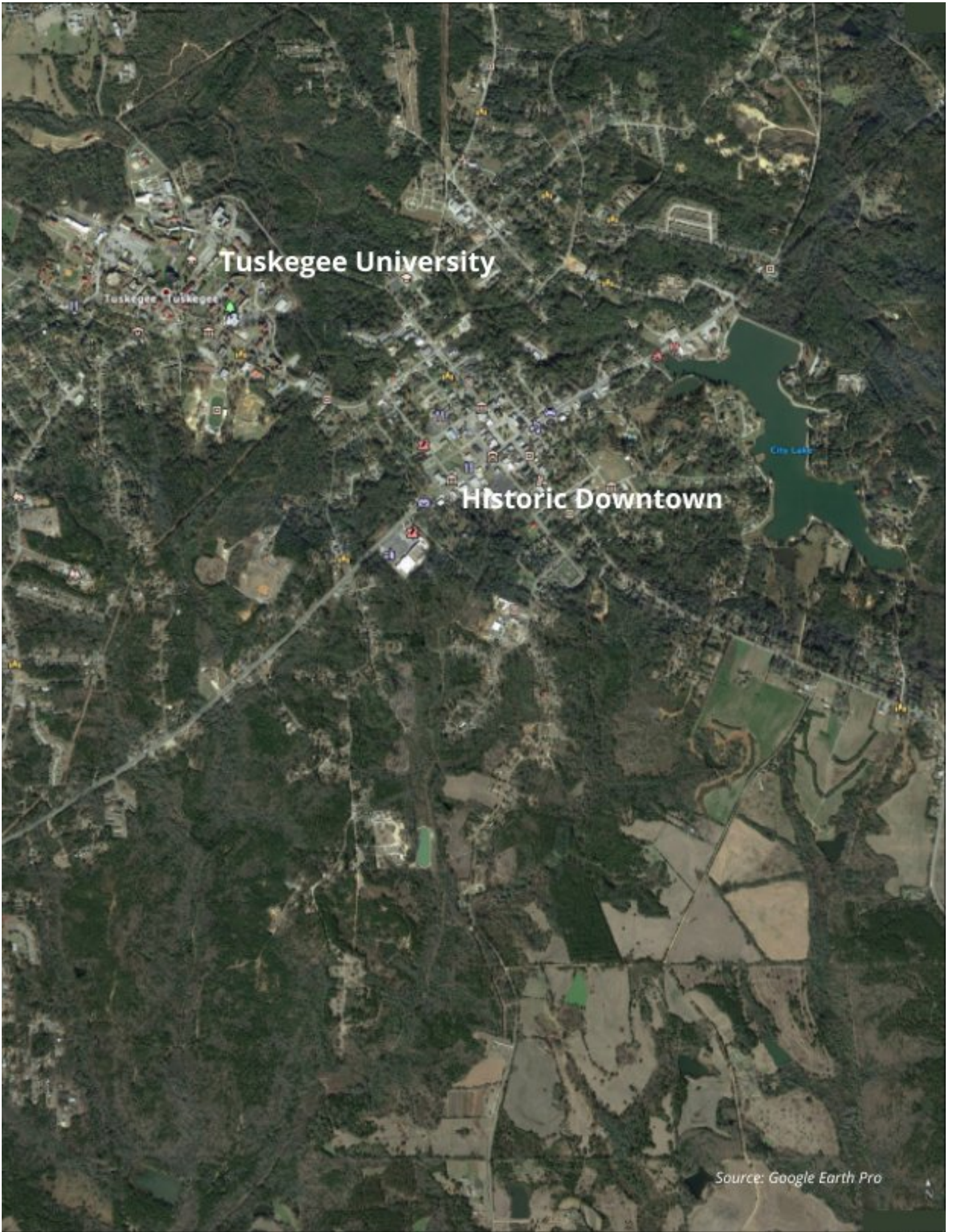
TUSKEGEE CONTEXT



U.S. Highway 80

Pleasant Springs Dr.

Site



Source: Google Earth Pro

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## Local Economy

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The name, *Tuskegee*, comes from a Creek Native American settlement and means *warrior*.

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### MARKET PRESSURES

Tuskegee was established in 1843, and is the county seat of Macon County, in eastern central Alabama. The current population of 8,544 is increased by the Tuskegee University student population of over 3,000 during the school year.

Centrally located between Montgomery and Auburn, Tuskegee is experiencing market pressures as both cities grow. Quality residential, positioned within a walkable neighborhood, would be desirable in the regional marketplace.

Tuskegee was one of three communities that were finalists for the location to build the Leonardo DRS T-100 jet trainer project at Moulton Field, to continue the legacy of the Tuskegee Airmen. The master plan will leverage this recent national attention for marketing: <https://www.tuskegee.edu/news/tuskegee-university-lends-support-to-t-100-jet-trainer-initiative>

### EMPLOYERS AND THE UNIVERSITY

The largest employers in the immediate area include the Utilities Board of Tuskegee, Tuskegee University, and Victory Land Gambling Casino in the Town of Shorter.

In 1881, Booker T. Washington and Lewis Adams founded the esteemed Tuskegee University and today the Golden Tigers continue in the notable footsteps of their founders. Points of distinction are many, quoting from [www.tuskegee.edu](http://www.tuskegee.edu):

- Number one producer of African-American aerospace science engineers in the nation.
- A leading producer in the country of African-American engineering graduates in chemical, electrical and mechanical engineering.
- The top producer of African-American Ph.D. holders in Materials Science and Engineering in the U.S.
- Produced more African-American general officers in the military than any other institution, including the service academies.
- The largest producer of African-Americans with baccalaureate degrees in Math, Science and Engineering in Alabama.
- The only historically black college or university (HBCU) with a fully accredited College of Veterinary Medicine that offers the Doctoral Degree, and produces over 75% of the African-American veterinarians in the world.
- The only HBCU in the nation designated as the location for National Center for Bioethics in Research and Health Care.
- Originator and producer of the famous "Tuskegee Airmen," in partnership with the U.S. Army Air Corps.
- A center for Plant Biotechnology Research which is training U.S. Scientists and students to continue work of Dr. George Washington Carver.



