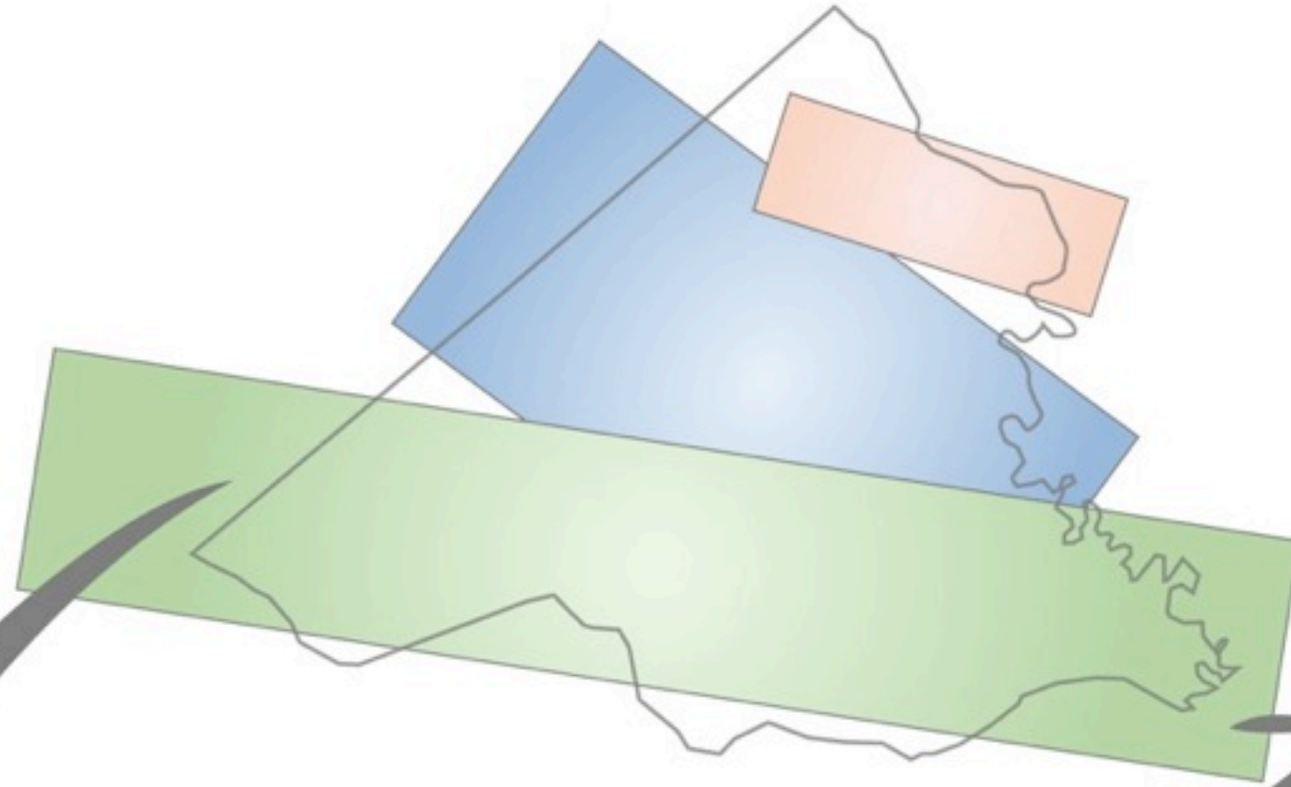


Augusta

"Realizing the Garden City"

shieldsDESIGN
Architecture
Planning
Urban Design

Team

ShieldsDESIGN LLC
John R. Shields, Principal-In-Charge
A. Rae Smith, Project Urban Designer

Cranston Engineering Group, P.C.
Tom Robertson, Transportation, Civil and Regulatory

F.M. Costantino Inc
Frank Costantino, Rendering

ICON Architecture, Inc.
Jonathan S. Lane, Organizational Consultant

The Woodhurst Partnership
Bob Woodhurst, Architect
Robert S. Woodhurst, Associate Architect

Urban Partners
James E. Hartling, Economic Consultant

with

City of Augusta
George Patty, Planning Commission Executive Director
Paul DeCamp, Planning Director

shieldsDESIGN Architecture Planning Urban Design

Augusta
"Realizing the Garden City"

Agenda

40 min: Presentation

30 min: Commissioner Comments

30 min: Open Discussion

Then, a wrap up.

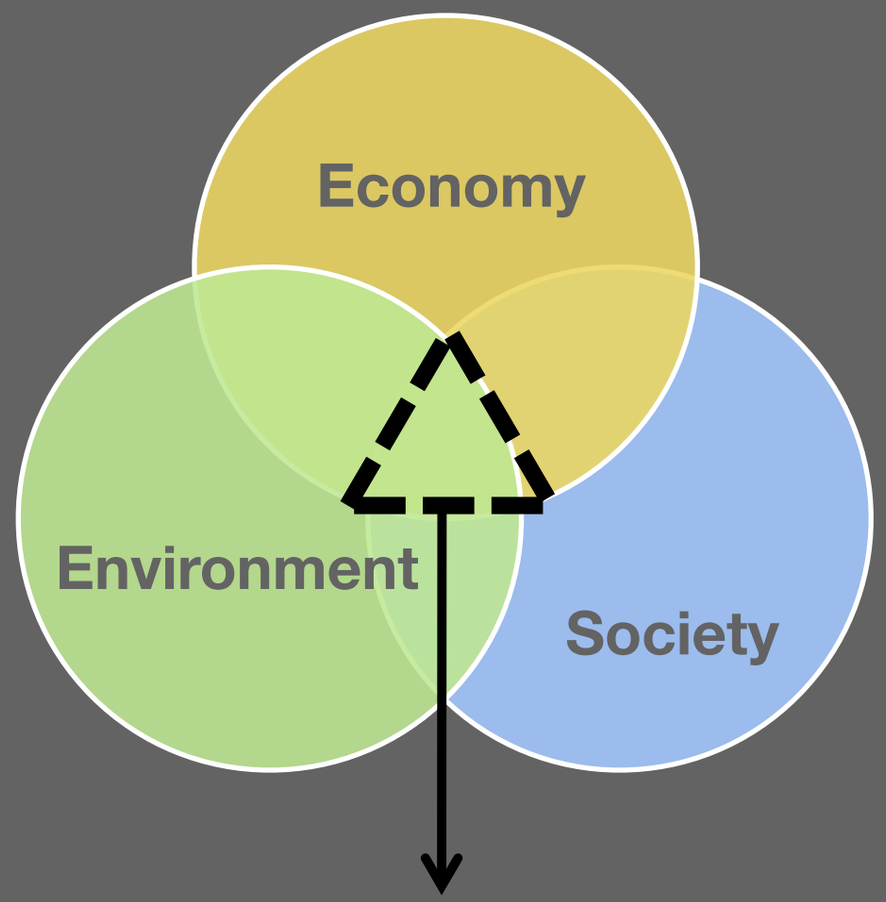
Why a “Sustainable” Approach?

Climate Change is real...

Resources are getting scarcer...

A Sustainable Development Agenda can make Augusta and its people healthier and wealthier...

With focused collaboration, we can “Realize the Garden City”



Sustainable Development

Planning is about people

It starts with a Vision

Recent planning efforts set the direction

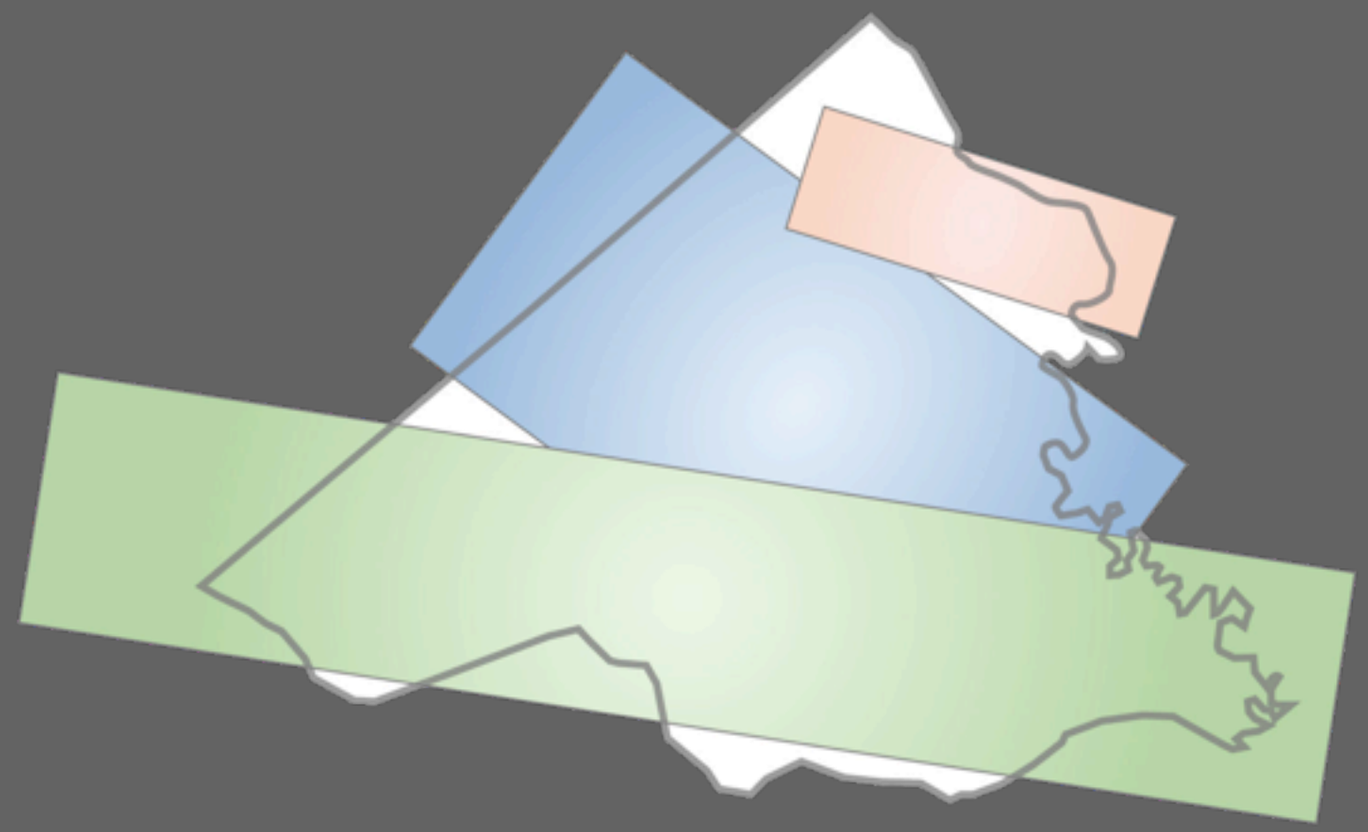
The goal is a unified City, "One Augusta", building on the resources

A City of Three Worthy Parts...

Urban

Suburban

Rural



Together, they

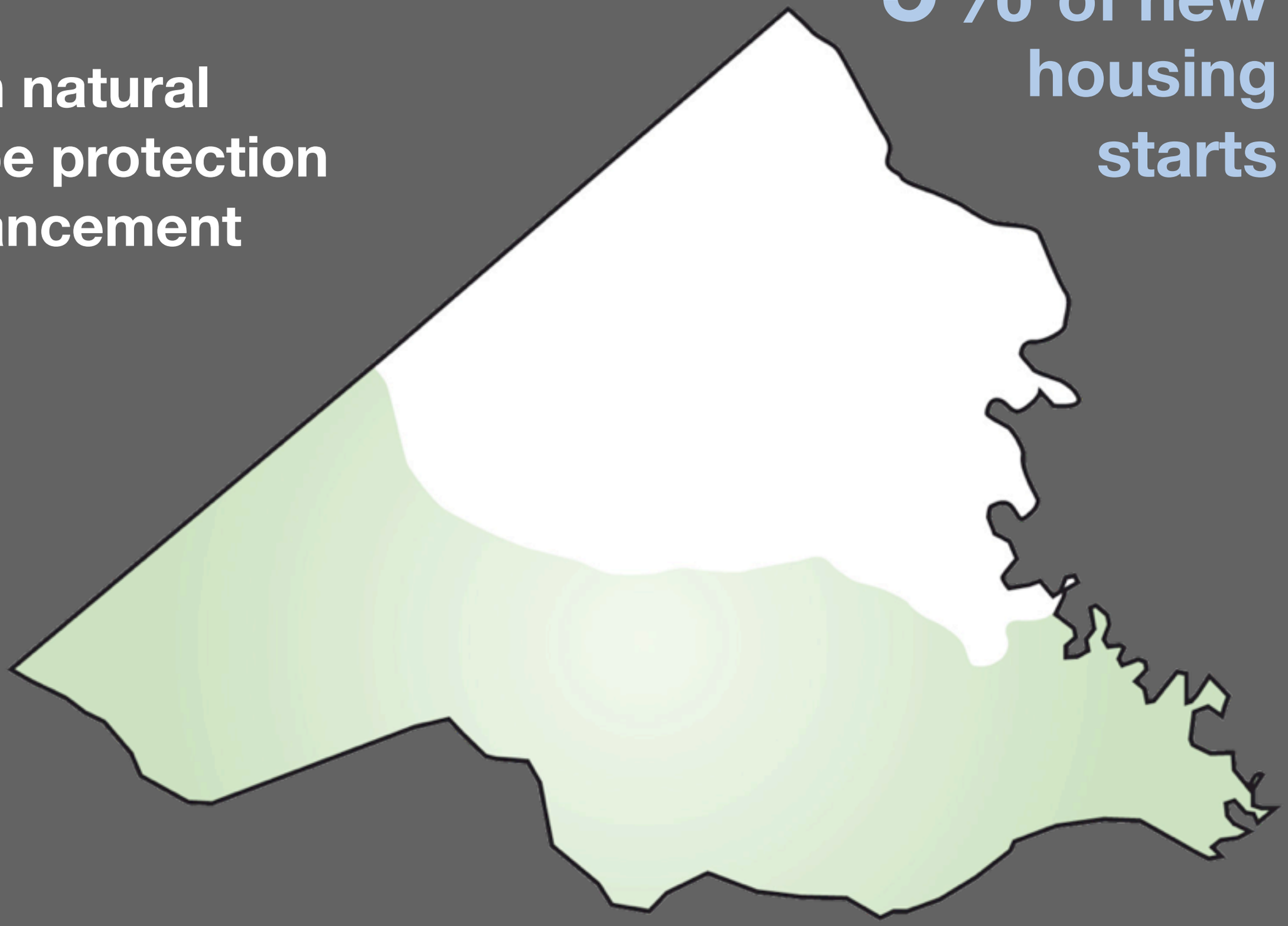
“Realize the Garden City”

In Rural Augusta...

Growth Target:

5% of new housing starts

Focus on natural landscape protection and enhancement



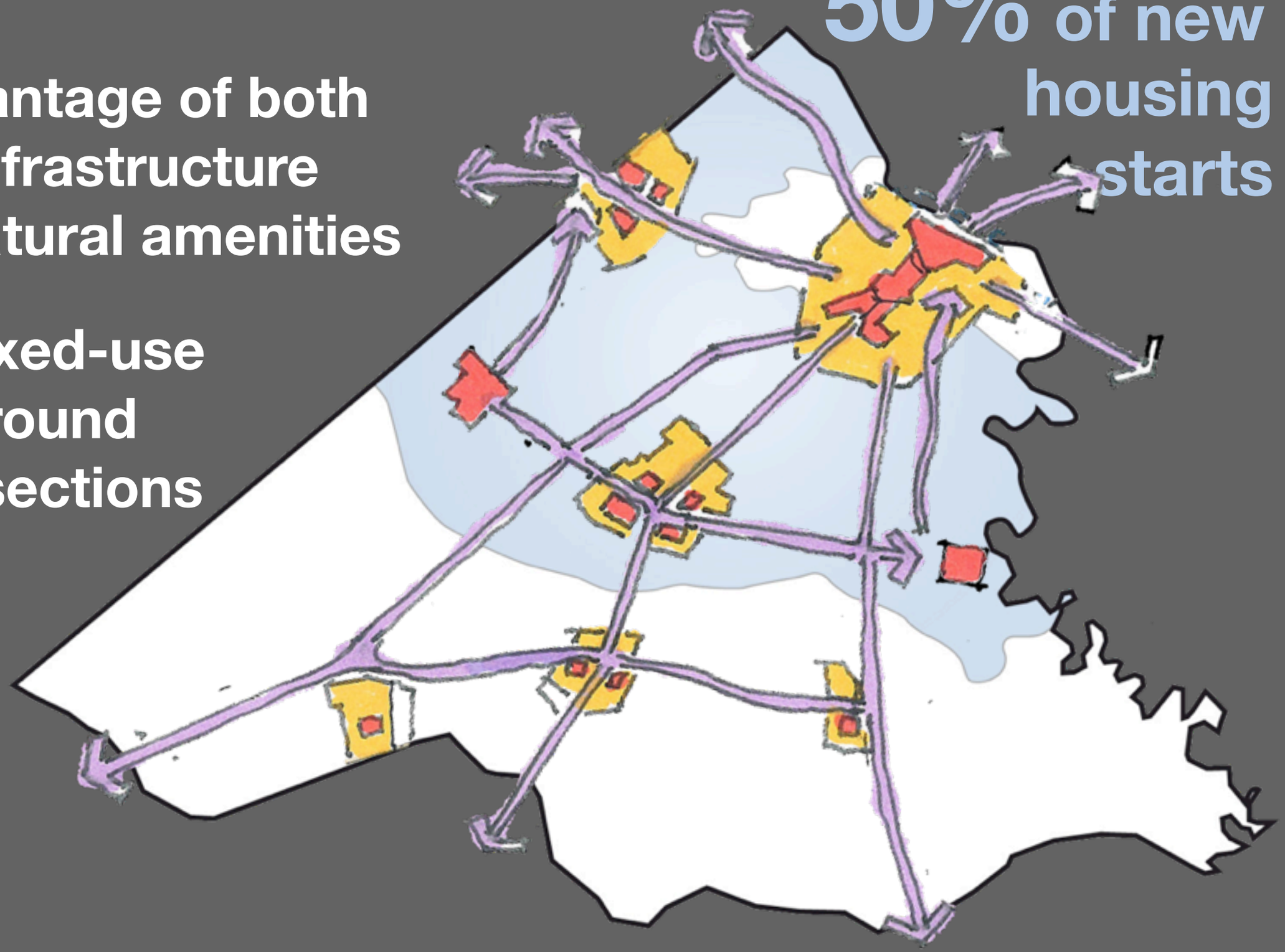
In Suburban Augusta...

Growth Target:

50% of new housing starts

Take advantage of both its built infrastructure and its natural amenities

Focus mixed-use growth around key intersections



In Urban Augusta...

Growth Target:

45% of new housing starts

Grow businesses and develop lively in-town housing

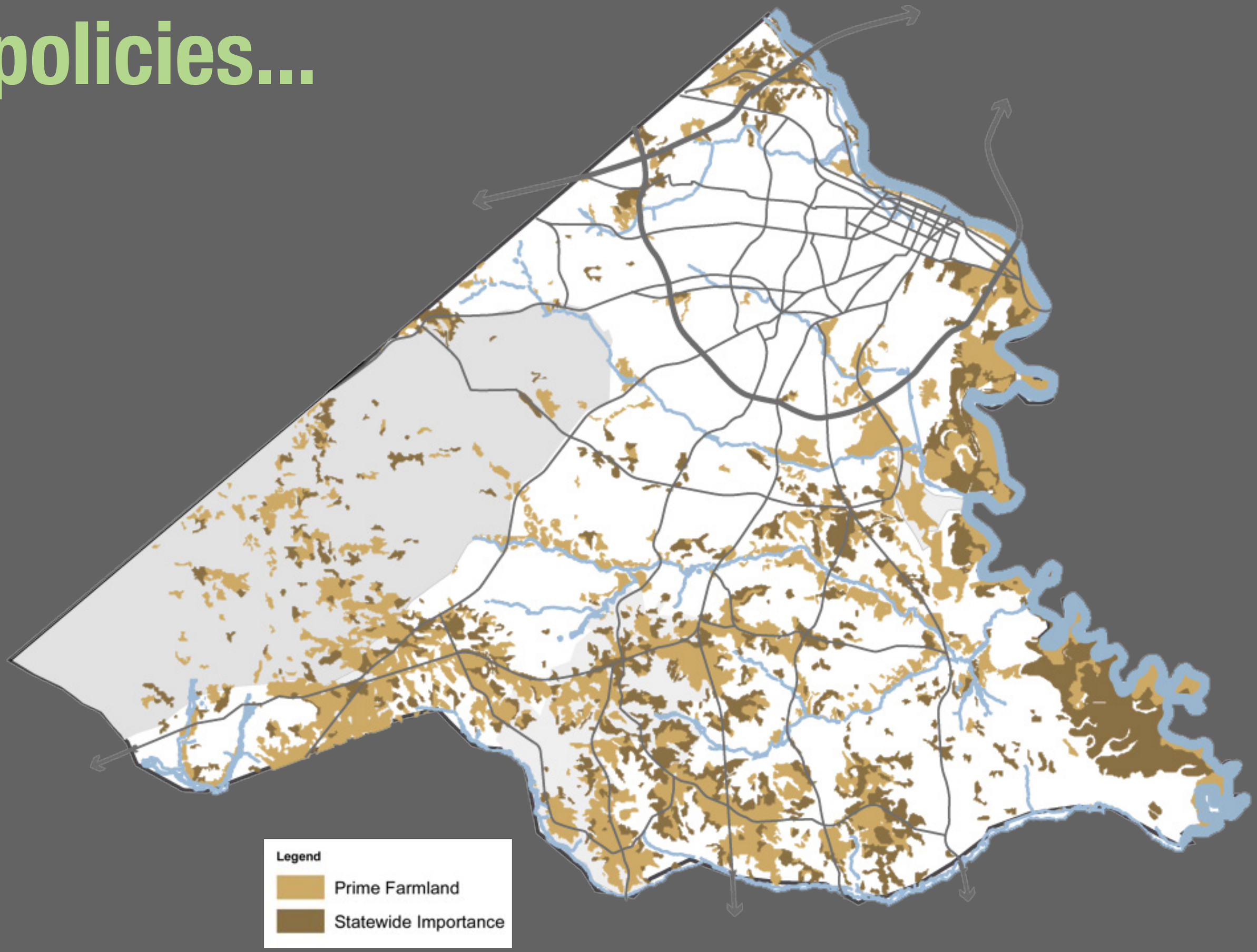
Expand cultural and civic centers to serve the region

This Agenda has three components...

corridor projects...

development projects...

policies...



