



# *2013 ALAPA Awards*

## *Distinguished Leadership Award for a Planning Student Team*

*This award recognizes a planning student for an outstanding paper or project while enrolled as full time planning student.*



# *2013 ALAPA Awards*

*Joshua Vickers and Nicholas Vansyoc*

*Auburn University Community Planning Program  
“Peacock Place Revitalization Project”*

*Nominated by Magdalena Garmaz, Auburn University Interim Chair of Environmental Design  
and Associate Professor of Architecture and Dr. Rebecca Retzlaff, Associate Professor of  
Community Planning*



# *2013 ALAPA Awards*

## *Award for A Planning Student Team*

**Peacock Place: Montgomery, AL** - Located on the southwestern edge of Montgomery's downtown, the Peacock Place neighborhood is a place with a vibrant history that has been left in need.





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**Historic Context** -The Civil Rights March passed through the center of the neighborhood along Mobile Street, but the rich history of Peacock place is not limited to its role in the civil rights movement. It is also found in its people, heritage and future.



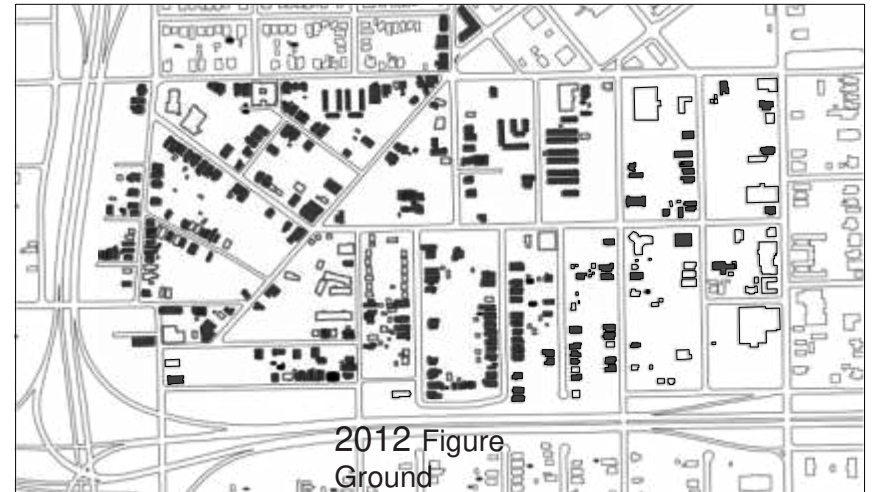




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**Impact of the Interstate** - Prior to the construction of I-85 and I-65 through Montgomery, the Peacock Place community extended to the south and the west. The interstate not only destroyed much of the area, it also divided neighbors and families.

