

# Realizing the Garden City

The Augusta Sustainable  
Development Agenda



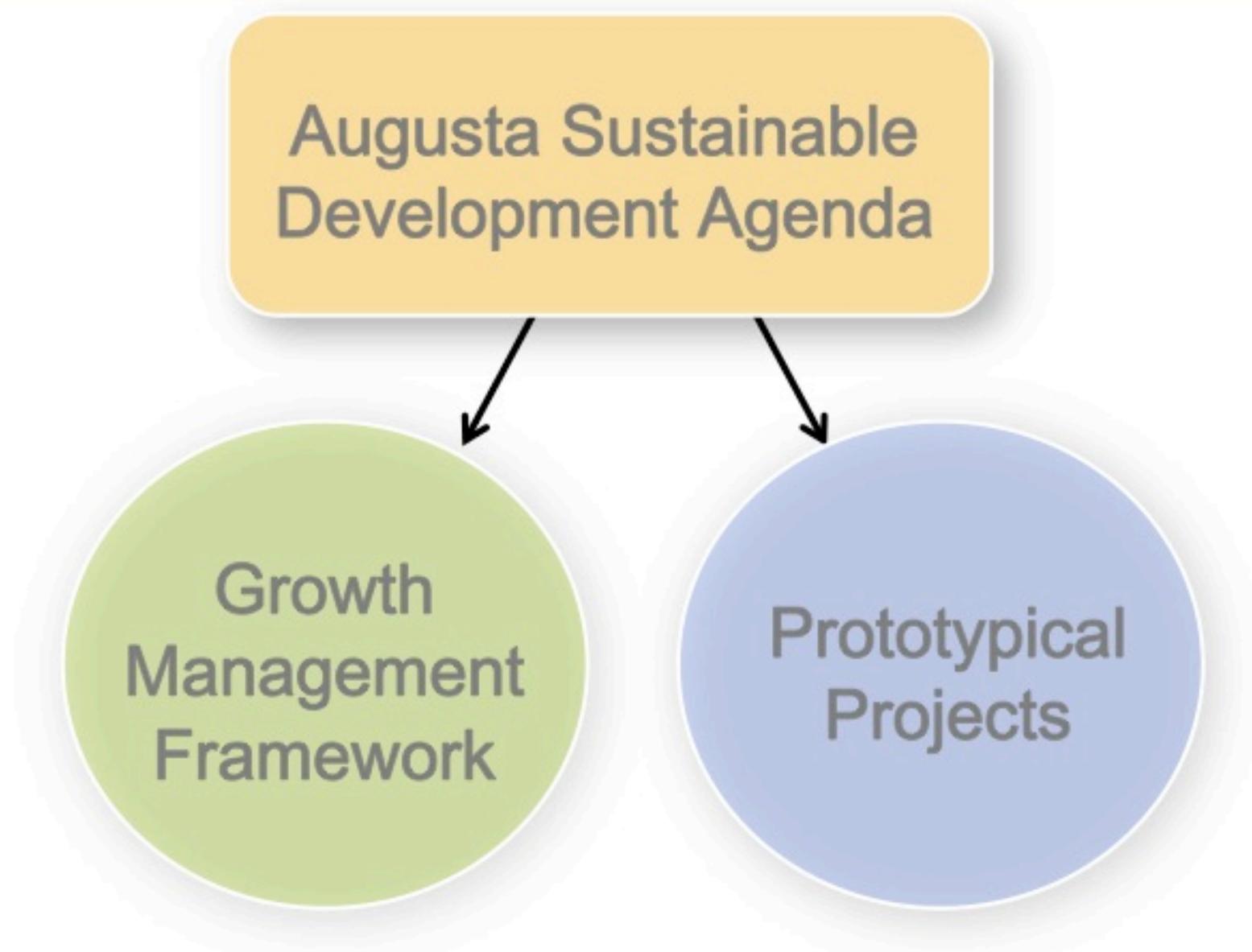
# Realizing the Garden City

Urban areas all over are becoming more competitive. Other cities have been through an extensive master planning process:

**Greenville...**  
**Chattanooga...**  
**Savannah ...**  
**Athens ...**  
**Columbus...**  
**Newton County...**

Each places  
**Sustainability**  
at the heart of  
their plans to  
improve the  
**quality of life** for  
its citizens!

# Realizing the Garden City



# Realizing the Garden City

**Augusta receives high rankings  
by Forbes, Newsweek, and  
MSNBC based on its economic  
indicators ...**

**... but how do we  
capitalize on these  
successes?**

# Realizing the Garden City

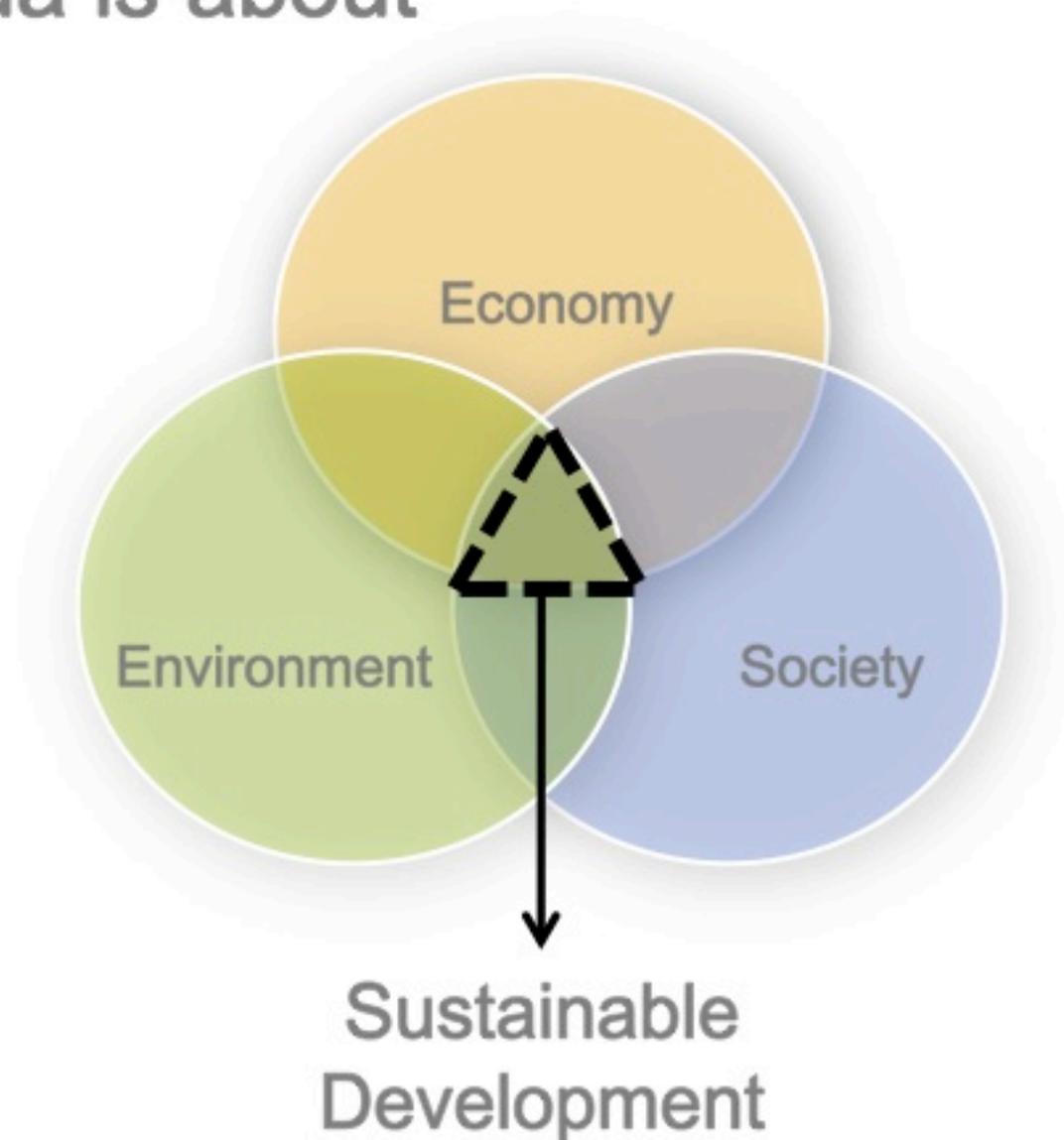
By embracing a Sustainable Development Agenda

**Augusta is doing well, but it can do better.**

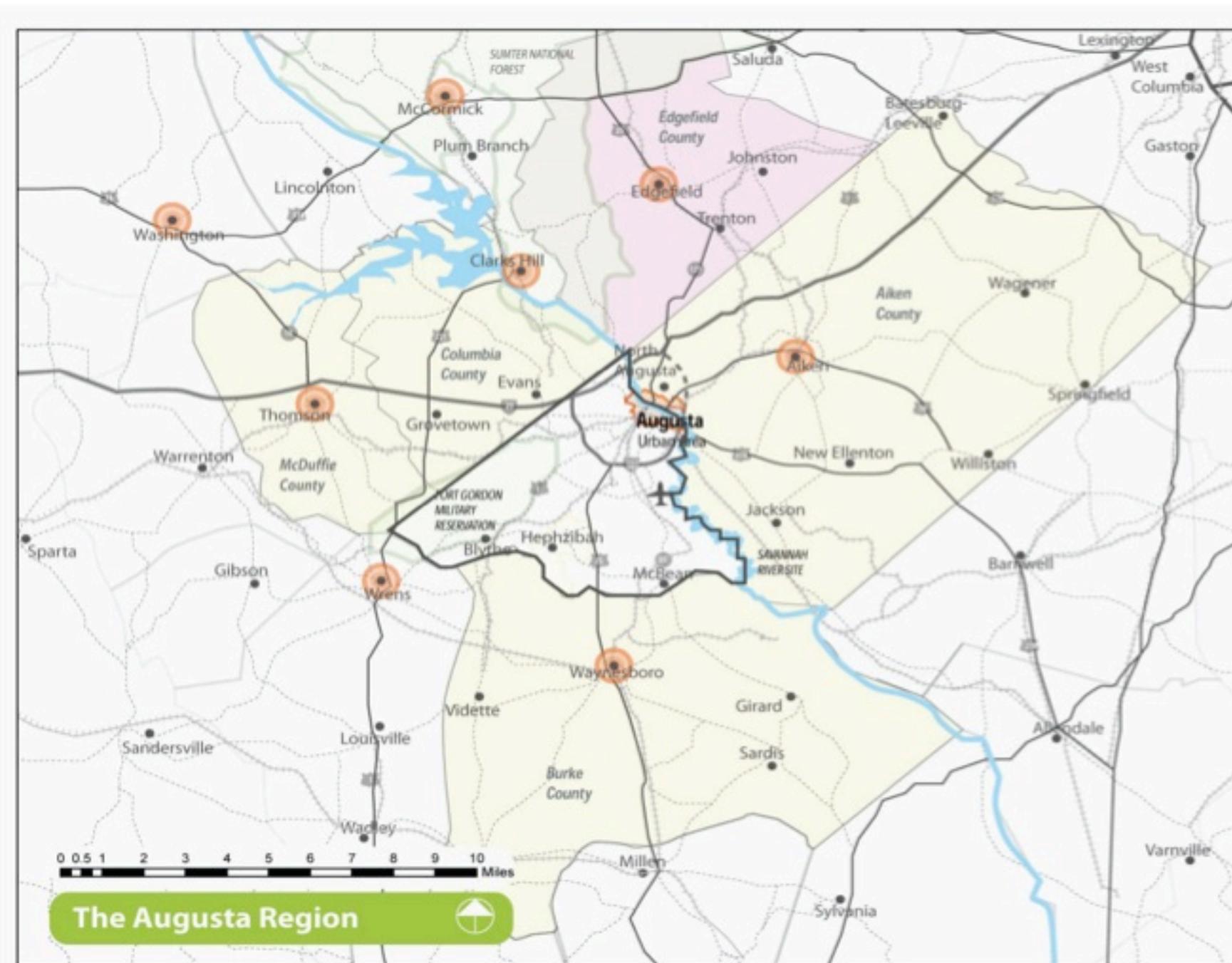
In this **highly competitive** and **highly mobile** world, the elements that make a community **healthy**, also make it **wealthy**.

# Realizing the Garden City

A Sustainable Agenda is about a healthy balance ...