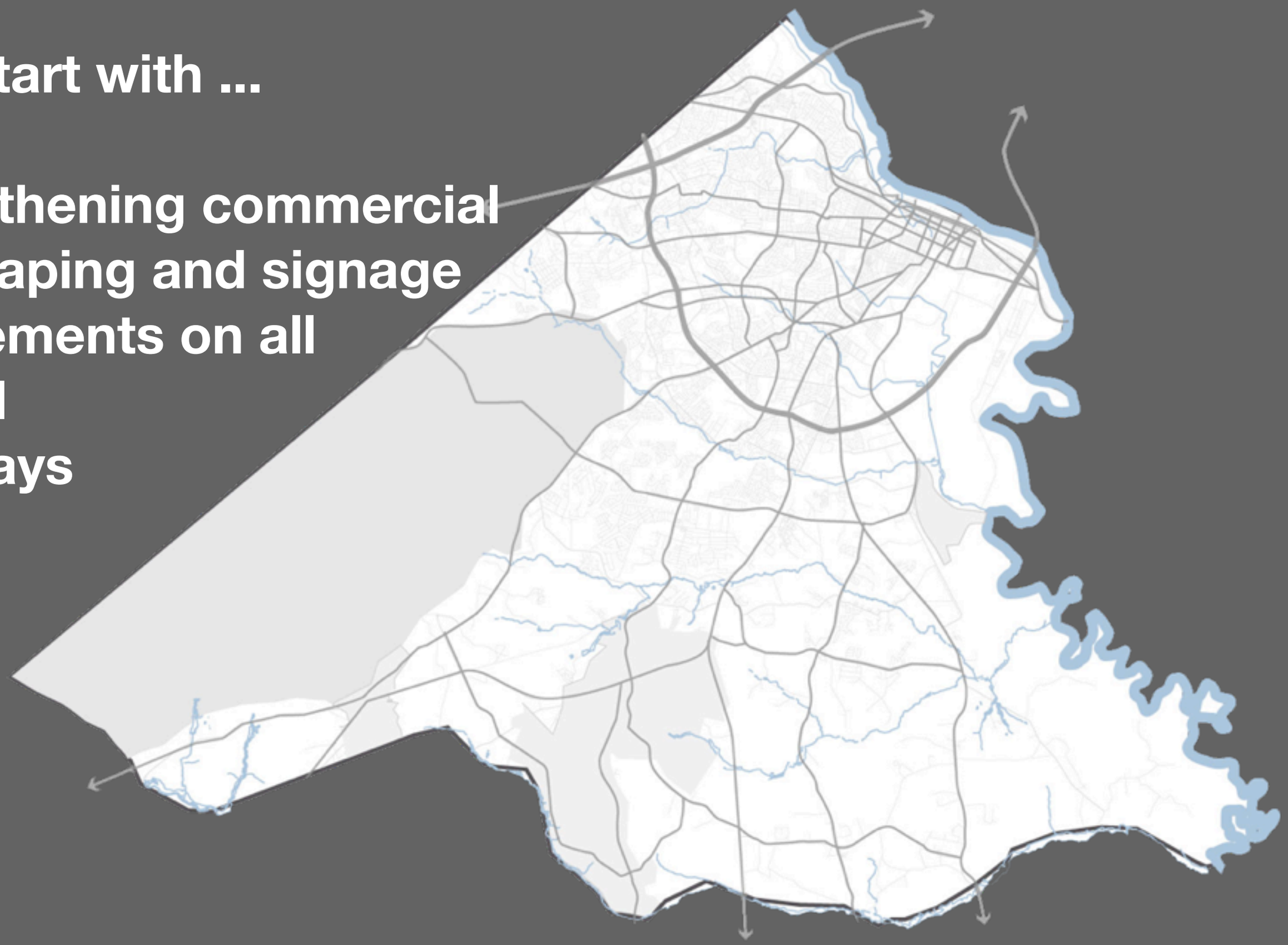
Augusta has historically called itself, “The Garden City”

Augusta has historically called itself, “The Garden City”

Roadway Beautification

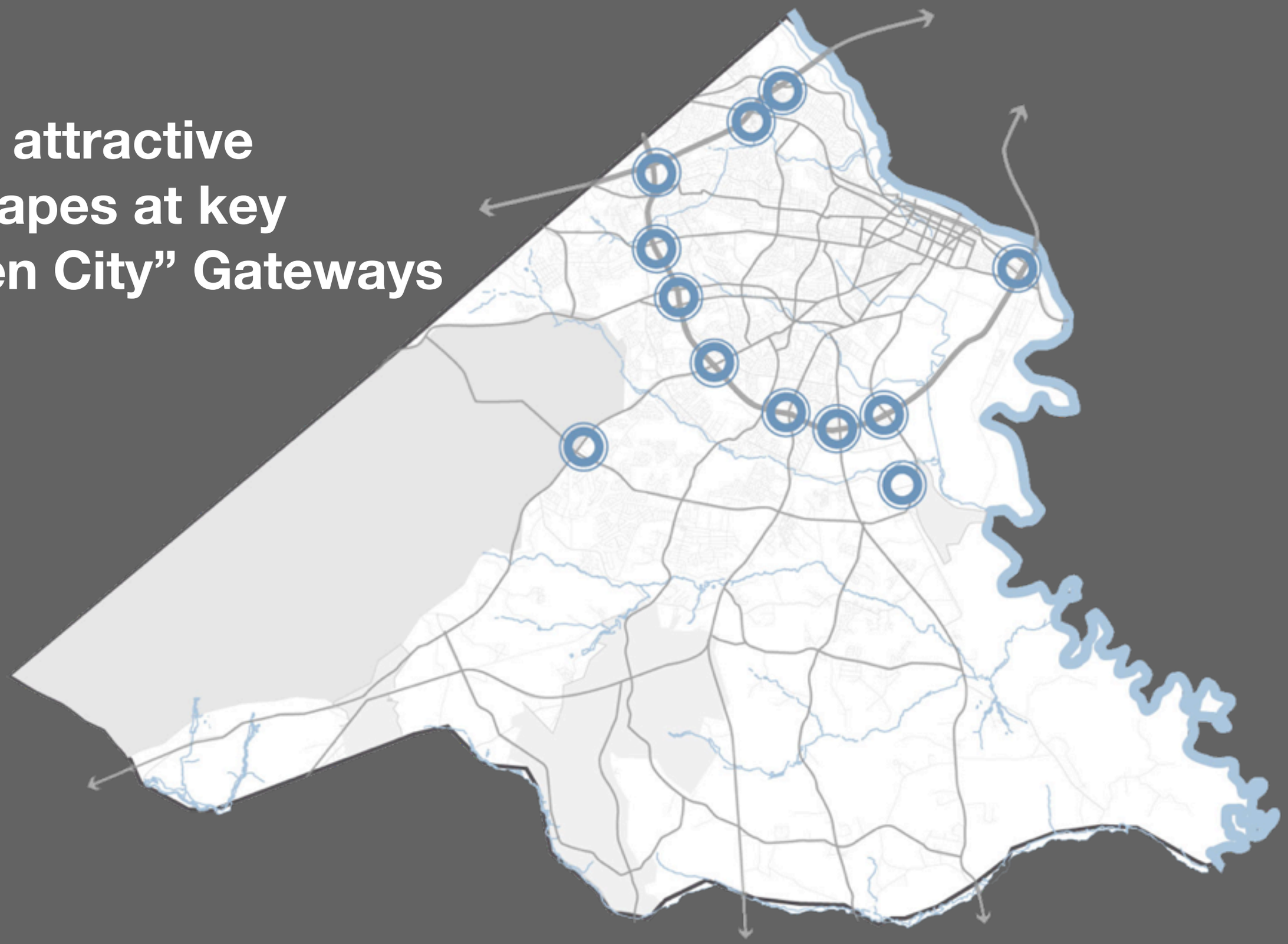
Let's start with ...

Strengthening commercial landscaping and signage requirements on all arterial roadways



