

Prototypical and Priority Projects

Legend:

- # Prototypical Project
- #a Other Priority Project
- #a Potential Project

URBAN AUGUSTA

Westobou Vision Plan

Westobou Arts Center
Marbury Village
Augusta Canal Park
St. Sebastian Health Sciences Park
Harrisburg Canal Village
Dyess Canal Village
Sand Bar Ferry Riverside

Identity Gateways

8. Sand Bar Ferry - Prototype

SUBURBAN AUGUSTA

Town Centers

3. Windsor Spring - Prototype

3a. Tobacco Rd / Mike Padgett
3b. Jimmie Dyess / Wrightsboro Rd
3c. Tobacco Rd / Peach Orchard Rd
3d. Tobacco Rd / Deans Bridge
3e. Davis Rd / Scott Nixon Rd

Conservation Subdivisions

4. Butler Creek - Prototype

4a. Gordon Highway
4b. Gracewood

Mixed-Use Parks

5. Rocky Creek - Prototype

5a. Peach Orchard
5b. Richmond Hills Mixed-Use
5c. Airport Oriented Mixed-Use
5d. Augusta Mall

Urban Villages

6. South Gate - Prototype

6a. Richmond Hill / Lumpkin Rd
6b. Peach Orchard Plaza
6c. Augusta State Expansion / Jackson Rd

Neighborhood Redevelopments

7. Martin Luther King Blvd - Prototype

7a. Broad Street / Lake Olmstead
7b. Bethlehem / Laney Walker
7c. Laney Walker / I-520