# CSRA Regional Sustainability

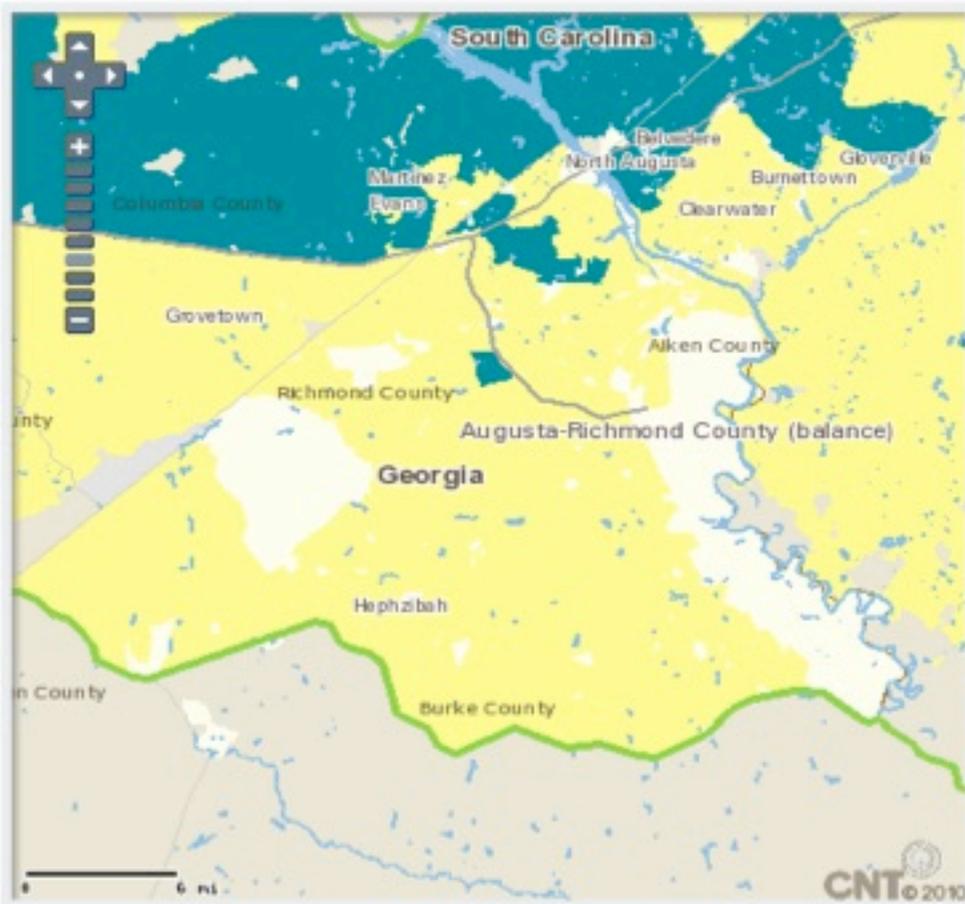


**Sustainability** requires both **regional cooperation** and **local action**.

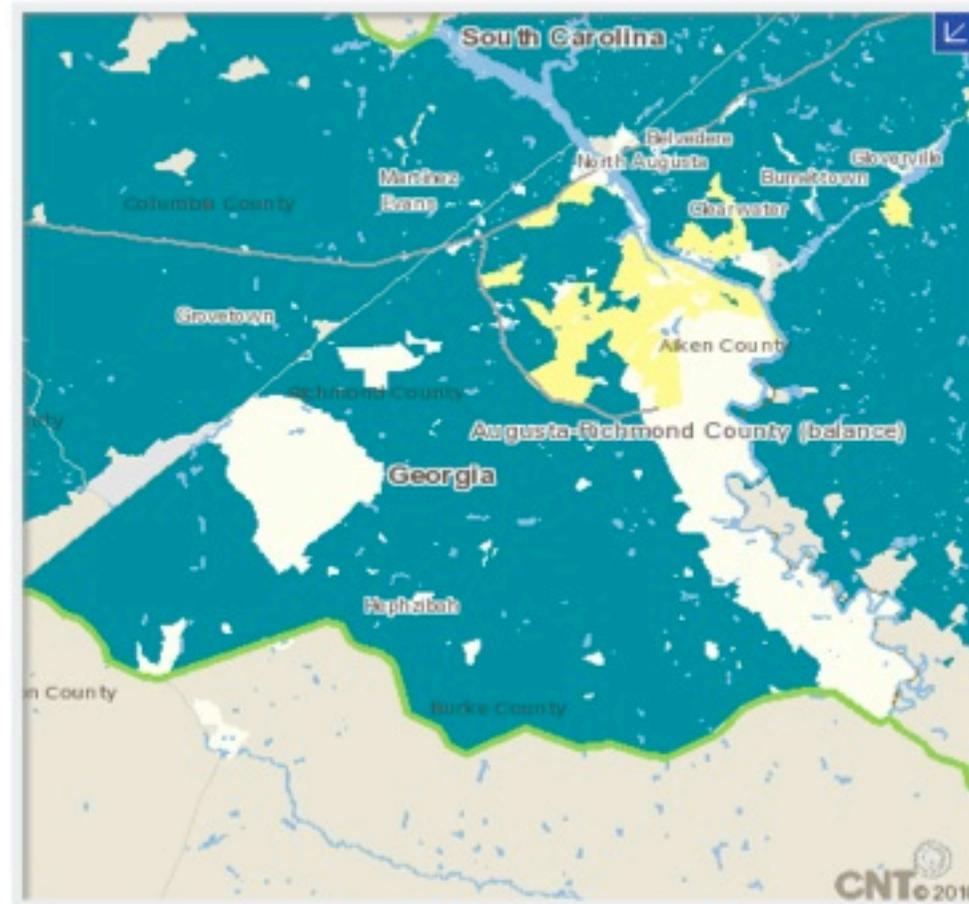
# Realizing the Garden City

One major, regional sustainability issue:

True Affordability and Location Efficiency  
**H+T** Affordability Index



Housing Costs

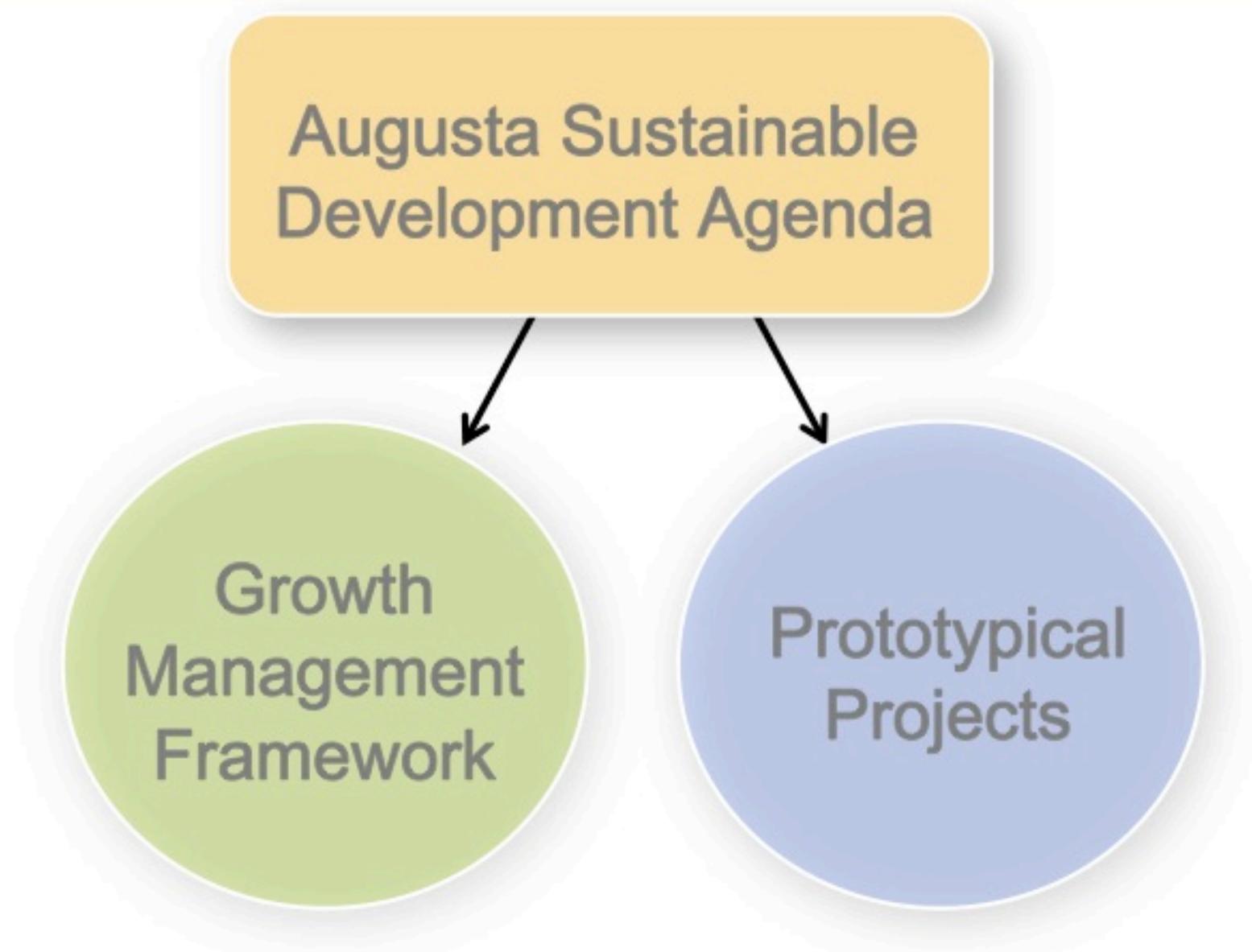


Housing + Transportation Costs

% of household budget:



# Realizing the Garden City



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Growth Management addresses:

**Inefficient infrastructure utilization**

**Loss of important natural resources**

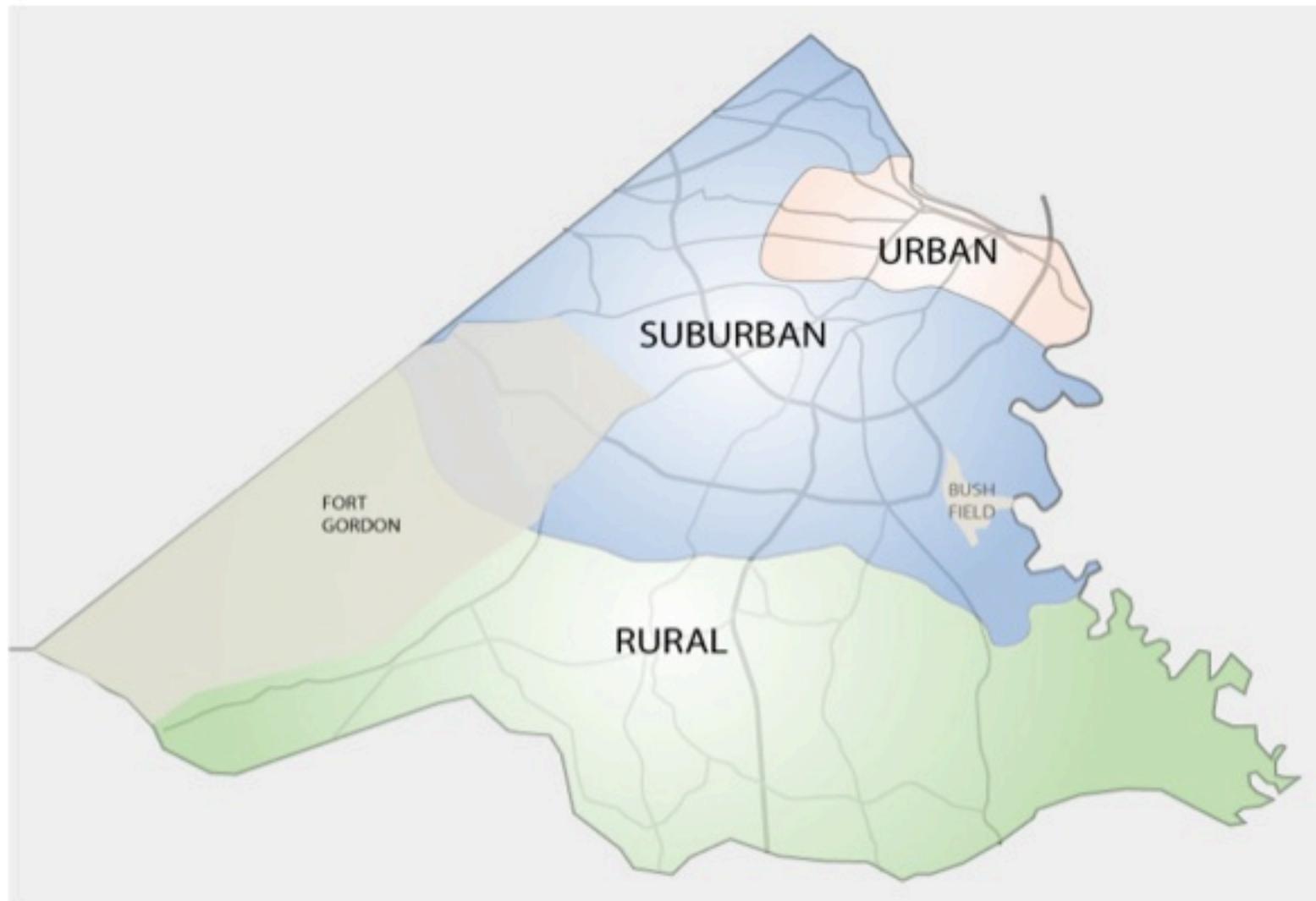
**Sprawling populations that increase costs for government**