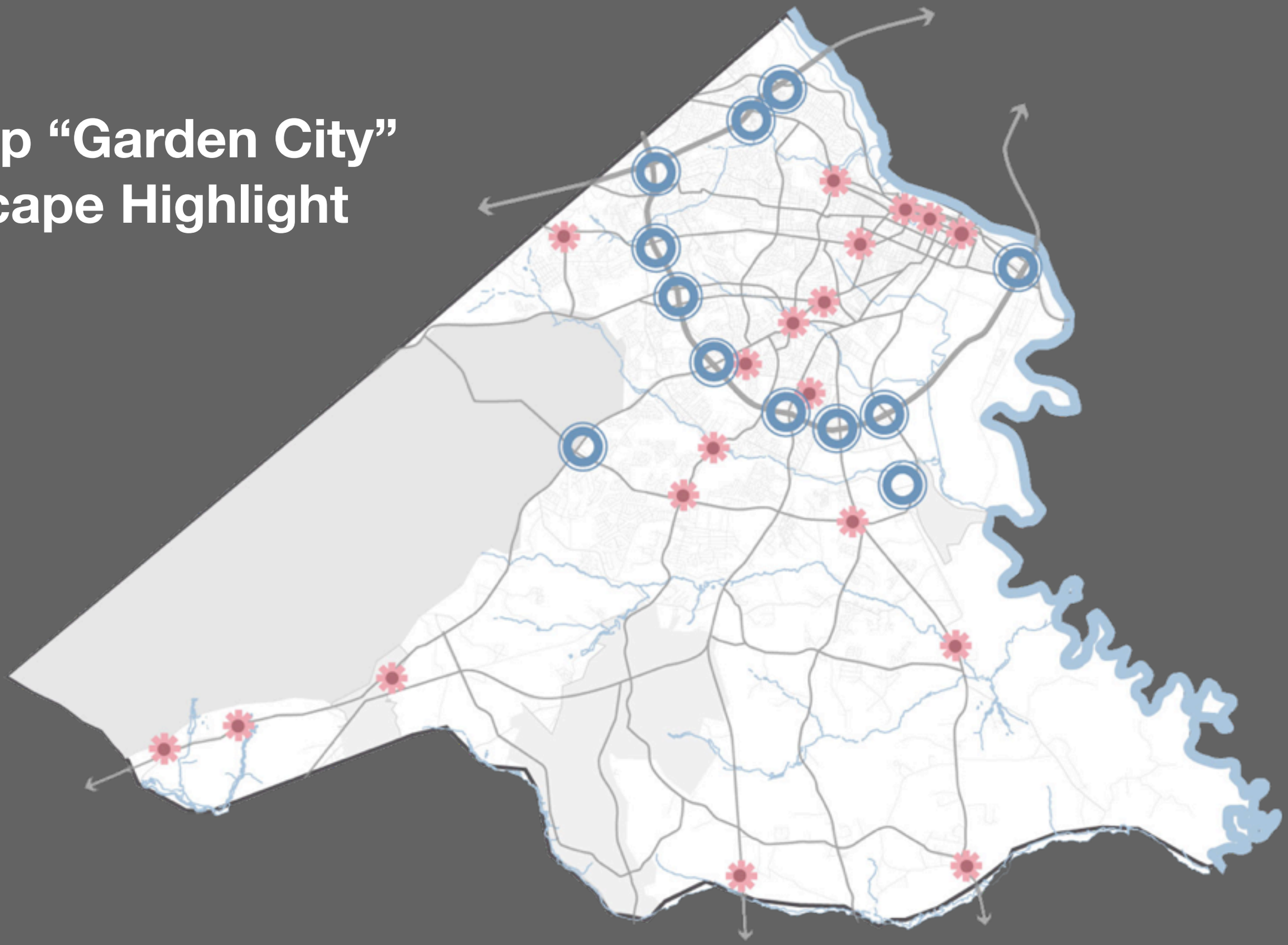
Roadway Beautification

Create attractive landscapes at key "Garden City" Gateways



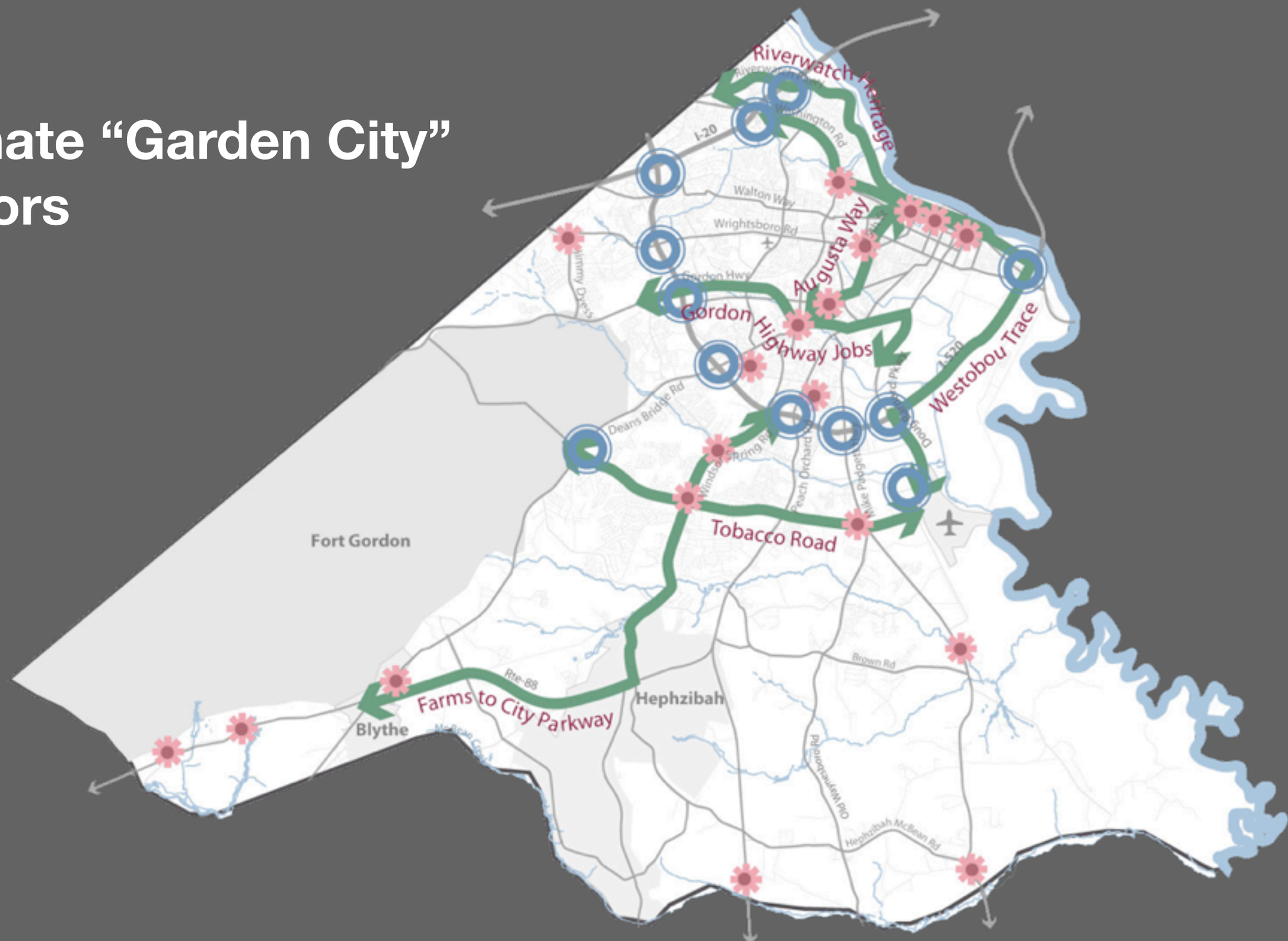
Roadway Beautification

Develop “Garden City” Landscape Highlight Areas

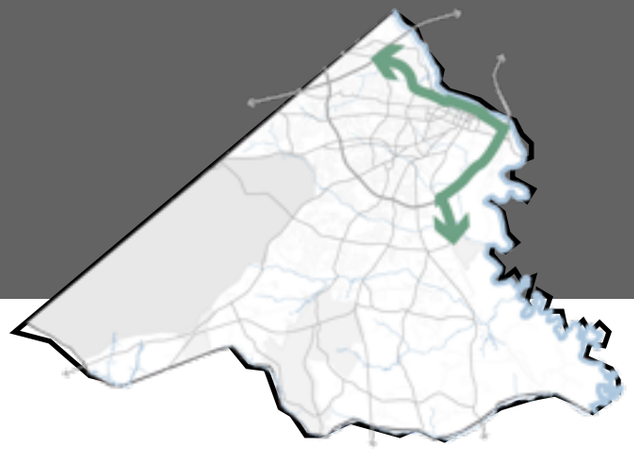


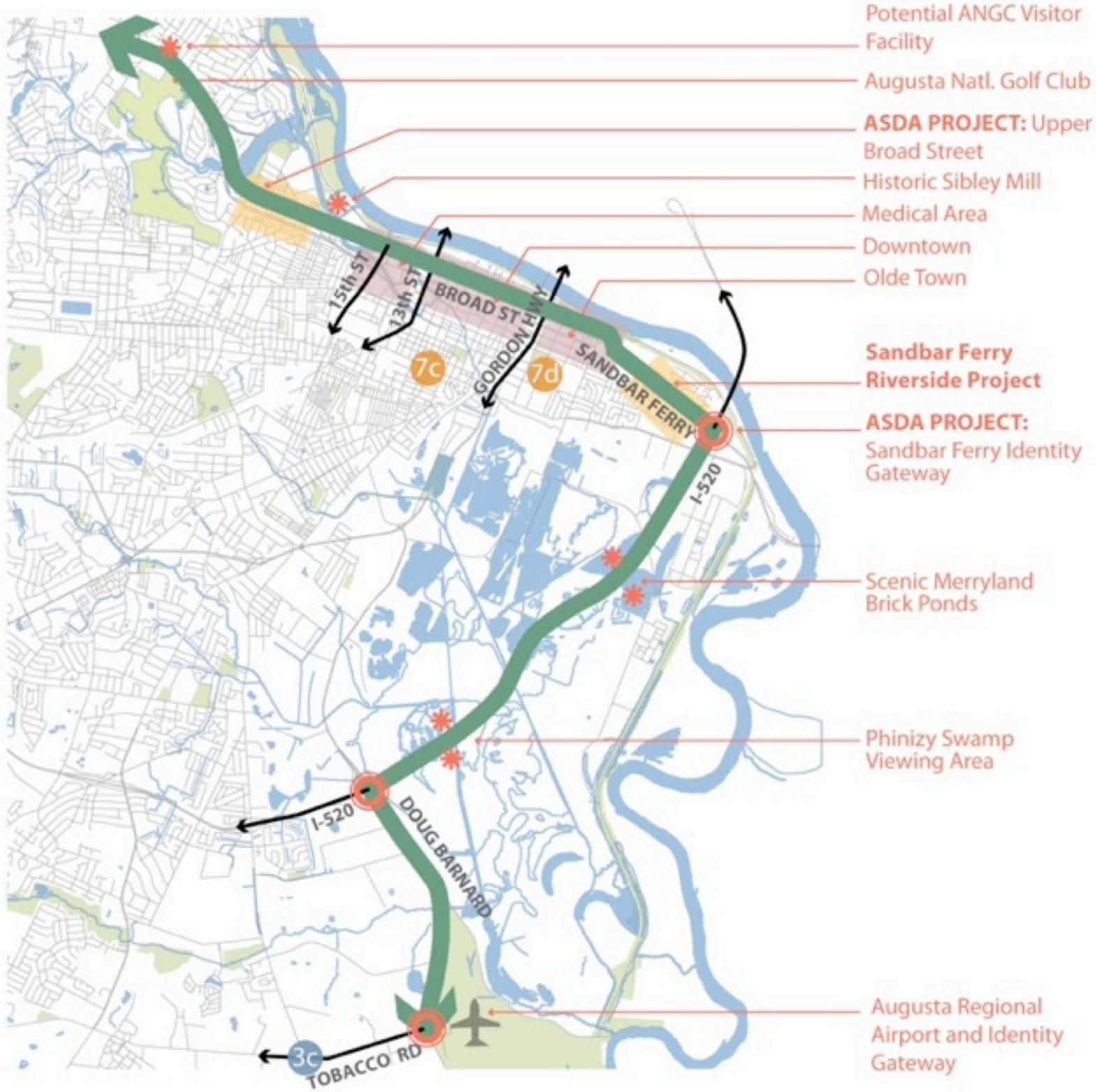
Roadway Beautification

Designate “Garden City” Corridors

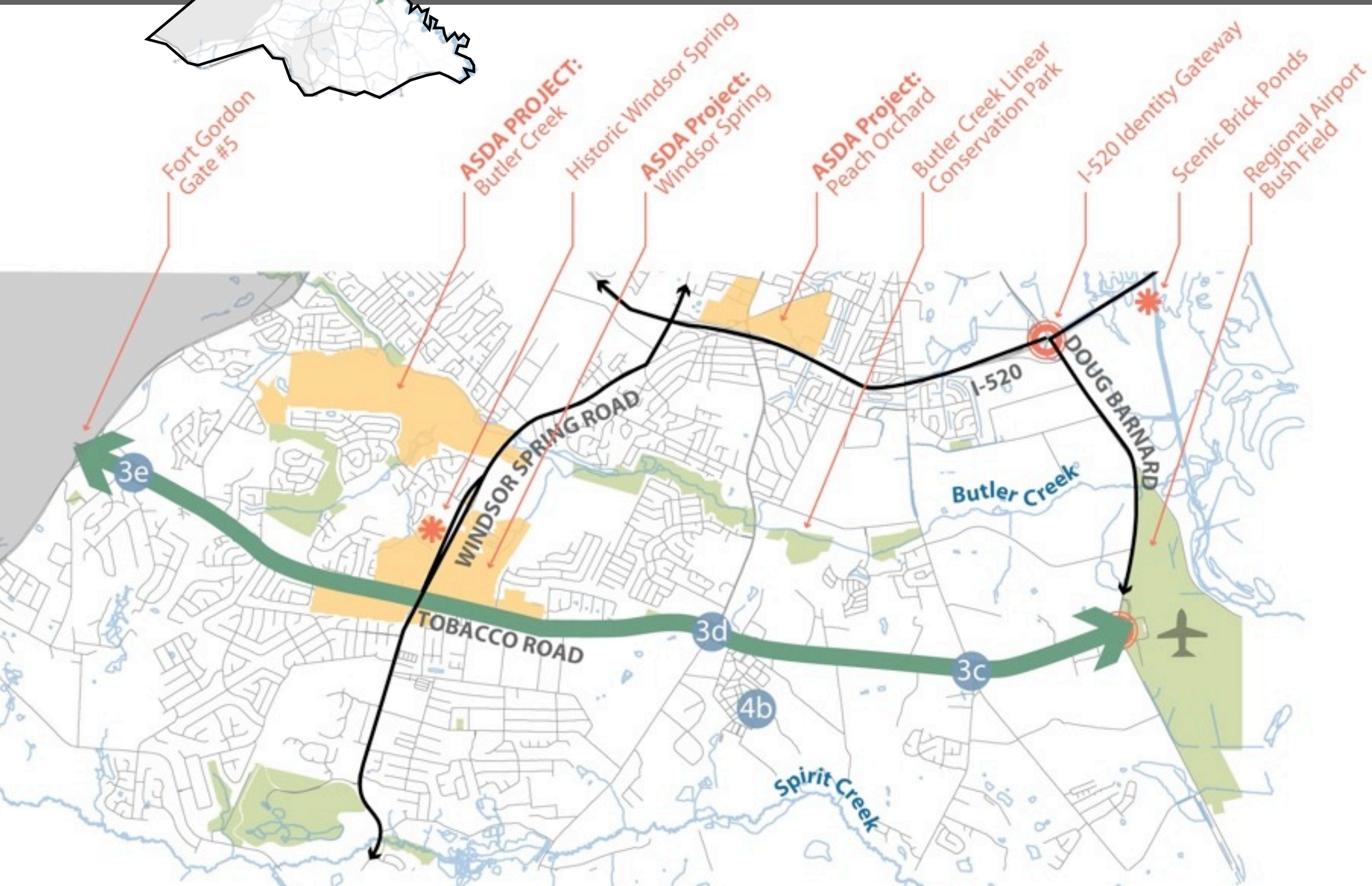


Westobou Trace

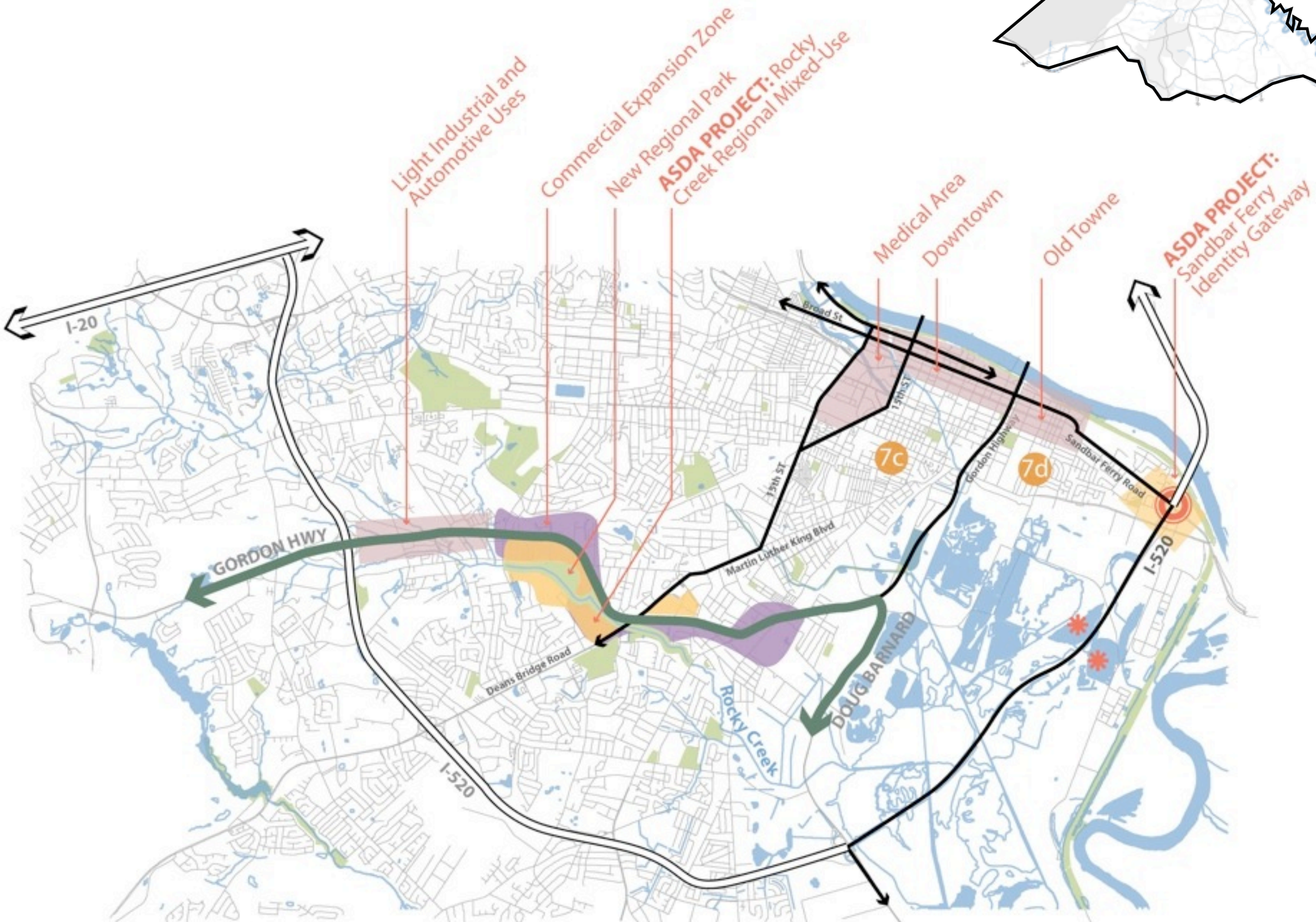




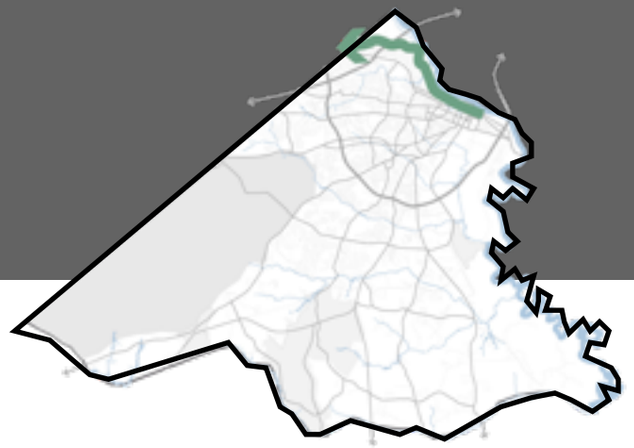
Tobacco Road

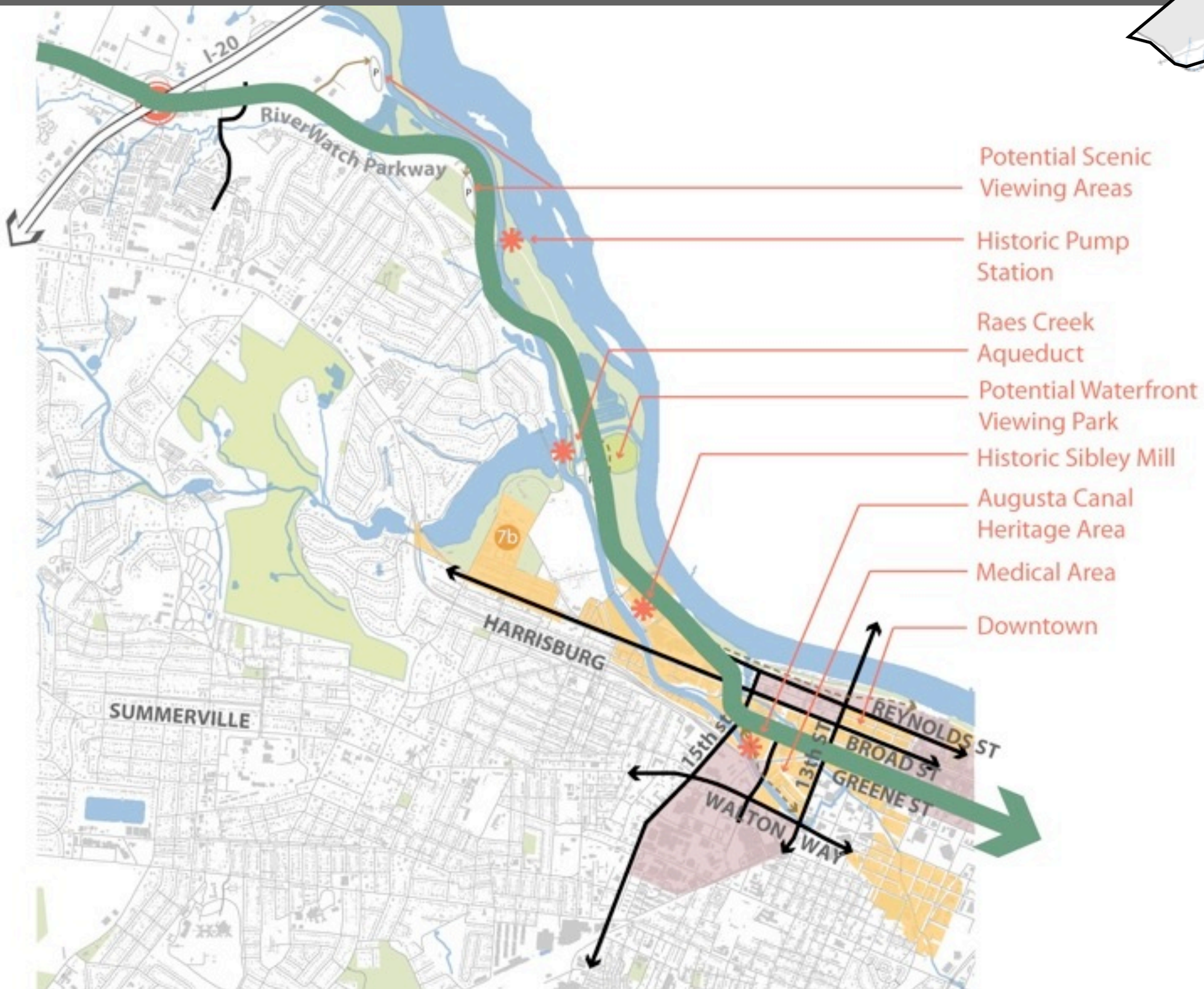


Gordon Hwy Jobs Corridor

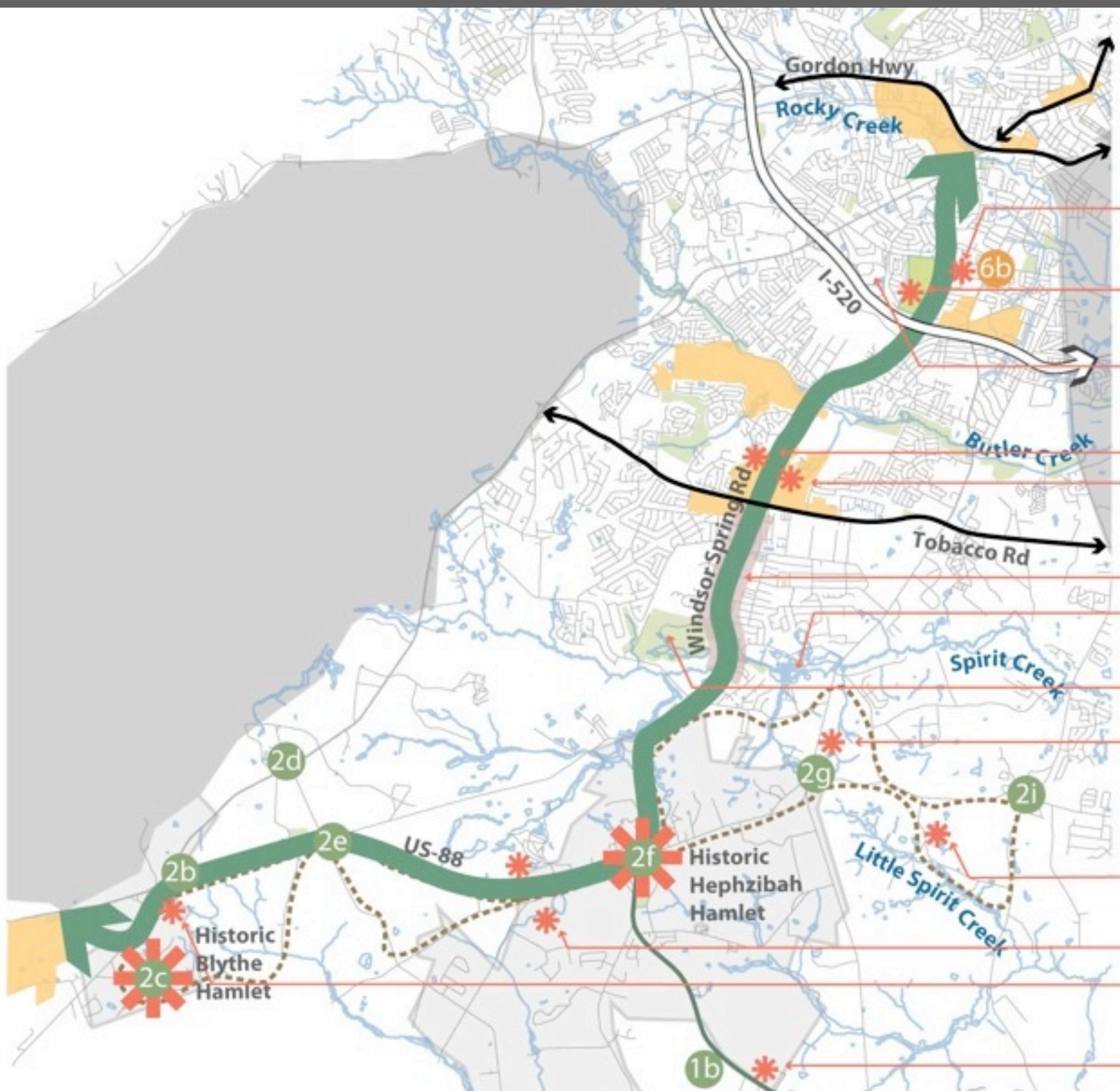


Riverwatch Parkway





Farms to City Trail



William Schley Family Cemetery

Jessamine Hill Endangered Historic Plantation Home

Augusta Tech

Historic Windsor Spring

Windsor Manor

Existing Road Improvements

Richmond Factory Pond

Diamond Lakes Park

Historic First Ebenezer Baptist Church

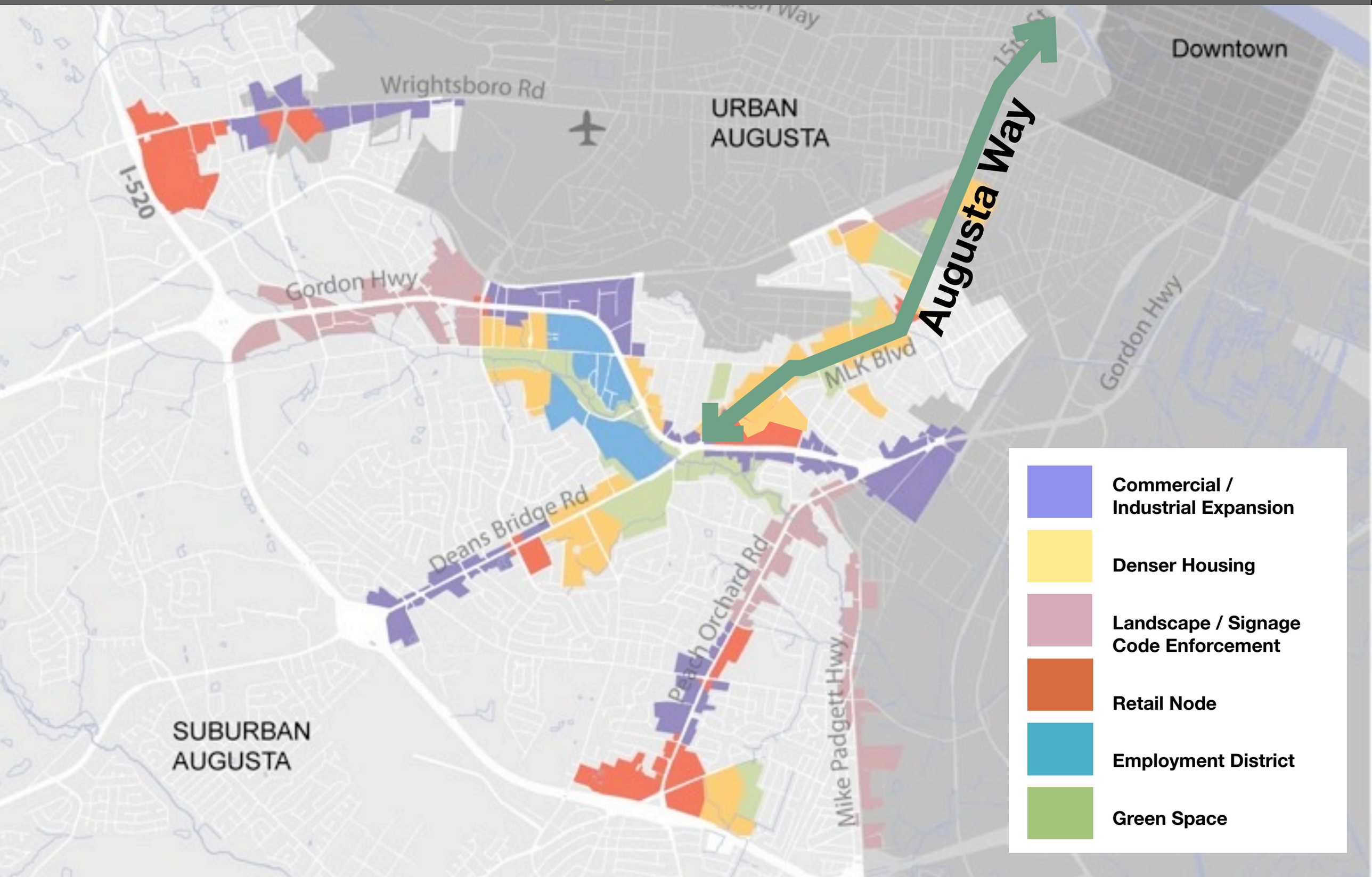
Historic Liberty Methodist Church

Scenic Farms

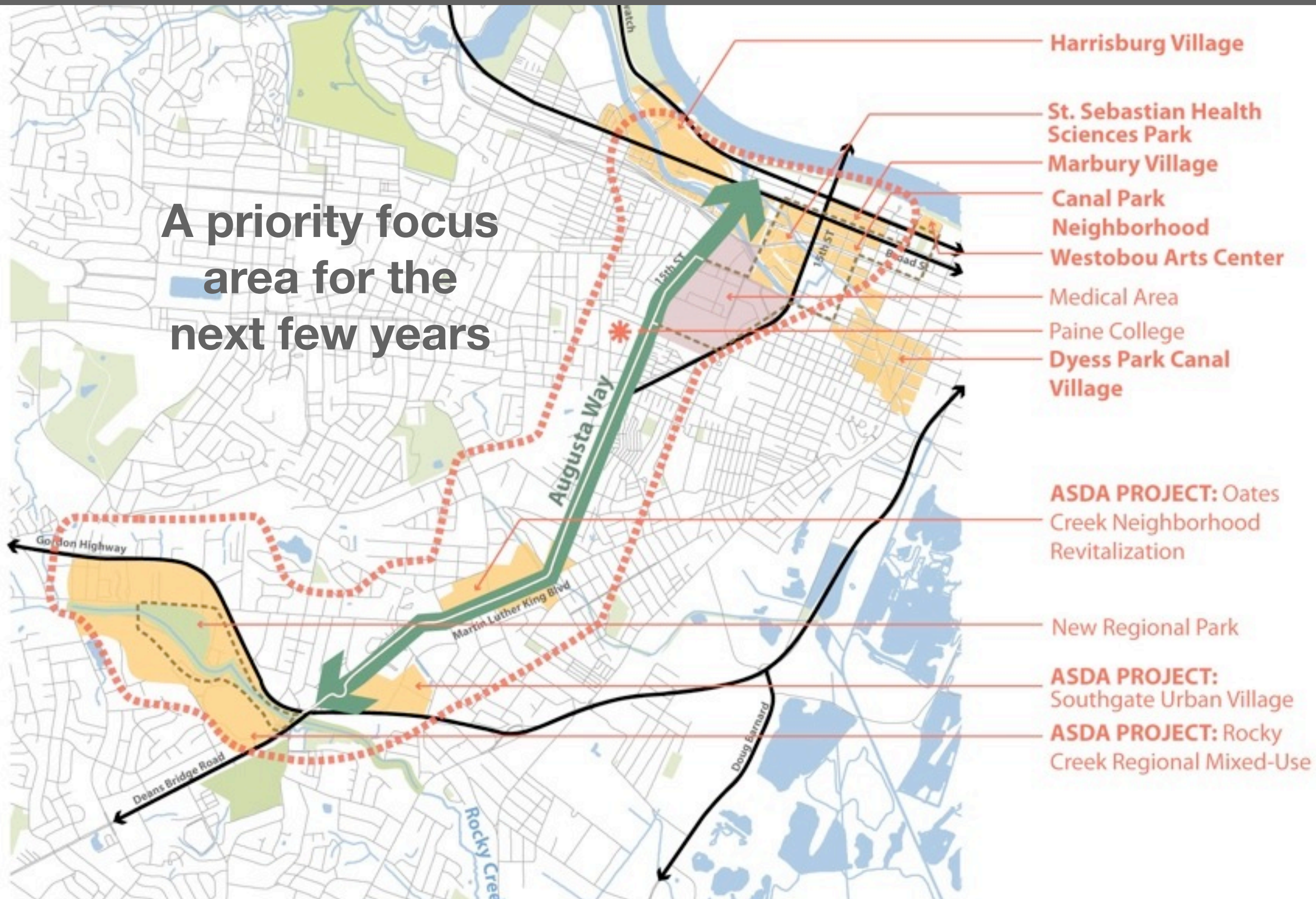
Orchards

Orchards

Arterial Roadways inside I-520



“Augusta Way”


A priority focus area for the next few years
Harrisburg Village
St. Sebastian Health Sciences Park
Marbury Village
Canal Park Neighborhood
Westobou Arts Center
Medical Area
Paine College
Dyess Park Canal Village
ASDA PROJECT: Oates Creek Neighborhood Revitalization
New Regional Park
ASDA PROJECT: Southgate Urban Village
ASDA PROJECT: Rocky Creek Regional Mixed-Use
Augusta Way
15th ST
Broad St
Gordon Highway
Martin Luther King Blvd
Deant Bridge Road
Doug Barnard
Rocky Creek

Tour of “Augusta Way” Today

Tour of “Augusta Way” Today

Tour of “Augusta Way” Today

Tour of “Augusta Way” Today

Tour of “Augusta Way” Today

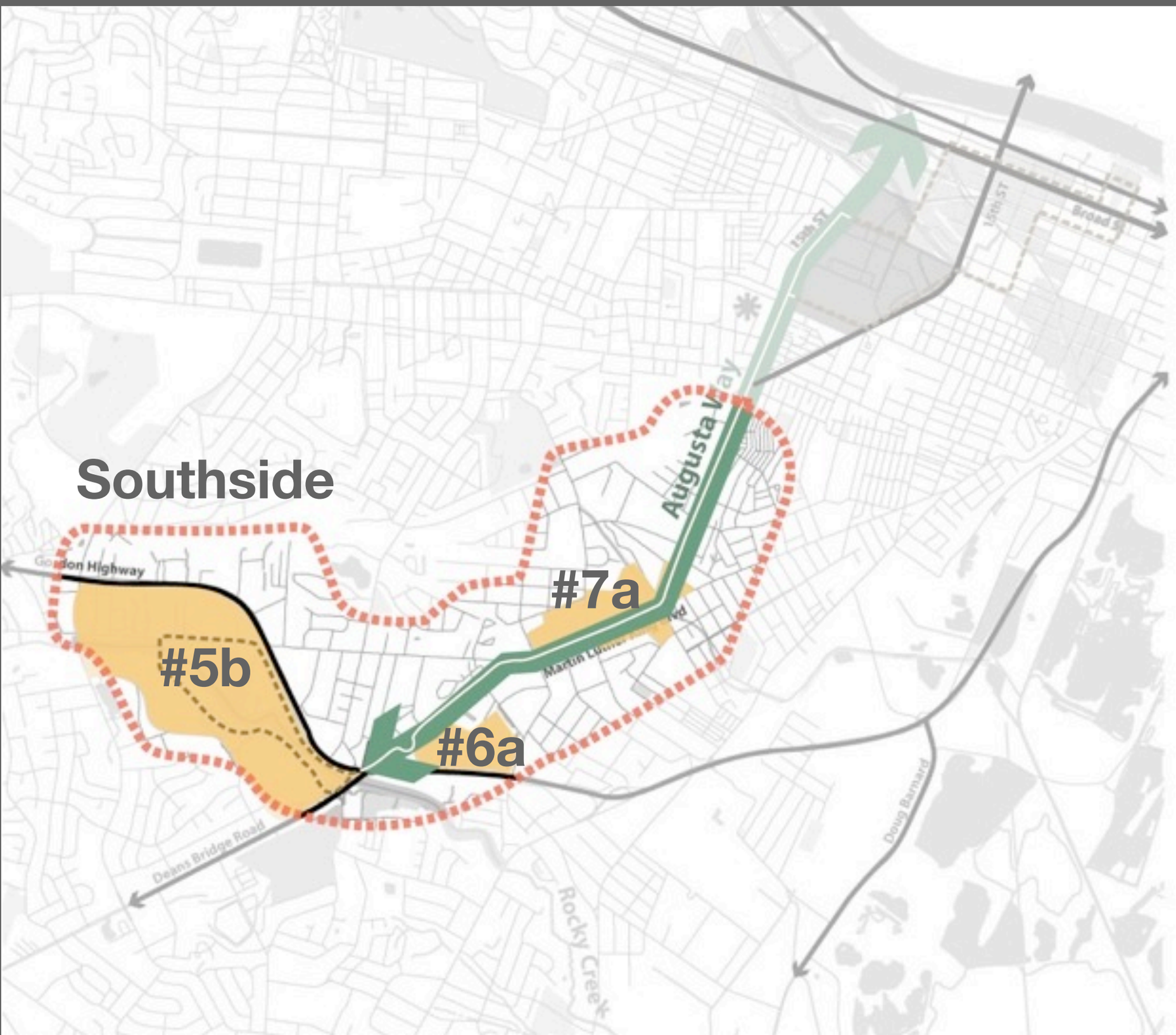
Tour of “Augusta Way” Today

Tour of “Augusta Way” Today

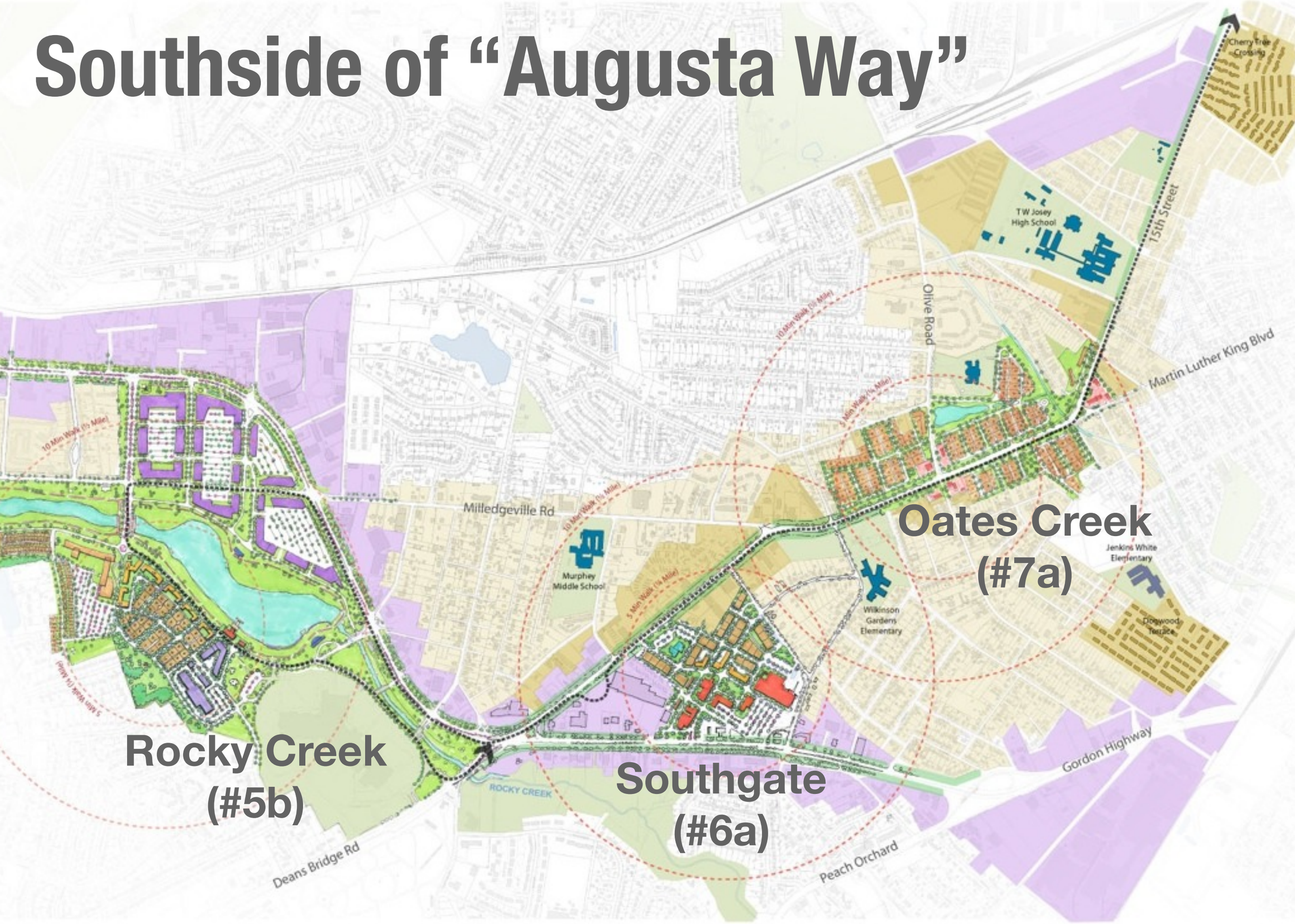
Tour of “Augusta Way” Today

Tour of “Augusta Way” Today

Southside of “Augusta Way”