TUSKEGEE UNIVERSITY



TUSKEGEE UNIVERSITY

## CITY OF TUSKEGEE QUICK FACTS

### POPULATION

Population 8,544 people  
 Households 3,226  
 Household size 2.13 people  
 Students 3,053 at university

### ECONOMY

Age 16 + 55.3%  
 Accommodation and food services sales \$18,748,000  
 Health care and social assistance receipts/revenue \$24,056,000  
 Retail sales \$48,536,000  
 Retail sales per capita \$5,121

### INCOME

Median household income (in 2016 dollars), 2012-2016 \$27,500  
 Persons in poverty 27.6%  
 Per capita income (in 2016 dollars) \$15,086

### GEOGRAPHY

Population 613 per square mile  
 Land area 16.1 square miles

### TRANSPORTATION

Mean travel time to work 17 minutes

### HOMES

Median value \$77,300  
 Owner-occupied housing 45.8%  
 Median rent \$599

### RACE

African-American 95.7%  
 White, alone 2.6%  
 Other race 1.7%

### EDUCATION

High school grad or + 81%  
 Bachelors or + 25%

### BUSINESSES

All firms, 2012	821
Men-owned firms, 2012	349
Women-owned firms, 2012	435
Minority-owned firms, 2012	727
Nonminority-owned firms	61
Veteran-owned firms, 2012	97
Nonveteran-owned firms	691

Source: U.S. Census Bureau

### WALK SCORE

Overall	46%
Tuskegee University	60%

Source: WalkScore.com

### H+T INDEX

Housing cost is 30% of household income. Transportation cost is 35% of household income.

Source: CNT.org

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## Supported by Policy

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The 2011 City of Tuskegee Comprehensive Plan Update calls out the project site as a major gateway in the region.

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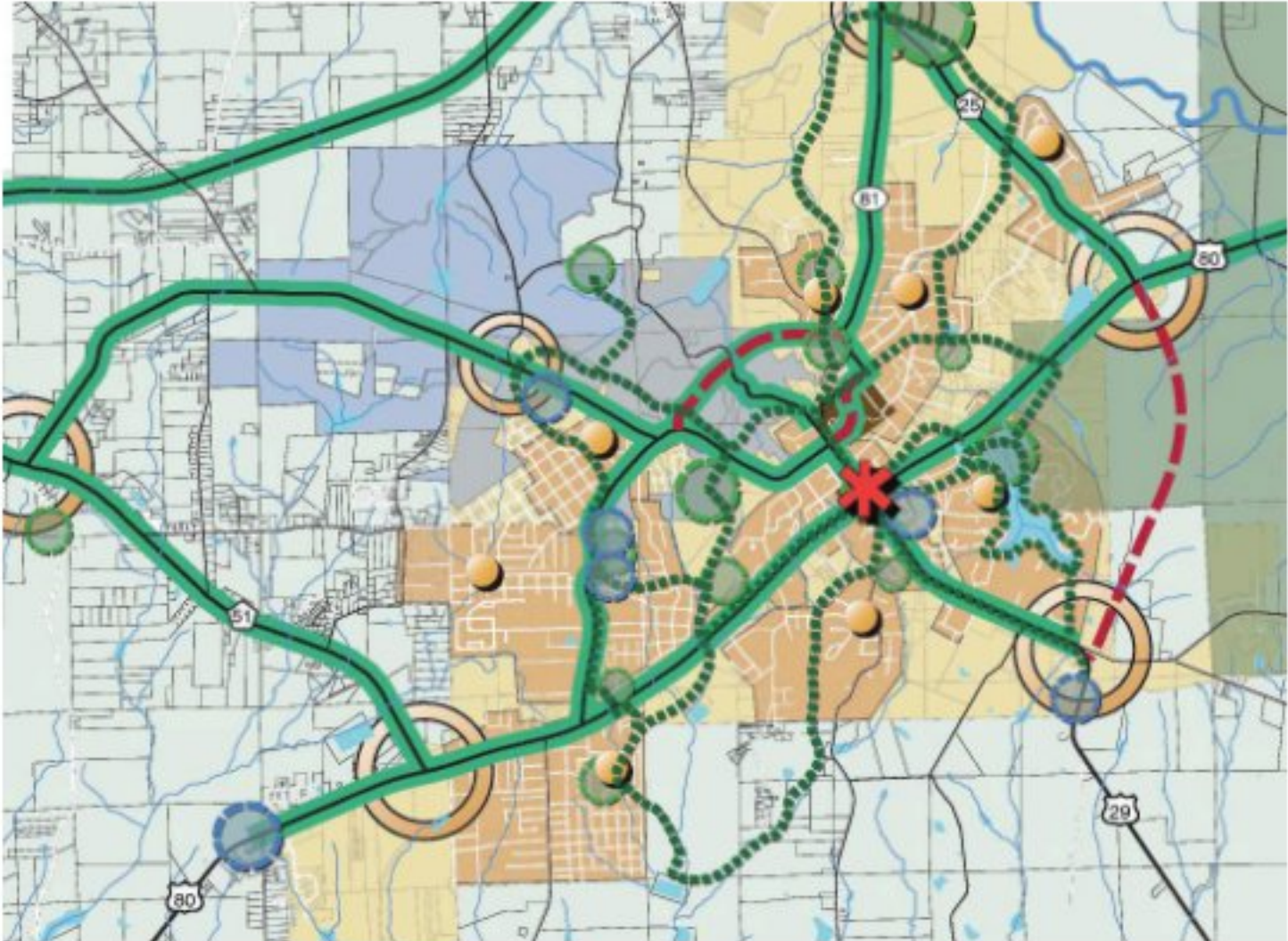
The Tuskegee community came together to share their collective vision in the 2011 Comprehensive Plan Update, a document that is intended to guide future decisions so that capital improvements have a better chance of delivering what the citizens want their community to become. Within this intensive local dialogue of four planning workshops over twelve months, the Wright Square project site was designated as an important major gateway. As such, this master plan helps to implement the 2011 City of Tuskegee Comprehensive Plan Update, as these excerpts illustrate.

"A municipal gateway is more than an entrance. It is a combination of structural and natural clues to inform a traveller that he or she has arrived at a place... Gateways convey a lasting image to residents, business and industry, and passersby. They should be safe, legible, inviting and interesting. Attractive gateways are not simply a matter of aesthetics; the economy of the city is tightly linked to its physical character, and its image must be enhanced and maintained to remain competitive."

"Major gateways are proposed at the six locations marking the entrances to Tuskegee from different directions. Two gateways are proposed on Interstate 85: one at Exit 32 (Alabama Highway 51/ Pleasant Springs Drive) and one at Exit 38 (Alabama Highway 81/Notasulga Road). Other major gateway locations include the intersection of Pleasant Springs Drive (CR 51) and Franklin Road (CR 30) leading to Tuskegee University; **the intersection of U.S. Highway 80 and Pleasant Springs Drive, arriving in Tuskegee from the west**; the intersection of U.S. Highway 80 and Chappie James Drive, arriving in Tuskegee from the east; and on U.S. Highway 29 at its intersection with County Road 10, arriving in Tuskegee from the south.

"Critical decisions are made at each of these junctures -- whether it is locational or a decision to stop and visit or to pass on through. Therefore, it is imperative that Tuskegee invest the necessary care in the development of these primary gateway assets, such as appropriate signage, road improvements, structural development and landscaping."