RURAL AUGUSTA

Farmland Preservation

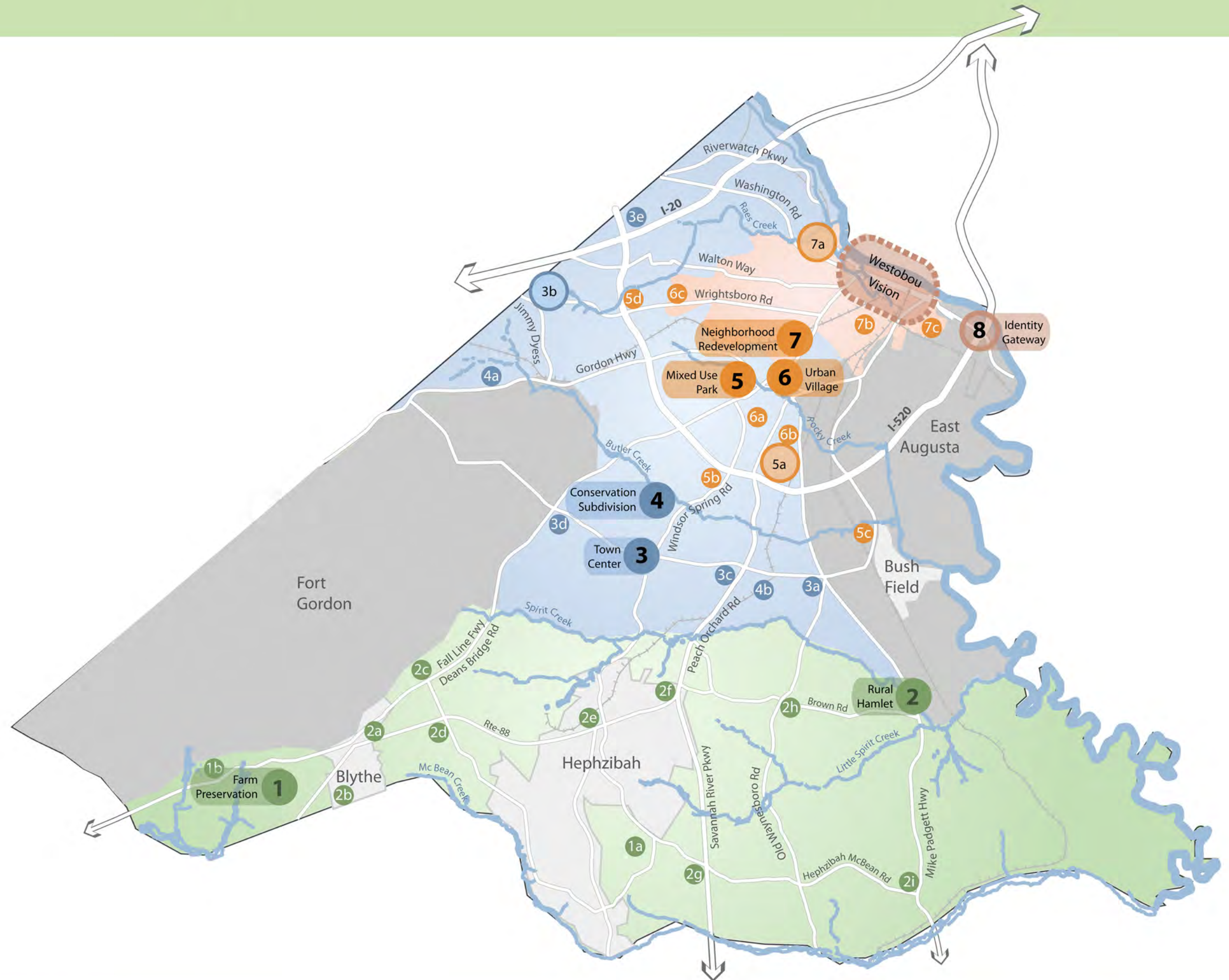
1. Aldridge Farm - Prototype

1a. Hephzibah McBean Farm
1b. Deans Bridge Farm

Rural Hamlets

2. Spirit Creek - Prototype

2a. Blythe Hamlet
2b. Blythe Rd / Church Street
2c. US-1 / Bath-Edie Rd
2d. Bath-Edie Rd / Rte-88
2e. Hephzibah Hamlet
2f. Peach Orchard / Rte-88
2g. Peach Orchard / Hephzibah McBean
2h. Waynesboro Rd / Brown Rd
2i. Mike Padgett / Brown Rd



Fall Line Farm Preservation

On a large farmstead adjacent the Fall Line Freeway, create a productive and interactive agricultural destination showing off the beauty of Augusta's rural landscape, while commercially growing

significant amounts of local produce, and converting a small portion of the land to supporting "rural lifestyle".



Key Features:

A Shopping & Services

- Produce sales at farm stand onsite
- Potential new hamlet at Blythe's town center

B Living

- Develop agriculturally based, large lot conservation subdivision potentially fronting on equestrian component

C Open Space

- A perimeter bridal path and bike way connecting to Blythe's town center.

D Local Farming

- Expand locally grown, organic crops and on-site sales
- Maintain existing pecan orchards
- Maintain existing cattle grazing pastures



Legend:

- | | |
|----------------|--------------------|
| Orchard | Single Family Home |
| Accessory Bldg | Greenhouse |
| Farmland | |



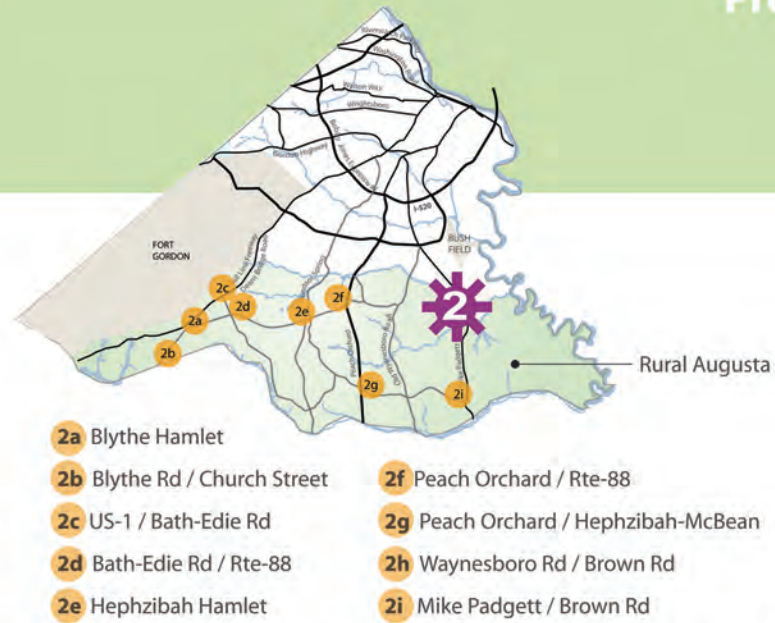
Realizing the Garden City
The Augusta Sustainable Development Agenda

shieldsDESIGN

With:
Cranston Engineering Group
Urban Partners
The Woodhurst Partnership

Small and compact, it contains three to four businesses and approximately two dozen single family homes with adequate land for a yard and vegetable gardens. The City's open space network

receives a new park near Spirit Creek that serves as an important leisure area for those living nearby. A conservation subdivision to the north could continue along the creek.