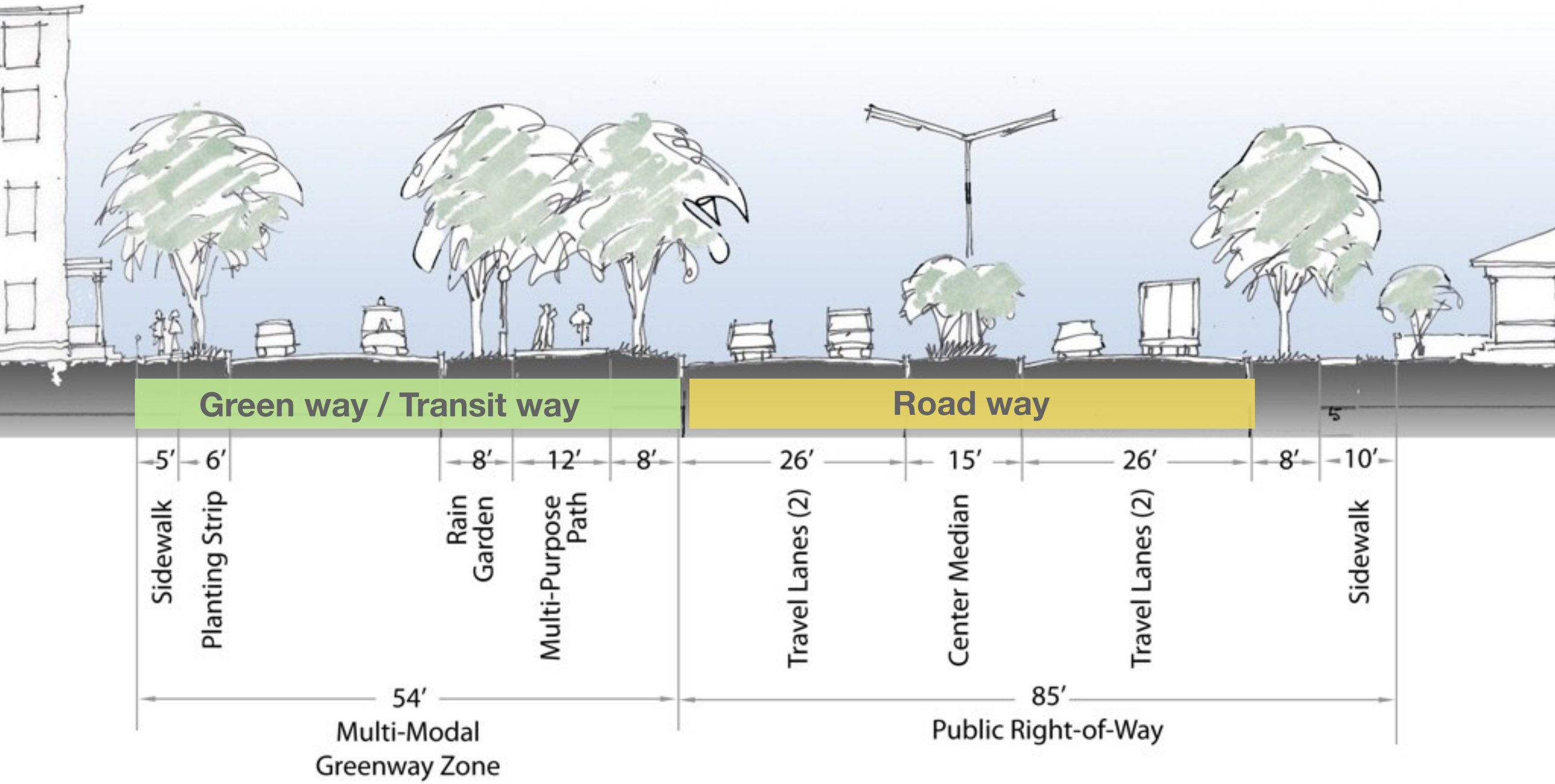
Southside of “Augusta Way”



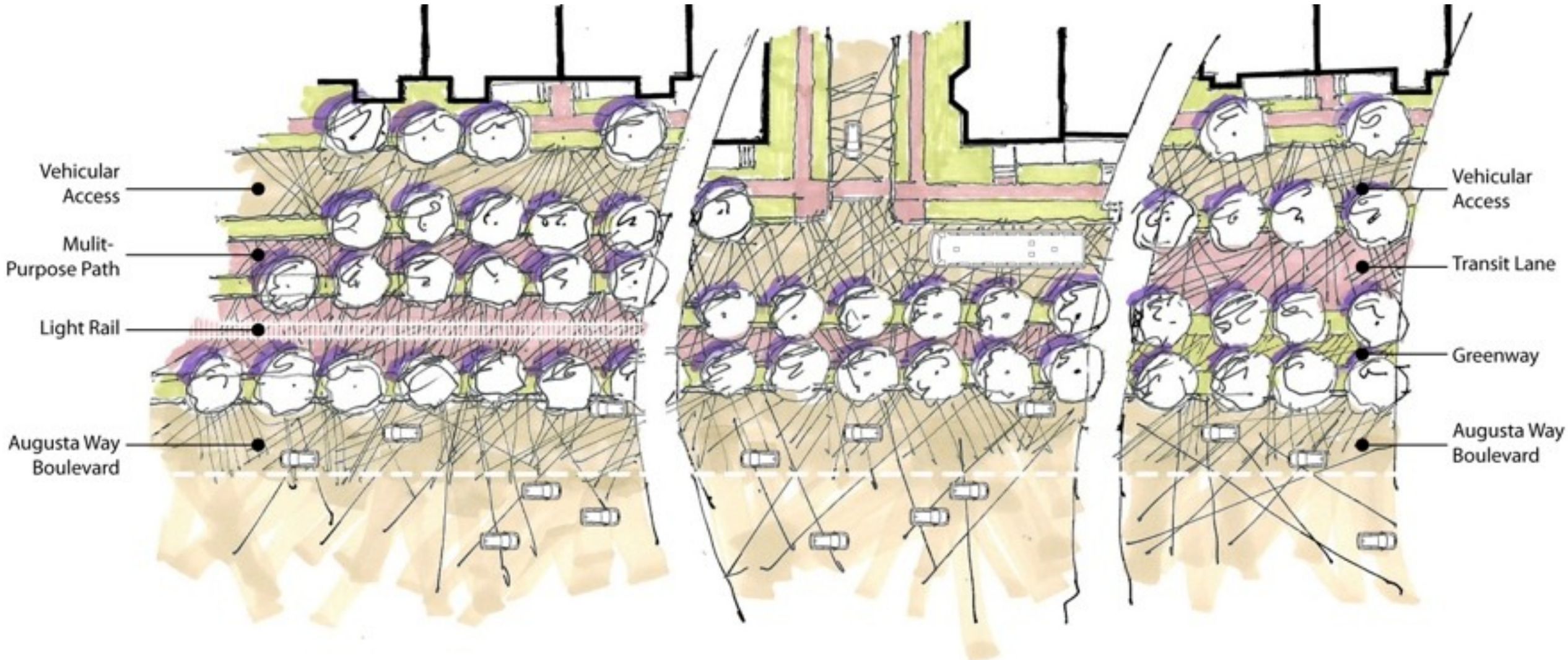
“Augusta Way”

10 minute walk
5 Minute Walk
Olive Road
Martin Luther King Blvd
Typical Right-of-Way landscaping

“Augusta Way”

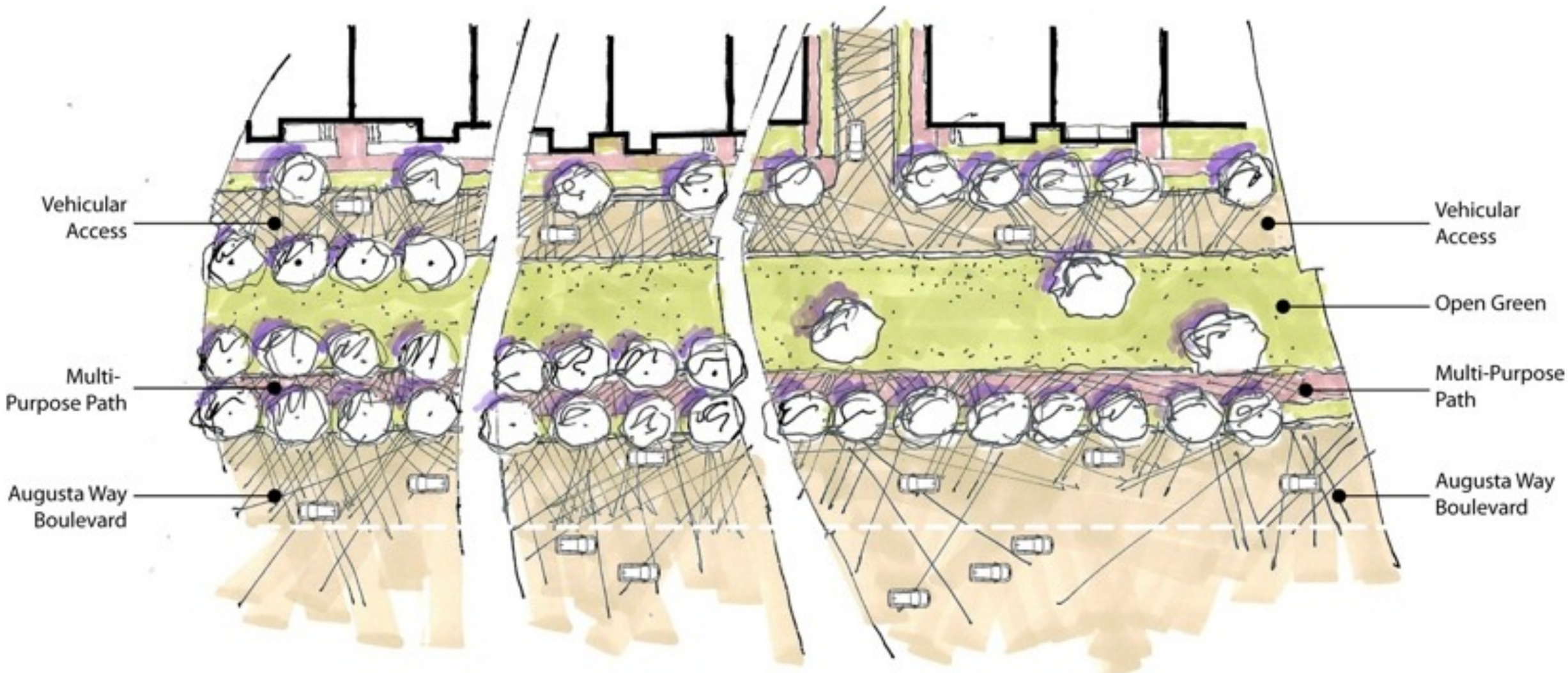

Green way / Transit way
Road way
5′
6′
8′
12′
8′
26′
15′
26′
8′
10′
Sidewalk
Planting Strip
Rain Garden
Multi-Purpose Path
Travel Lanes (2)
Center Median
Travel Lanes (2)
Sidewalk
54′
Multi-Modal Greenway Zone
85′
Public Right-of-Way

“Augusta Way”



As a transit way...

“Augusta Way”



As a green way...

Three Projects along Augusta Way...

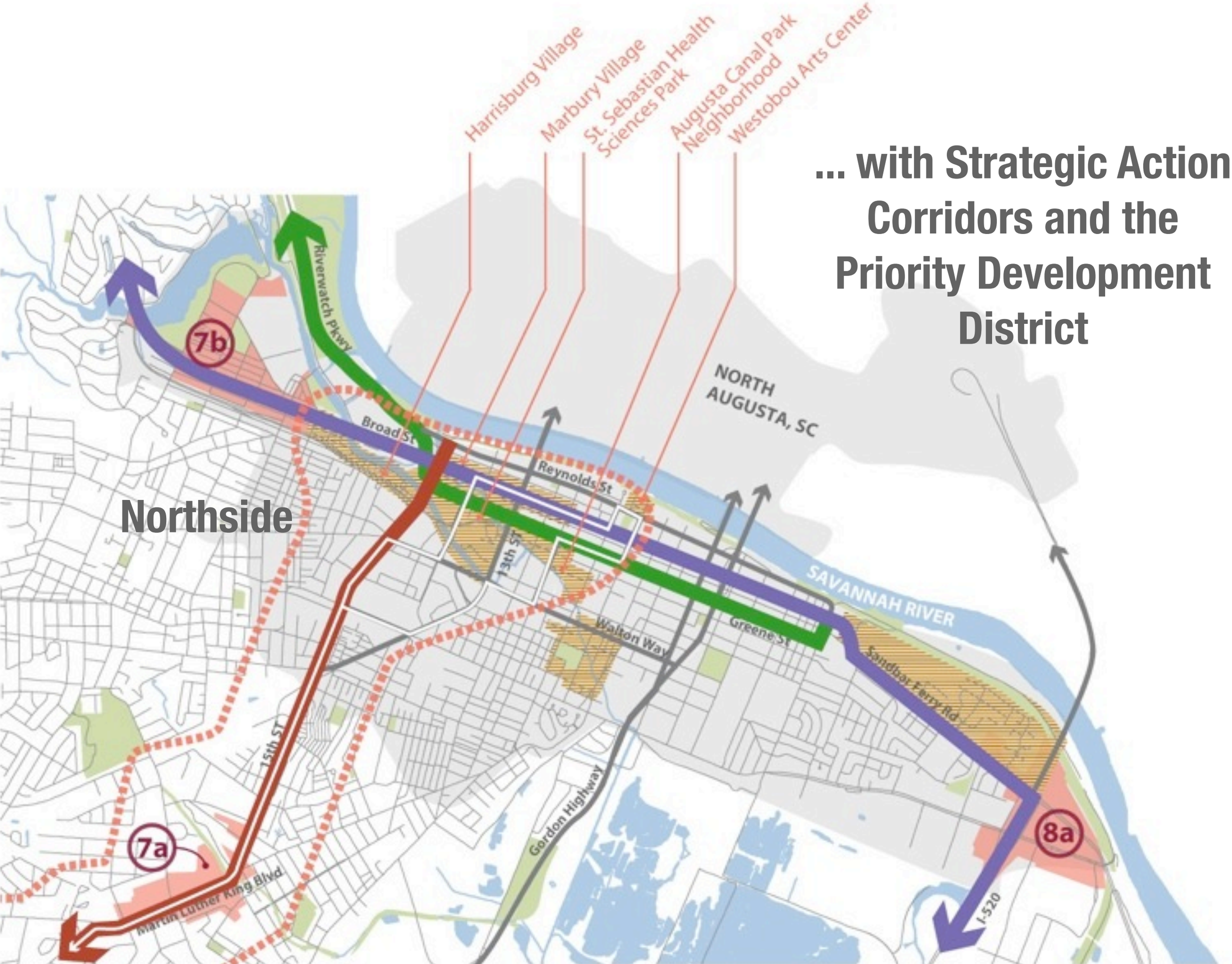
#5b: Rocky Creek Mixed-Use Park

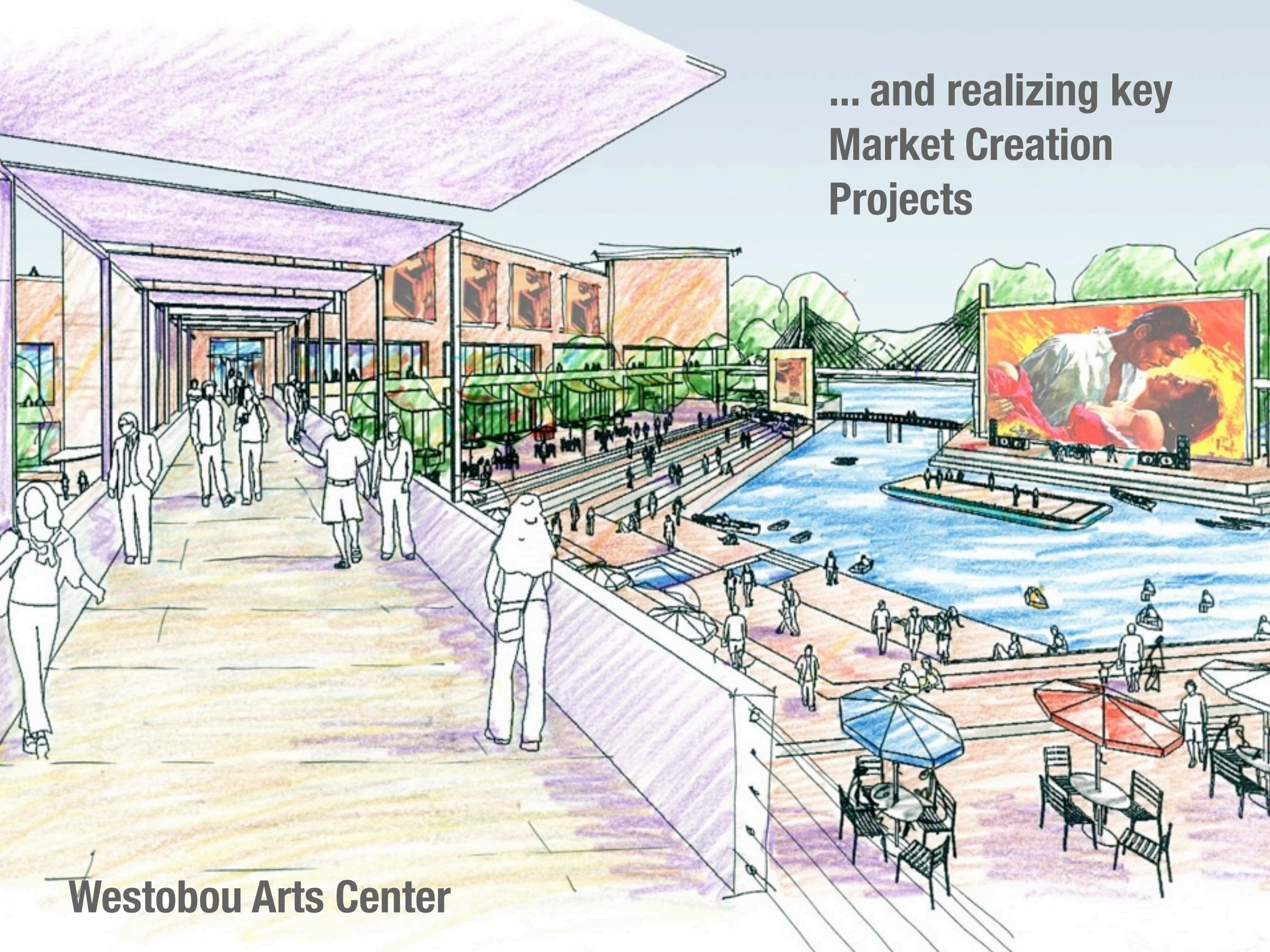
#6a: Southgate Urban Village

#7a: Oates Creek Neighborhood

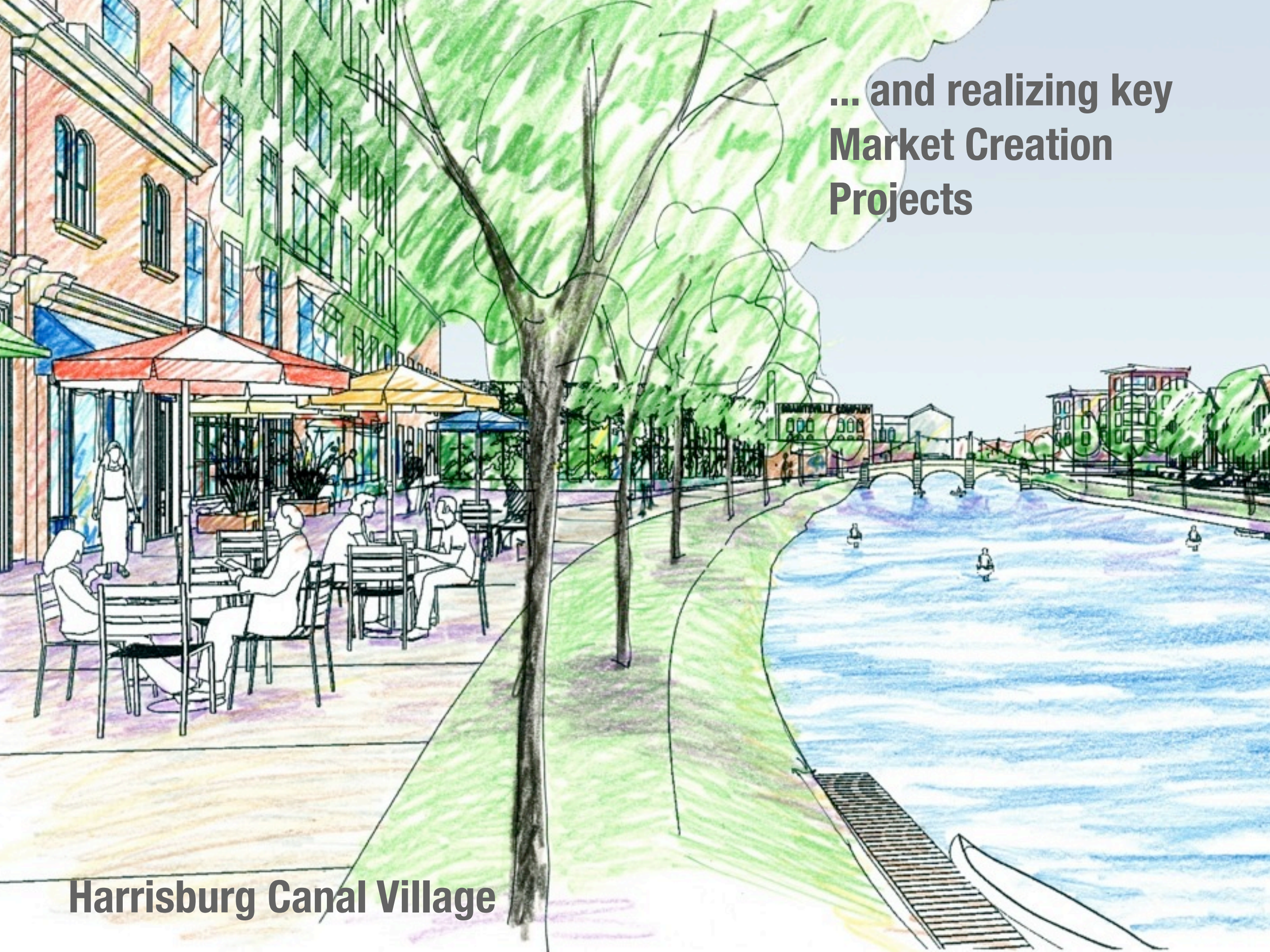
Integrating Westobou ...