*The master plan site is identified as one of the six major gateways in Tuskegee, with the comprehensive plan calling for long-term capital improvements from the City, including road improvements, structural development, and landscaping.*



The project site is outlined in a large gold circle on the bottom left of this map, at the intersection of U.S. Highway 80 and Pleasant Springs Drive (CR 51).





## Property

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View of the property looking southward from U.S. Highway 80. The 96-acre site is the west gateway to the City of Tuskegee, between Booker T Washington High School and the Greater St Mark Baptist Church. The land is currently zoned ag.



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# Master Plan

## WRIGHT SQUARE AND JESSE'S FARM

The design includes plans for a mixed use center with multiple housing types at U.S. Highway 80, and parks and secure residential options to the south.

The land is currently zoned agricultural, so the next step is to apply for a planned unit development that is anticipated to include:

- **Housing** with a mixture of dwelling types all within a walkable format in keeping with local character, including cottages, houses, condos above storefronts, and rental options.
- **Mixed use main street** as an incubator and accelerator for local business and as a growth potential for regional businesses.

This plan is infilling between two important adjacent amenities:

- **Booker T. Washington High School** is an important neighbor to the west, with gates to Wright Square that will open before and after school hours.
- **Greater St Mark Baptist Church** is an activity center to the east, just to the left in this image. The church is interested in the northeast corner of the property for a family life center serving its congregation.



TUSKEGEE UNIVERSITY

## Refreshing the Tuskegee Golden Age

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Honoring heroes of Tuskegee with special civic spaces within the landscape

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A golden age occurs not because of the work of any one person, but because a unique set of conditions allows many people in a specific place to achieve advances none of them likely would have produced on their own. Most golden ages occur in cities with populations in the hundreds of thousands or millions, and most last only a few decades.

Tuskegee's golden age arguably began with the arrival of Booker T. Washington, but the Native American tribes that inhabited this land before the arrival of Africans and Europeans discovered this was a place of unusual power, for lack of a better term. And in the entirety of human history there has likely never been a town so small with a golden age that has lasted so long.

With any golden age, it is never clear whether it is ending until after it is complete. Such is the case in Tuskegee. As with any place, we can never see tomorrow's advances, or we would make them today. But we can do things now that we hope will refresh that unique spirit of this place and time. It is our hope that Wright Square and Jesse's Farm can play a part in the refreshing.

A living tradition begins when people understand "we do this because..." about important things in their culture. This allows many minds to think about the important things, and

therefore to innovate. Put another way, the foundation is a set of ideas held in common in the community.

Wright Square begins to tell the story of Tuskegee right at the front door, the start of a trail of statues of the heroes of Tuskegee and the stories of what they stood for. The first two to greet you are Booker T. Washington and Rosa Parks at the front of the first square, then two of the Airmen on the other end of the square.

The trail extends back into the agricultural part of Jesse's Farm, where George Washington Carver's statue stands, befitting his botanical work. The last four are set in pavilions at the end of the four streets that reach out into the wilderness across the stream, where their visitors can sit in quiet contemplation of the contribution of these amazing people, and how they helped shape this remarkable town.

But words like *heroes*, *amazing*, and *remarkable* can be off-putting because before people begin accomplishing great things, they do not often think of themselves that way. So the stories inscribed at the statues should tell the stories of the people they represent that start with their beginning, so that those reading might say "that sounds a lot like me," and then "I can do that." In short, this place should give new hope.

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## Design Framework

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The goal of the plan is to have a feeling of authenticity. This is accomplished by laying lightly on the land and respecting its features.

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The master plan goals are to maintain as much respect for the landscape as possible. This is accomplished with a number of strategic moves including the following.

### 1 CAPTURING VIEWS

Streets are located to capture views of the landscape. Upon entering Wright Square from U.S. Highway 80 and Pleasant Springs Drive (CR 51), the street aligns with important tree stands to the south and the allée of trees between the ponds.

After crossing the dam, this technique is used again by preserving the mature trees in the middle of an avenue that terminates on the clubhouse.

Finally, in the western portion of Jesse's Farm, the streets that end at the wetland each terminate with a park space within the woods.

### 2 RESPECT TOPOGRAPHY

To minimize grading, the streets follow the contours as much as possible. While this is a cost savings, more importantly, the gentle hills will add to the sense of place and authenticity far more than a mass graded site.

### 3 HOUSING FOR ALL AGES

Because of the changing preferences of younger and older generations, this plan seeks to provide a range of housing options that will meet all needs. This includes compact housing for students along the western edge of Wright Square that is known as a mews. Wright Square also has various multi-family options. Both neighborhoods have a range of single-family types, from secured cottage courts to lots in the south as large as a half acre.

### 4 AMENITIES

The neighborhood amenities range from the natural to the urban and encompass paths, ponds, community gardens, and a clubhouse in Jesse's Farm to neighborhood shops and restaurants, the square, a common post office, and access to the high school and St. Marks from the Wright Square neighborhood.

The eastern edge of the planning area has a half block reserved for future development.





# WRIGHT SQUARE

Phase one is located at U.S. Highway 80 and Pleasant Springs Drive.

The first phase of the master plan is 25 acres and has a range of housing types including these shown on the previous page:

- 1 student housing,
- 2 flats,
- 3 duplex and 4-plex,
- 4 townhouses,
- 5 small cottage courts near the ponds, and
- 6 single family detached near the ponds.

There could be up to 400 dwelling units in this phase depending upon the market. This neighborhood is described in more detail in the town center discussion on pages 42 through 45.

*The plan is designed with flexible blocks that may be adjusted throughout construction. As market segments and housing types prove to be more or less successful, lots may be adjusted to fit demand.*