**Abandonment of commercial centers**



# Realizing the Garden City

## Goals for the Three Parts of Augusta



**URBAN:**  
Promote higher intensity development

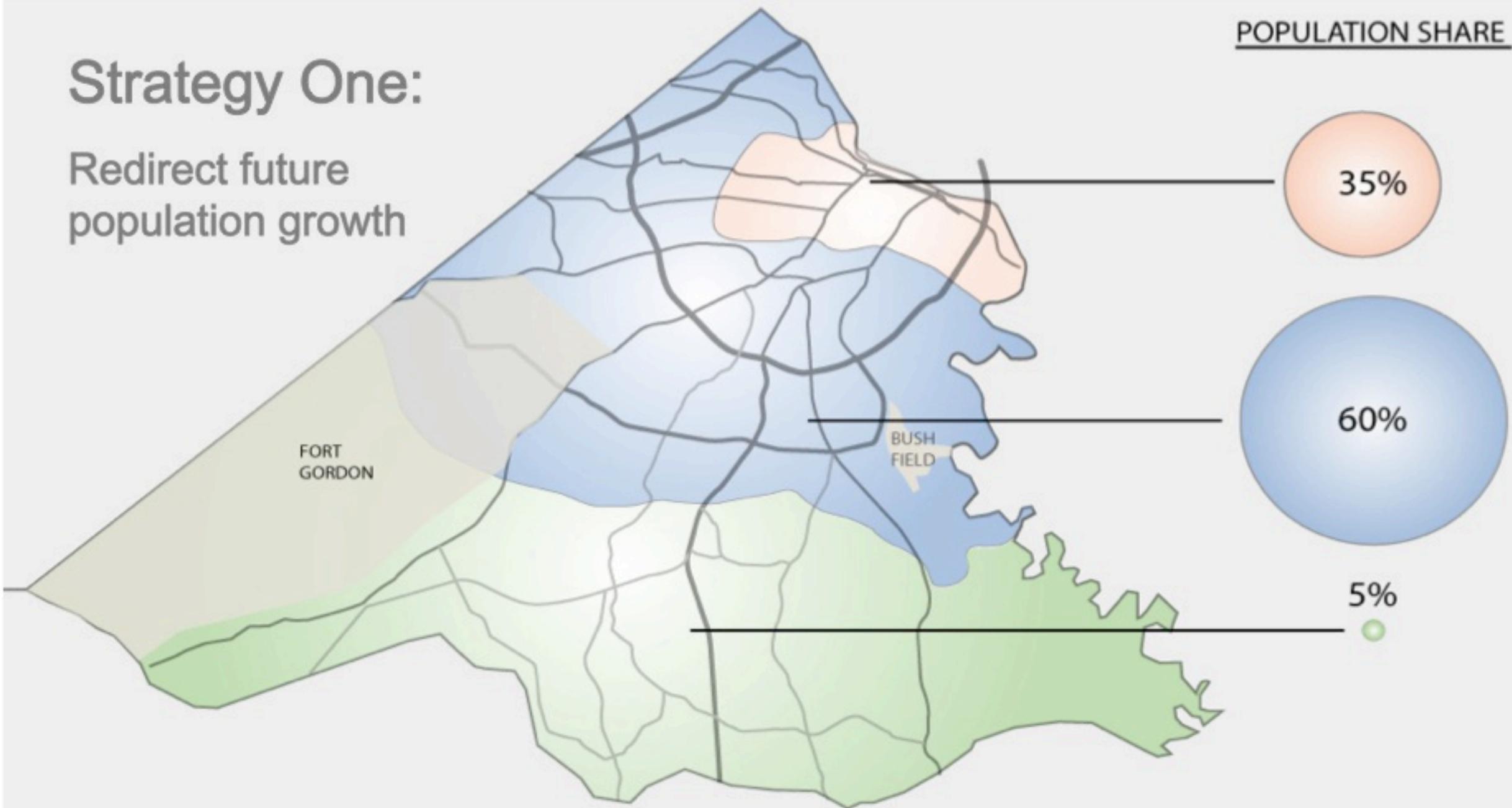
**SUBURBAN:**  
Build (and maintain) better neighborhoods

**RURAL:**  
Preserve historic, rural character

# Realizing the Garden City

## Strategy One:

Redirect future population growth

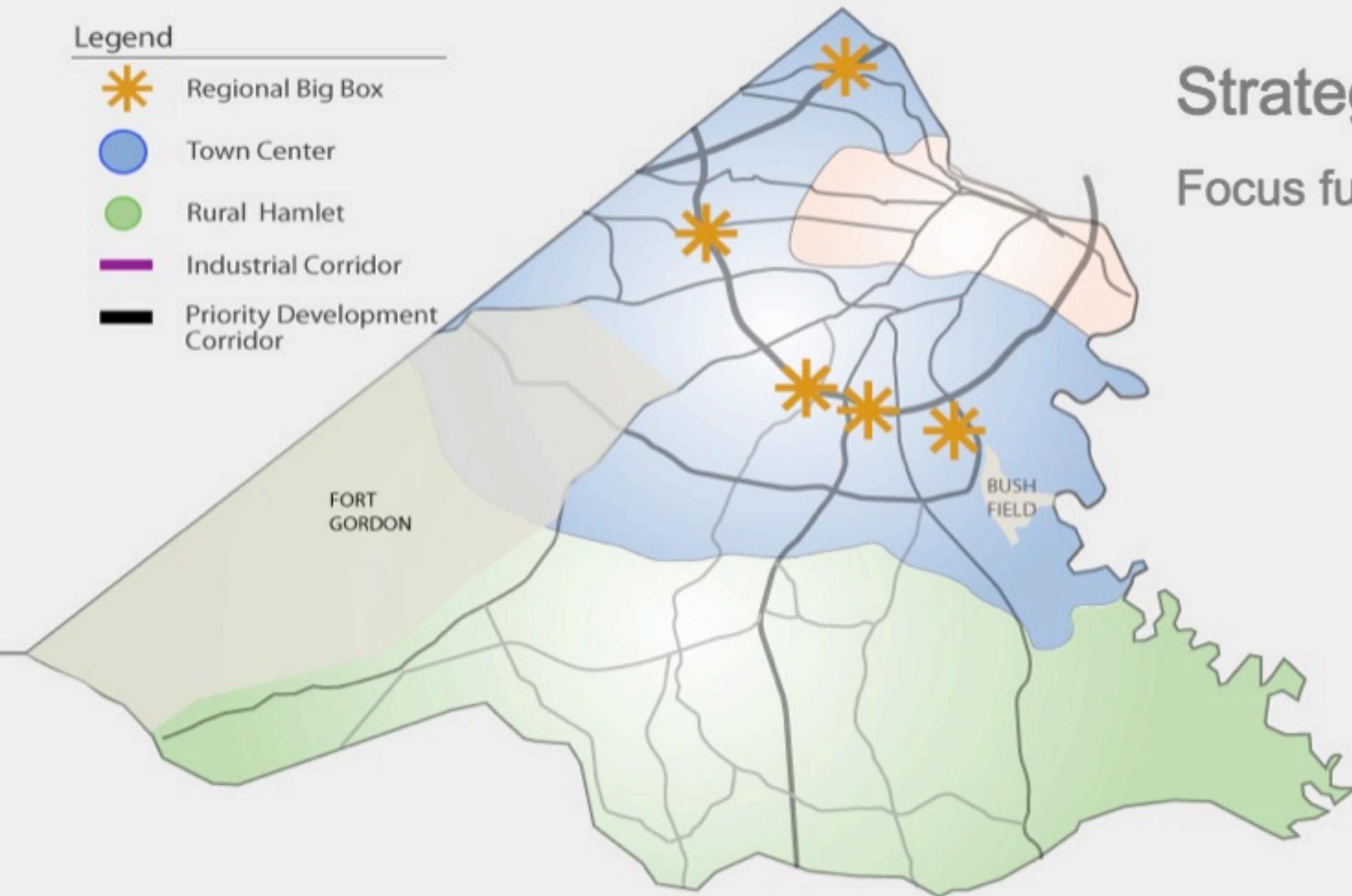


# Realizing the Garden City

## Legend

-  Regional Big Box
-  Town Center
-  Rural Hamlet
-  Industrial Corridor
-  Priority Development Corridor

**Strategy Two:**  
Focus future growth

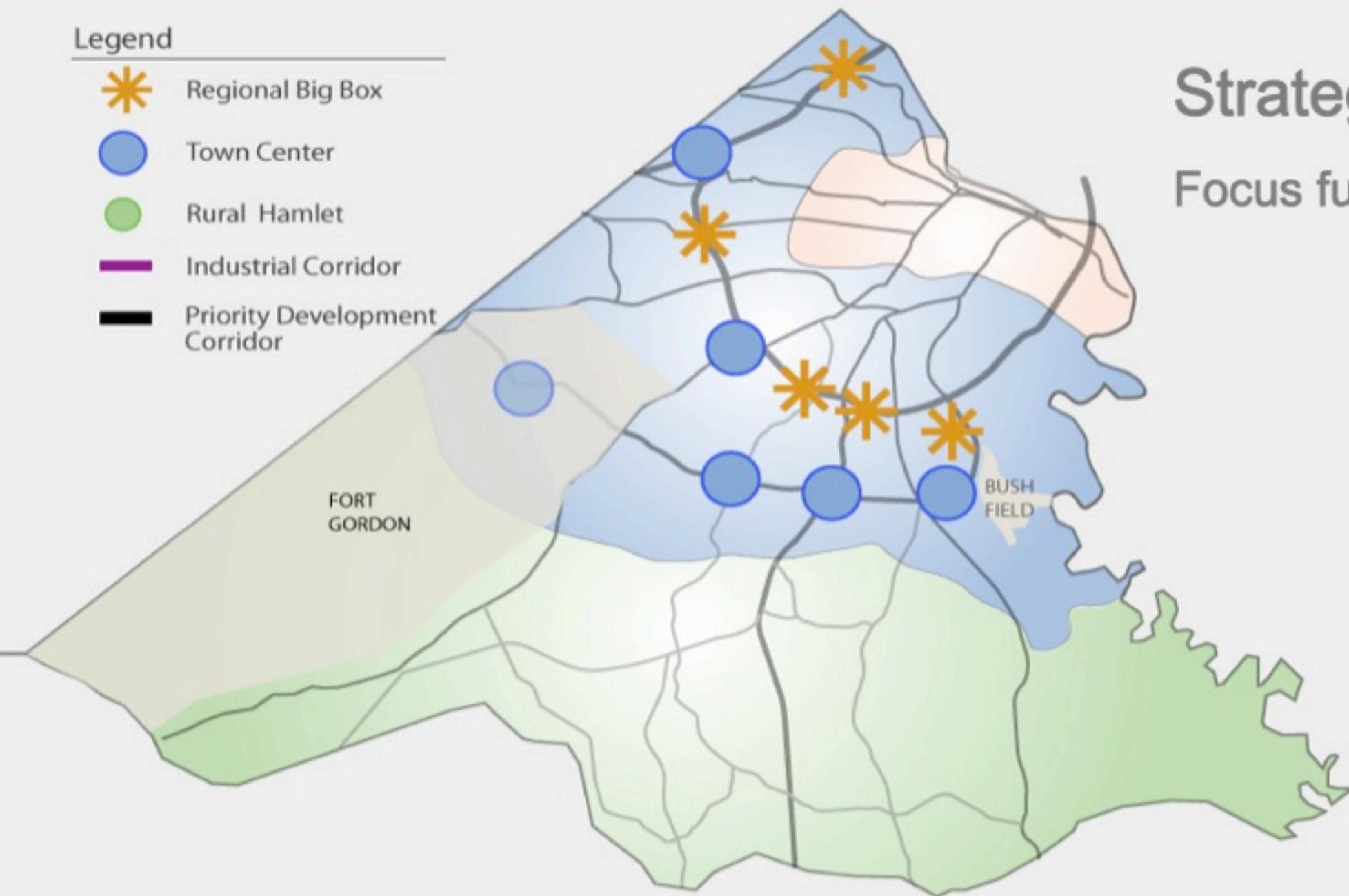


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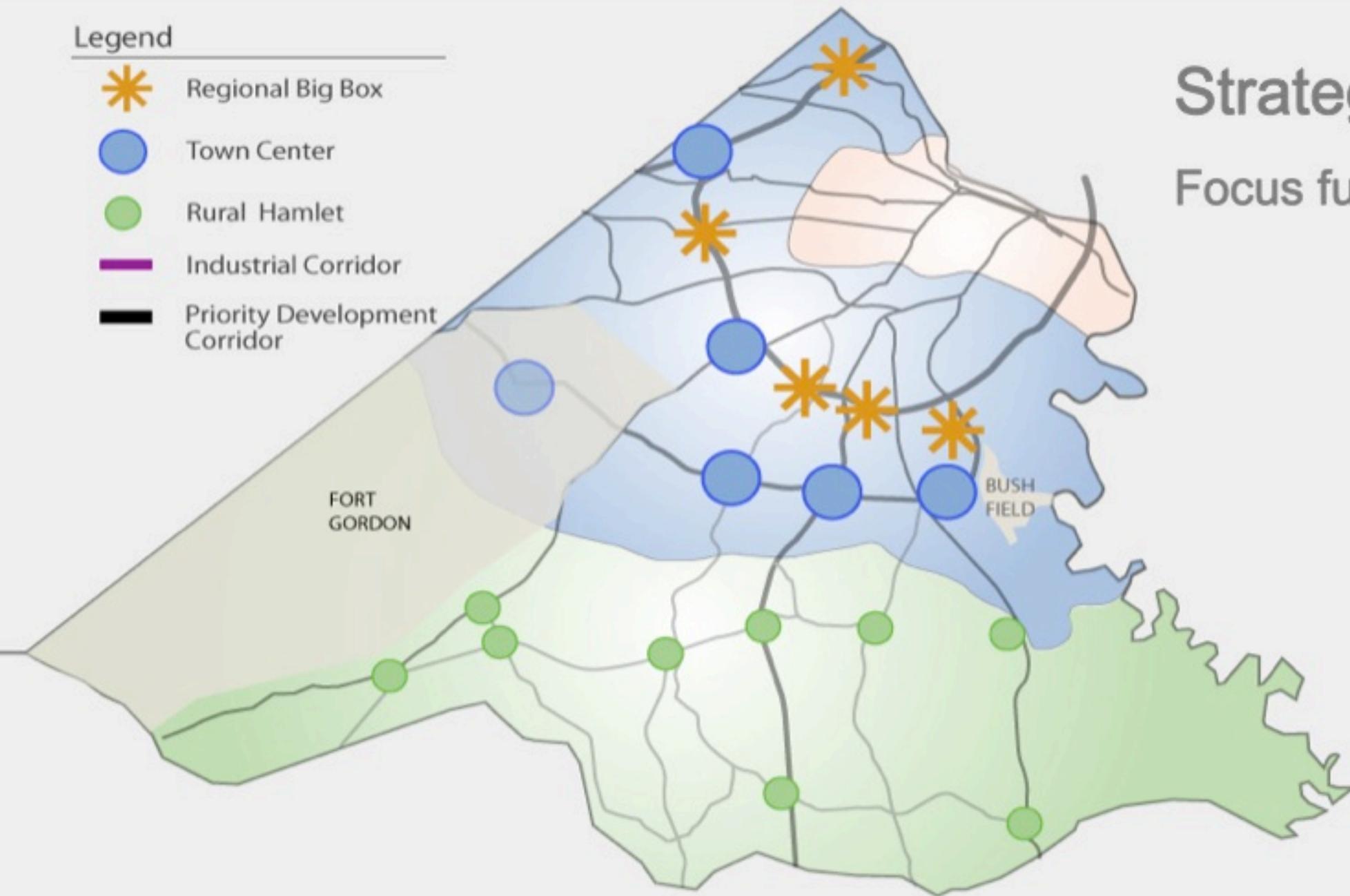