... with Strategic Action Corridors and the Priority Development District




... and realizing key
Market Creation
Projects
Westobou Arts Center

... and realizing key
Market Creation
Projects
Marbury Village



... and realizing key Market Creation Projects

Harrisburg Canal Village

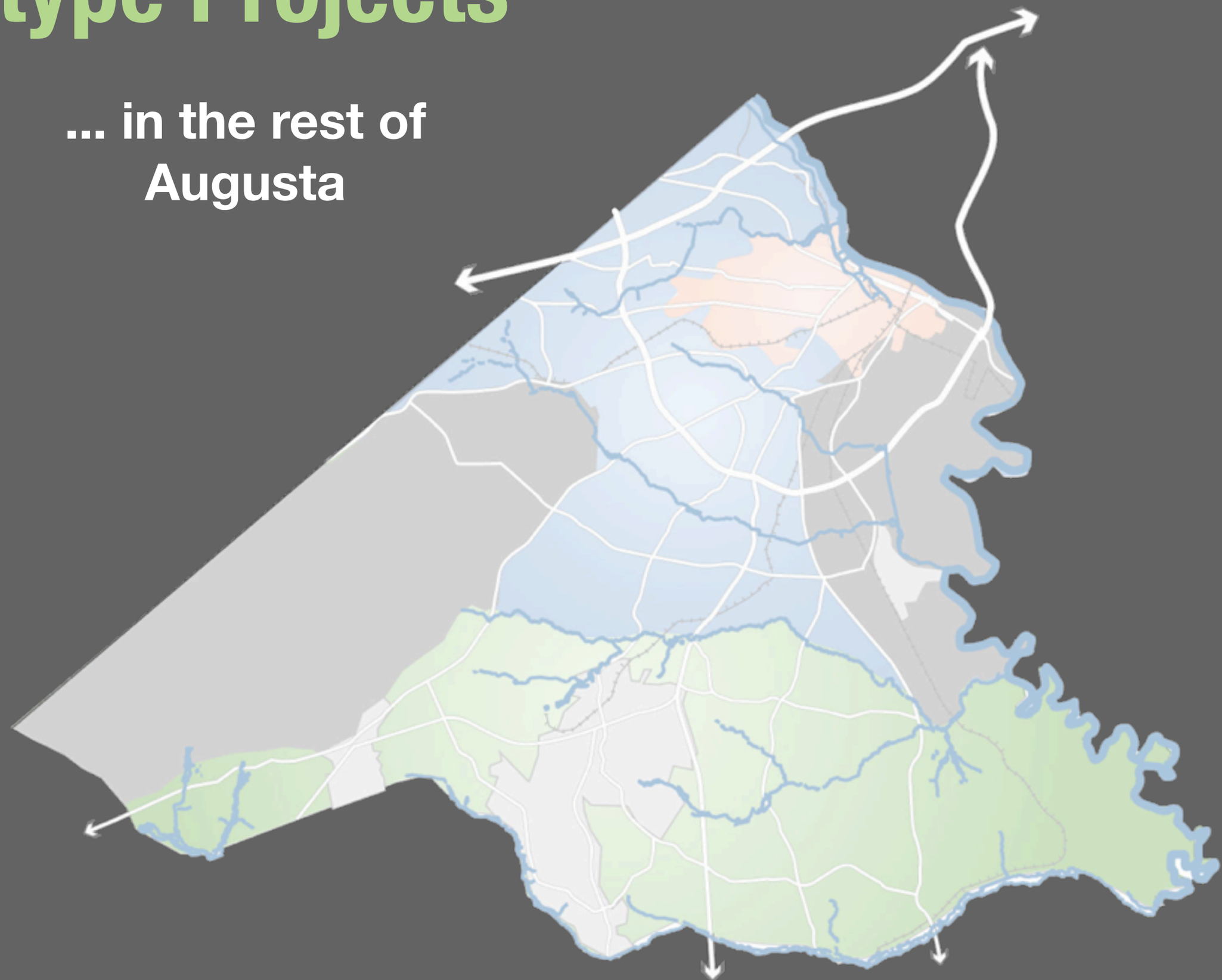
... and realizing key
Market Creation
Projects
St. Sebastian Health Sciences Park

... and realizing key Market Creation Projects

Augusta Canal Park

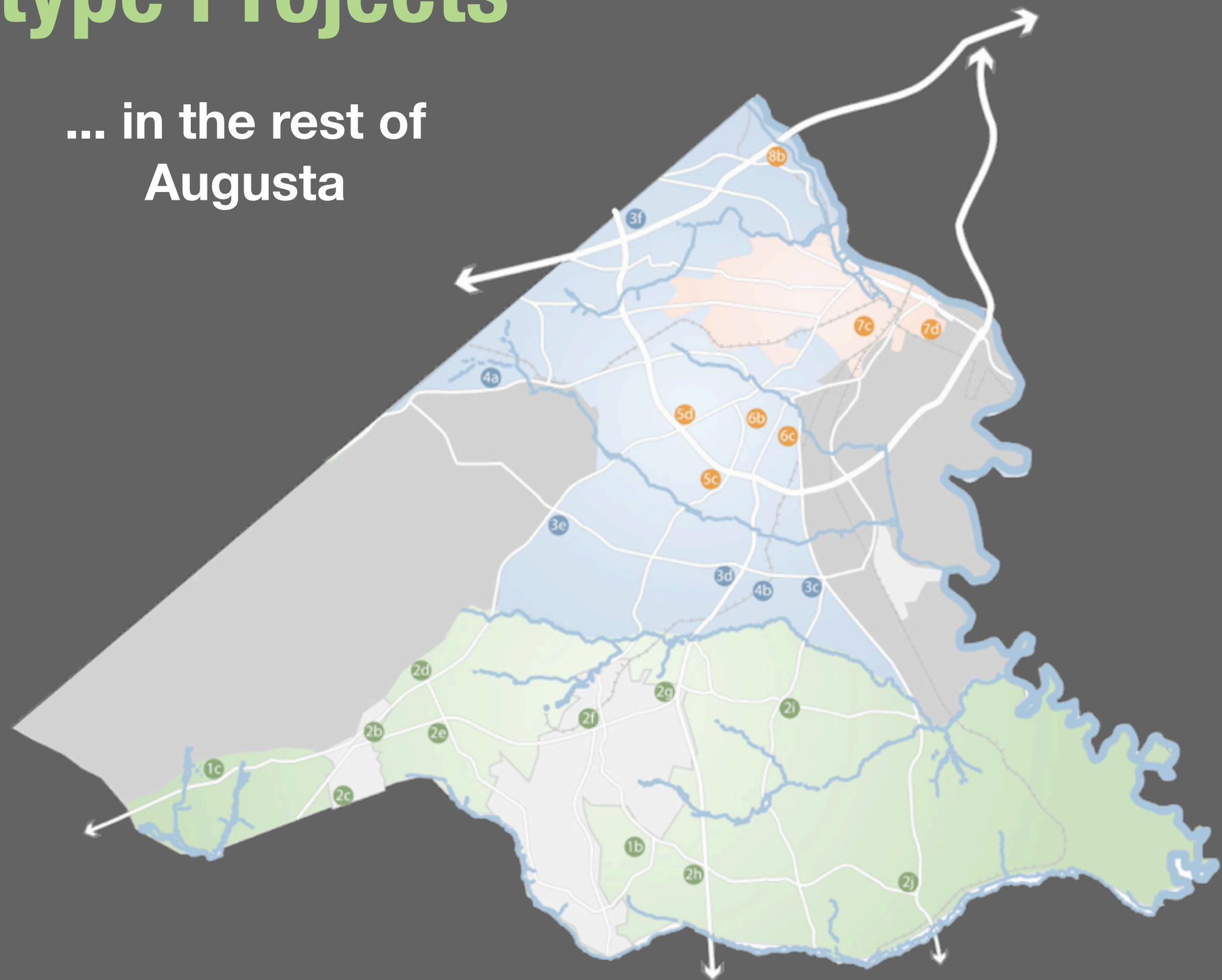
Prototype Projects

... in the rest of Augusta



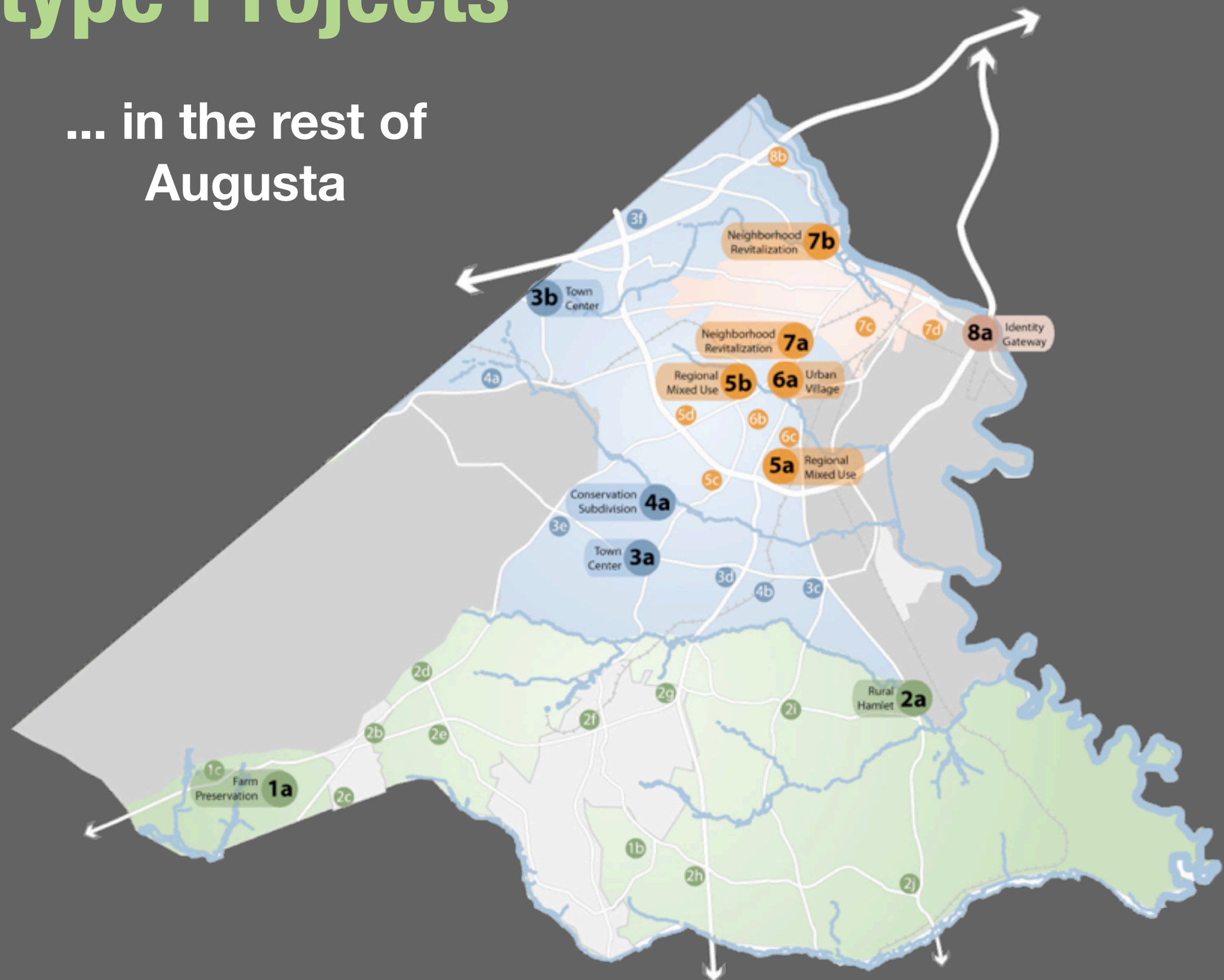
Prototype Projects

... in the rest of Augusta



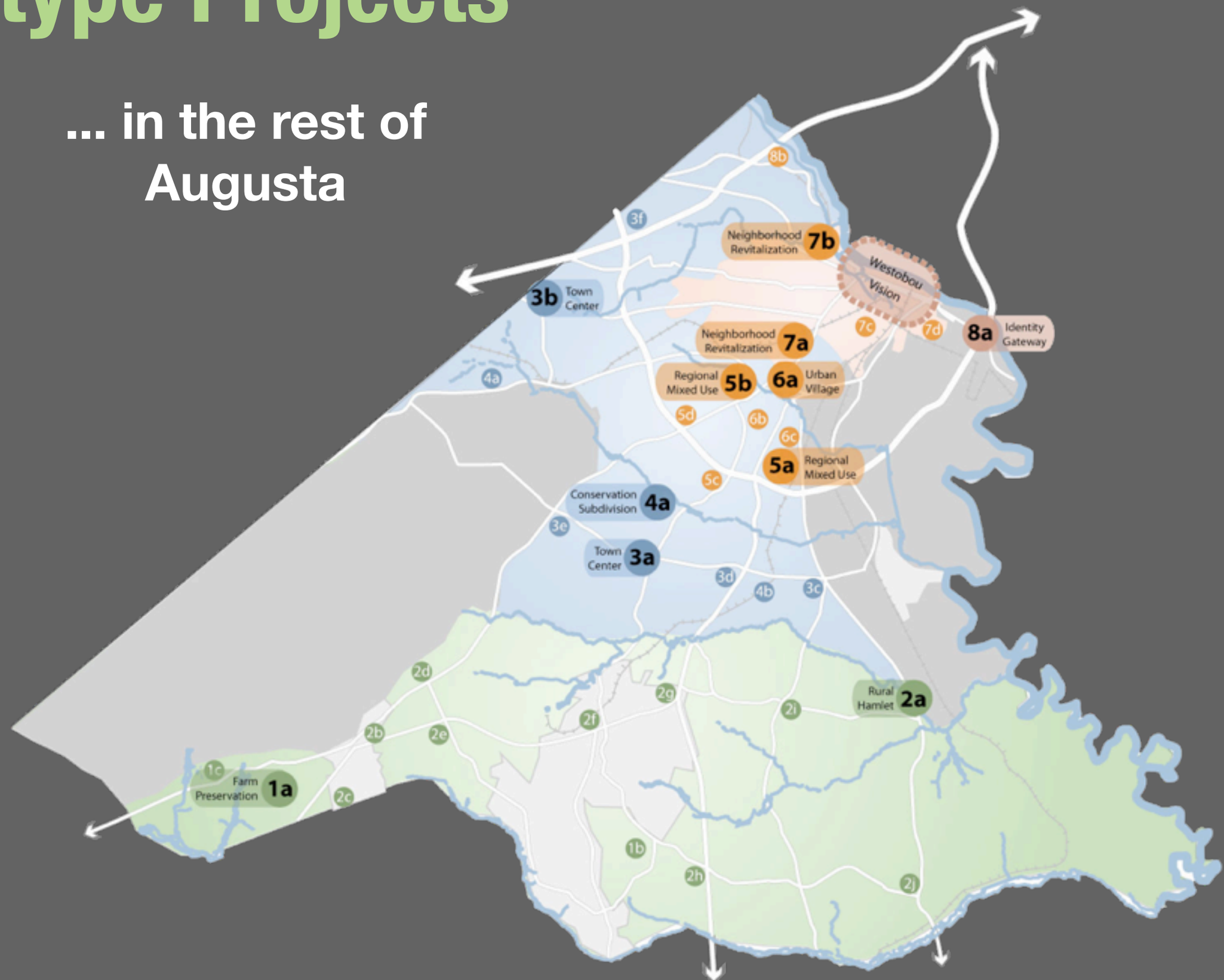
Prototype Projects

... in the rest of Augusta

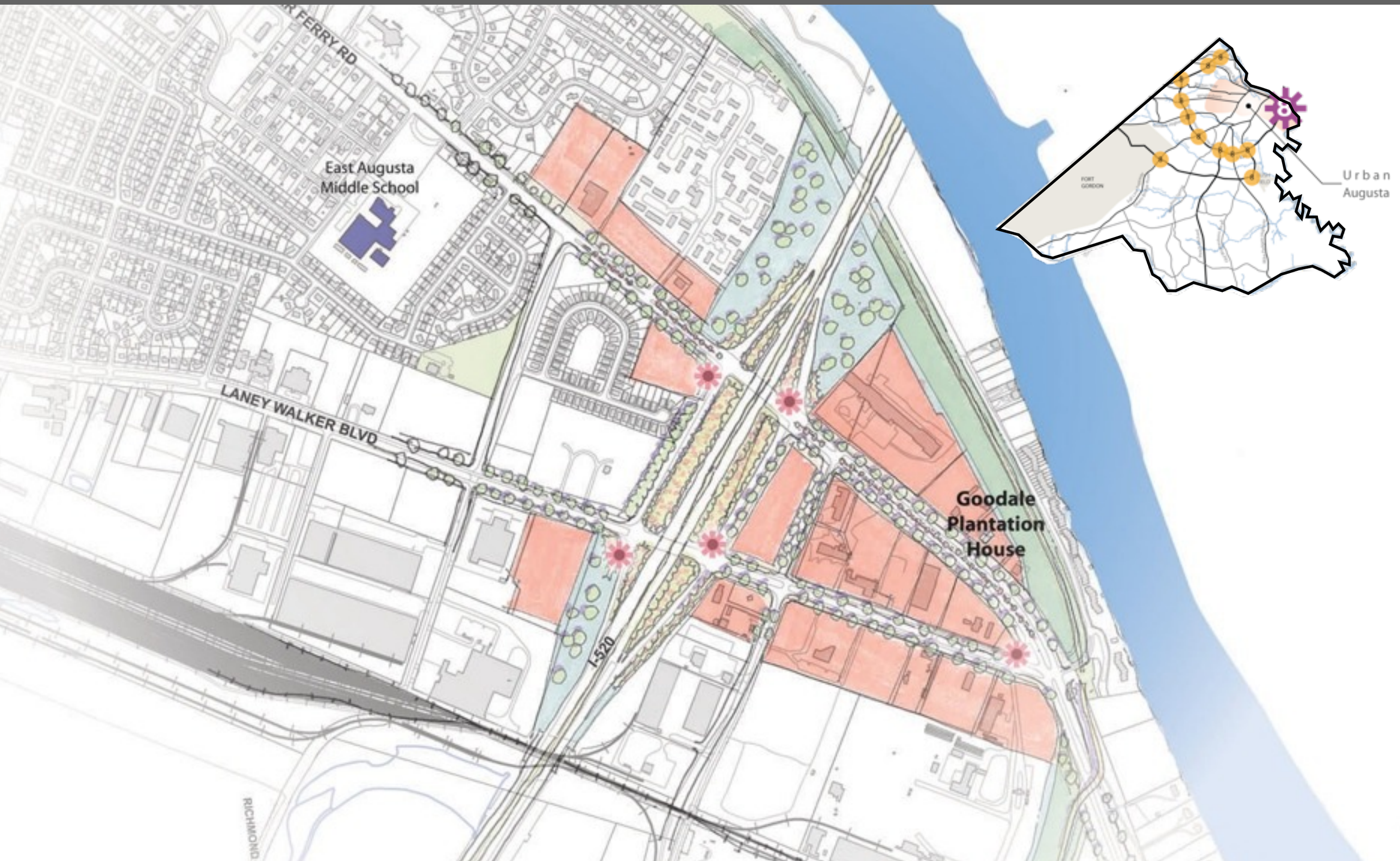


Prototype Projects

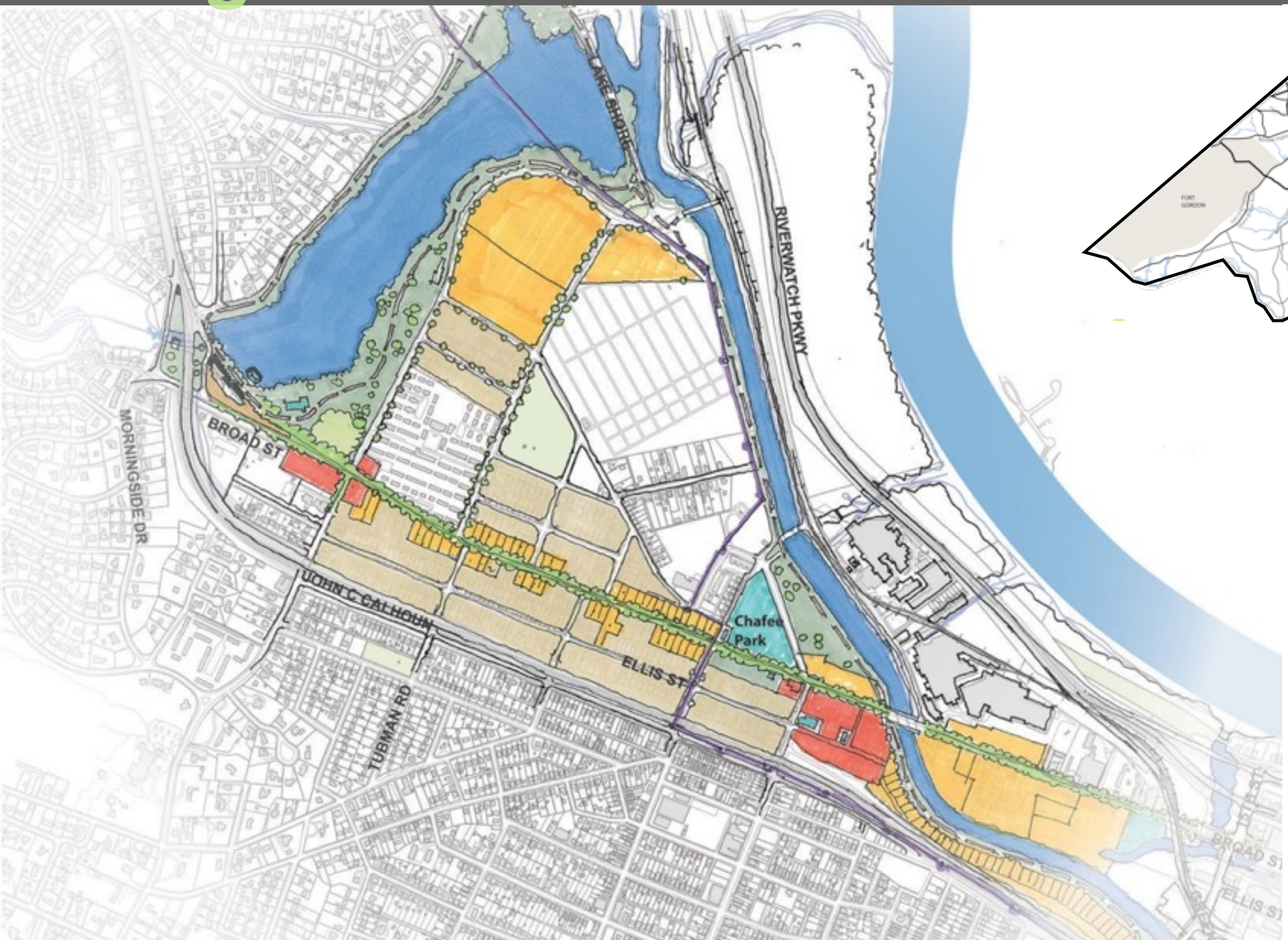
... in the rest of Augusta

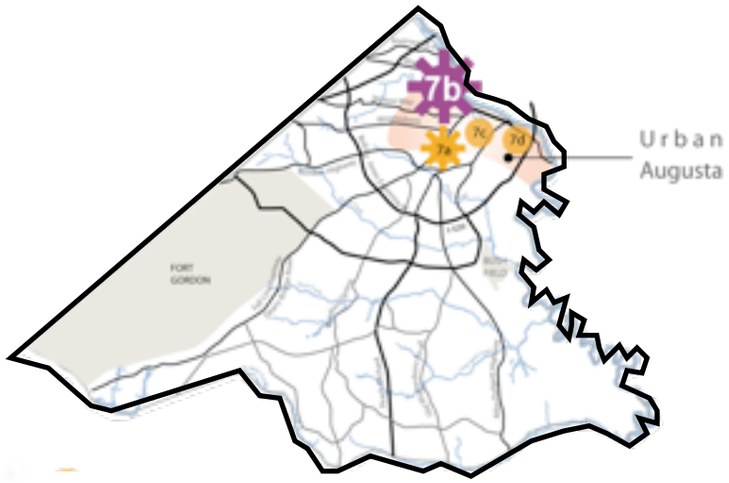


#8a: Sandbar Ferry Identity Gateway



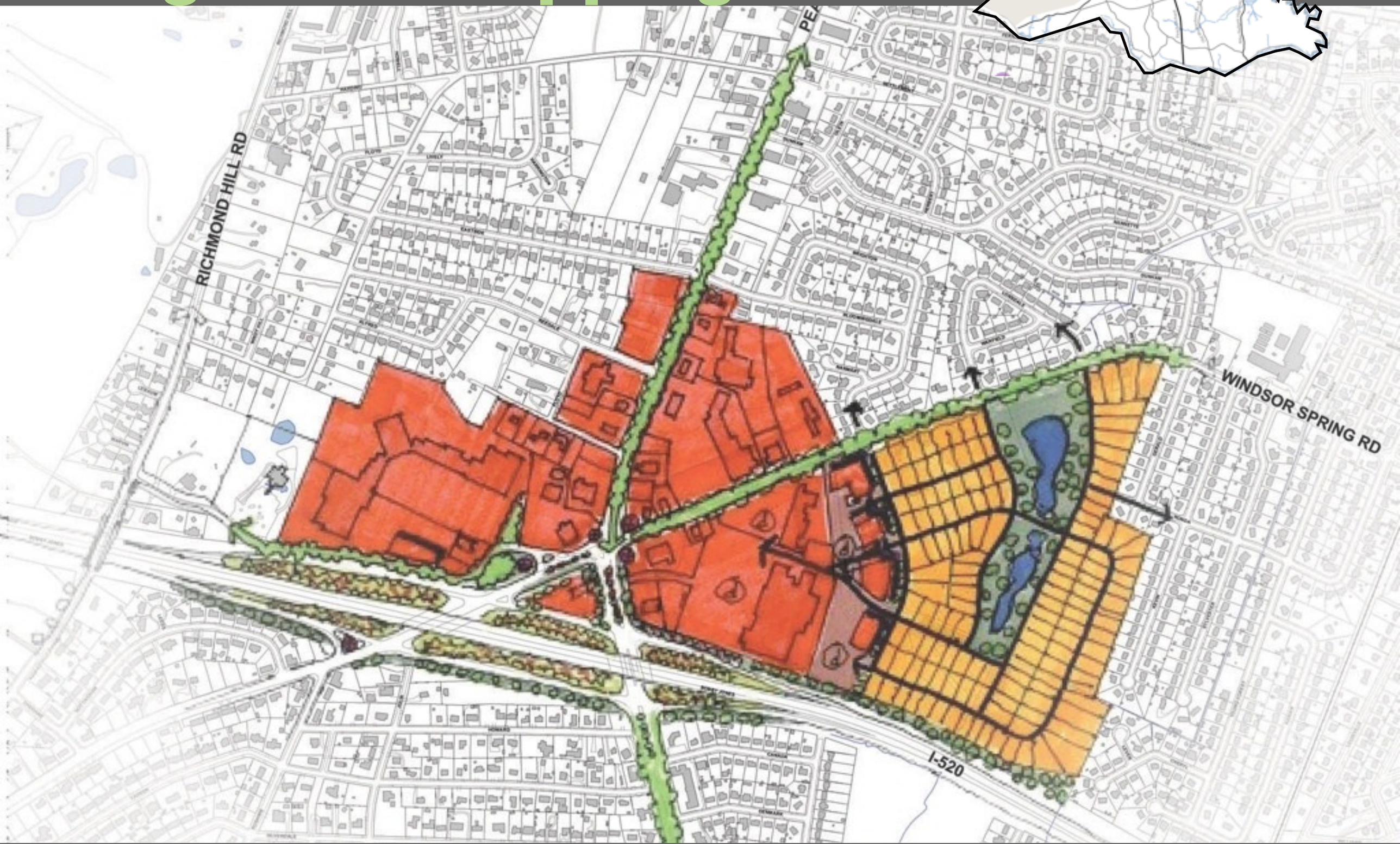
#7b: Upper Broad Street Neighborhood Revitalization