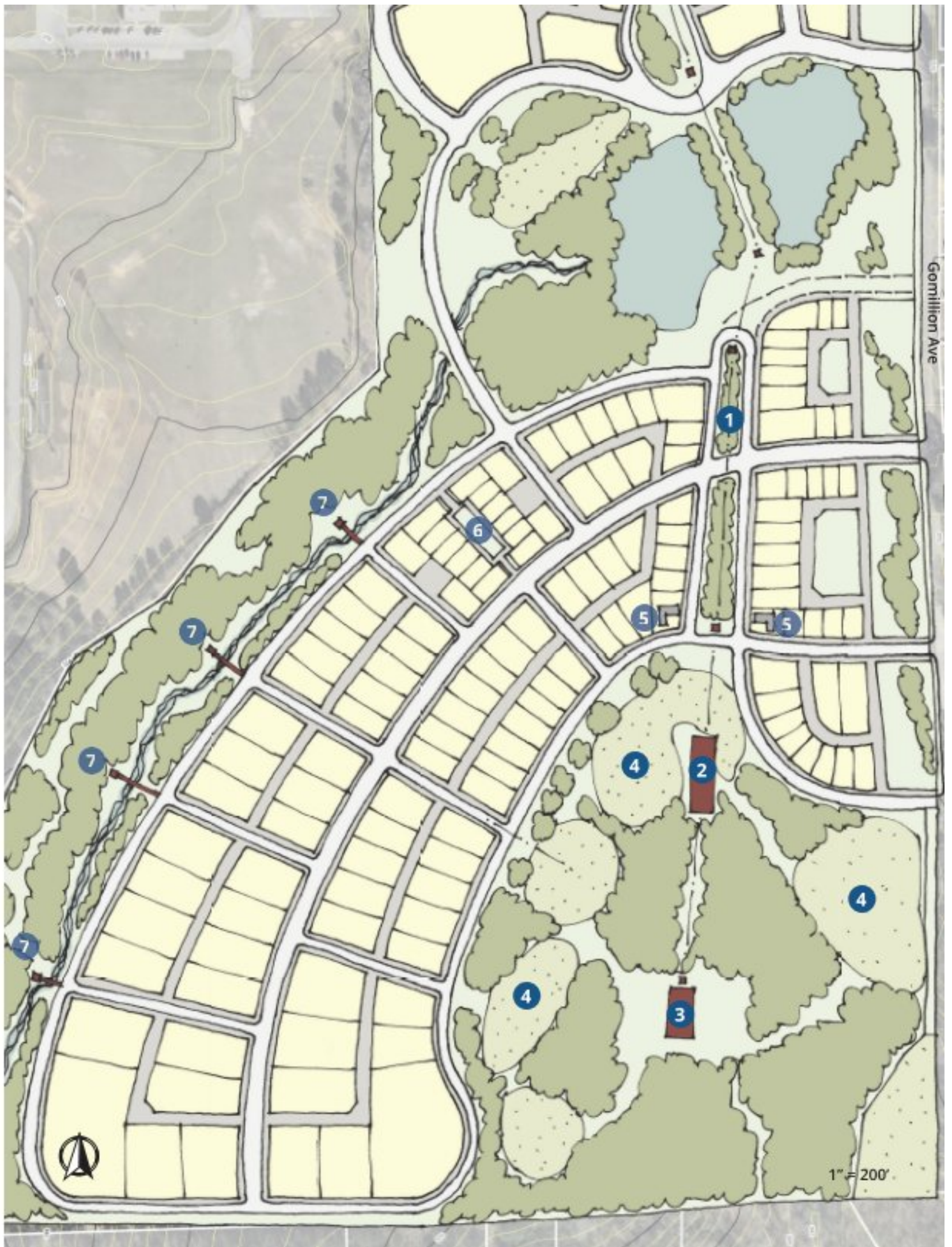


## SMALL COMMERCIAL BUILDINGS

In addition to a variety of housing types, Wright Square has a number of locations for small retail buildings as well as more robust mixed use buildings. The small grocery above is an example from Beaufort, SC, image credit

Steve Mouzon. The elevations and plans below are samples of small retail buildings similar to those envisioned for the first two blocks of Wright Square, entering from the north; image credit Mike Thompson.





## JESSE'S FARM

Phase two is located to the south with access from Gomillion Avenue and Wright Square.

The second phase will be 30 developed acres with mostly single-family and park space, small neighborhood services, a clubhouse and a working farm. This phase anticipates 134 homes with 14 more held in reserve for future development along Gomillion Avenue.

The illustration on the previous page shows the small services that are envisioned where the avenue terminates at the clubhouse. Other items of special interest in the plan include:

- 1 Preserved trees in the avenue create a sense of longevity and tie the new development to the history of the property.

Each end of the avenue is anchored by a statue in homage to one of the important people who have connections with Tuskegee.

- 2 The avenue terminates on the view of the clubhouse. The amenities associated with the clubhouse could include community space but should highlight its proximity to the farm.

- 3 The final monument in the axial series from Highway 80 is in front of the barn and would likely be honoring George Washington Carver.

- 4 A number of small farm plots are nestled in the forest in the southeast corner of Jesse's Farm. Some of the steepest slopes in the site are found here, and should be farmed where possible and otherwise preserved as a natural amenity.

- 5 The southern corners of the avenue should be reserved for small neighborhood services like a coffee shop or boutique grocery.

- 6 Jesse's Farm includes another opportunity for a cottage court facing the creek. The common area is secured with gates between the cottages as illustrated on pages 40 and 41.

- 7 Each street terminating at the creek aligns with a small community space for contemplation of another Tuskegee alumnus.



Barn and gardens as amenities for a new community.  
Image Credit: Hampstead, Montgomery, Alabama



Small neighborhood food service. Carlton Landing, Oklahoma  
Image Credit: Steve Mouzon



Cottage living example. Carlton Landing, Oklahoma  
Image Credit: Steve Mouzon



## JESSE'S FARM

While Jesse's Farm is predominately residential with parks and a clubhouse, a limited amount of neighborhood commercial offerings provide welcome amenities, perhaps including a coffee shop and boutique food shop.

Homes keep all garages and garbage service in the rear lanes, which creates gracious, beautiful streets for strolling and engaging with neighbors.

Organic gardens, clustered around a barn in the southeastern portion of the property, provide farm-to-fork fresh food to nearby restaurants, as well as a possible location for University research efforts.

The western boundary of the neighborhood is edged by a stream meandering through a woodland. This 100-year floodplain will be treated like an amenity for small contemplative parks, along with trails.

This image illustrates a street that preserves an ancient fence row of mature trees into a central avenue. The food shop and coffee shop are shown on either corner.



