

“The Downtown is the heart of the City . . . everybody has a vested interest in developing Downtown.”

– Mayor Bobby Bright

Downtown Master Plan

Montgomery, AL

PROJECT DETAILS

Project Area: 730 acres
Client: City of Montgomery
Year Adopted: 2007
Website: montgomeryal.gov/depts/planning/downtown-plan.aspx

For more information, visit doverkohl.com.



Court Square has been reconstructed as an urban plaza. Photo Credit: Robert Fouts



The warehouses on South Court Street should continue to be renovated with storefronts and housing to help create a thriving Arts District.



Transect Map for Downtown Montgomery



The Project

During recent years, rapid growth has occurred in the area surrounding Downtown Montgomery. The City seeks to attract more of this growth into Downtown to provide a vibrant place for residents, visitors, and businesses. The Downtown Master Plan is intended to provide a road map to guide future growth and development in the heart of the city. Recently completed projects such as Riverwalk Stadium, home of the Montgomery Biscuits, and the amphitheater at Riverfront Park have positioned the Downtown for a successful revitalization. Other projects are also underway that will add to this momentum and increase Downtown's appeal for visitors and residents alike. The planning process for the Downtown Master Plan was led by Dover-Kohl and included work by UrbanAdvisors, Zimmerman/Volk Associates, Hall Planning & Engineering, and UrbanAdvantage.

The Process

Community involvement was an essential component in creating a vision for Downtown Montgomery. The Master Plan's visualizations, plans, and recommendations are the result of extensive public input from over 850 Montgomery residents, business owners, and community leaders who participated in the September 2006 charrette.

Plan Principles

The Downtown Plan includes near- and long-term project recommendations and a detailed implementation strategy to help achieve the community's vision. The key principles guiding the plan were to plan, preserve, restore, and reuse historic buildings and addresses; foster an improved environment for private investment and development; mix land uses, building types and housing options; expand Downtown's green and civic spaces; and to promote a better balance of transportation options and designs. One of the most important strategies was revising the land development regulations that limited opportunities for both redevelopment and new development. Dover-Kohl calibrated the SmartCode for Downtown as a way to provide increased certainty for implementation of the Master Plan. This form-based code, now mandatory for Downtown, will ensure that future development promotes a diversity of building, thoroughfare, and civic space types with characteristics appropriate for its location.

Status

The plan was unanimously adopted by City Council in February 2007. Following the plan's adoption, the City Council unanimously adopted the SmartCode as the mandatory zoning code for Downtown in May 2007. Construction of the Court Square Plaza was completed in early 2007, making it the first new urban space of its kind on a major U.S. city street in over fifty years. It is now a popular case study for traffic engineers around the world seeking to rediscover the art of placemaking.

Continuing Services



Montgomery Interpretive Center

Dover, Kohl & Partners was retained by the City to assist in the implementation of the Downtown Plan. Initial work included assisting City staff in processing development applications as well as redesigning several landmark projects in accordance with the SmartCode.

The Montgomery Interpretive Center concept respects both the local architectural precedent and scale of the surrounding neighborhood. The design also offers the square footage required for a facility which could become a national destination.

The Hyatt Hotel plan is a mixed-use, urban block concept. The parking is located mid-block, lined by the hotel, shops, and office uses. The first floor storefronts provide doors and windows that face the street, a critical feature that makes the street more attractive and safe.

Tulane Court, a barrack-style public housing project, is being redeveloped into a mixed-use, mixed-income neighborhood. The plan includes a variety of building types fronting streets and greens and an interconnected street network. Dover-Kohl created illustrations for the Housing Authority to further explain plan concepts.



Proposed Hyatt Hotel



Redevelopment of Tulane Court