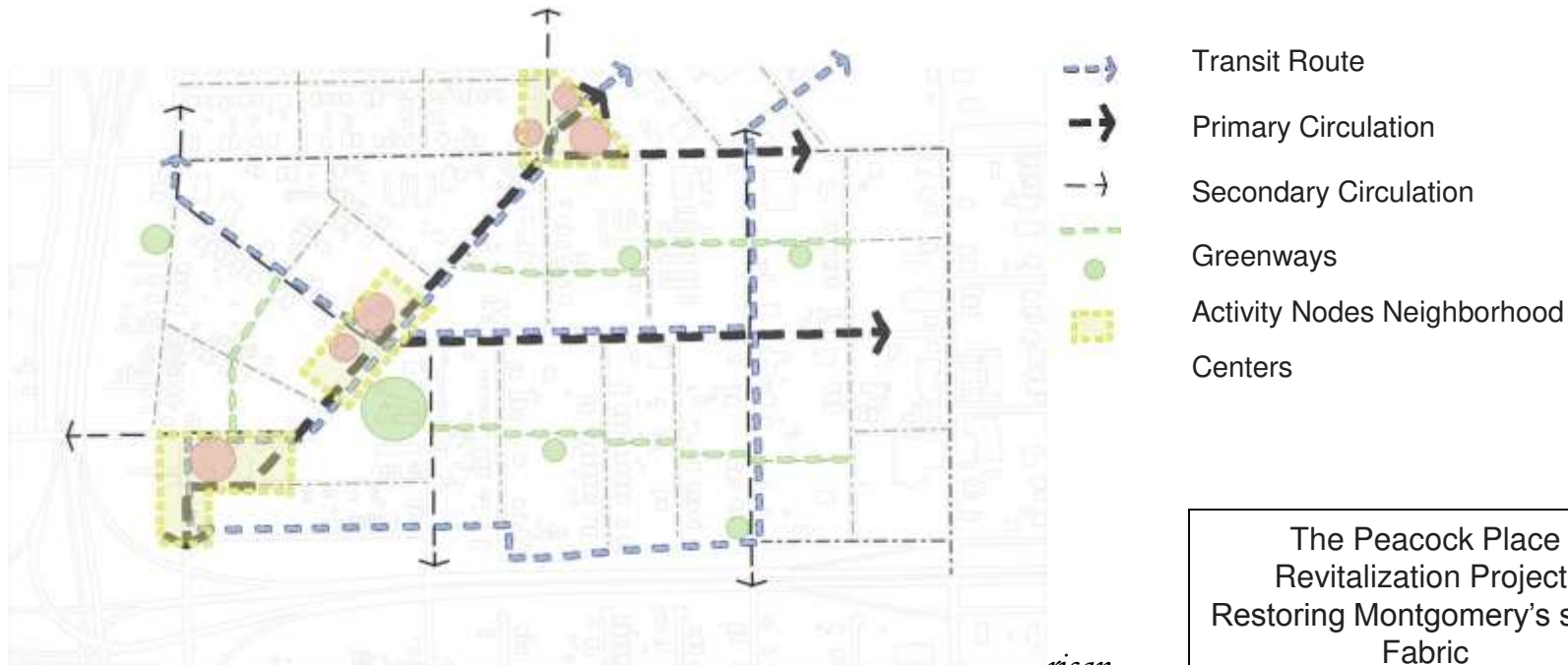




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**Concept Diagram** -The concept for the revitalization of the neighborhood started by prioritizing community and walkability, designating three neighborhood centers, providing walkable nodes for community activity with greenways and a park network to stitch the area together and bringing in the city's transit system to provide essential access.



The Peacock Place  
Revitalization Project:  
Restoring Montgomery's social  
Fabric



# *2013 ALAPA Awards*

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Walkable Neighborhood Centers

Mixed Use  
Commercial  
& Retail Corridor

The Peacock Place  
Revitalization Project:  
Restoring Montgomery's  
social Fabric

Civil Rights  
District

Mid-block  
Greenways

**Master Plan** - The built out plan for the Peacock Place neighborhood would place a great deal of emphasis on the Mobile Street axis, dense mixed-use development while preserving the neighborhood's charm.

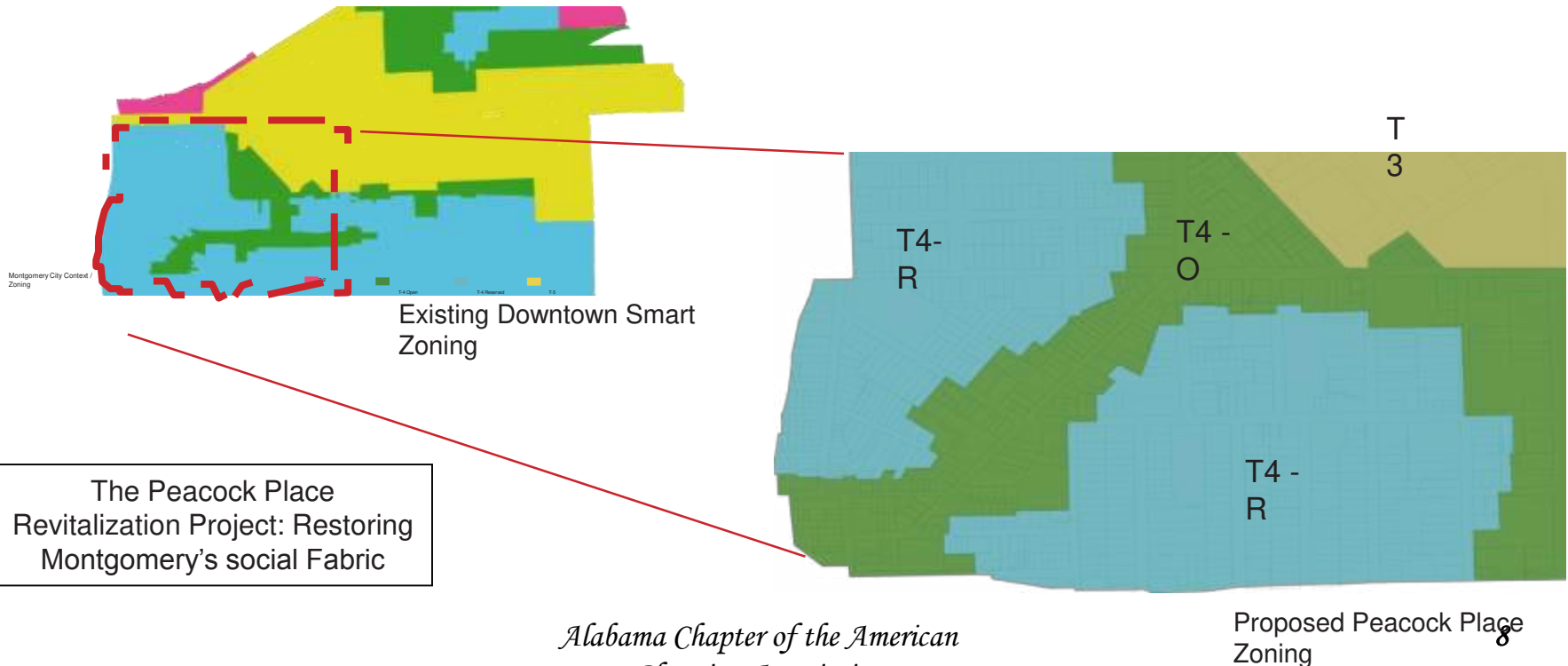
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**Proposed Corridor** - Current zoning prioritizes growth based on traffic patterns. The smart code in Montgomery would allow for more dense development in T4-Open zones. The form based Smart code Overlay would promote dense development up to the street with on-street parking along storefronts.