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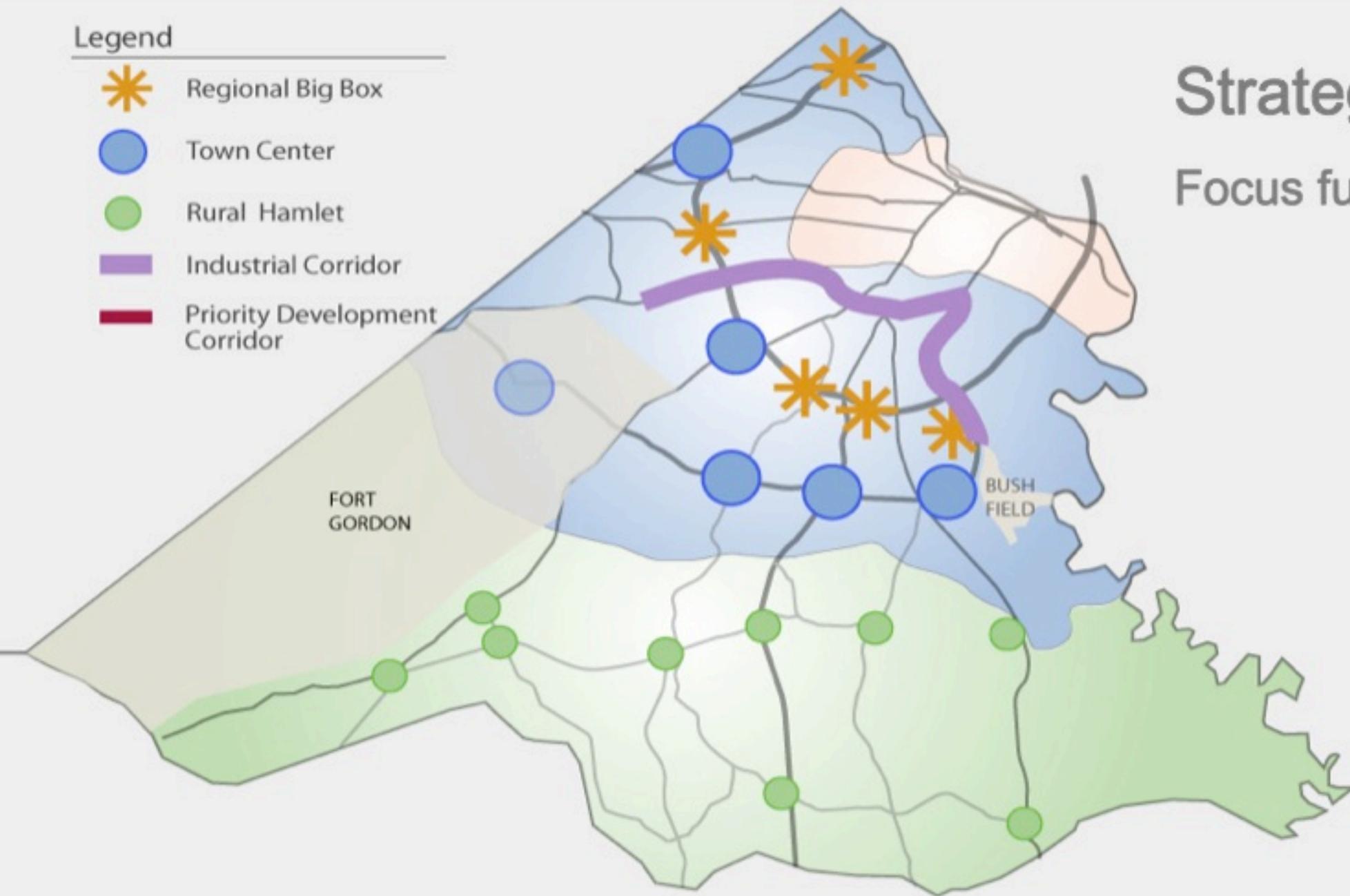


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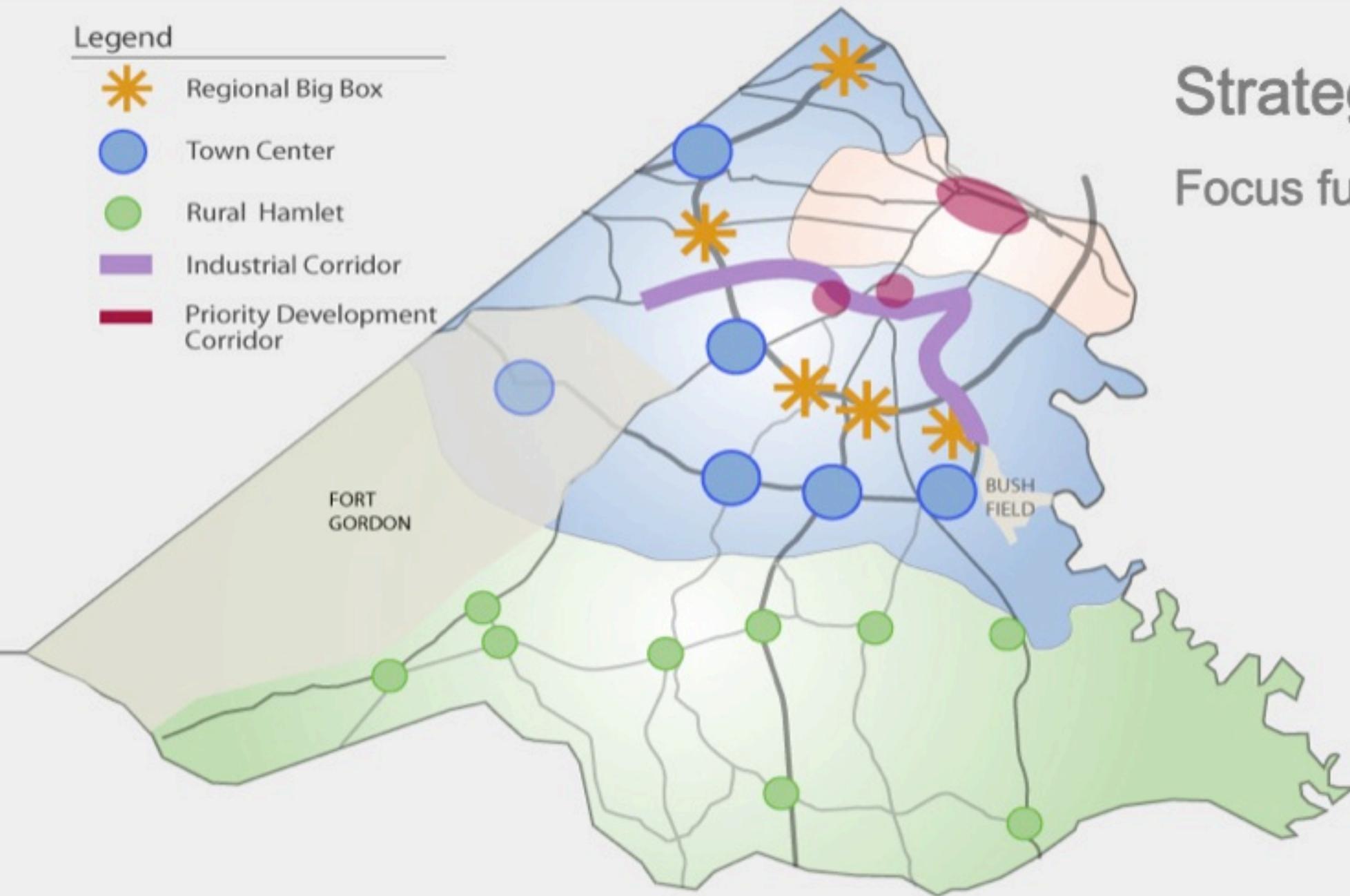


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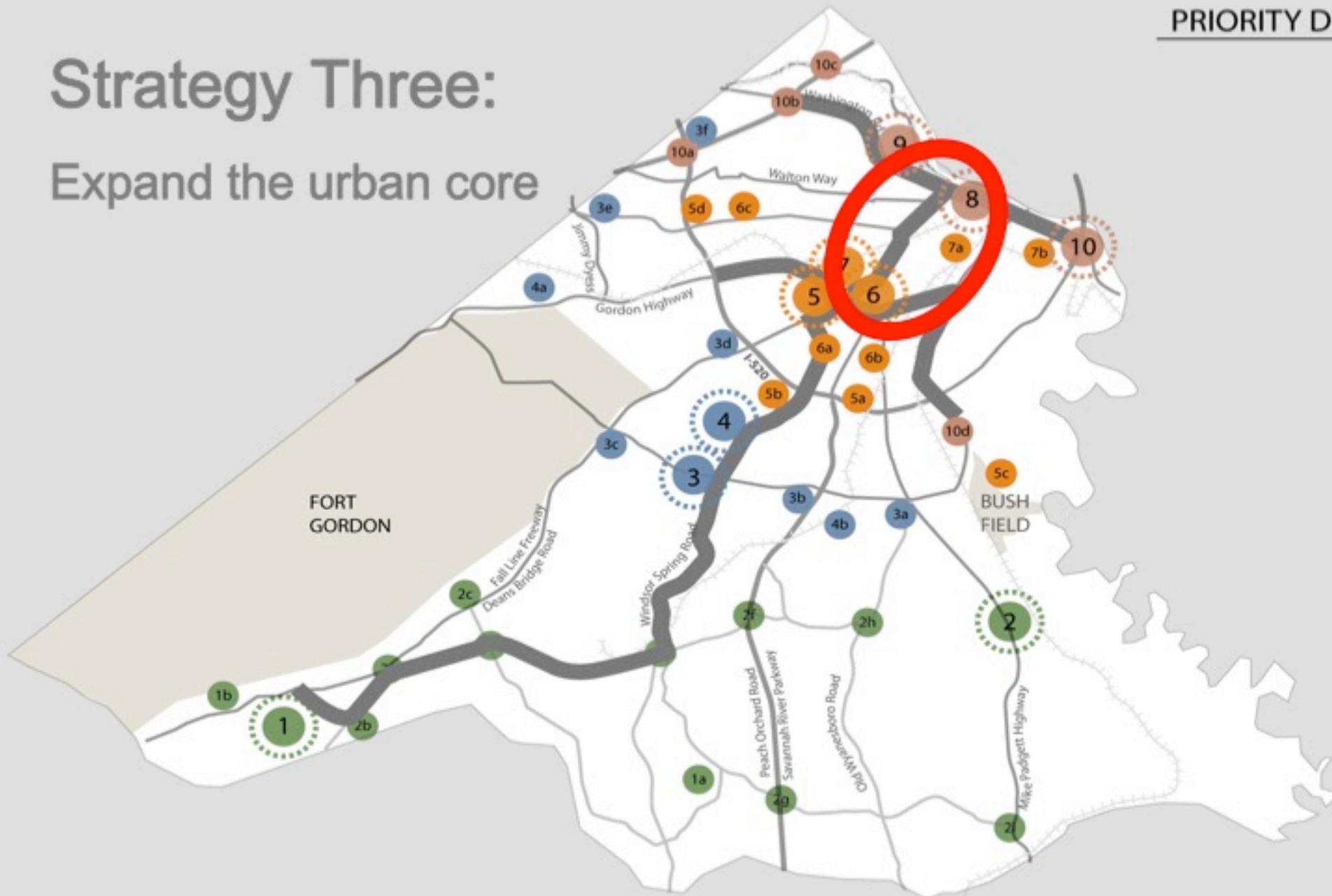
-  Regional Big Box
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**Strategy Two:**  
Focus future growth



# Realizing the Garden City

## Strategy Three: Expand the urban core



### PRIORITY DEVELOPMENT CORRIDOR

#### Historic Augusta

- 10. Identity Gateways
- 9. Urban Plan Areas
- 8. Neighborhood Activity Nodes
- 7. Distressed Residential Areas
- 7-A. Bethlehem / Laney Walker
- 7-B. I-520 / Laney Walker

#### Augusta Midlands

- 6. Community Activity Nodes
- 6-A. Richmond Hill / Lumpkin
- 6-B. Peach Orchard Plaza
- 6-C. Wrightsboro Road / Jackson Rd
- 5. Regional Activity Nodes
- 5-A. Airport Industry Development
- 5-B. Richmond Hills Parcel
- 5-C. Peach Orchard Parcel
- 5-D. Augusta Mall
- 4. Conservation Developments
- 4-A. Gordon Highway
- 3. Outlying Village Centers
- 3-A. Tobacco Road / Deans Bridge
- 3-B. Tobacco Road / Peach Orchard
- 3-C. Tobacco Road / Old Waynesboro
- 3-D. Tobacco Road / Mike Padgett