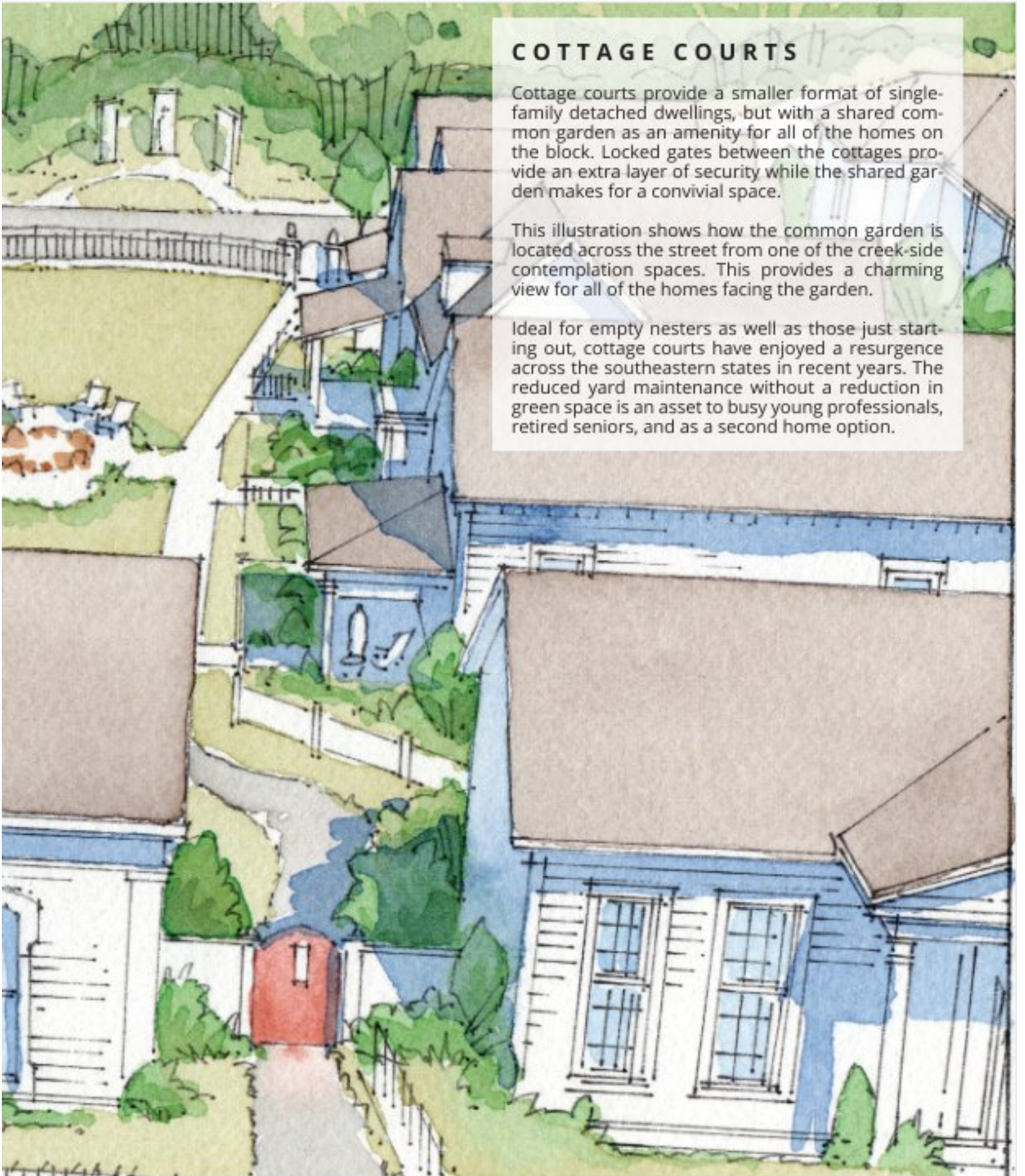


## COTTAGE COURTS

Cottage courts provide a smaller format of single-family detached dwellings, but with a shared common garden as an amenity for all of the homes on the block. Locked gates between the cottages provide an extra layer of security while the shared garden makes for a convivial space.

This illustration shows how the common garden is located across the street from one of the creek-side contemplation spaces. This provides a charming view for all of the homes facing the garden.

Ideal for empty nesters as well as those just starting out, cottage courts have enjoyed a resurgence across the southeastern states in recent years. The reduced yard maintenance without a reduction in green space is an asset to busy young professionals, retired seniors, and as a second home option.





HWY 80

Gomillion Ave

Student Housing

Wright Square

Residential over Retail

Farmers Market

Washington Green

Townhouses and Flats

Townhouses and Flats

Reserved for Future Development

Cottage Court

Richie Ramble



1" = 100'



Sample of the student housing buildings – Bathhurst Mews, London  
*Image Credit: Susan Henderson*

# Wright Square Detail Plan

## LIVABILITY AT THE HEART

Certain essential elements make Wright Square a special place. Part history and part contemporary design, livability is at the heart.

### TOWN CENTER

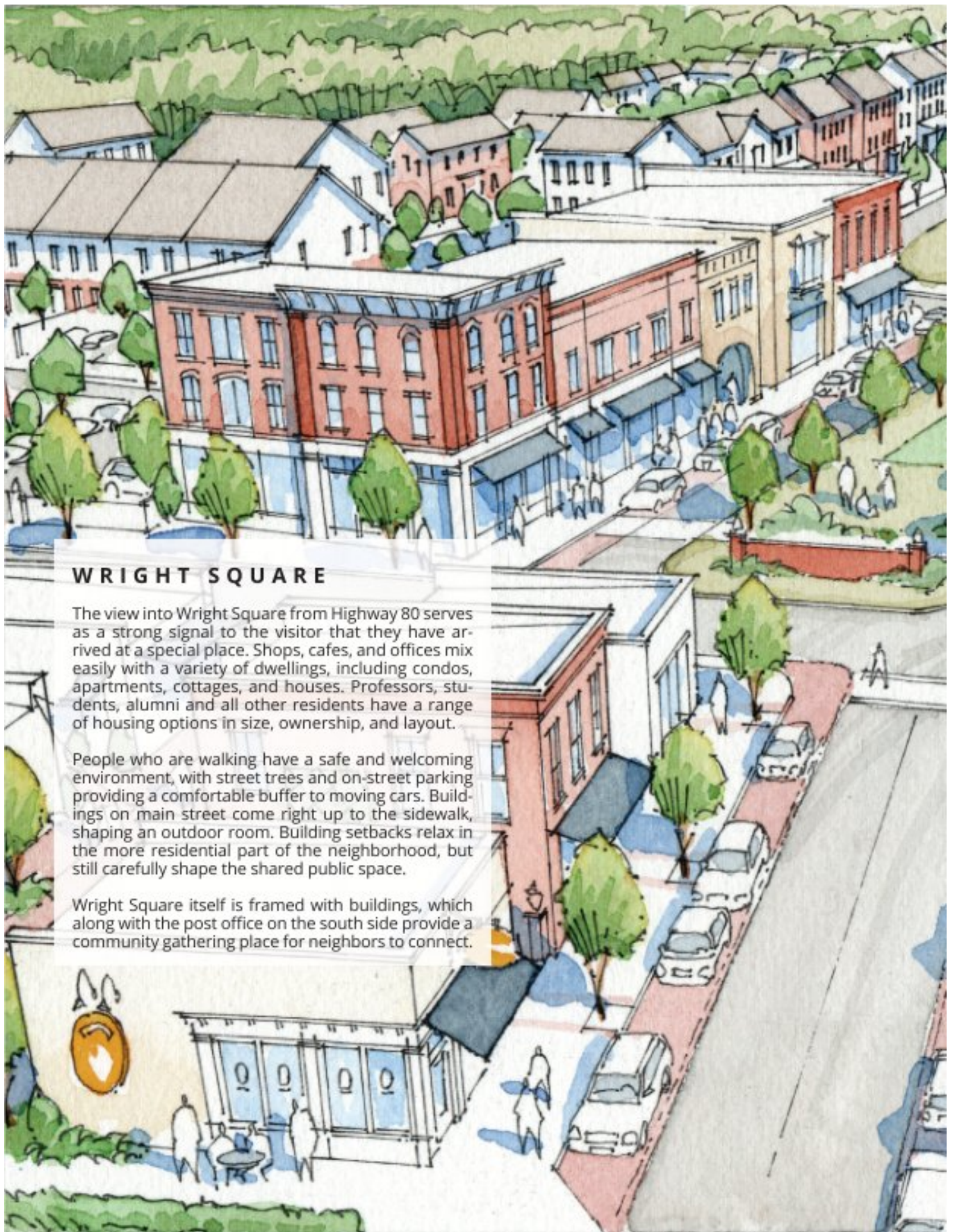
The Wright Square main entry aligns with Pleasant Springs Drive to enhance the gateway experience as a visitor arrives from I-85. The first two blocks facing U.S. Highway 80 have an access street on the property to provide for parking and connectivity. This allows businesses to leverage the visibility of the highway while providing a safe pedestrian environment for shoppers and diners.