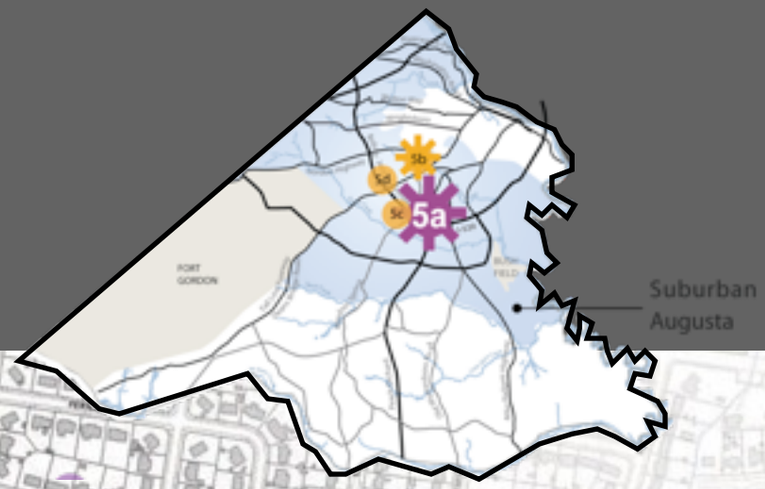




#3b: Belair Town Center

#5a: Peach Orchard Regional Shopping

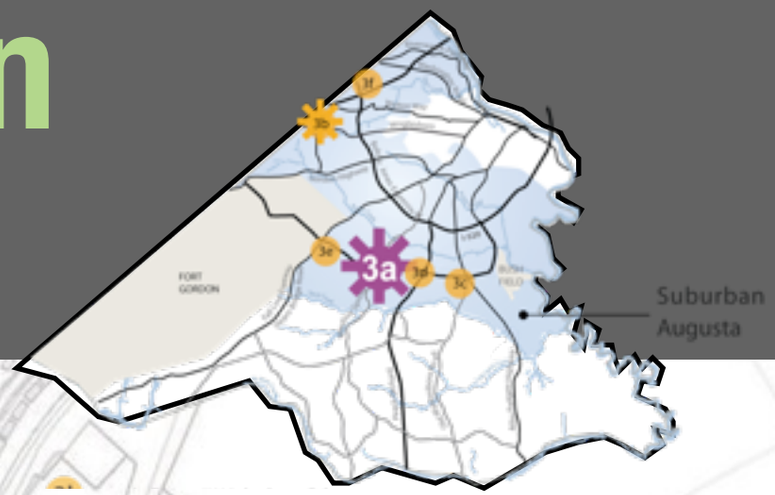




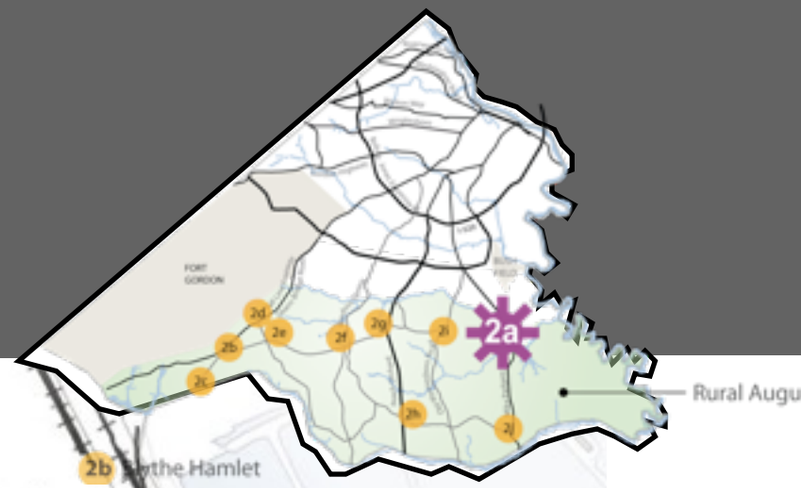
TARGET
TARGET

#4a: Butler Creek Conservation Subdivision

#3a: Windsor Spring Town Center



#2a: Spirit Creek Rural Hamlet



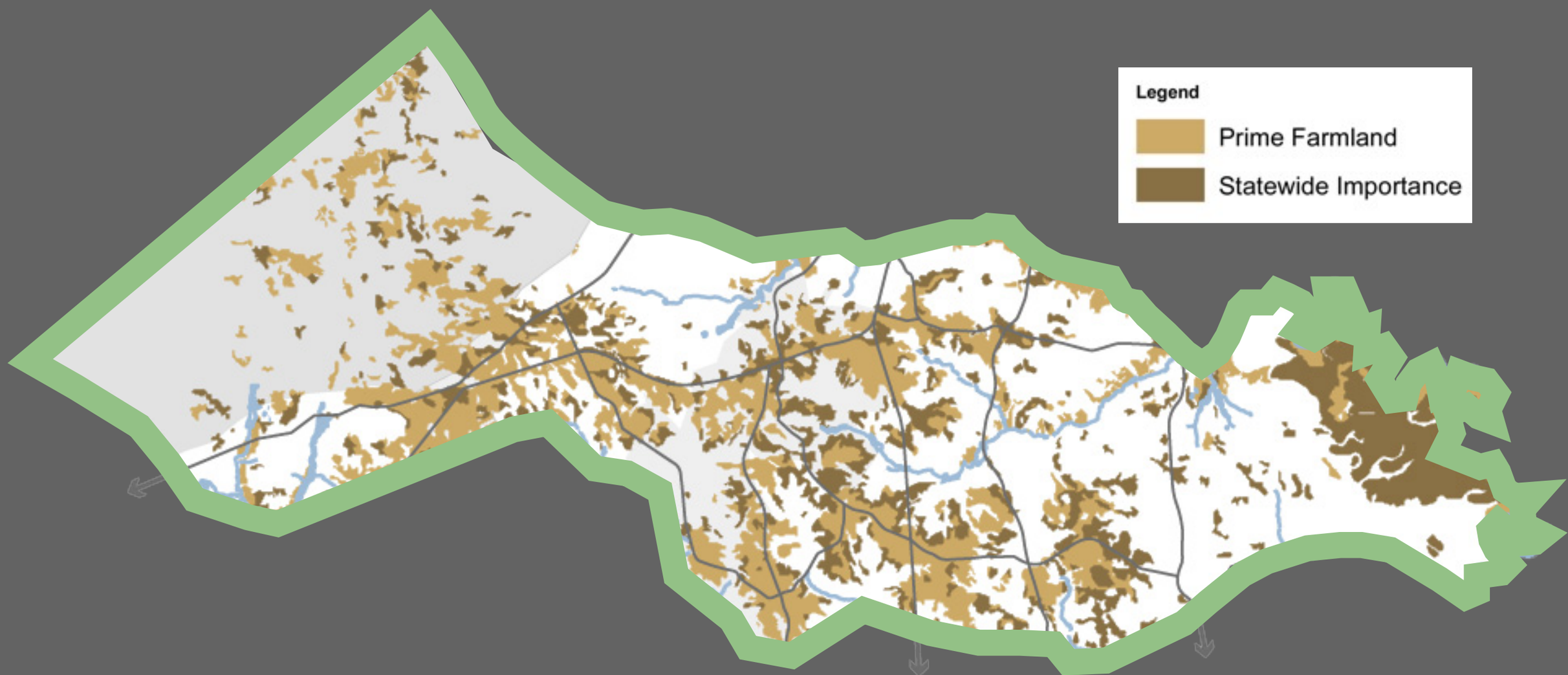
#1a: Fall Line Farm

“As we alter the earth, we should do it in a way that enhances it, rather than make it vulnerable.”

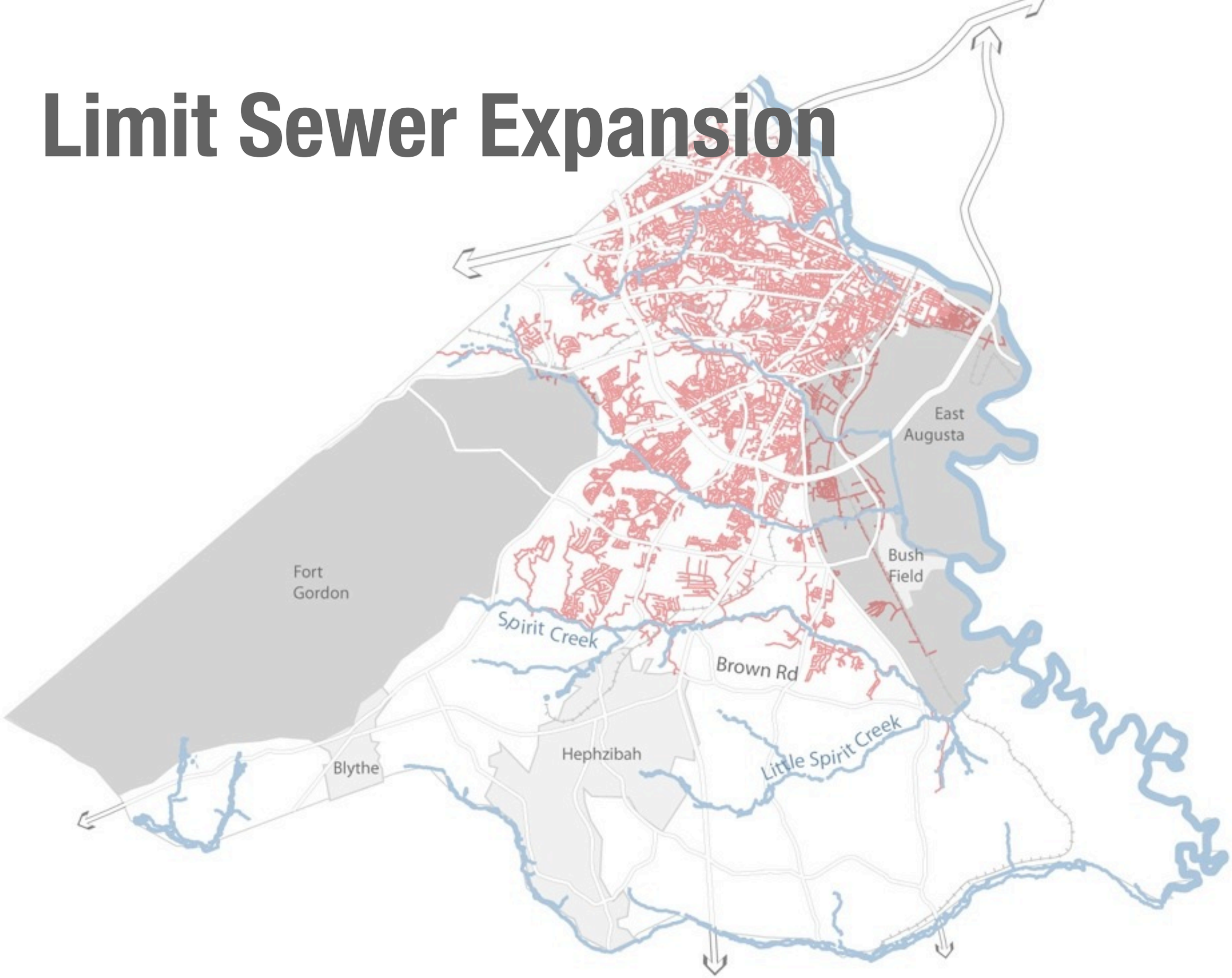
- Roy Simkins

... Land Development Policies

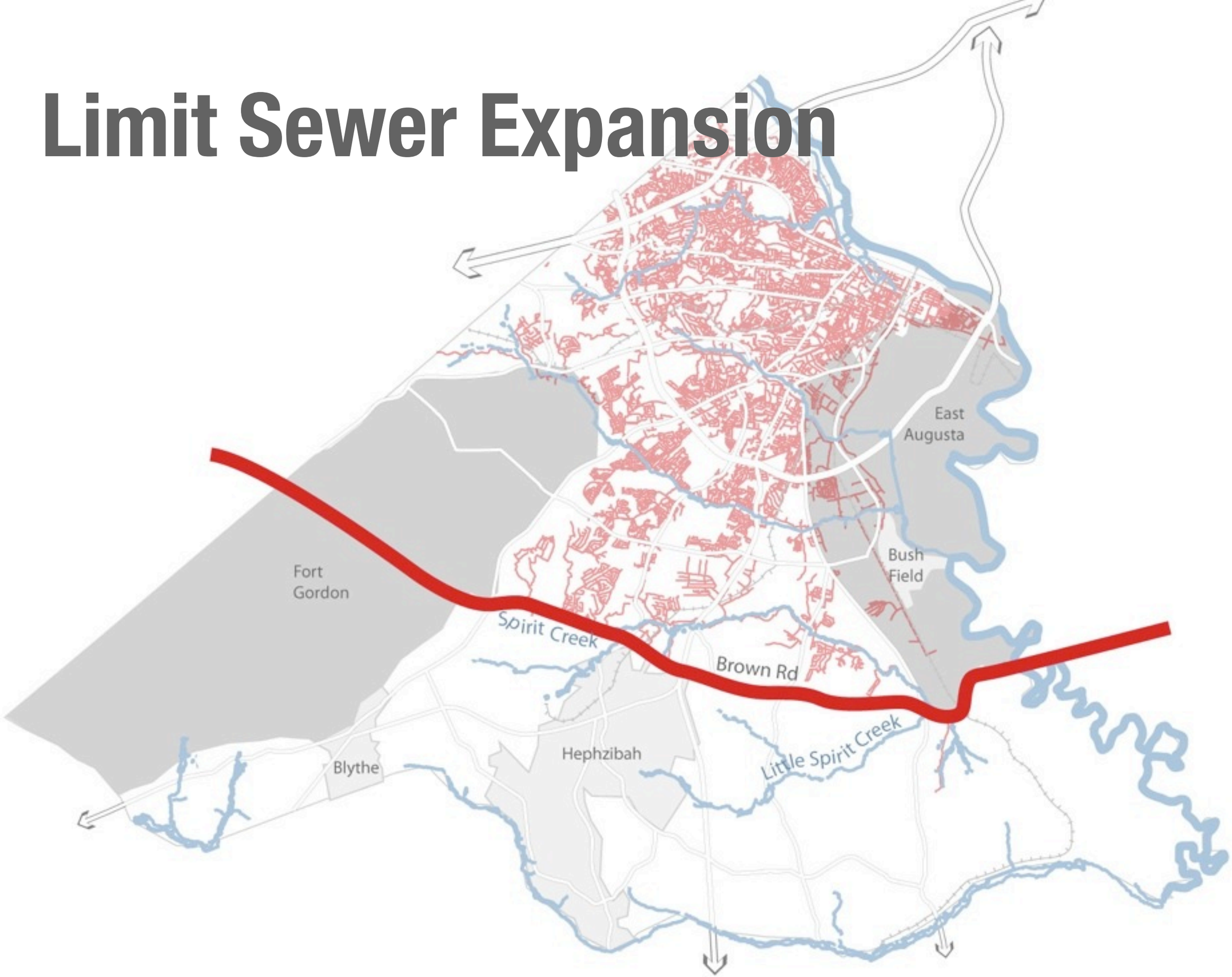
An Agricultural and Timber Protection Zone