Key Features:

A Shopping & Services

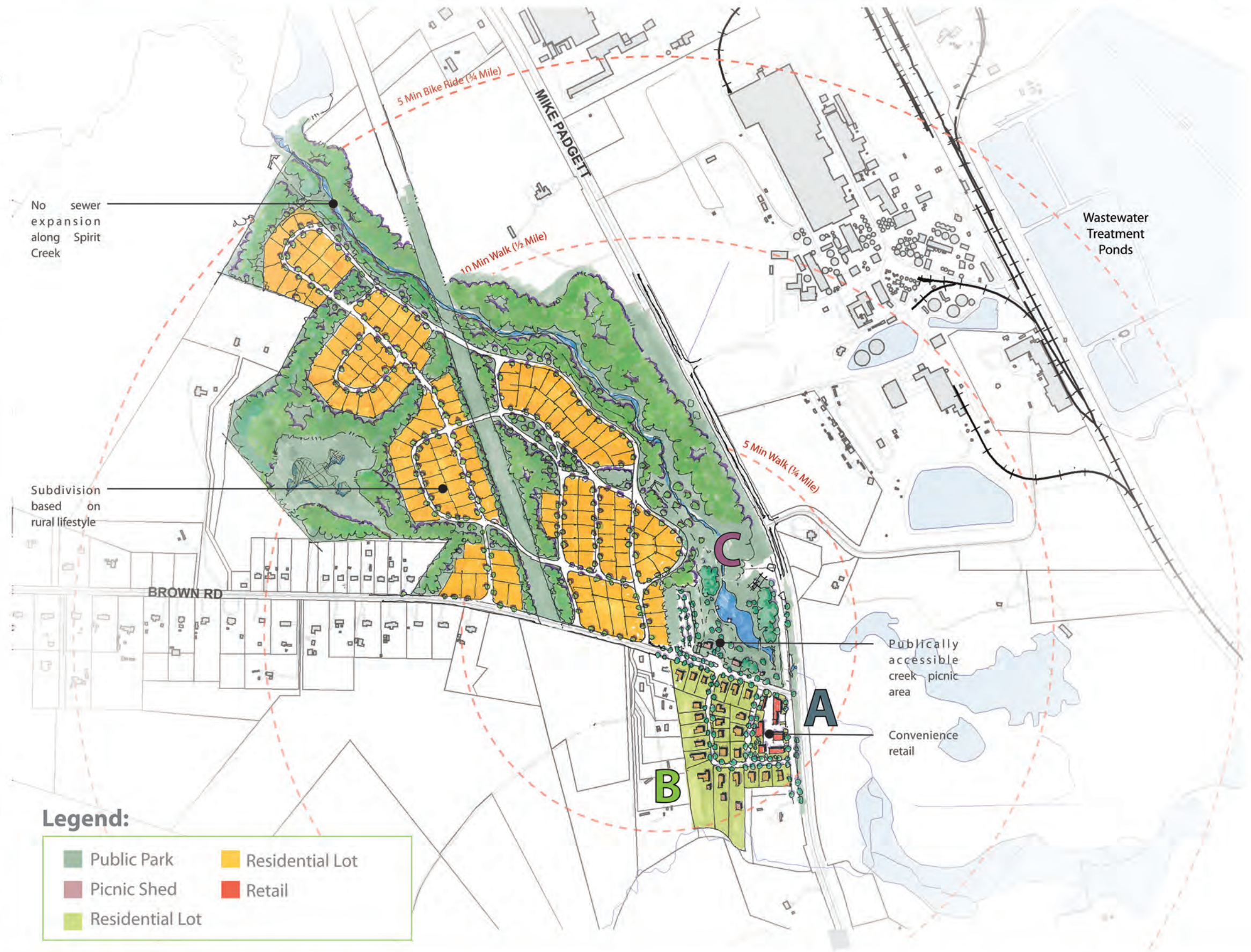
- Develop basic service station and convenience shops at intersection
- Church, school, and public service facilities connections to enrich