#### Augusta Farms

- 2. Rural Intersections
- 2-A. US-1 / Church Street
- 2-B. Blythe Hamlet
- 2-C. US-1 / Bath Eddie Rd
- 2-D. McBean Hamlet
- 2-E. Hephzibah Hamlet
- 2-F. Peach Orchard / Rte 88
- 2-G. Peach Orchard / Hephzibah McBean Rd
- 2-H. Waynesboro Rd / Brown Rd
- 2-I. Rte 56 / Brown Rd
- 1. Historic Farm Experience

# Priority Development Corridor

## Strategy Four:

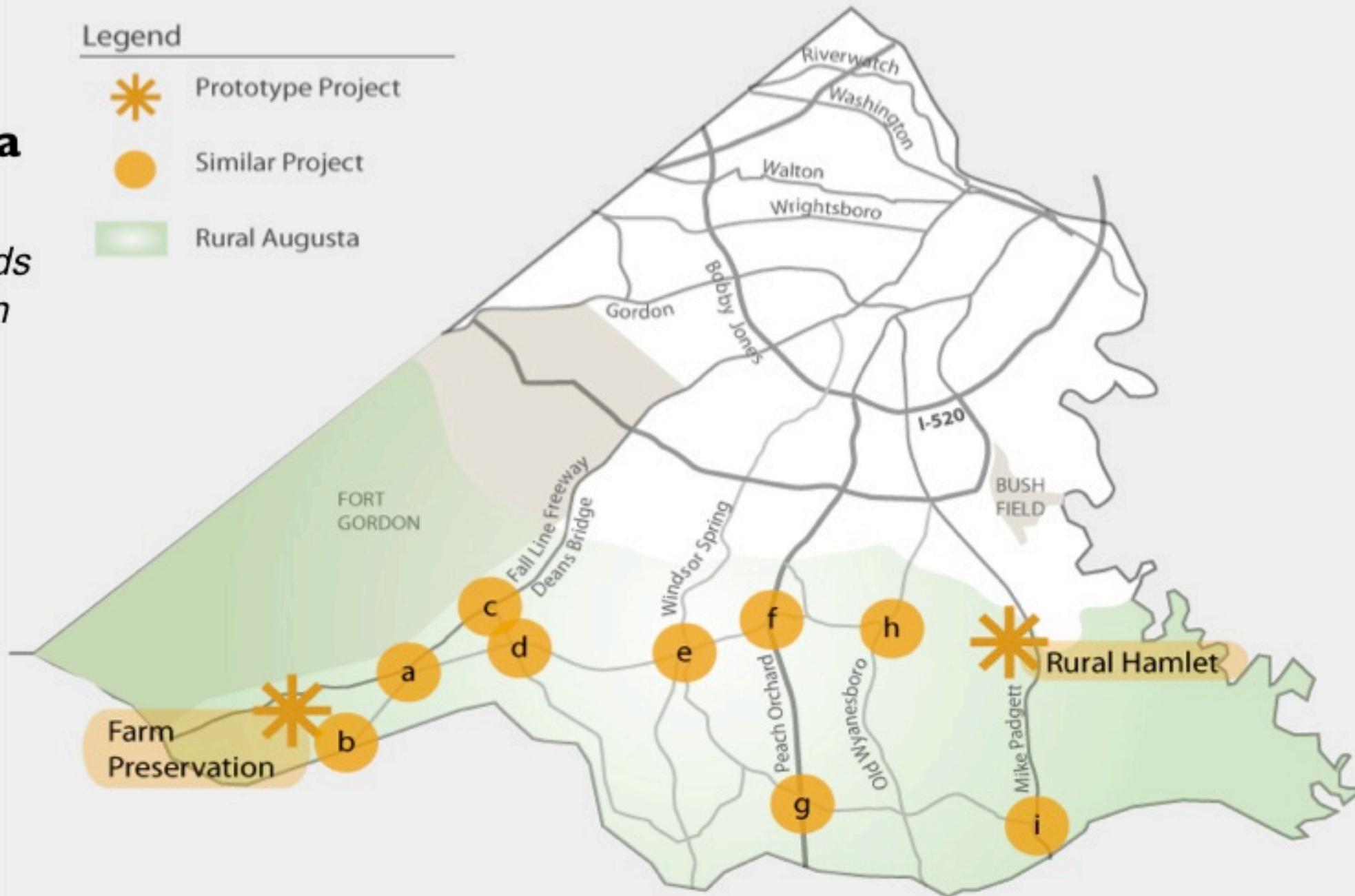
Put more jobs on  
Gordon Highway



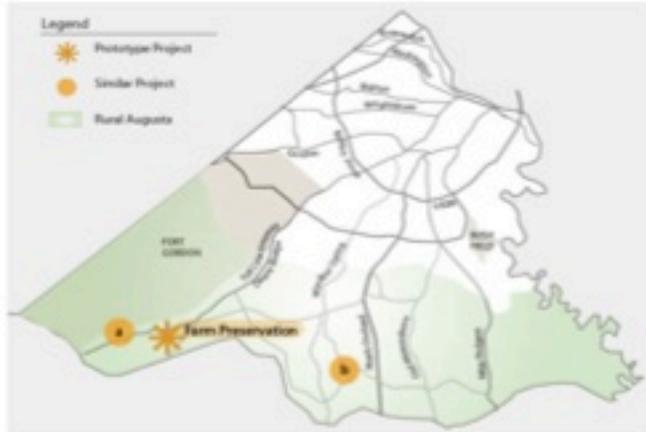
# Realizing the Garden City

## Looking at Rural Augusta

*Maintain farm lands and open space in the area south of Spirit Creek.*

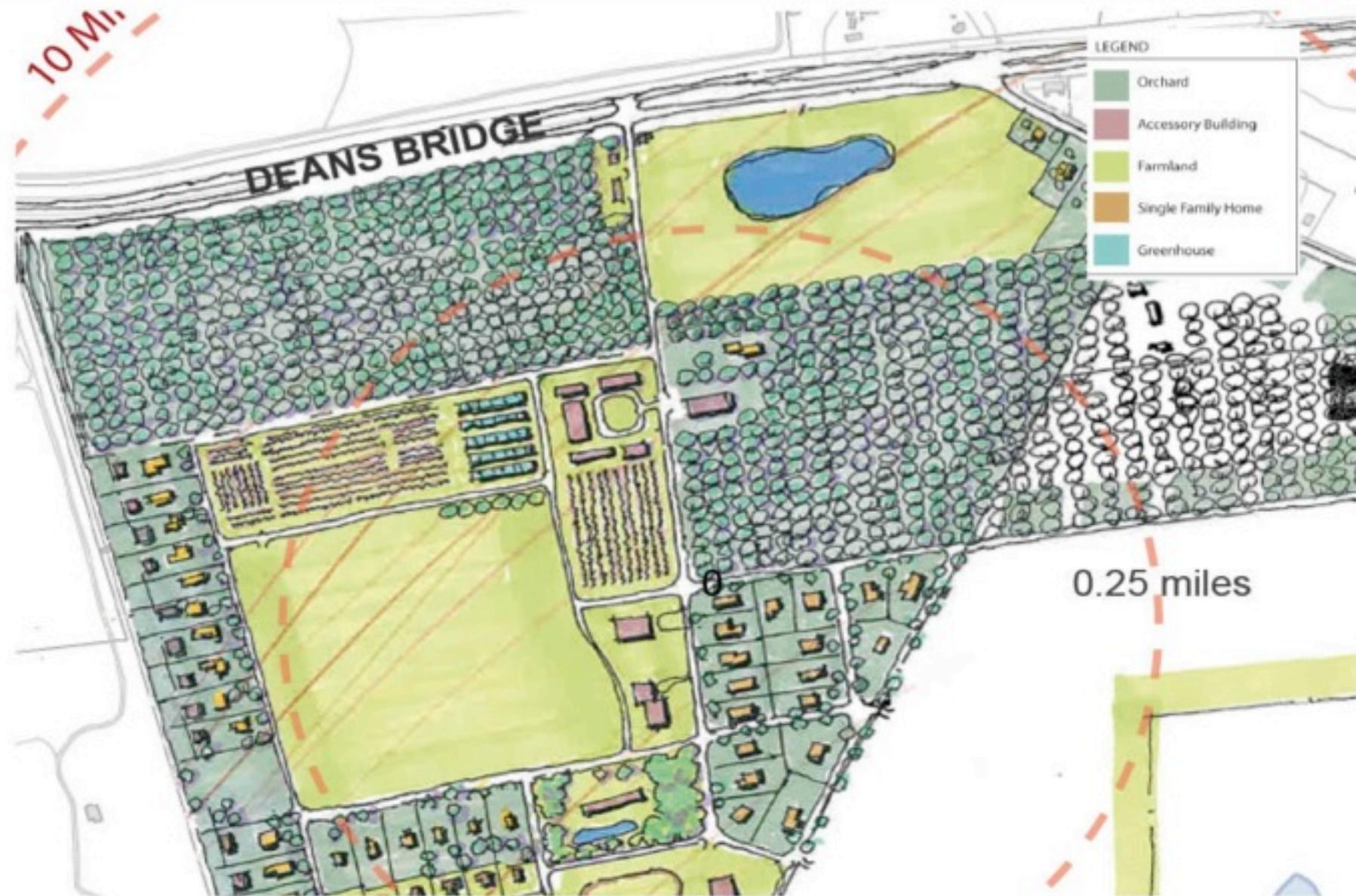
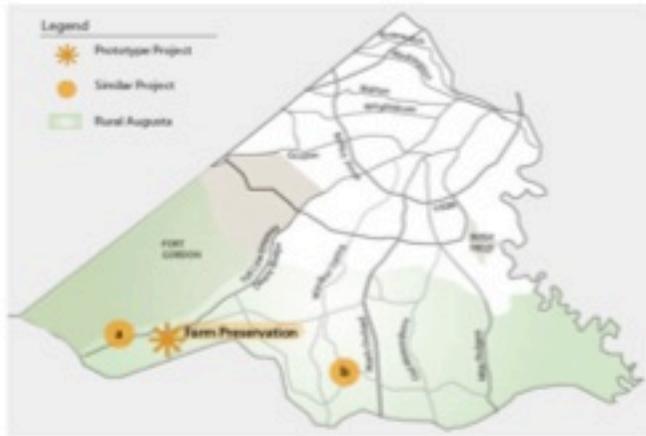


# Prototype Projects



## Project I Farmland Preservation Near Blythe

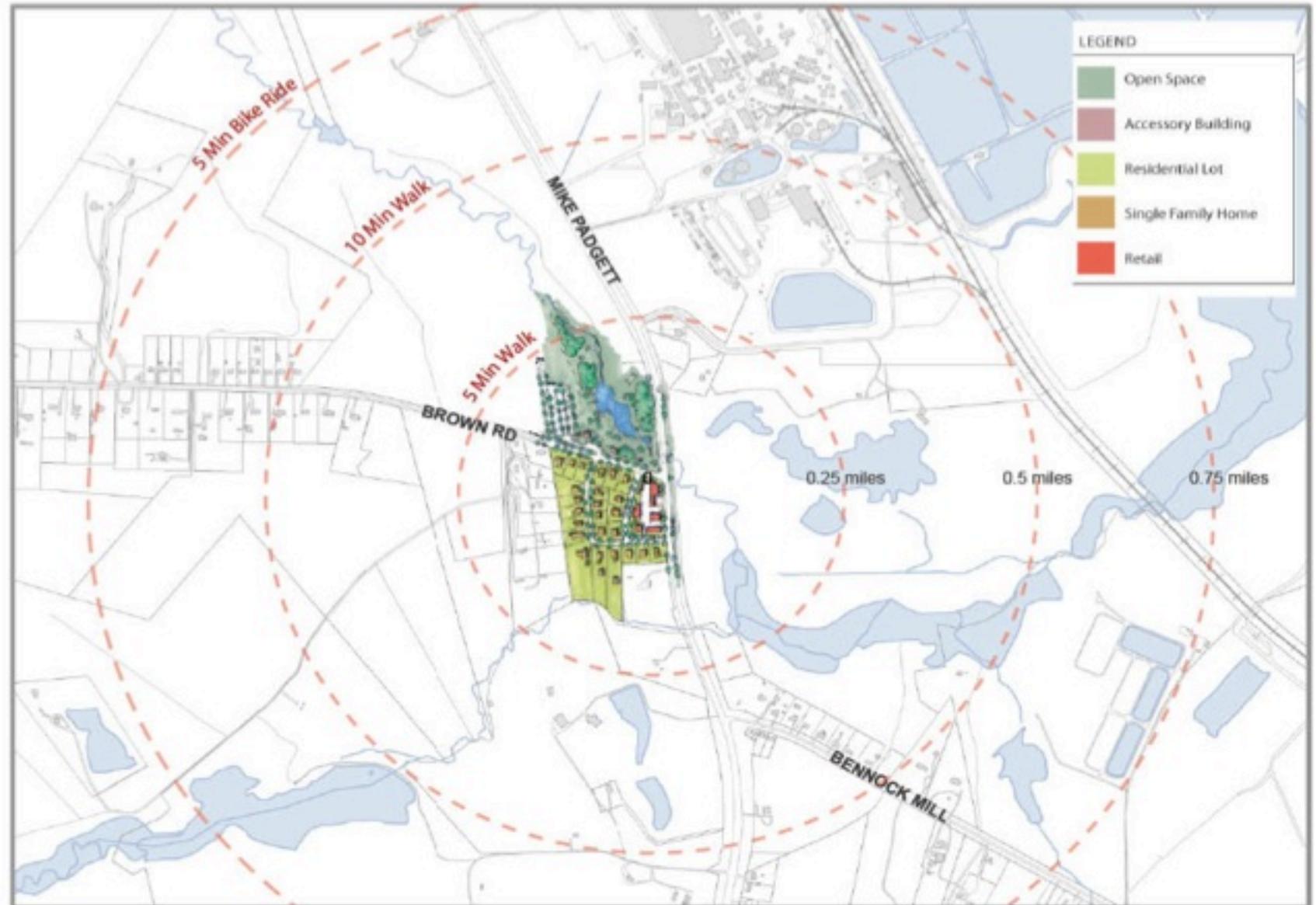
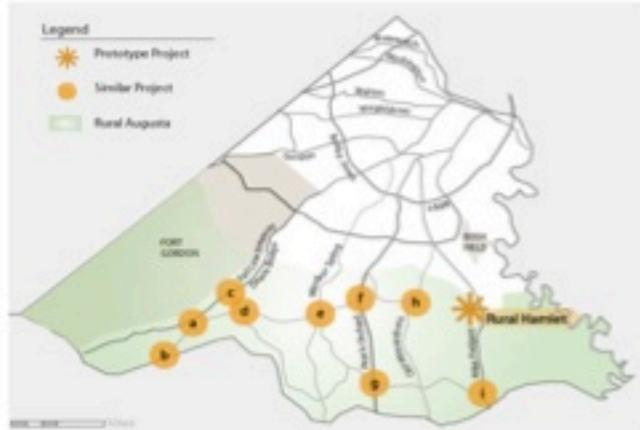
# Prototype Projects



