

T a n n i n

A l a b a m a



Location: Orange Beach, Alabama
Type: Greenfield Village
Year Design: 1986
Status: Under Construction
Size: 60 Acres
Contact: George Gounares, Developer
Tannin, Inc.
205.981.4466



Tannin is located on the north shore of the Gulf of Mexico. The plan responds to several unique site characteristics, including the irregular property boundary and the linear dune and wetland formation that runs obliquely to the highway. The street grid took advantage of this feature and runs parallel to this topography.



The wetlands within the site have been transformed into linear lakes, while the swamp to the north and west of the site is left wild, overlooked by residential lots and a public pavilion that terminates the main boulevard. A town square at the highway provides special sites for public buildings and spaces, such as a village hall, post office, interactive fountain and the regional fire station. This concentration of civic activities will make Tannin the center for an area larger than its own site.



Tannin's Urban Regulations prescribe the physical ingredients of traditional Southern building types. The vast majority of homes present a front porch to the street. The Architectural Regulations specify construction materials and techniques that are economical and found in the local vernacular.