Two linear blocks along the west edge of the neighborhood are laid out for student housing. These com-

pact units have a combination of parking on the street or in the middle of the block. A farmer's market is envisioned just south of the parcel that may be sold to St. Mark's Church for a family life center.

The eastern and southern blocks of the town center include a large selection of housing types: single family homes, cottages, townhouses, condos and apartments. The multi-family options often occur on the upper stories of retail and services.

The Utilities Board of Tuskegee envisions this neighborhood providing opportunity for business incubation and entrepreneurial activity. There may be co-working spaces as well as the ability to have a business on the street level and a home above.

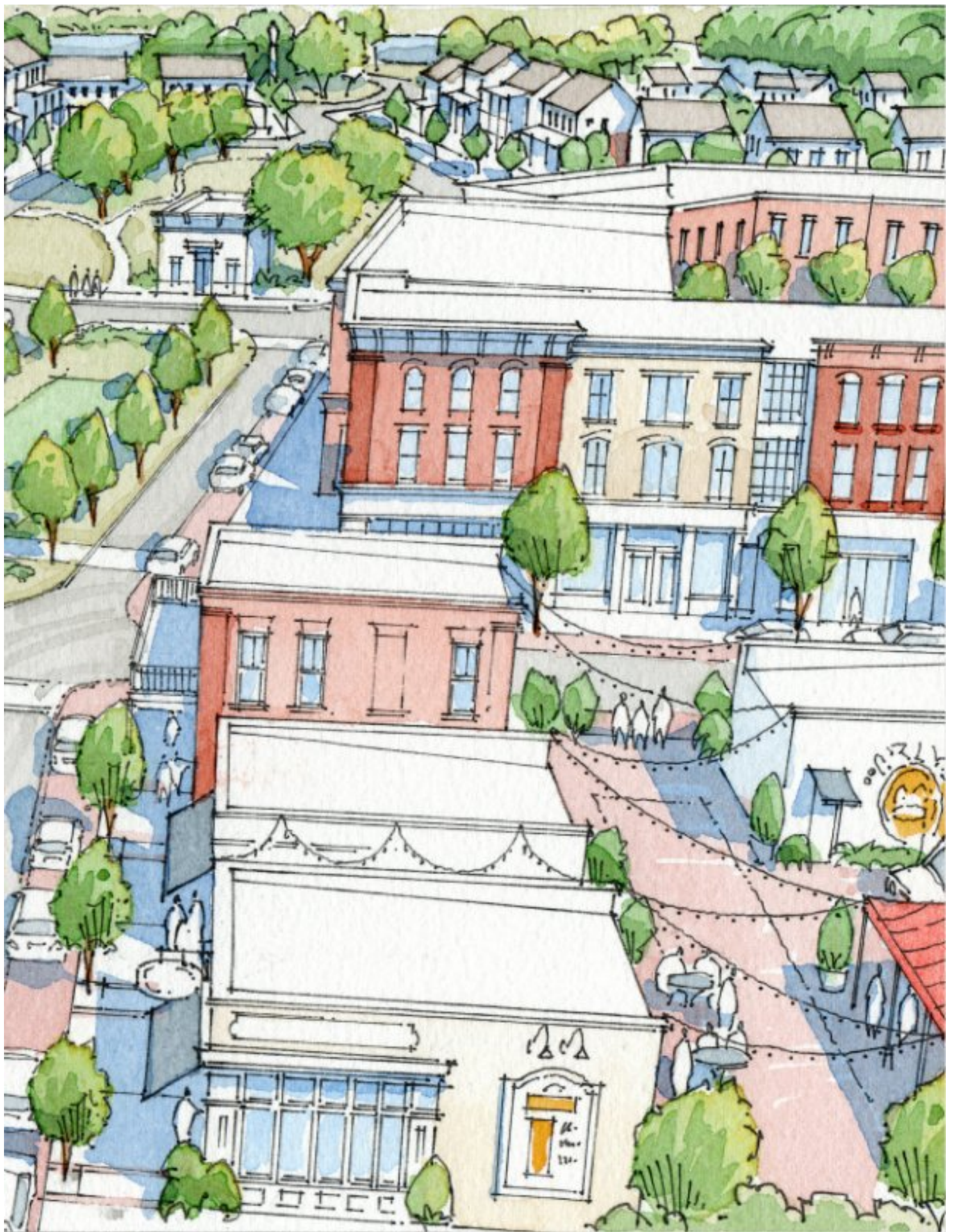


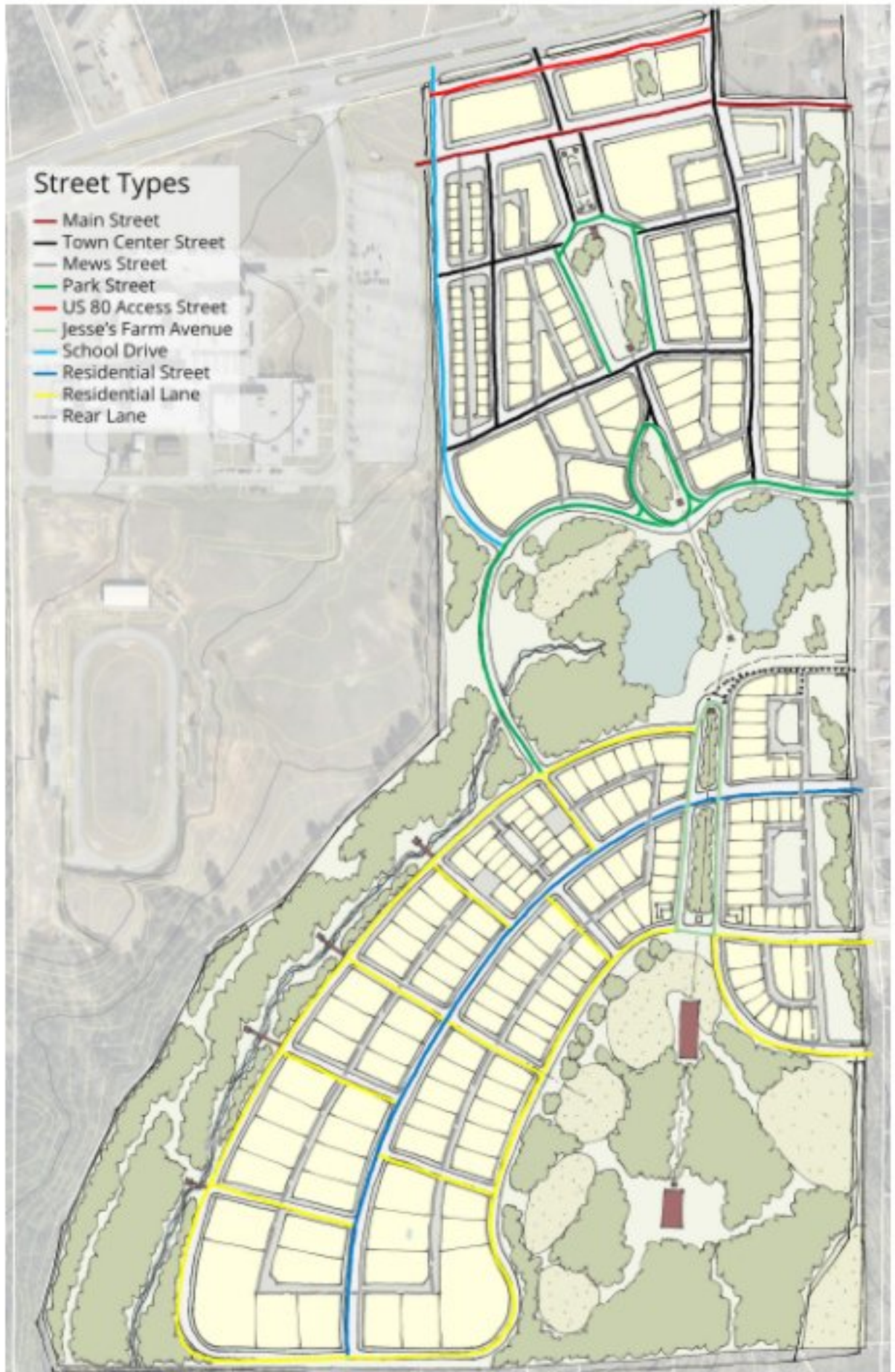