B Living

- A rural vernacular architectural style and traditional street grid site layout for clustered single family homes
- Adjacent conservation subdivision along Spirit Creek focused on outdoor interaction

C Open Space

- Build park along creek with local picnic / fishing area and bike trails connecting to surrounding residential areas



Legend:

- Public Park
- Picnic Shed
- Residential Lot
- Residential Lot
- Retail



Realizing the Garden City

The Augusta Sustainable Development Agenda

shieldsDESIGN

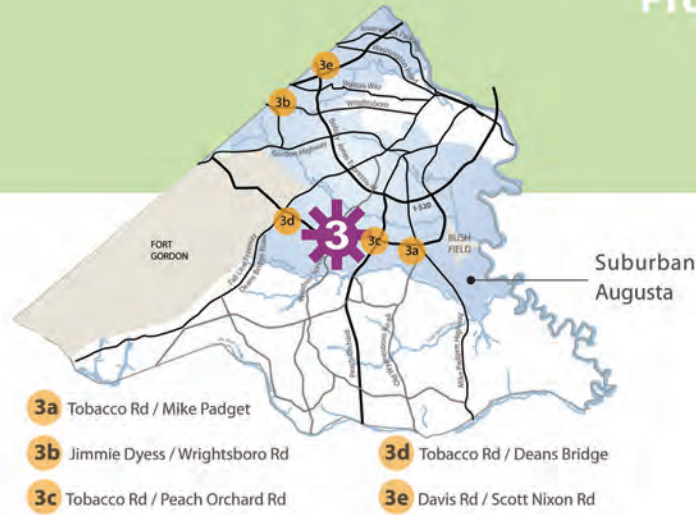
With:
Cranston Engineering Group
Urban Partners
The Woodhurst Partnership

Prototype
Project #

3 Windsor Spring Town Center

Create a highly identifiable "place to see and be seen" at the intersection of Tobacco Road and Windsor Spring. The existing shopping centers would be repositioned and shaded to create

walkable venues, where shoppers could linger and enjoy their neighbors. To build critical mass, denser village-style residences would be build all around.



Key Features:

A Shopping and Services

- Convert existing marginal strip malls into village style centers, with reduced parking requirements and a main street feel.
- Connect new development with nearby schools and services.

B Living

- Develop medium density housing, with a variety of dwelling types from apartment to town homes to single family dwellings and connect them to their surroundings.

C Open Space

- New "Town Green" and landscaped boulevards
- Connect to conservation land
- New ball field near Elementary School

D Corridor Development

- Establish Tobacco Road as a landscaped "Augusta Parkway Corridor" with landscaped center median and shoulders.
- Install "Augusta Beauty Spot" on Windsor Spring Road



Realizing the Garden City
The Augusta Sustainable Development Agenda

shieldsDESIGN

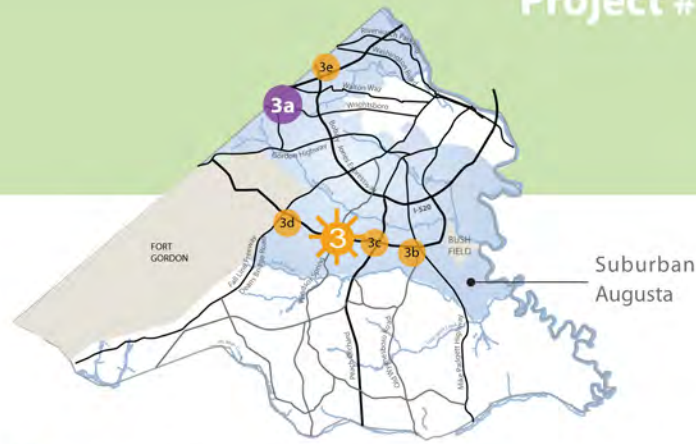
With:
Cranston Engineering Group
Urban Partners
The Woodhurst Partnership

Priority
Project #

3a Jimmie Dyess Town Center

Strategically positioned at Augusta's front door to I-20 and Columbia County, this development creates an innovative and attractive new community, a walkable, well-shaded place to live, work, play and

shop. Adjacent streetscape treatment of both Jimmie Dyess Parkway and Wrightsboro Road sets a positive first impression for all of Augusta.