## Project I

Farmland Preservation  
Near Blythe

# Prototype Projects

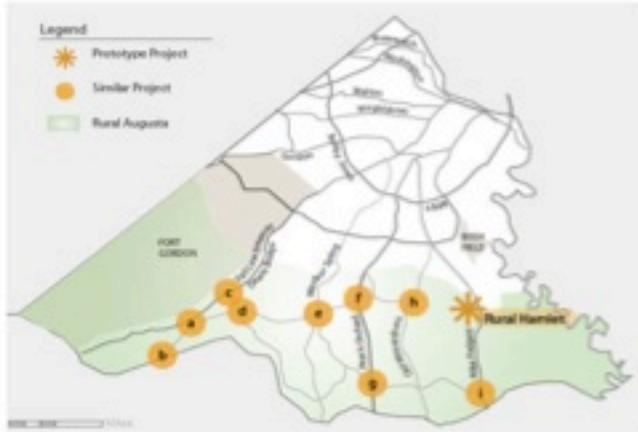


## Project 2

Spirit Creek Hamlet

at Mike Padgett /  
Brown Road

# Prototype Projects



## Project 2

Spirit Creek Hamlet

at Mike Padgett /  
Brown Road

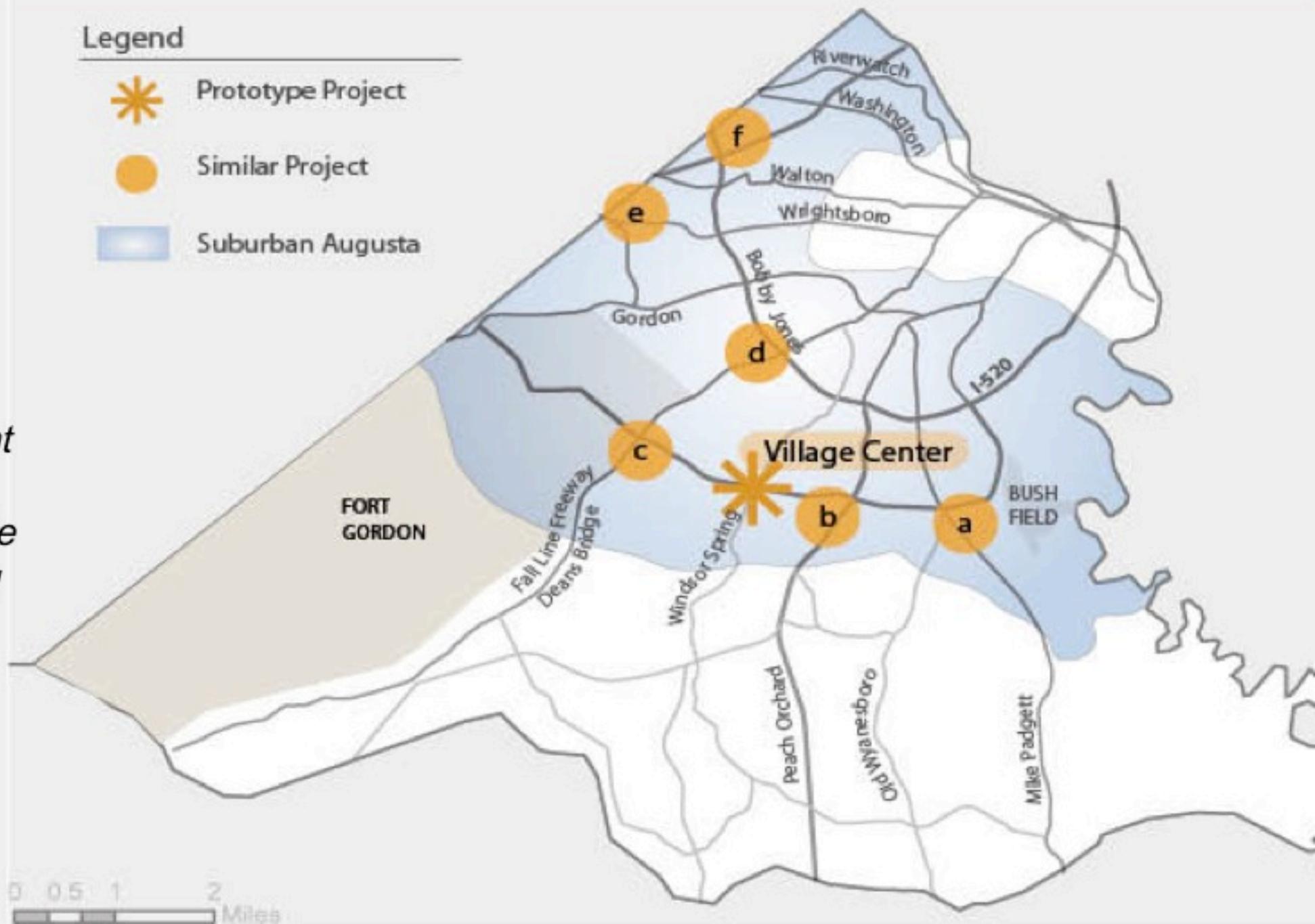
# Realizing the Garden City

## Looking at Suburban Augusta

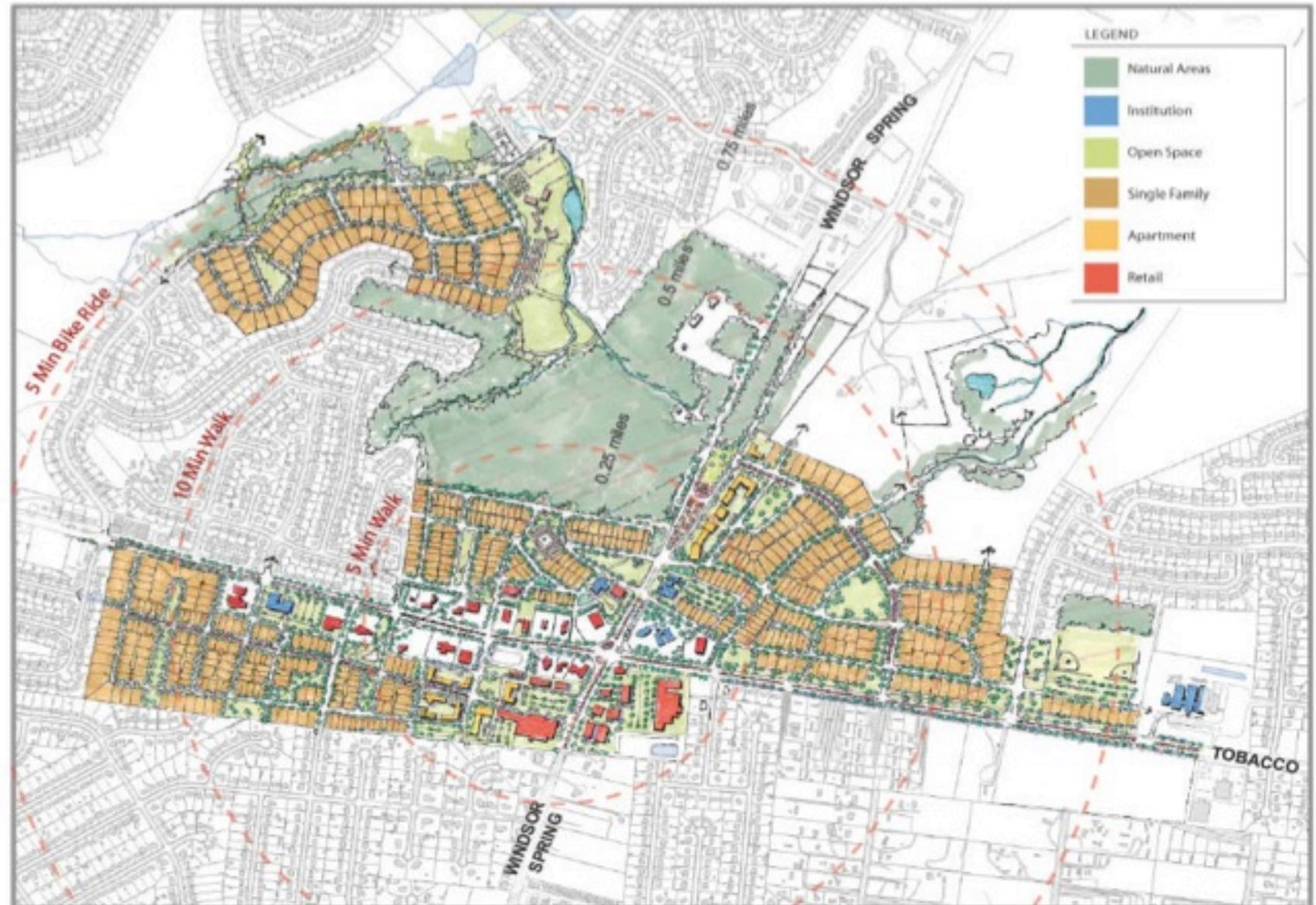
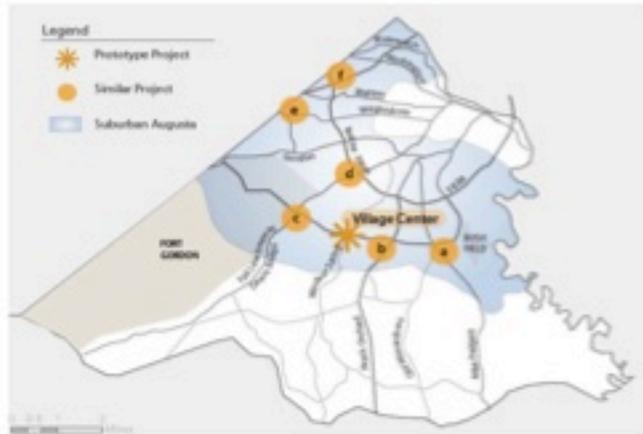
*Build better neighborhoods that are walkable, convenient, provide a range of housing types and have access to open space.*

### Legend

-  Prototype Project
-  Similar Project
-  Suburban Augusta



# Prototype Projects

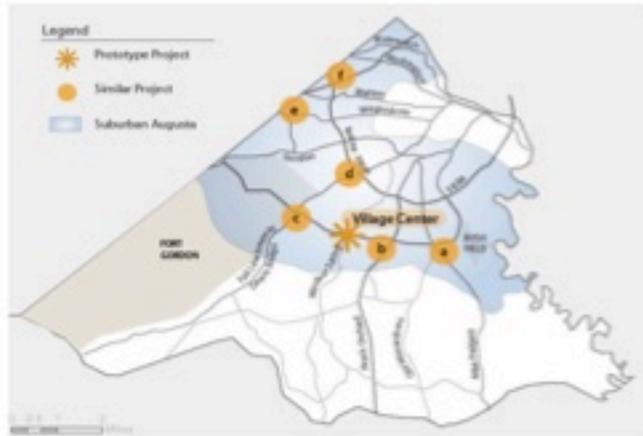


## Project 3

Town Center

Tobacco Road and Windsor Spring

# Prototype Projects

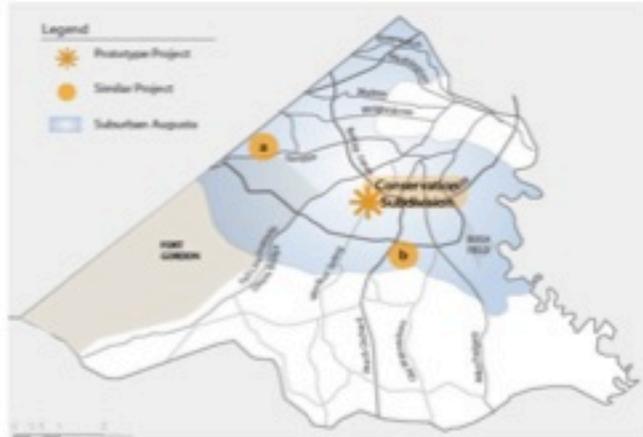


## Project 3

Town Center

Tobacco Road and Windsor Spring

# Prototype Projects



## Project 4 Conservation Subdivision at Butler Creek

# Prototype Projects

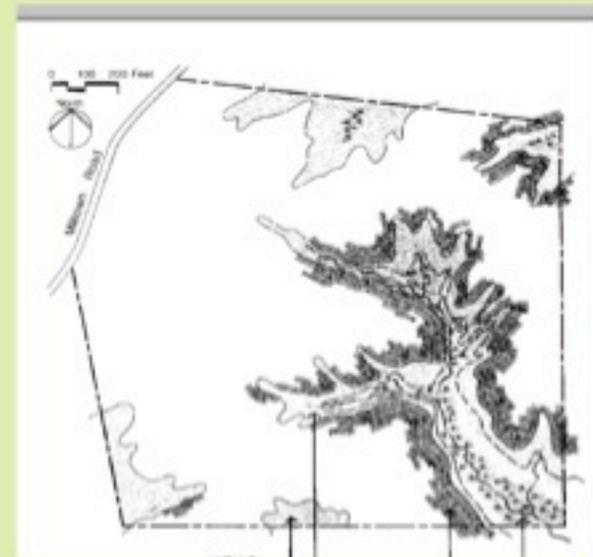
What is a Conservation Subdivision?