## WRIGHT SQUARE

The view into Wright Square from Highway 80 serves as a strong signal to the visitor that they have arrived at a special place. Shops, cafes, and offices mix easily with a variety of dwellings, including condos, apartments, cottages, and houses. Professors, students, alumni and all other residents have a range of housing options in size, ownership, and layout.

People who are walking have a safe and welcoming environment, with street trees and on-street parking providing a comfortable buffer to moving cars. Buildings on main street come right up to the sidewalk, shaping an outdoor room. Building setbacks relax in the more residential part of the neighborhood, but still carefully shape the shared public space.

Wright Square itself is framed with buildings, which along with the post office on the south side provide a community gathering place for neighbors to connect.





# Streets

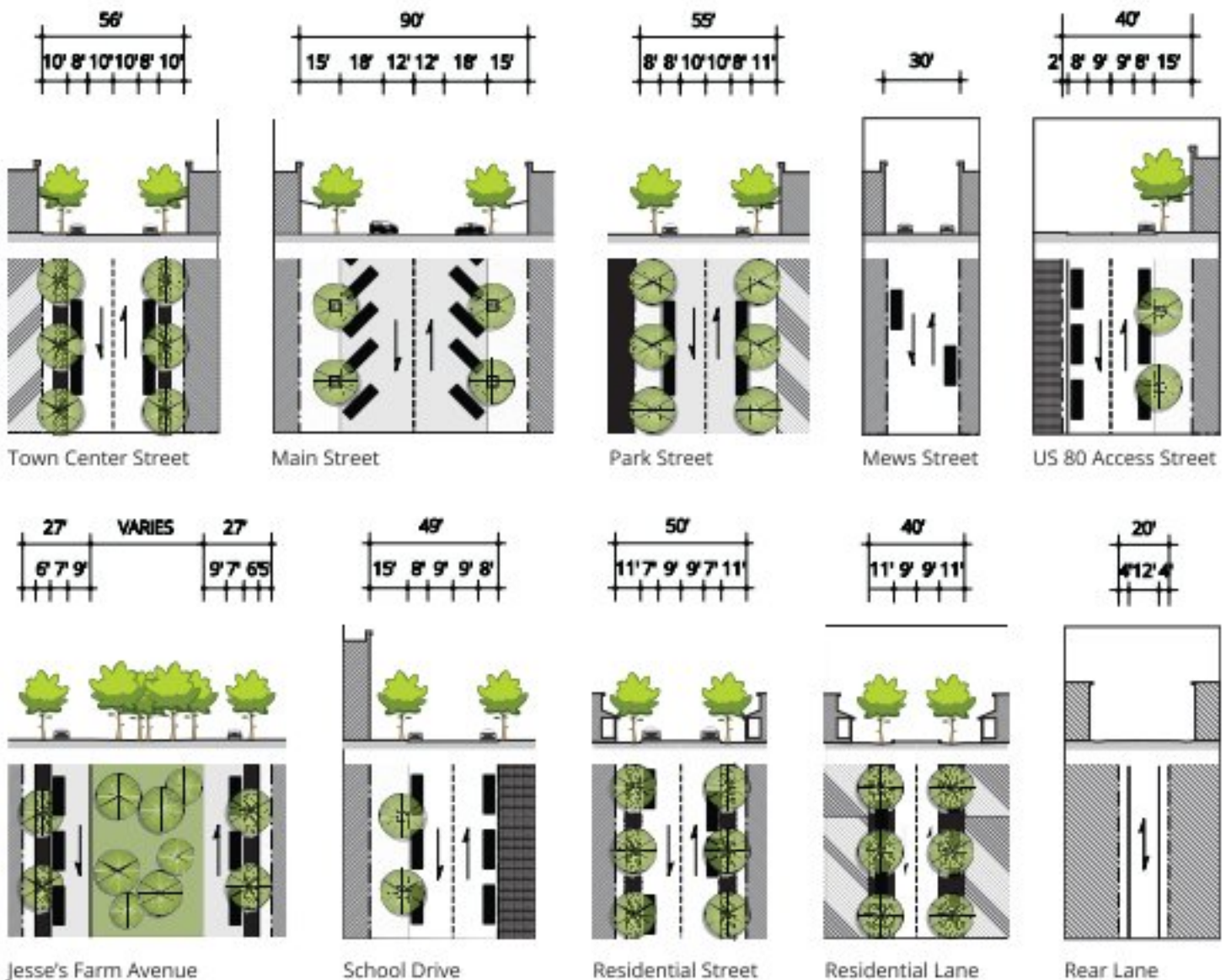
## NETWORK AND CONNECTIONS

The street network provides multiple connections to adjacent streets as well as within the community. This assures congestion is avoided with multiple routes available to any destination.