3a Jimmie Dyess / Wrightsboro Rd

3b Tobacco Rd / Mike Padgett

3c Tobacco Rd / Peach Orchard Rd

3d Tobacco Rd / Deans Bridge

3e Davis Rd / Scott Nixon Rd

Key Features:

A Mix of Uses

- Include development of mixed residential and commercial uses with focus on job creation, especially office and health care.

B Living

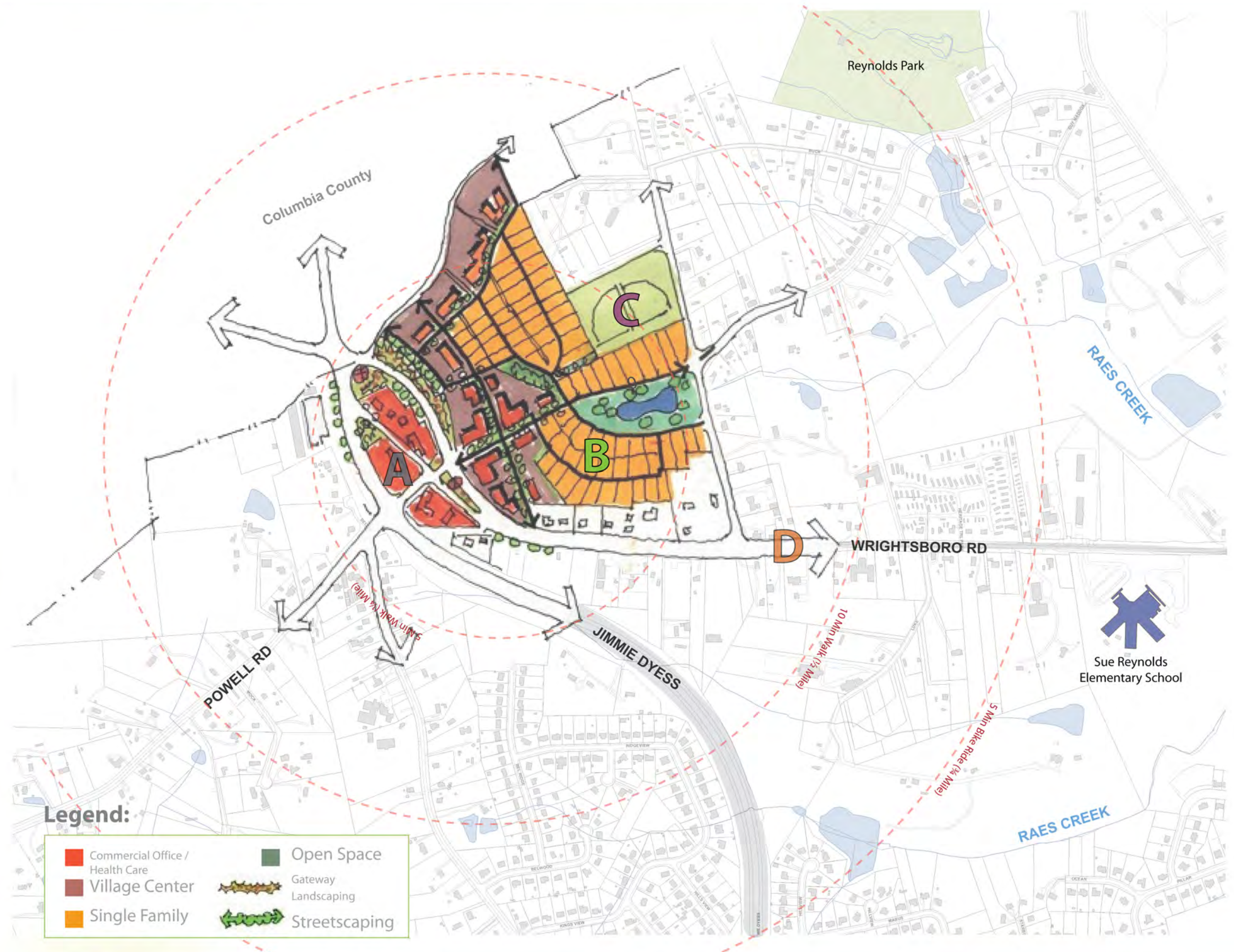
- Moderate density residential development, including possible mixed-income townhomes, garden apartment and small lot single family residences

C Open Space

- New neighborhood park, ballfields and pocketparks as buffers.