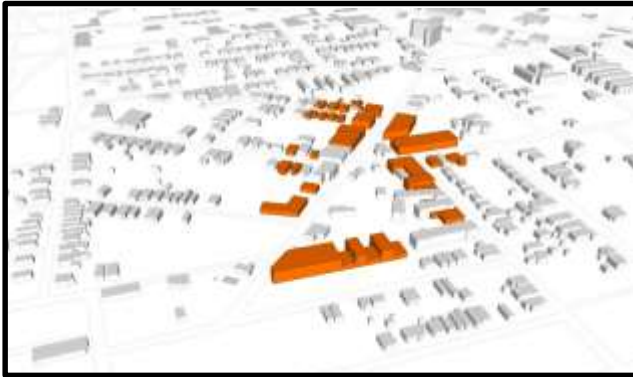




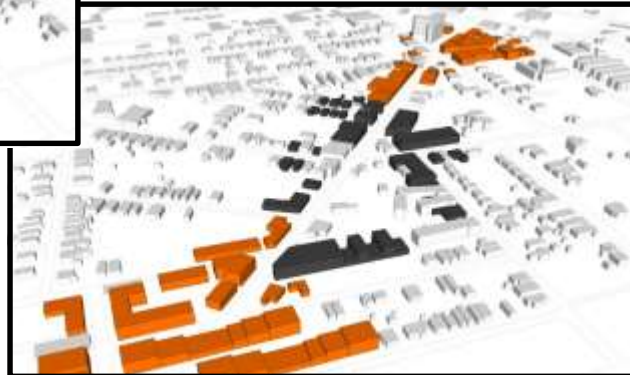


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Phase I:  
Core Infill



Phase II: Develop  
Corridor

The Peacock Place Revitalization  
Project: Restoring Montgomery's  
social Fabric



Phase III:  
Residential Infill 9



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Fire  
Station

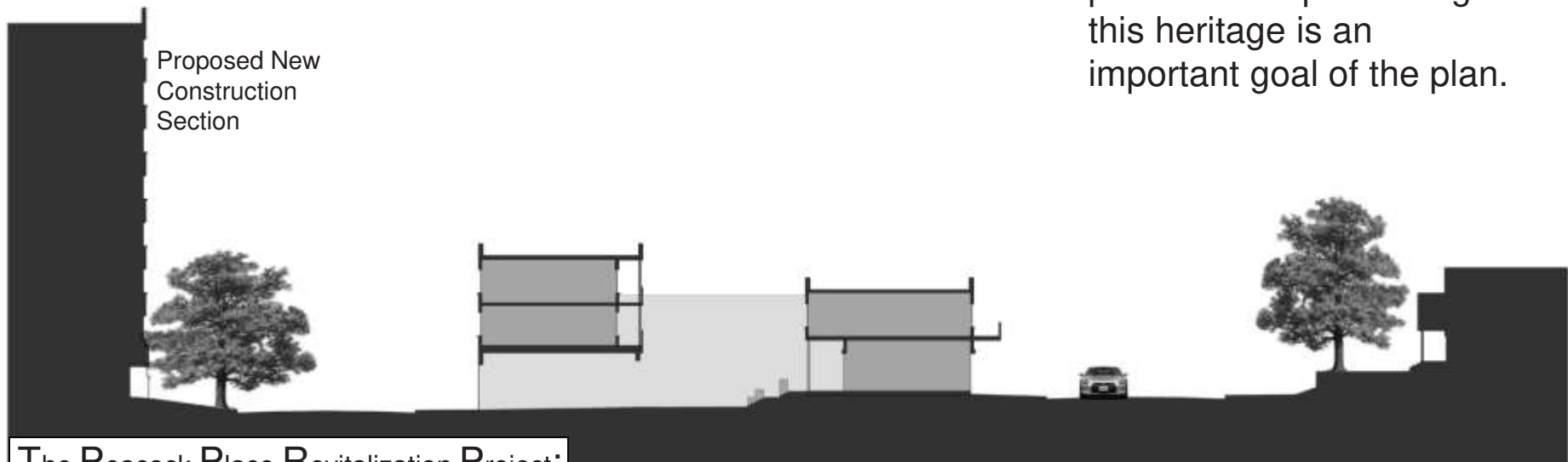


Commercial  
Space



Gas  
Station

**Architecture** plays a vital role; from traditional shotgun houses to mid-century, art deco gas stations, this area has an inventory of styles to be proud of and preserving this heritage is an important goal of the plan.