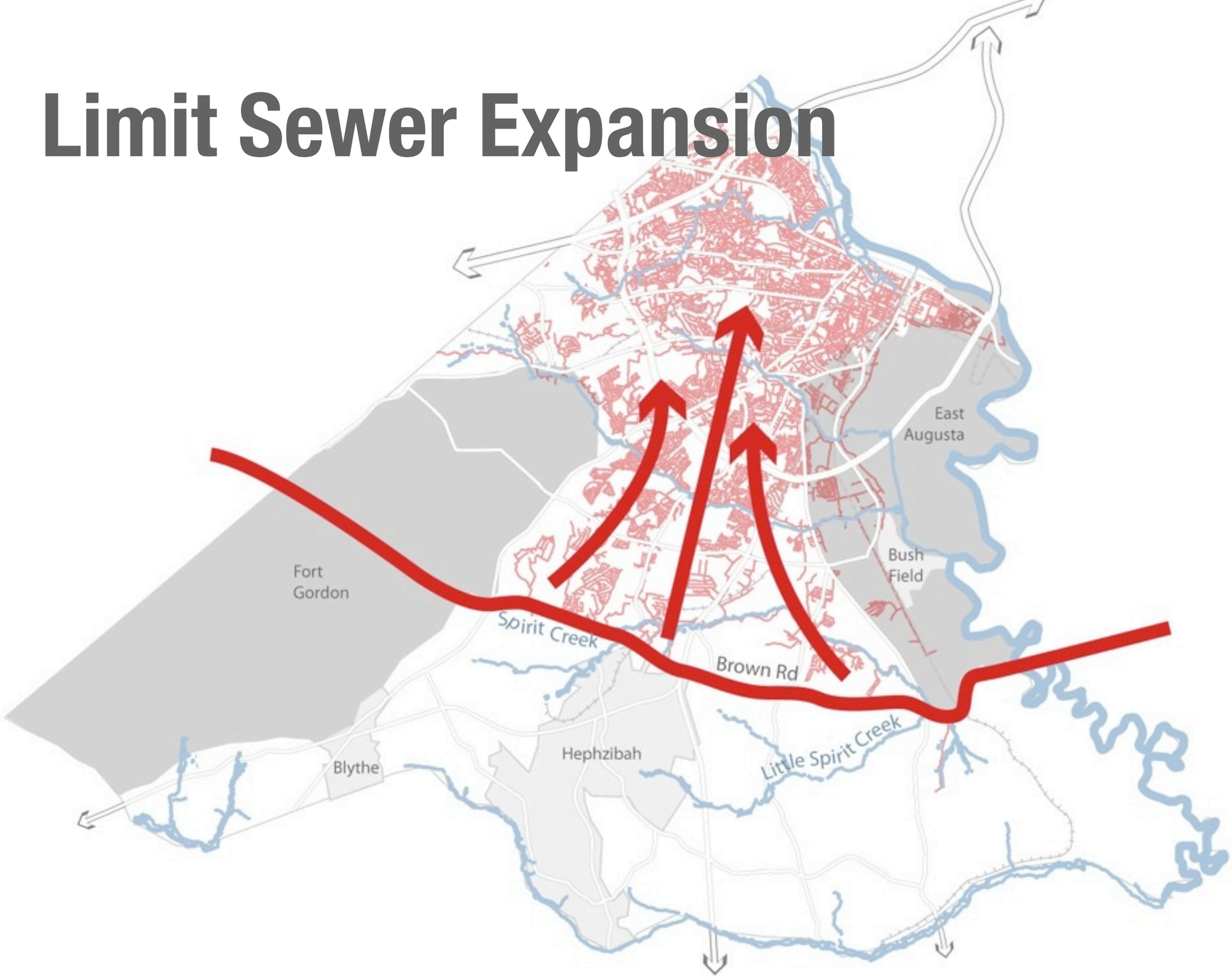
Limit Sewer Expansion



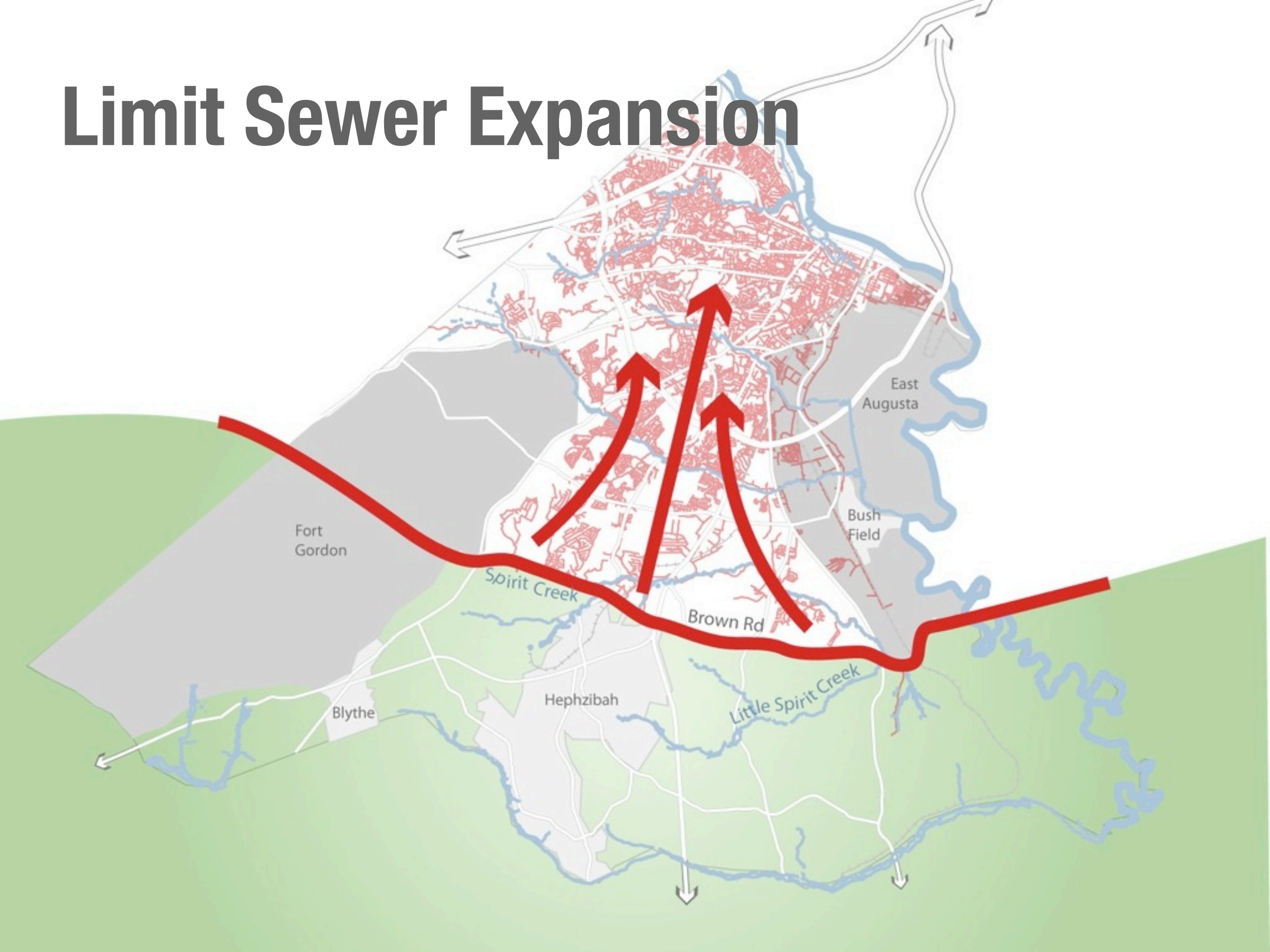
Limit Sewer Expansion



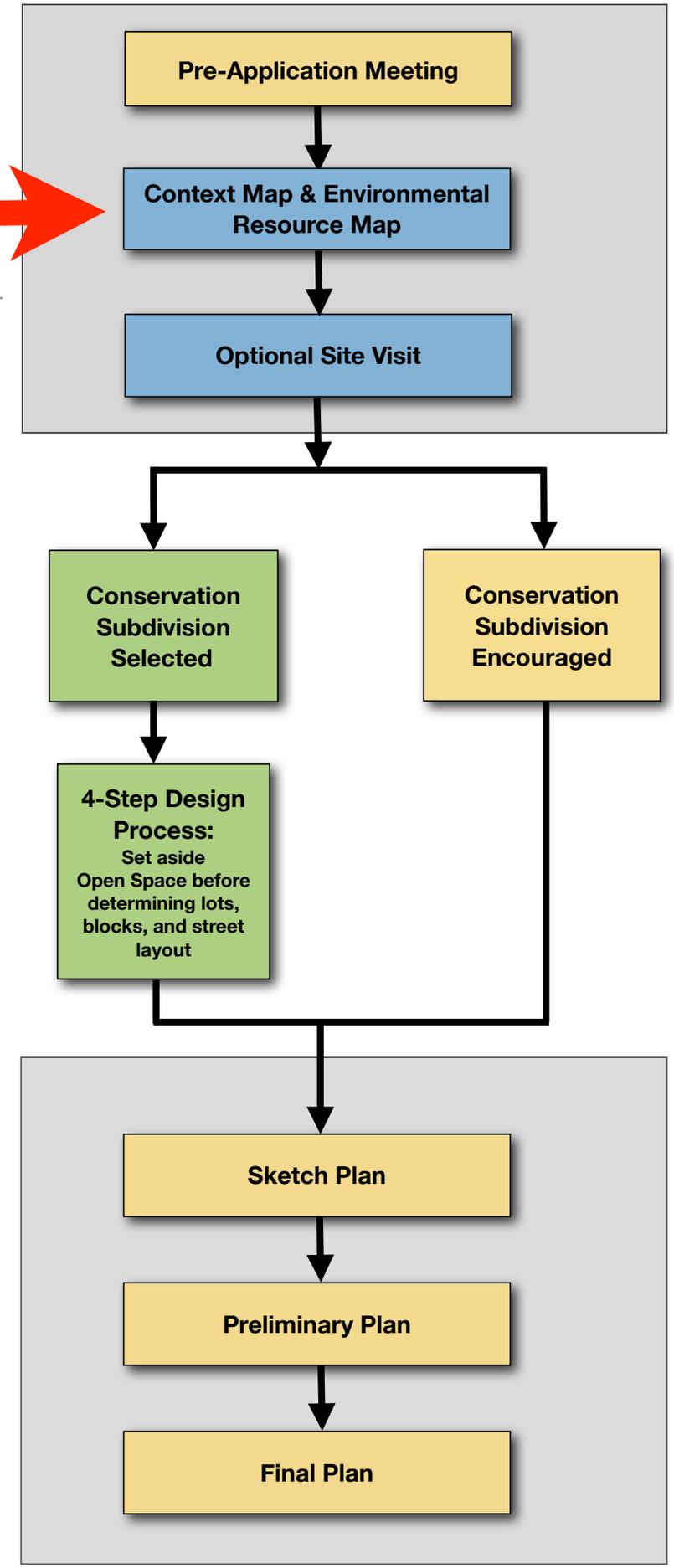
Limit Sewer Expansion



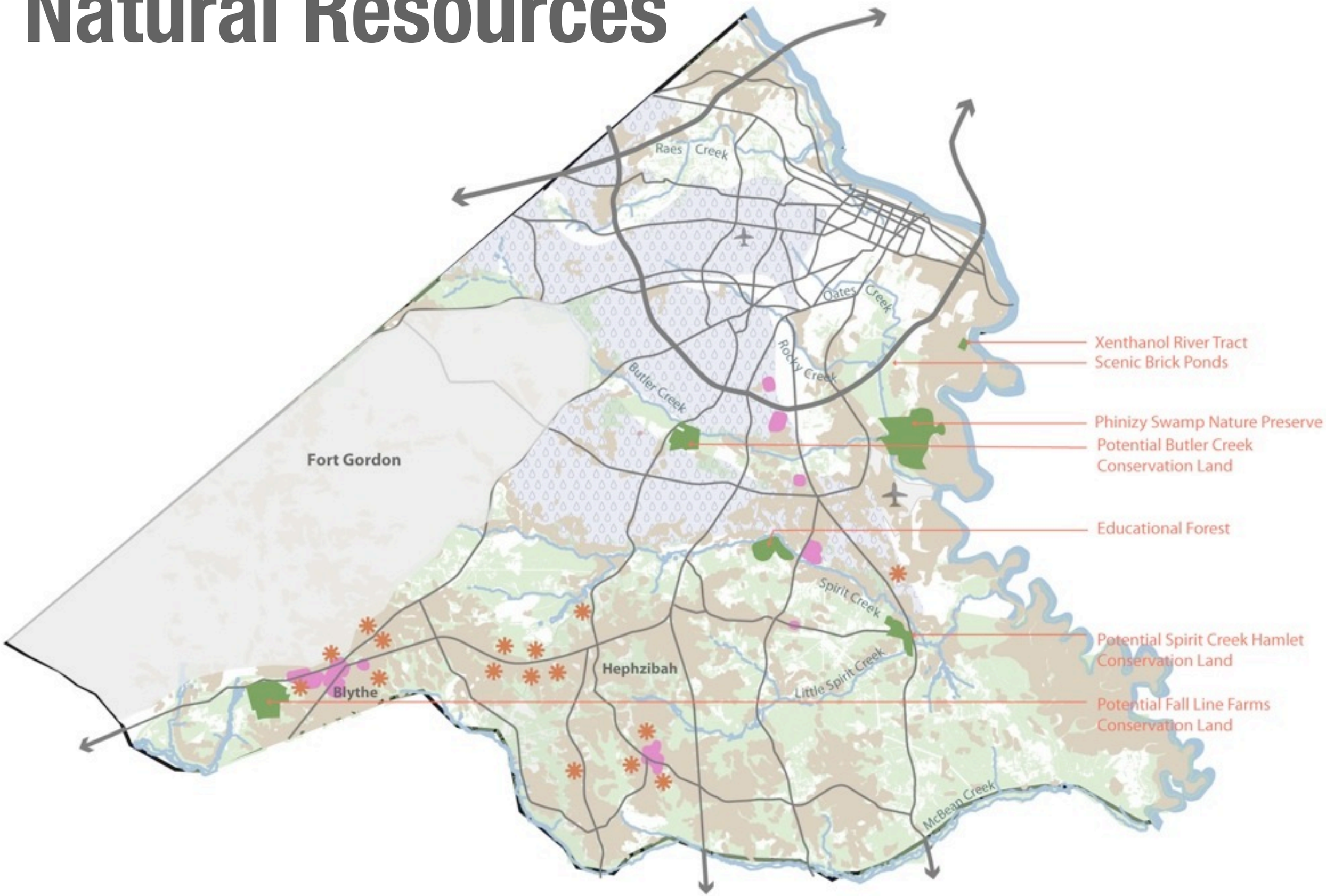
Limit Sewer Expansion



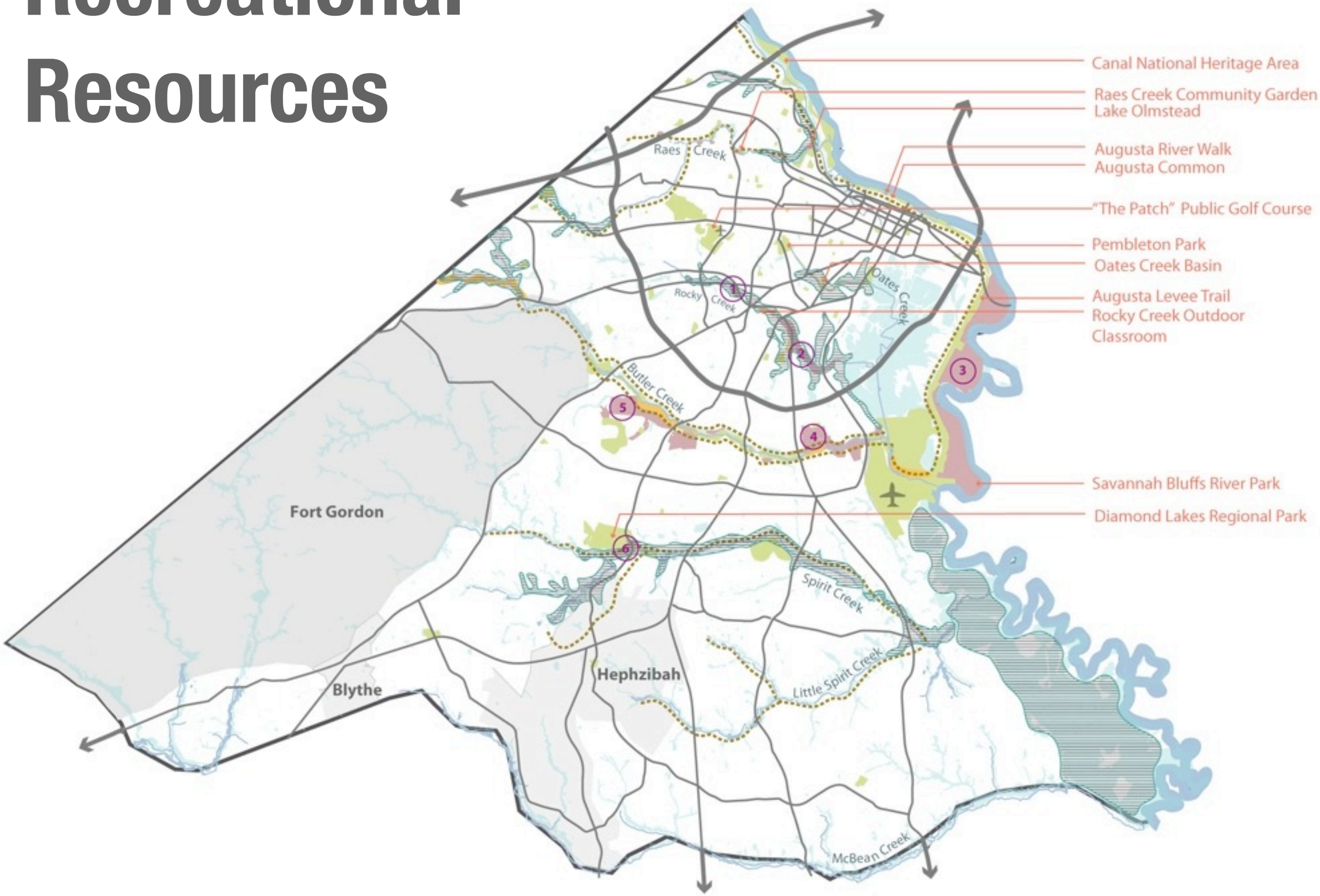
New Land Development Approval Process



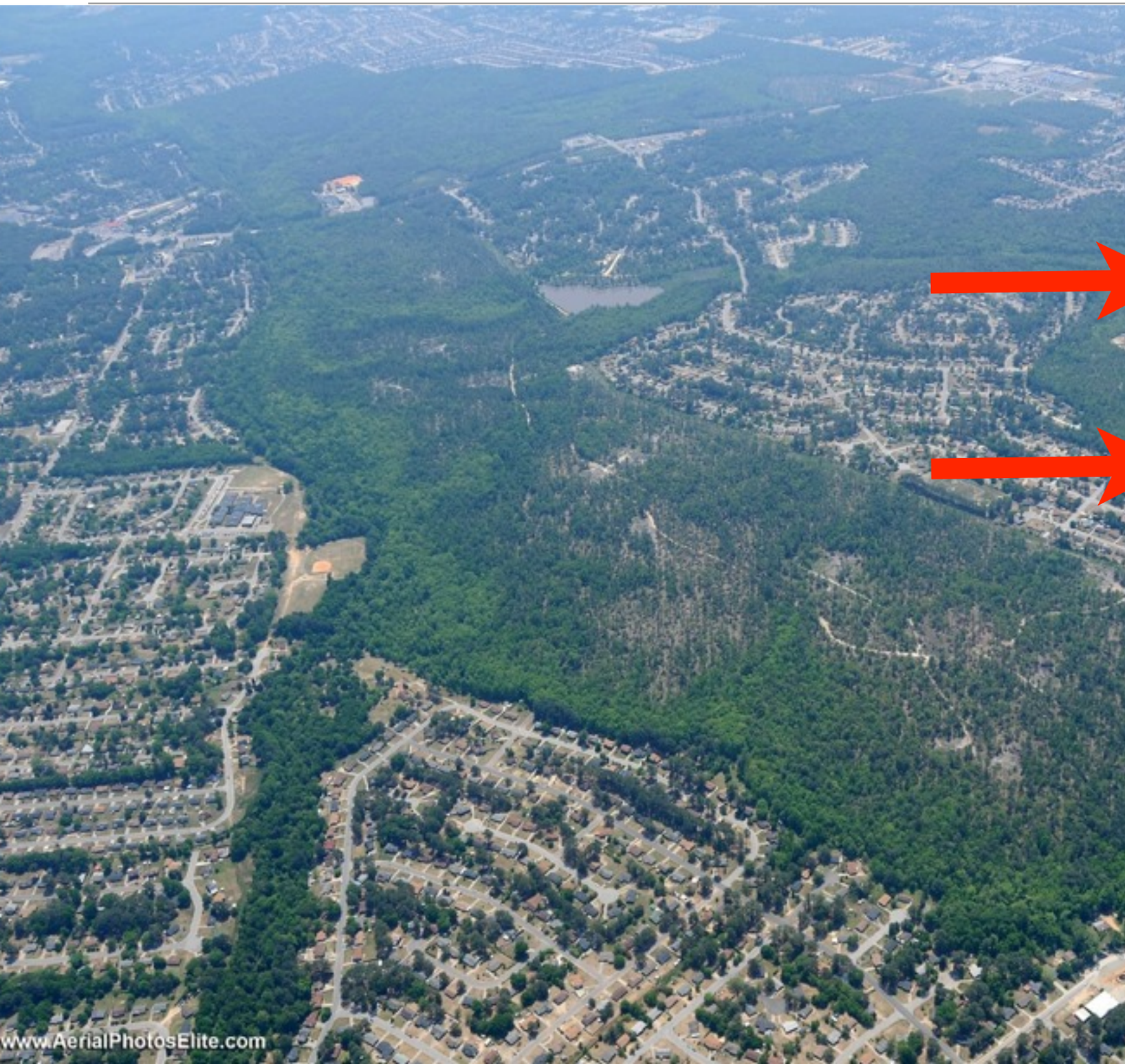
Natural Resources

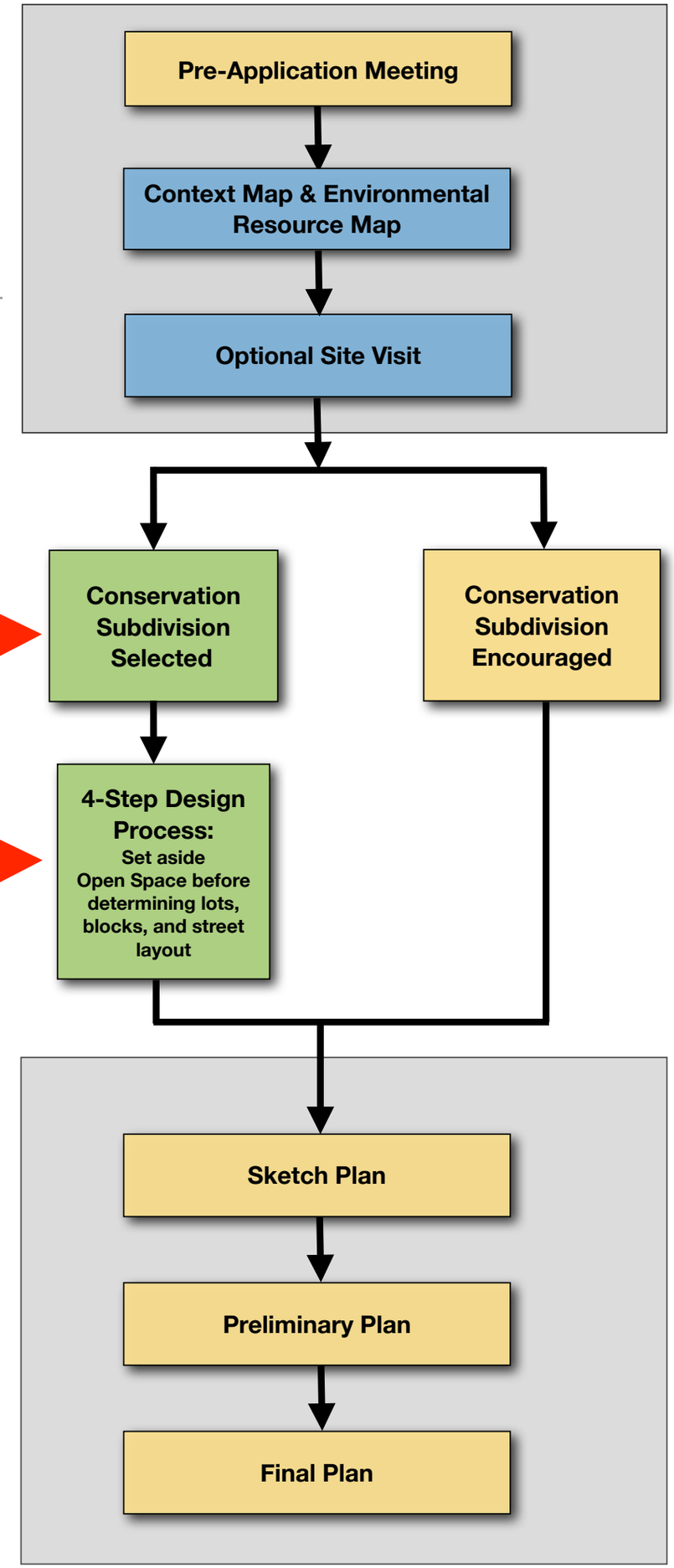


Recreational Resources



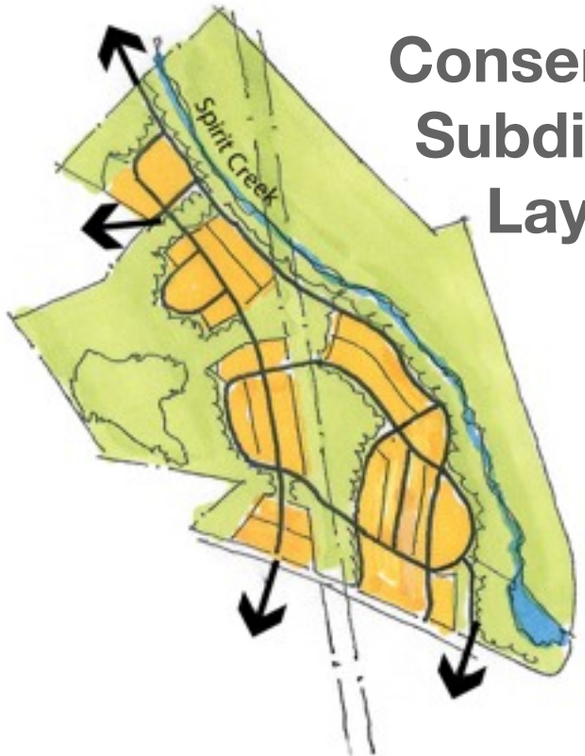
New Land Development Approval Process





Increase Conservation Subdivision Options

Traditional Subdivision Layout



Conservation Subdivision Layout

... Neighborhood Policies

... safe routes to school

... Neighborhood Policies

... Neighborhood Policies

... better transit access

... Housing Policies

Owner Occupied Stabilization Strategies:

- Rehabilitation grants to long-term homeowners
- Subsidized mortgages in targeted locations

Rental Occupied Stabilization Strategies:

- **Cooperation** in management between Neighborhood Associations, law enforcement, and property managers
- Encourage non-profit and civic ownership in troubled neighborhoods

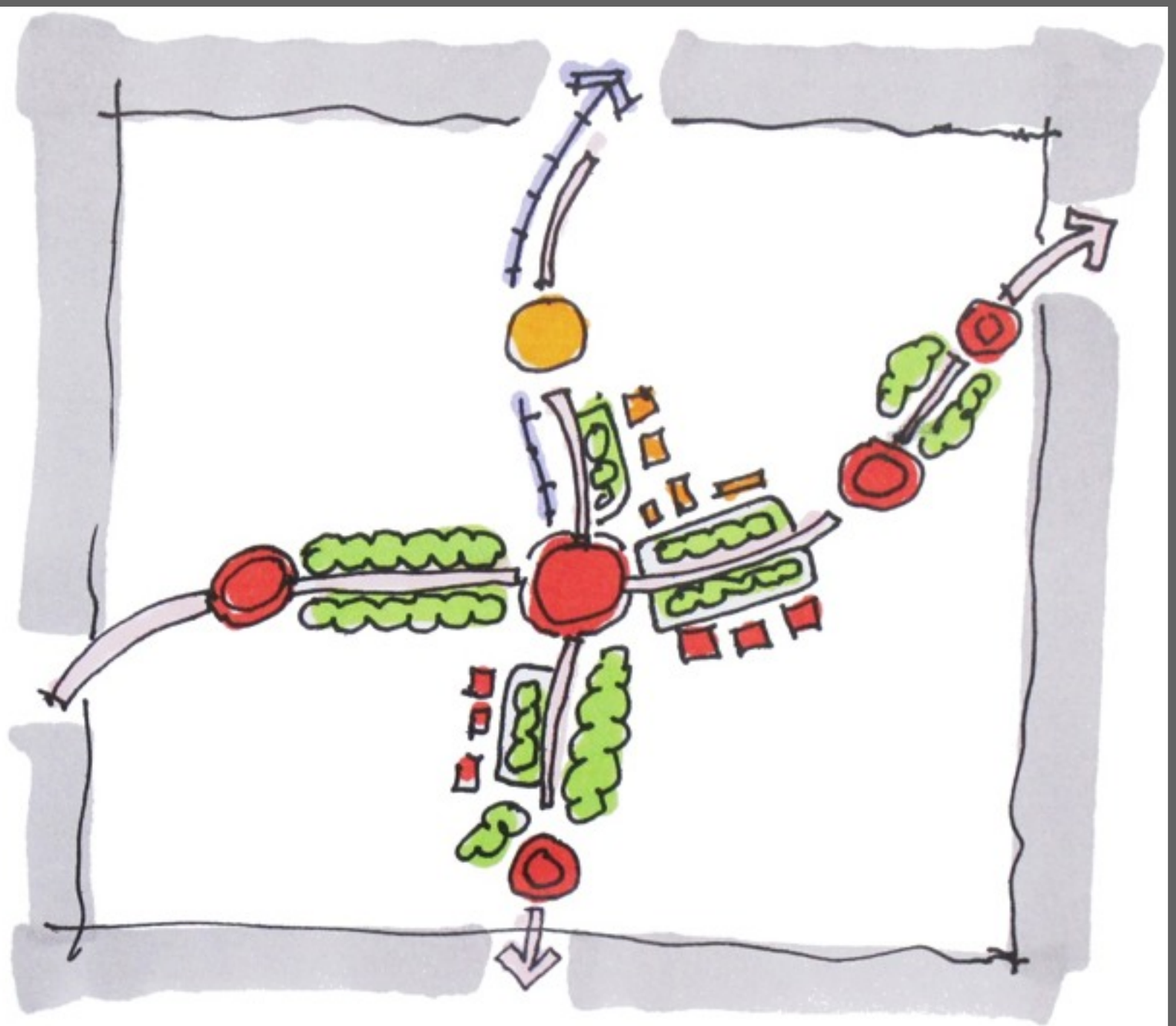
... Housing Policies

Stabilization Strategies for Both

- Support communities at a grass roots level with effective **Neighborhood Associations**
- Tree planting programs for existing neighborhoods