D Corridor Development

- Create a major Augusta gateway at the Richmond/ Columbia county line with Wrightsboro Road as a well landscaped Garden City Corridor



Legend:

- | | |
|--|---|
| ■ Commercial Office / Health Care | ■ Open Space |
| ■ Village Center | Gateway Landscaping |
| ■ Single Family | Streetscaping |



Realizing the Garden City

The Augusta Sustainable Development Agenda

shieldsDESIGN+ Architecture Planning Urban Design

With:
Cranston Engineering Group
Urban Partners
The Woodhurst Partnership

Prototype
Project #

4

Butler Creek Conservation Subdivision

Create a highly identifiable "place to see and be seen" at the intersection of Tobacco Rd and Windsor Spring. The existing shopping centers would be repositioned and shaded to create walkable venues,

where shoppers could linger and enjoy the comings and goings of their neighbors. To build critical mass, denser village-style residences would be build all around.



Key Features:

A Shopping and Services

- Connect new development with existing adjacent subdivisions and nearby schools, services, parks, and conservation land.

B Living

- Develop a neighborhood along landscaped boulevards with center medians and frequent, open parkland.
- Introduce small farm or equestrian center as thematic recreational activity.

C Open Space

- Develop Butler Creek linear park and trail, with homes fronting on parallel street to increase surveillance security.



Realizing the Garden City

The Augusta Sustainable Development Agenda

shieldsDESIGN+

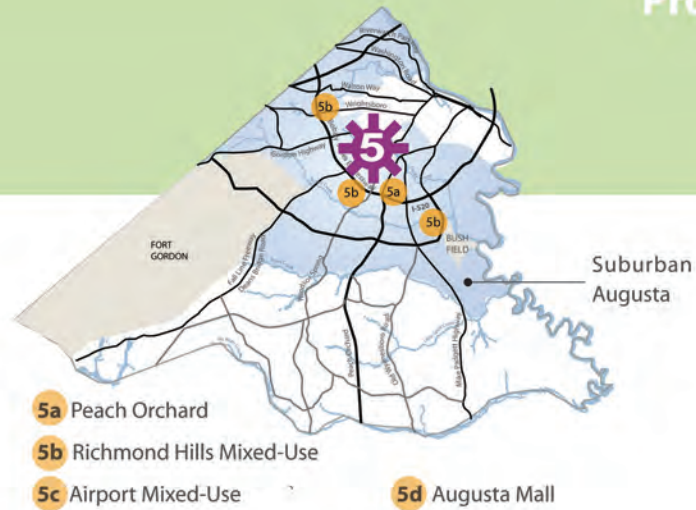
With:
Cranston Engineering Group
Urban Partners
The Woodhurst Partnership

Prototype
Project #

5 Rocky Creek Mixed-Use Park

Leverage the City's plan for the Rocky Creek flood control retention area into a major public recreation amenity which becomes the centerpiece for the development of a regionally-scaled, mixed-use jobs

complex. Component pieces include over a million square feet of phased commercial / light industrial space, a mixed income continuing care facility, and new residences.



Key Features:

A Mix of Uses

- Encourage future development of mixed uses with focus on job creation, especially office, light industrial, & health care.