The Peacock Place Revitalization Project:  
Restoring Montgomery's Social Fabric

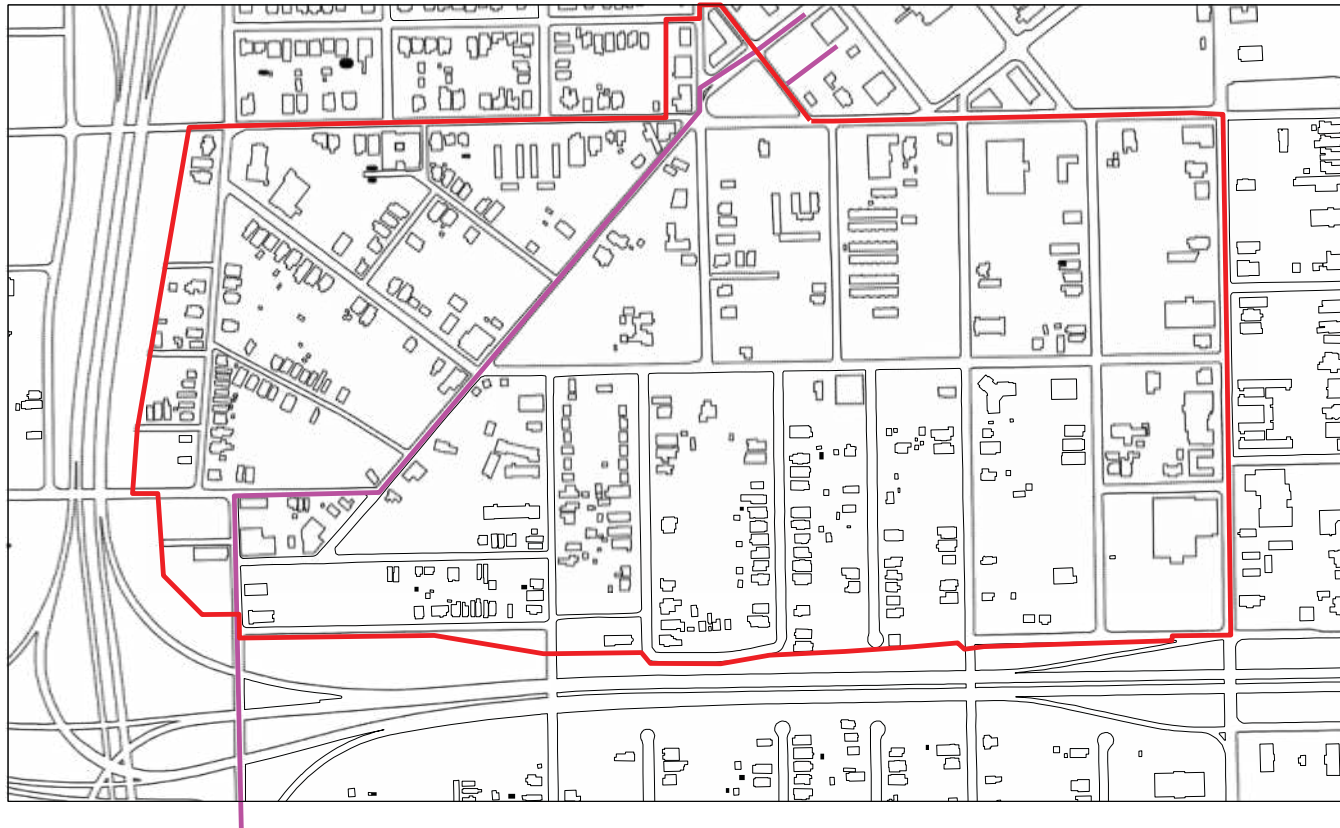
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**Marking an Historic Trail** - The Civil Rights Trail is uncelebrated in Montgomery. While there are plans to create more emphasis on this history, current signage leaves much to be desired.



to  
Selma

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Berlin Wall Trail



Cannonball Trail Marker



Current Marker



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**Public Transit** along buried street car lines could utilize existing infrastructure to create a cheaper, economic mode of travel and increasing access to and from downtown through would increase tourism and a sense of community.







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