... Arterial Roadway Policies

Residential and Office Ordinance

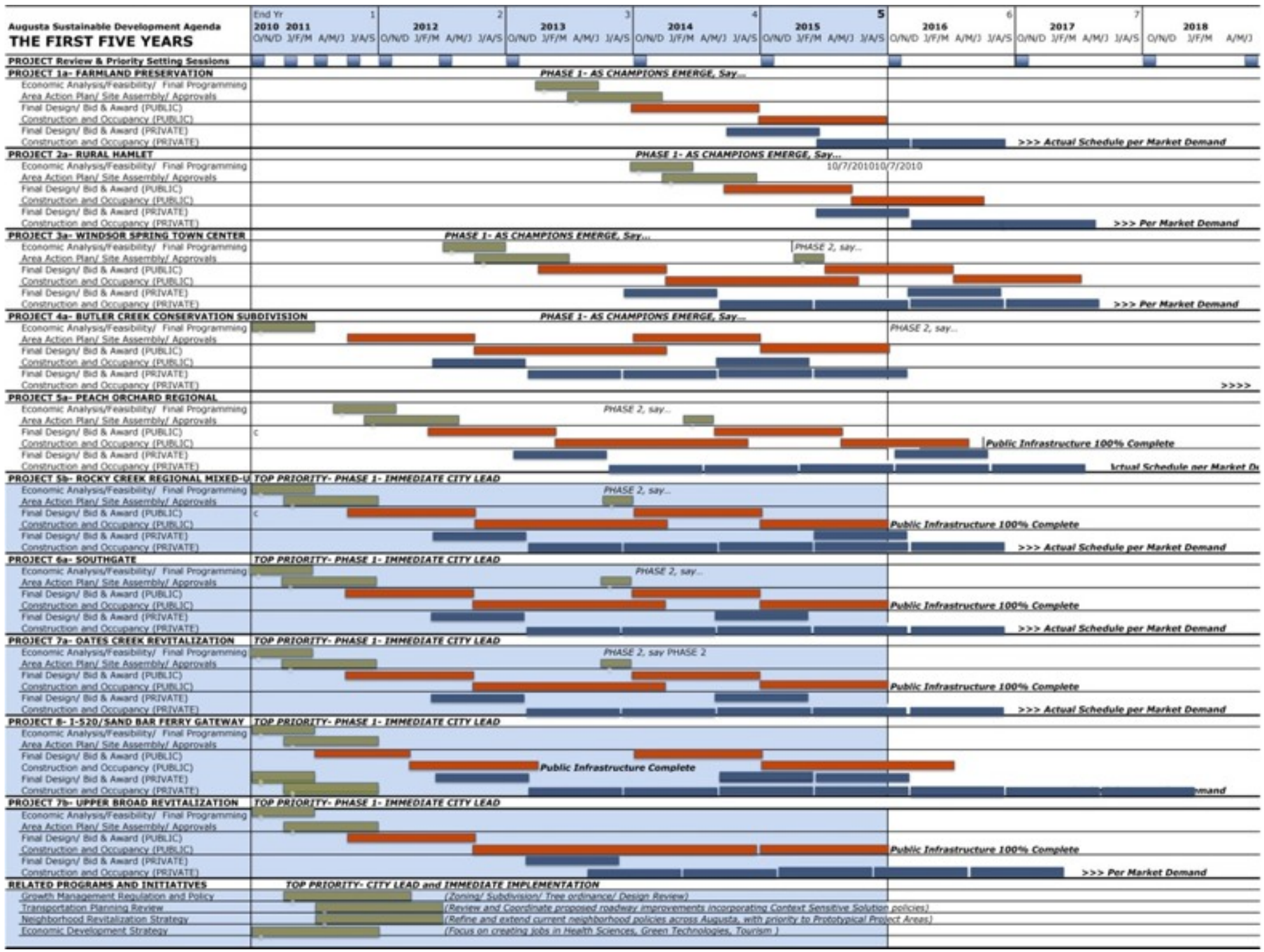


Will concentrate new retail development at major, strategic intersections

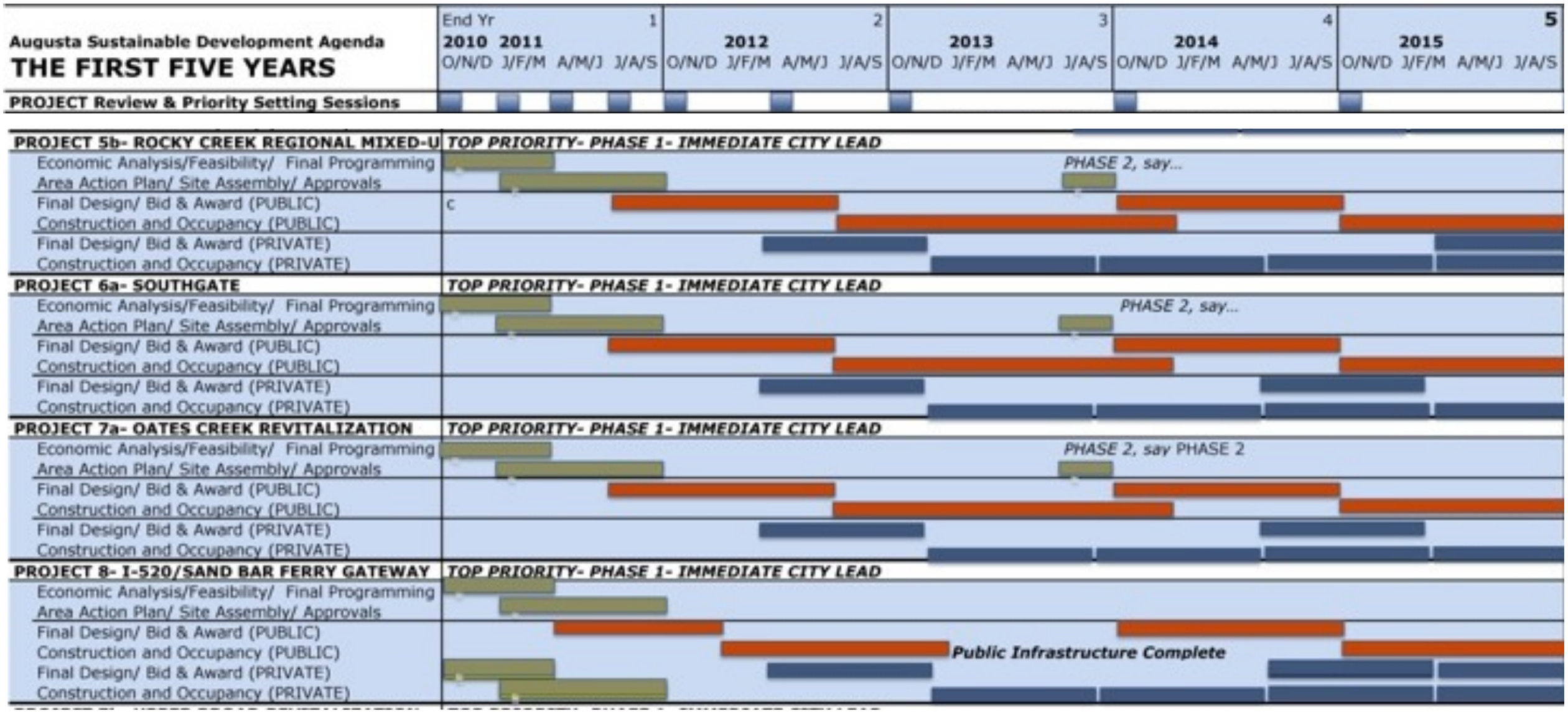
Other Important Contributors

- Plant Vogtle
- Augusta Tech
- Bush Field
- Augusta State
- Paine College
- MCG | Georgia Health Sciences University
- Rail Services
- Central Savannah River Land Trust
- Savannah River Site Reuse Community Organization
- Fully electric, light transportation vehicle manufacturing

First Five Years Timeline

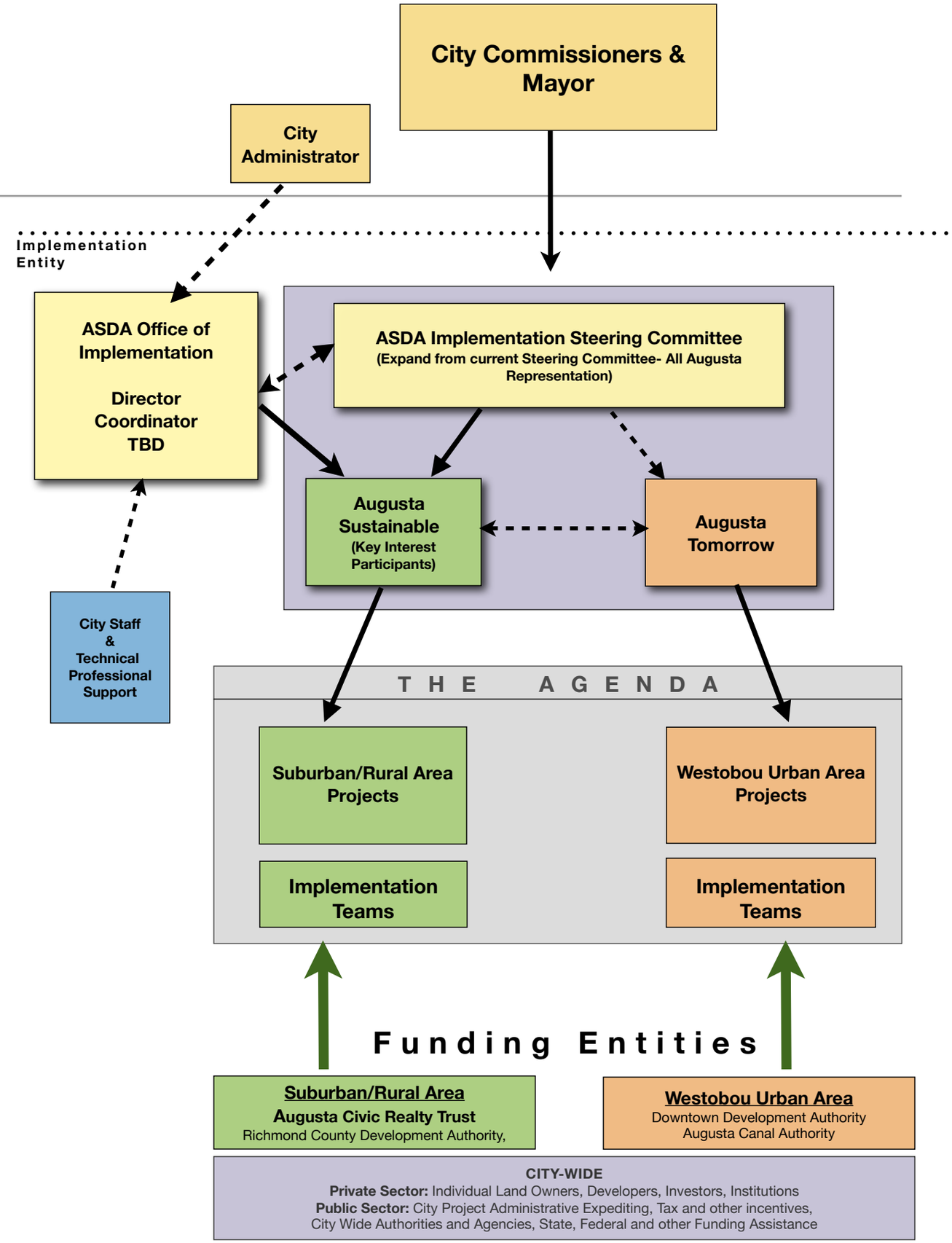


First Five Years: Priority Projects



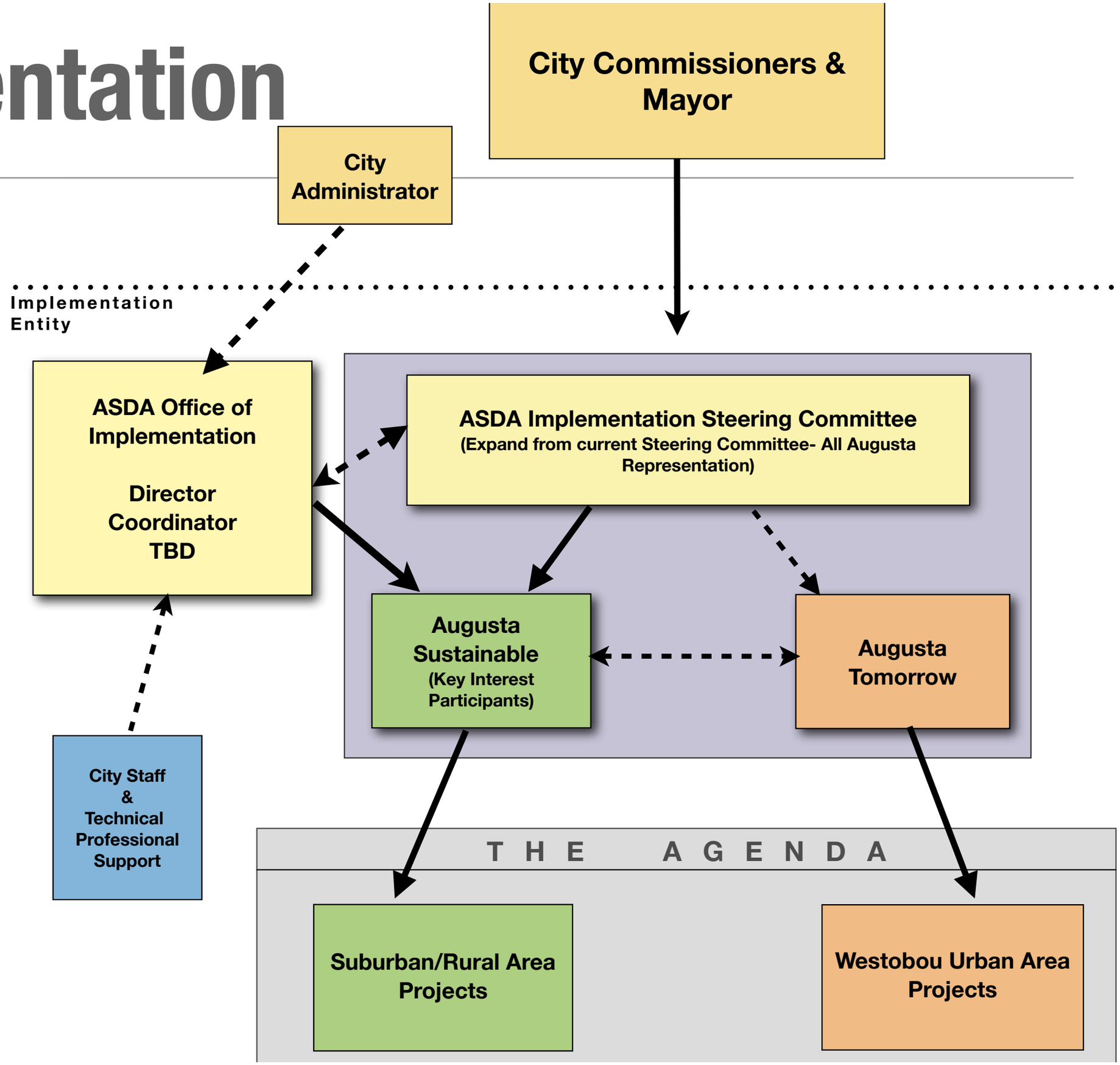
Implementation

Finding the workable organizing framework



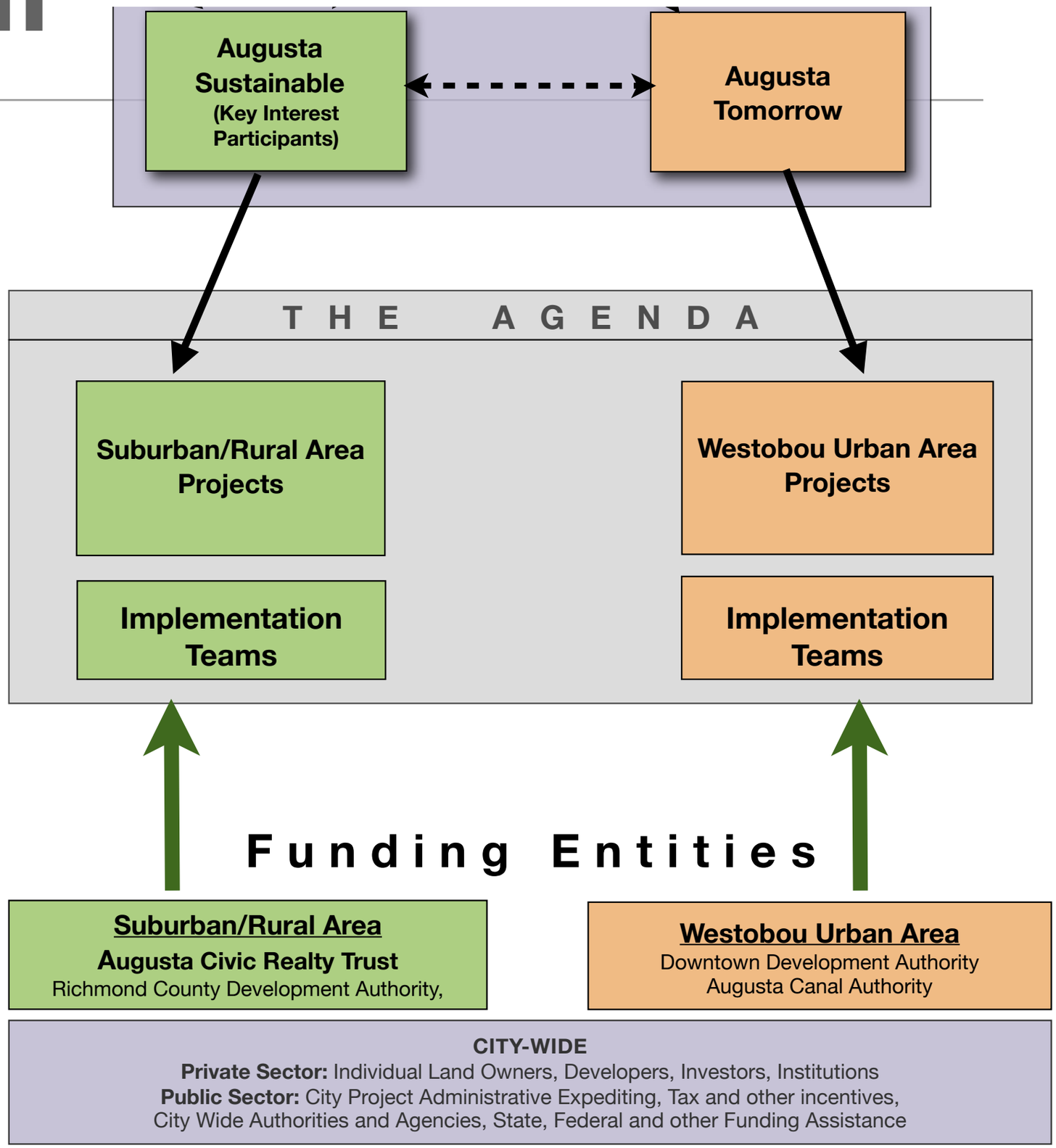
Implementation

Finding the workable organizing framework

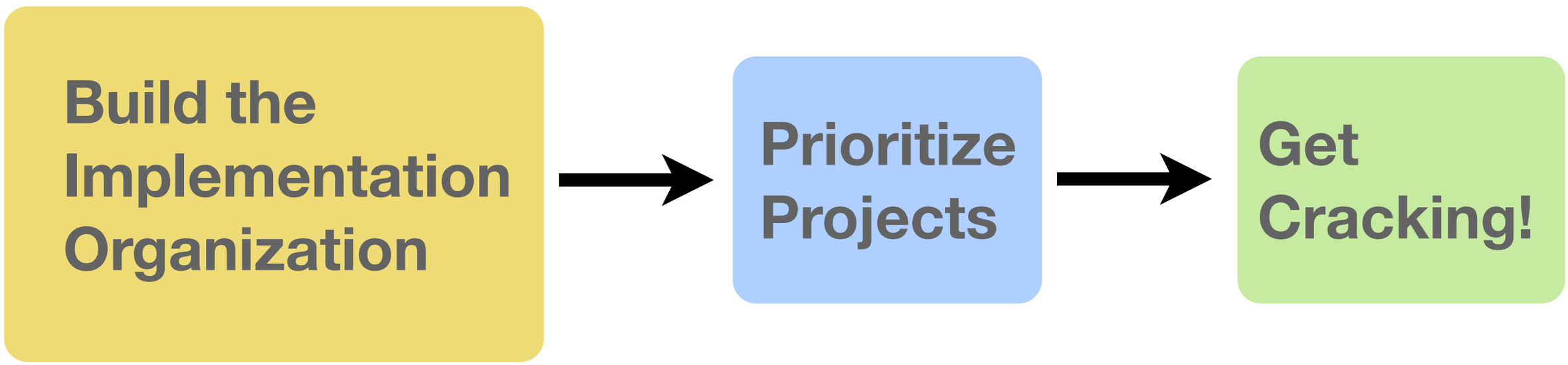


Implementation

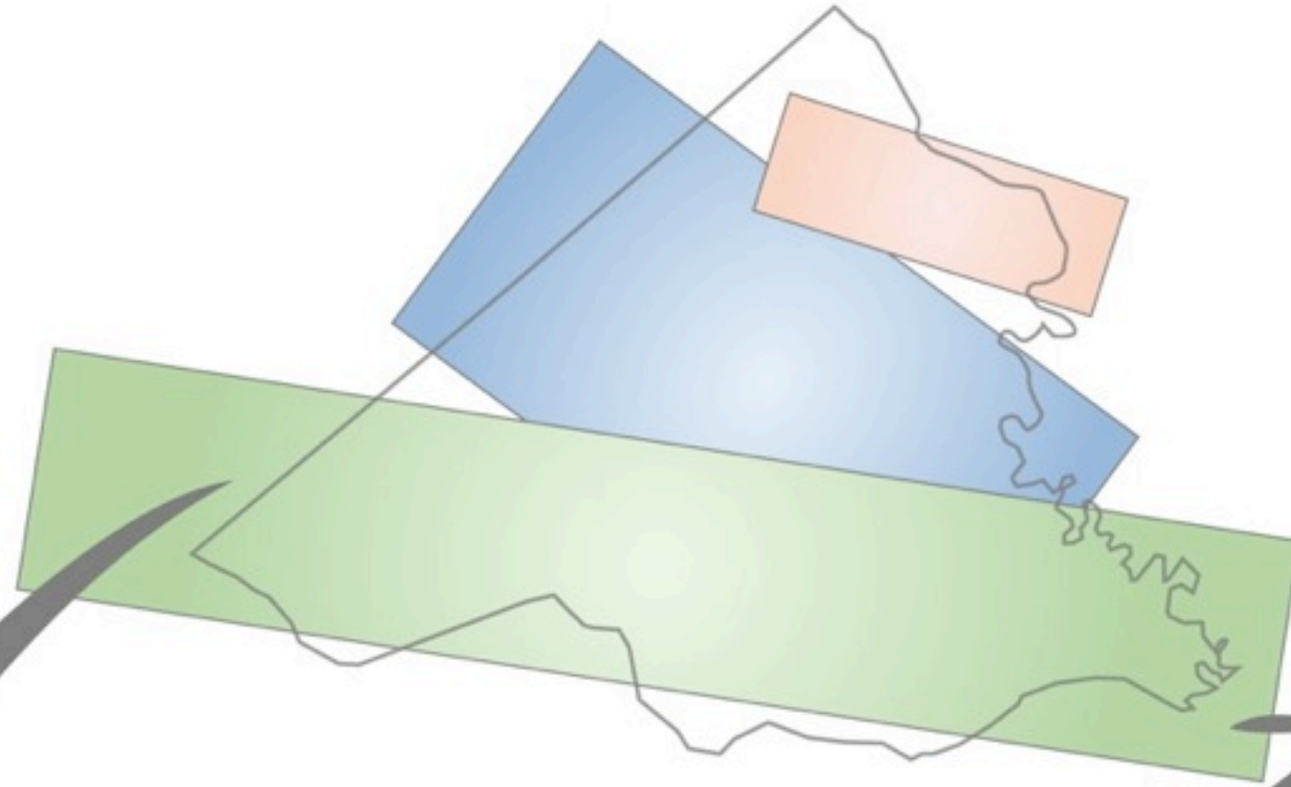
Finding the workable organizing framework



Next Steps


Build the Implementation Organization
Prioritize Projects
Get Cracking!

Reinventing Augusta...



Augusta

"Realizing the Garden City"

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