B Living

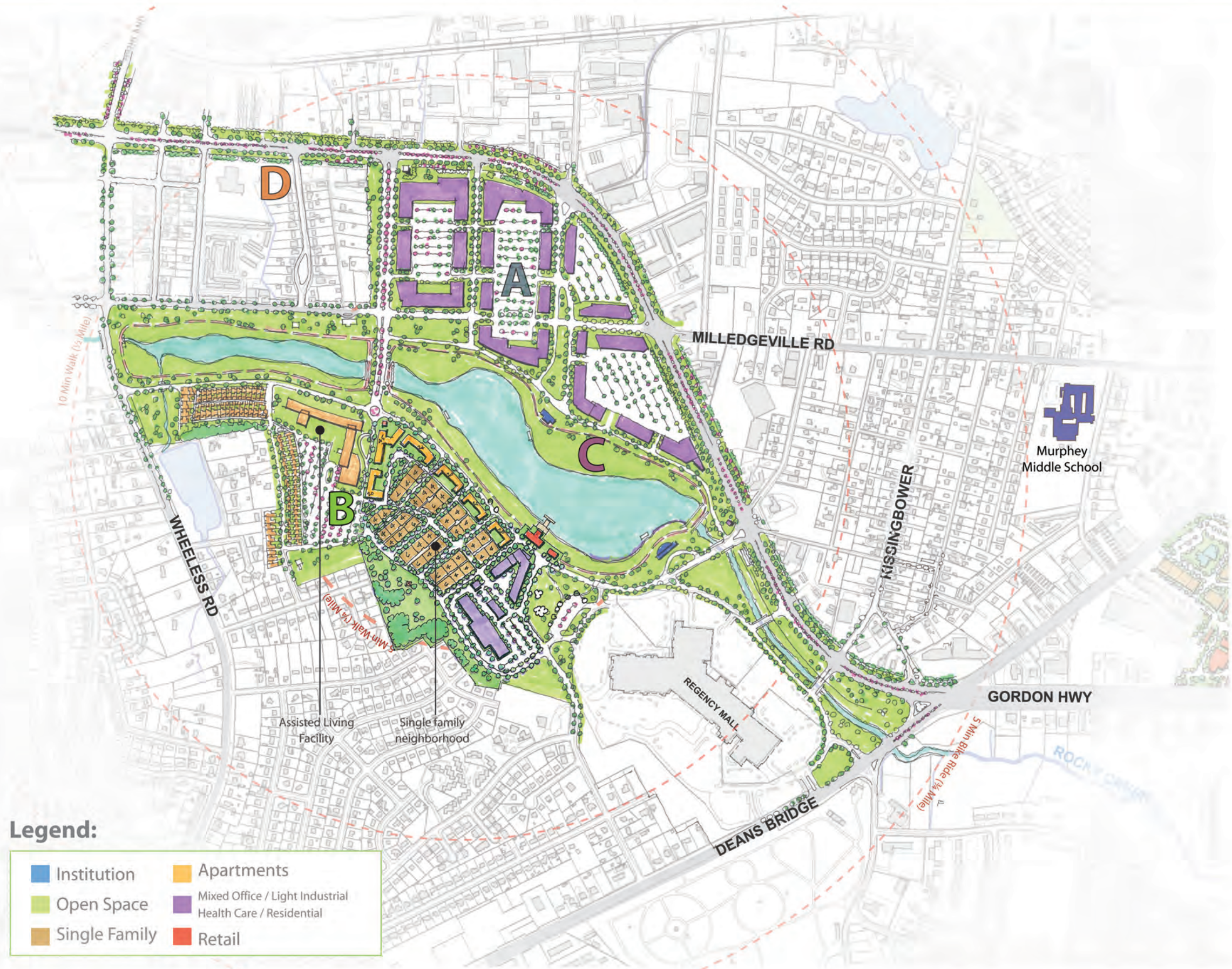
- Provide site for new senior housing (independent and dependent).
- Moderate density residential development

C Open Space

- Install new dam and retention area (lake) to resolve long standing flood control issues along Rocky Creek.
- Develop new regional park around the lake and creek. Also connects to existing subdivisions.

D Corridor Development

- Convert Gordon Highway from Highland Ave to Peach Orchard Rd into an "Augusta Parkway Corridor" with bike lanes and center landscaping. Build new connecting roadways and entries to and around the lake.