**Conventional  
subdivision**

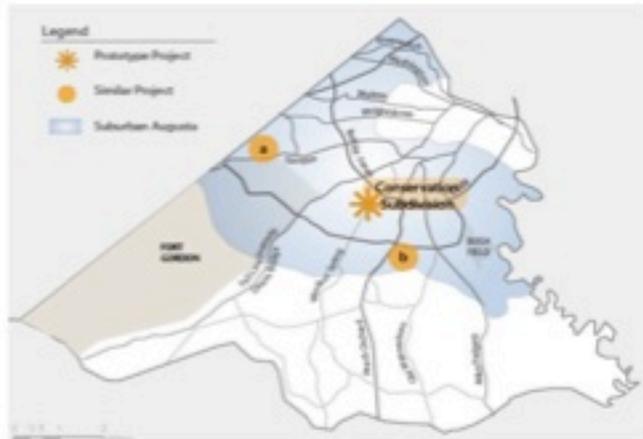


**Same number of  
units**



**Protects natural  
resources**

# Prototype Projects



**Project 4**  
Conservation  
Subdivision  
at Butler Creek

# Realizing the Garden City

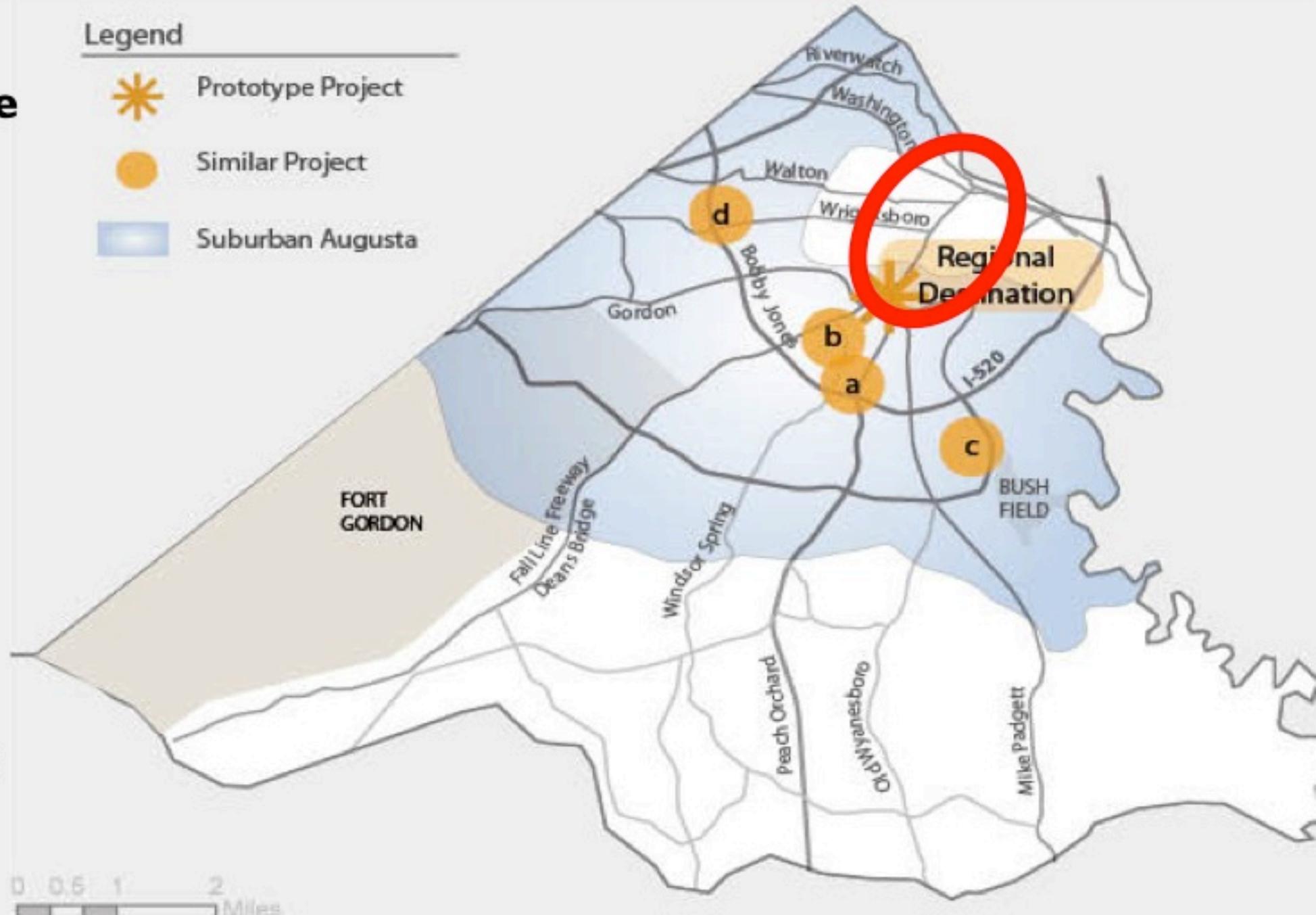
## Looking at the central growth spine

*Cluster retail at intersections for better business.*

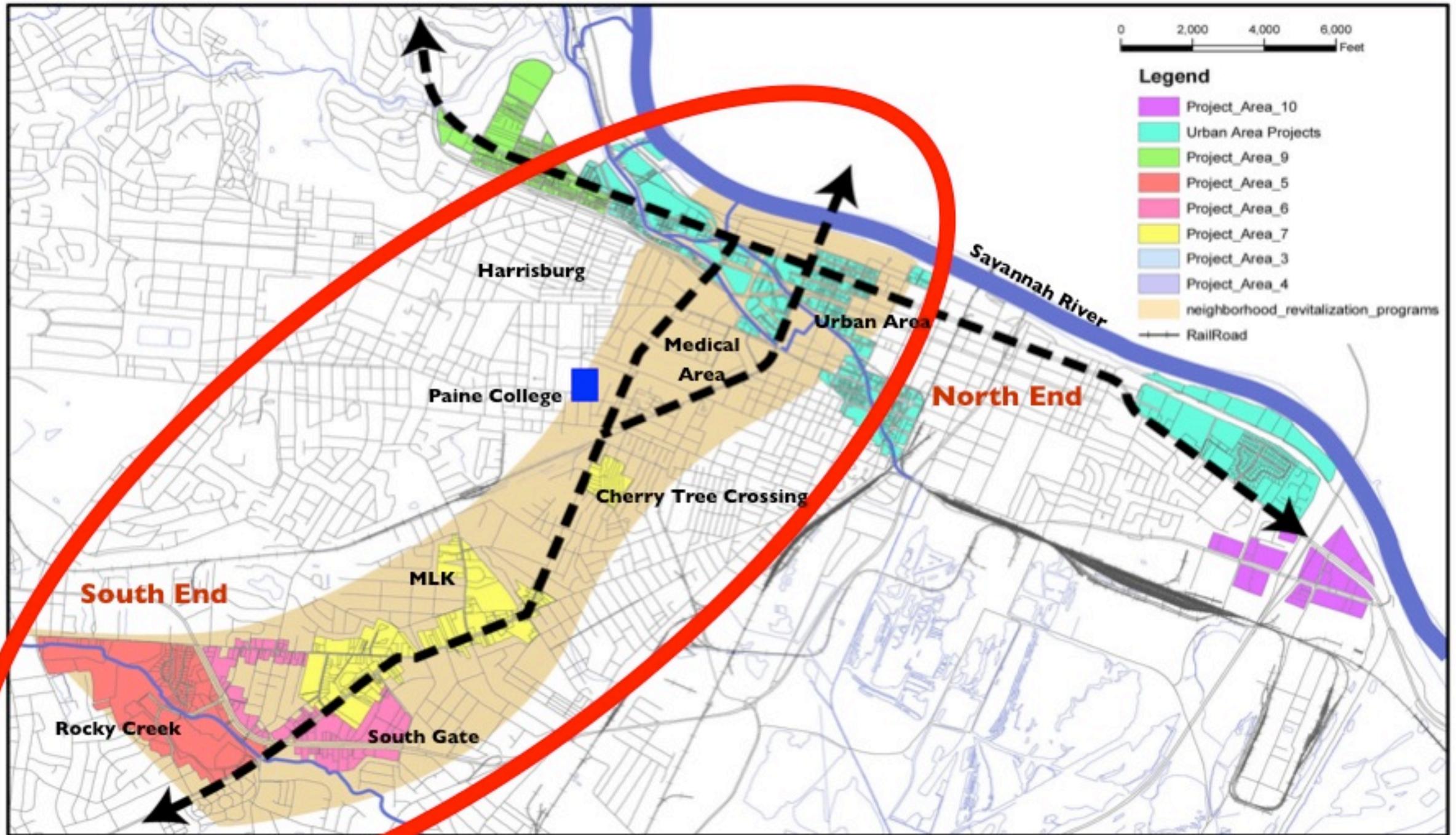
*Link to the downtown to support 20+ years of growth.*

### Legend

-  Prototype Project
-  Similar Project
-  Suburban Augusta



# Priority Development Corridor

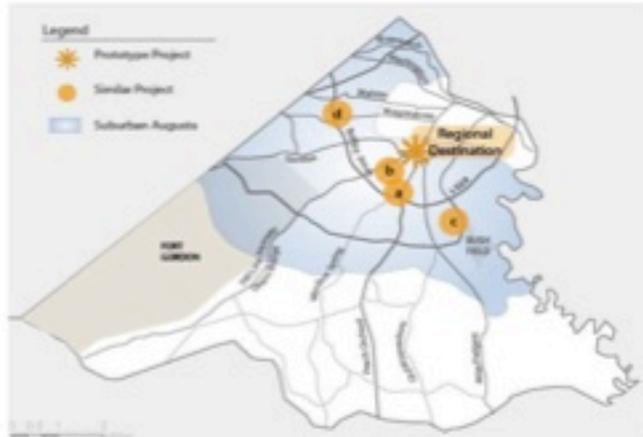


# Priority Development Corridor

## South End

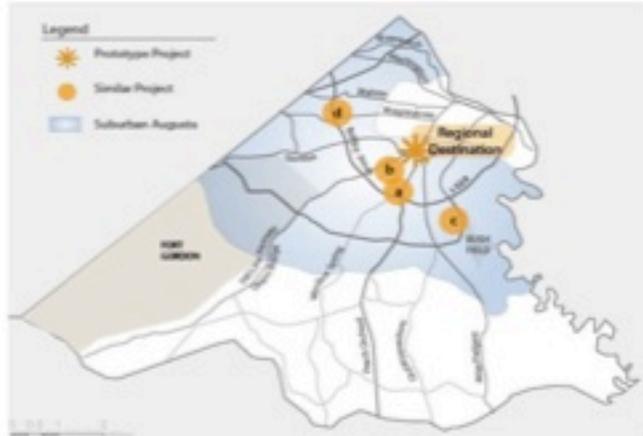


# Prototype Projects



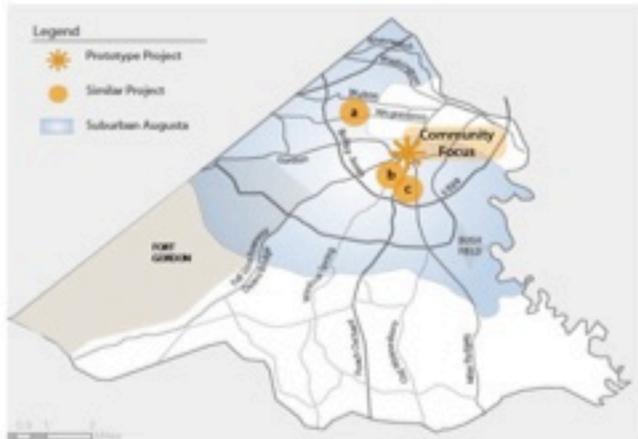
## Project 5 Mixed-Use Park at Rocky Creek