In addition, the streets are sized to meet code, but assure cars will travel slowly. Because of the narrow asphalt,

stormwater runoff is reduced, and infiltration may occur within the swales and rain gardens. The slow traffic assures pedestrian and bicycle comfort and safety.

The diagram on the facing page assigns street types, and the sections below show facilities and widths of each street type.





# A Safe Place

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Wright Square and Jesse's Farm are designed to enable a close-knit community. That's because the buildings shape the public realm into an outdoor gathering place where neighbors are more likely to get to know one another. Tempting people to spend time outdoors with slower, pedestrian-friendly streets means that there is a lot of casual observation.

The space between buildings is more than an outdoor room, though. Instead of garages and parking lots out in front of buildings, all of the car storage happens behind the buildings or on-street. Because porches and storefronts look out onto the sidewalks of walkable thoroughfares, this and plentiful civic spaces puts "eyes on the street," as the great urban thinker, Jane Jacobs would say. This more than any one thing makes for a safe place.

Jane Jacobs was the instigator of safety ideas that still guide town planning today. Oscar Newman helped describe the relationship between the built environment and criminal behavior, with the idea of "defensible space." Part of this safety movement has formalized into Crime Prevention Through Environmental Design, or CPTED, which generally addresses three conditions: personal security, property security, and emergencies.

Traditional town planning and livability principles are the foundation for a safe environment. This master plan is guided by these and CPTED ideas. While the plan does include some "target hardening," such as gates and transponders at the four southeastern streets into the neighborhoods, safety elements are organic and integrated into the heart of the design.

"There must be eyes upon the street, eyes belonging to those we might call the natural proprietors of the street. The buildings on a street equipped to handle strangers and to insure the safety of both residents and strangers, must be oriented to the street. They cannot turn their backs or blank sides on it and leave it blind."

—Jane Jacobs



This plan supports essential elements of Crime Prevention Through Environmental Design (CPTED), including the following principles of territoriality, access control, natural surveillance, activity support, and image.

**Territoriality** is the concept of creating and fostering places that are adopted by the legitimate users of the space so that they take ownership, making it less likely for people to engage in criminal or nuisance behavior. This can be achieved by clearly marking public, private, and semi-public areas through landscaping, signage, art civic spaces, or sidewalk cafes. People are more likely to feel a sense of ownership and exhibit territoriality in a neighborhood if there is a close relationship among physical, political, and social systems. When a place is well defined, it is easier to identify with, care about, and know when visitors or strangers are in the neighborhood. Design can help define a neighborhood by giving it recognizable character.

**Access control** refers to controlling who goes in and out of a neighborhood, park, or building. Access control includes focusing on formal and informal entry and exit points in buildings or parking areas using fencing, access gates, intercoms, and signifying entrances to civic spaces and neighborhoods with hedging, archways and other types of landscaping or design. Access control is intended within the cottage courts and at the four southernmost streets from Jesse's Farm onto Gomillion Avenue.

**Natural surveillance** is the idea of putting "eyes on the street," making a place risky for offenders who wish to

commit crime. Public areas are safer if they are visible to legitimate users and observers, and if it is obvious to would-be criminals that they can be seen. Crimes against people usually take place in areas hidden from view. Citizens in the street feel safer if they can see and be seen by other people. Creating clear sightlines in thoroughfare design, landscaping, lighting, and site design optimize the potential for natural surveillance. Porches and transparent windows facing public thoroughfares and civic spaces are especially effective. The goal of this master plan is to design so that natural surveillance based on the CPTED methods makes organized or mechanical surveillance unnecessary.

**Activity support** is about filling an area with legitimate users by facilitating and scheduling activities like outdoor music, block parties, and farmers' markets. Both regularly scheduled and randomly occurring activities decrease opportunities for offending with impunity. A compatible variety of activities makes an area safer by bringing in different legitimate user groups, adding "eyes on the street" and capable guardians. This master plan mixes land uses and does not leave areas deserted and intimidating at certain times of the day or week. When the main street empties out every evening, people will be living above the stores and inhabiting the space.

**Image** refers to the appearance of the public realm, and how it is instrumental in creating a sense of place or territoriality for legitimate users. A place that does not appear to be cared for may indicate to criminals that property owners and legitimate users of that place tolerate



criminal activity, while well-maintained places communicate ownership and safety. Image improvement requires effective management and maintenance strategies that hold landlords and property managers accountable to keep properties up to code and reinforce a sense of ownership, pride and involvement.

The intention of this master plan is to fulfil the five principals listed above as well as deliver safety through design by implementing the following points for civic spaces, buildings, plants, fences and parking.

### Civic Spaces

The public frontage is considered the space from the rear of the sidewalk, across the street, to the rear of the facing sidewalk. Trees within the public frontage should be trimmed to create a six feet minimum clear area above ground. This is also true for trees in civic spaces within 20 feet of a walkway or bikeway. Recreation areas should be generally visible from one or more of the windows of the adjacent buildings they serve.

### Buildings

Each building should have at least one window on each story of a facade from which its adjacent public frontage is visible, as well as at least 25% of the adjacent yard, if the property has a yard. For buildings with rear lanes, each building should have at least one window on the rear elevation through which a person or vehicle moving through a part of the lane would be visible. Retail areas

that draw people and showcase valuable goods should be more secure. Apartment buildings, courtyard buildings and cottage courts require strategies that emphasize "ownership" of semi-private or semi-public areas. The ownership challenge is less acute where the common domain is the public sidewalk, or where individual dwellings have individual yards that are well-marked with fences.

### Plants and Fences

Fences should be visually permeable from the public frontage, above the height of 3 feet. Barrier plants may be planted below windows of ground floor rooms, extending at least one foot to each side of a window but no higher than its sill. A barrier plant has a dense vegetation structure and thorns or needles. The blocks are designed for future adaptation, should the need arise, to a securable perimeter using barriers that seal gaps between buildings at or near their facades. Such barriers may include fences, gates, or barrier plants.

### Parking

For the buildings surrounding a shared outdoor parking area, each building should have at least one window from which the parking lot is visible on each story of the elevations facing the parking. Parking spaces should be assigned to residents and located close to the resident's unit, but not marked with their unit number. Visitor parking should be designated separately.

## Investors

Contact the Utilities Board of the City of Tuskegee to get involved in the project.

*This master plan is to help investors, developers, builders, future residents, future business owners, and other supporters get involved in the process of bringing Wright Square and Jesse's Farm into being.*

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