# Prototype Projects



## Project 5 Mixed-Use Park at Rocky Creek

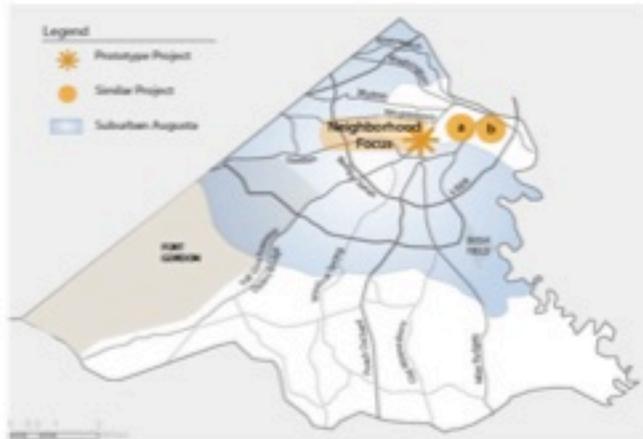
# Prototype Projects



## Project 6 Urban Village at South Gate

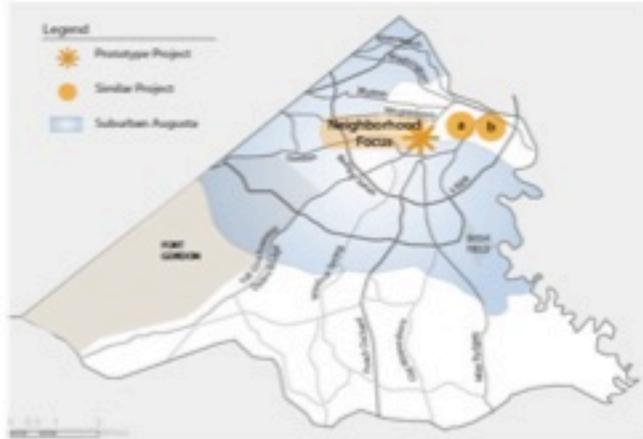


# Prototype Projects



## Project 7 Neighborhood Redevelopment at Martin Luther King

# Prototype Projects



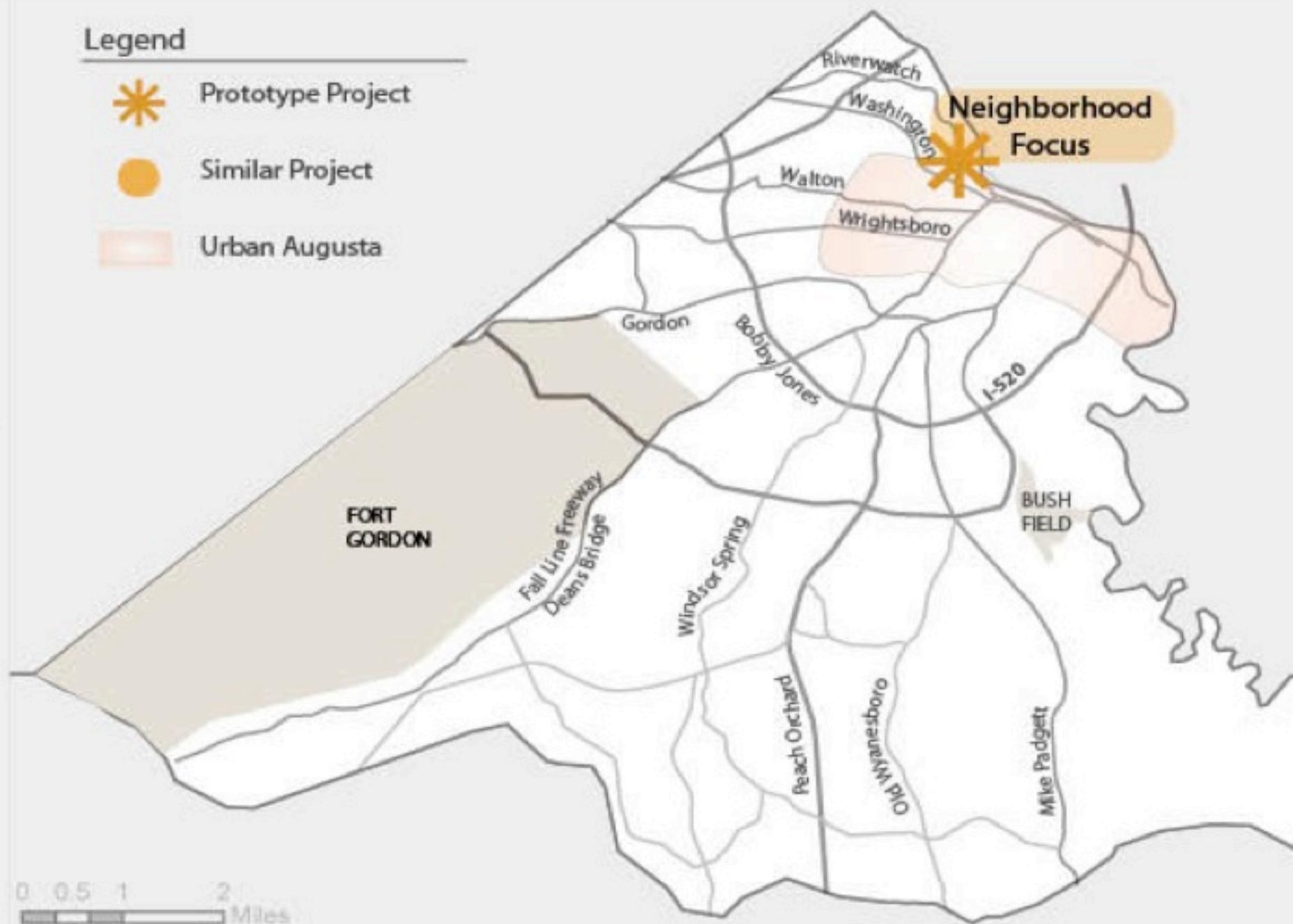
## Project 7 Neighborhood Redevelopment at Martin Luther King



# Realizing the Garden City

## Looking at Urban Augusta

*A concentration of arts, education, entertainment and hotels here will benefit the rest of Augusta by creating a regional identity.*



# Prototype Projects



## Project 9 Neighborhood Revitalization at Lake Olmstead



# Prototype Projects



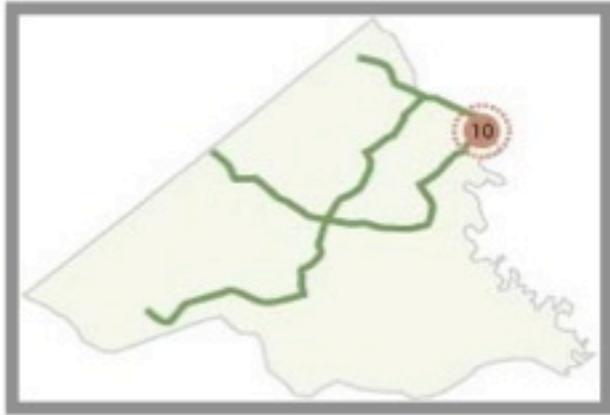
## Project 9 Neighborhood Revitalization at Lake Olmstead

# Prototype Projects



**Project 8:**  
Urban Area Plan  
Westobou Vision

# Prototype Projects



**Project 10:**  
Identity Gateways  
Sand Bar Ferry / I-520



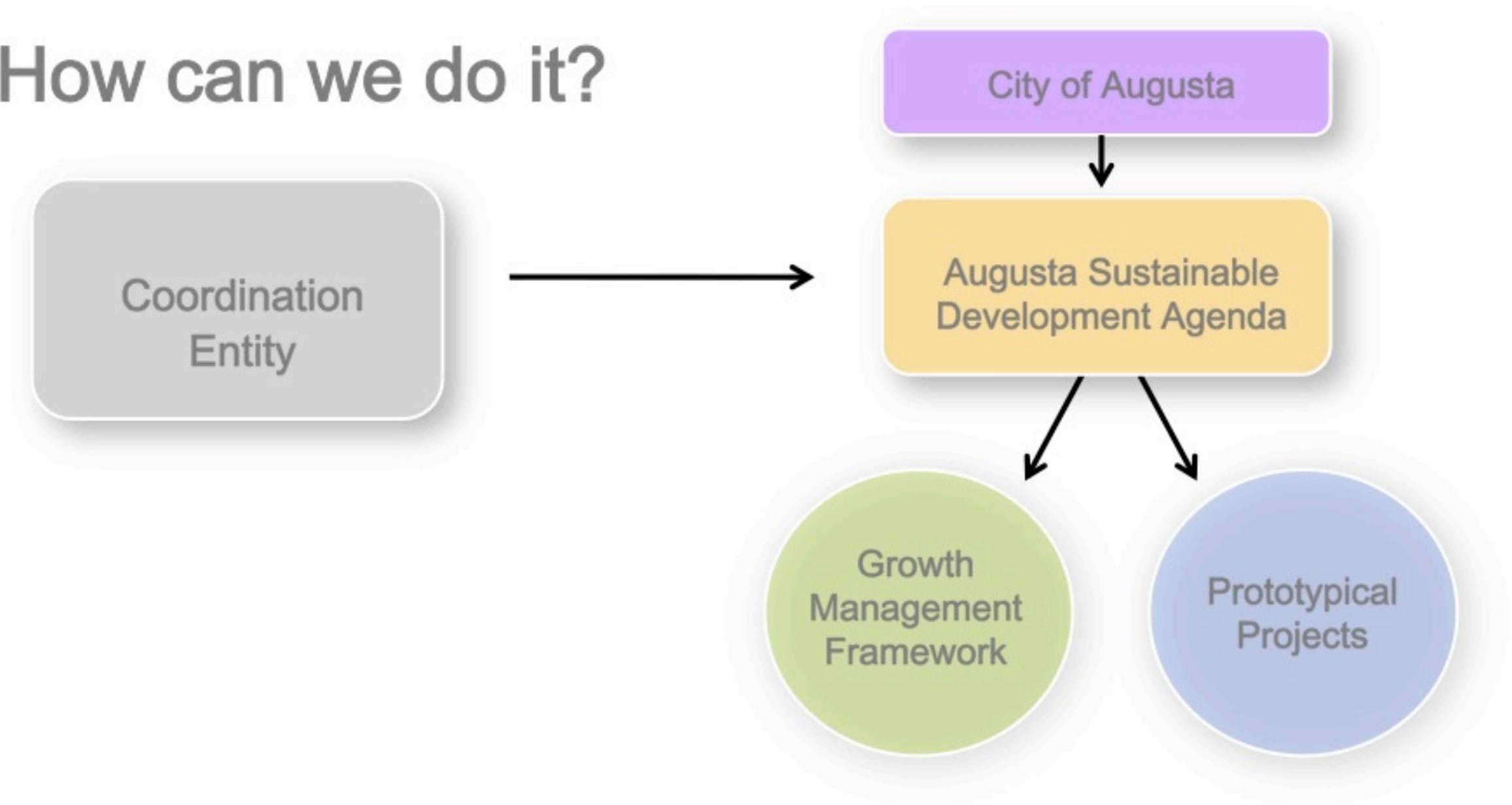
# Reframing Challenge into Opportunity

## What does this plan do?

- Puts **sustainability** at the heart of the City's agenda
- Enhances and preserves the **three parts of Augusta**
- **Realizes the Garden City**

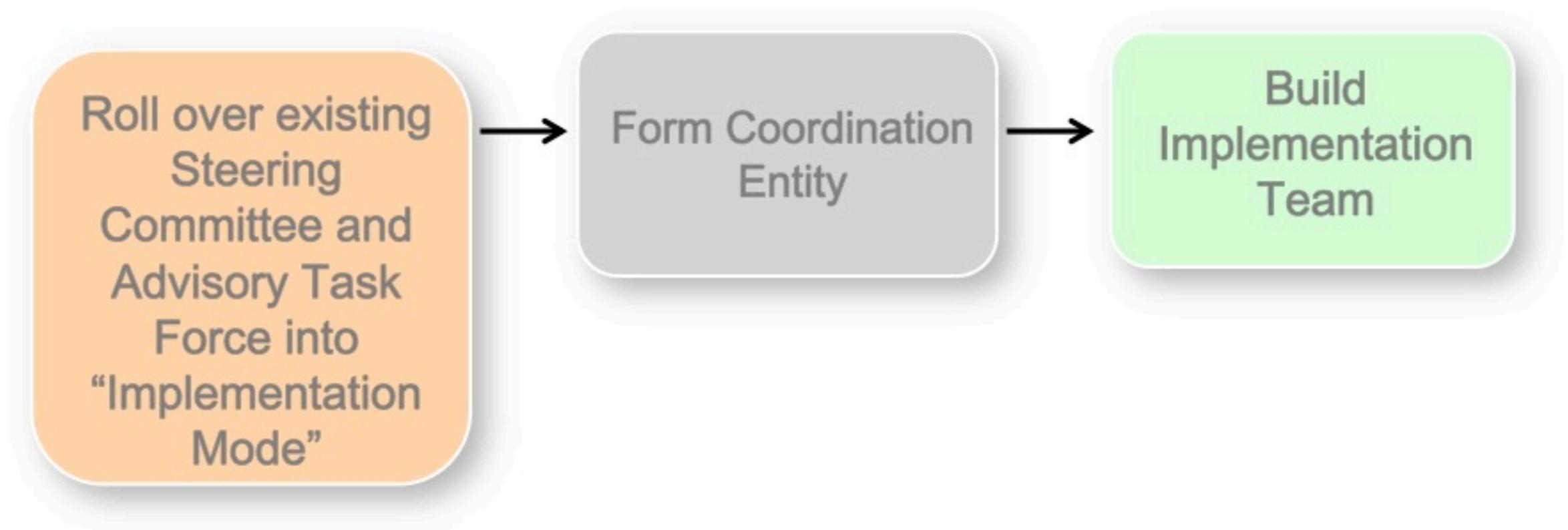
# Reframing Challenge into Opportunity

How can we do it?



# Reframing Challenge into Opportunity

**Next Steps: Approve this Agenda, then...**



**... Get cracking!**

# Reframing Challenge into Opportunity

## What would this entity do?

- Implements **early opportunities**
- Continually **refines** the Augusta Sustainable Development Agenda
- Coordinates **management of limited resources**

**...to improve quality of life in**

**Augusta.**

We can make  
***Augusta Green,***  
but we have to  
***Find the Champions!***