Legend:

- | | |
|--|---|
| ■ Institution | ■ Apartments |
| ■ Open Space | ■ Mixed Office / Light Industrial |
| ■ Single Family | ■ Health Care / Residential |
| | ■ Retail |



Realizing the Garden City
The Augusta Sustainable Development Agenda

shieldsDESIGN

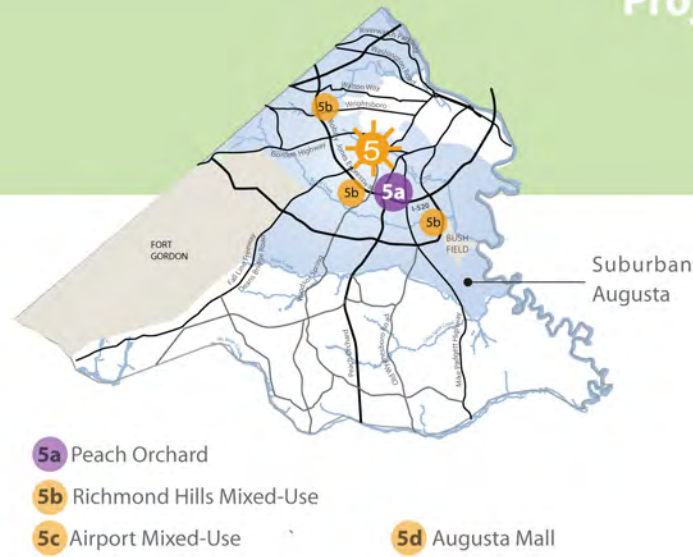
With:
Cranston Engineering Group
Urban Partners
The Woodhurst Partnership

Priority
Project #

5a Peach Orchard Shopping

The area around this interstate interchange provides the best opportunity for additional new regional retail development in the city. Creation of a new

neighborhood-oriented commercial "mainstreet" and serves the surrounding community and an adjacent new residential neighborhood.



Key Features:

A Shopping

- Promote regional retail along arterials
- Promote "village style" commercial center adjacent residential

B Living

- Moderate density residential development, including possible mixed-income townhome, garden apartment and small lot residences

C Open Space

- New neighborhood park in area fronting street

D Corridor Development

- Gateway landscaping along on/off ramps with beauty spots at Richmond Hills/ Peach Orchard intersection and strong street landscaping along Peach Orchard and Windsor Spring Road.
- Strengthen edges of Sconyers Drive.
- Accelerate and enforce landscaping and signage regulations, including possible mixed-income townhome, garden apartment and small lot single family residences



Realizing the Garden City
The Augusta Sustainable Development Agenda

shieldsDESIGN

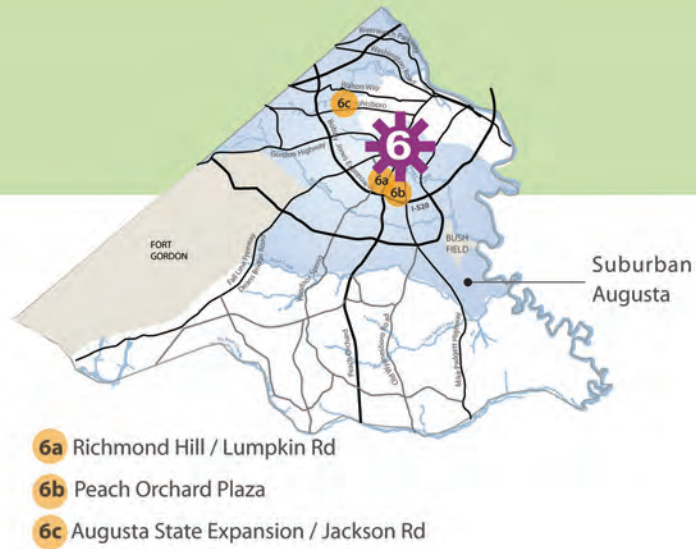
With:
Cranston Engineering Group
Urban Partners
The Woodhurst Partnership

Prototype
Project #

6 South Gate Urban Village

Convert the aging, roadway-oriented shopping center into a well-landscaped, urban village center, with its own identity. The program includes mixed-income housing and neighborhood-oriented

retail. Connect adjacent schools and local YMCA. Integrate the Augusta Mini-Theatre into the core design. Develop strong ties to the proposed Deans Bridge multi-modal corridor.



Key Features:

A Shopping and Schools

- Convert large, highway-oriented strip shopping center into neighborhood-oriented town center with town green.
- Connect commercial center to Augusta Mini-Theater, surrounding neighborhoods and schools.

B Living

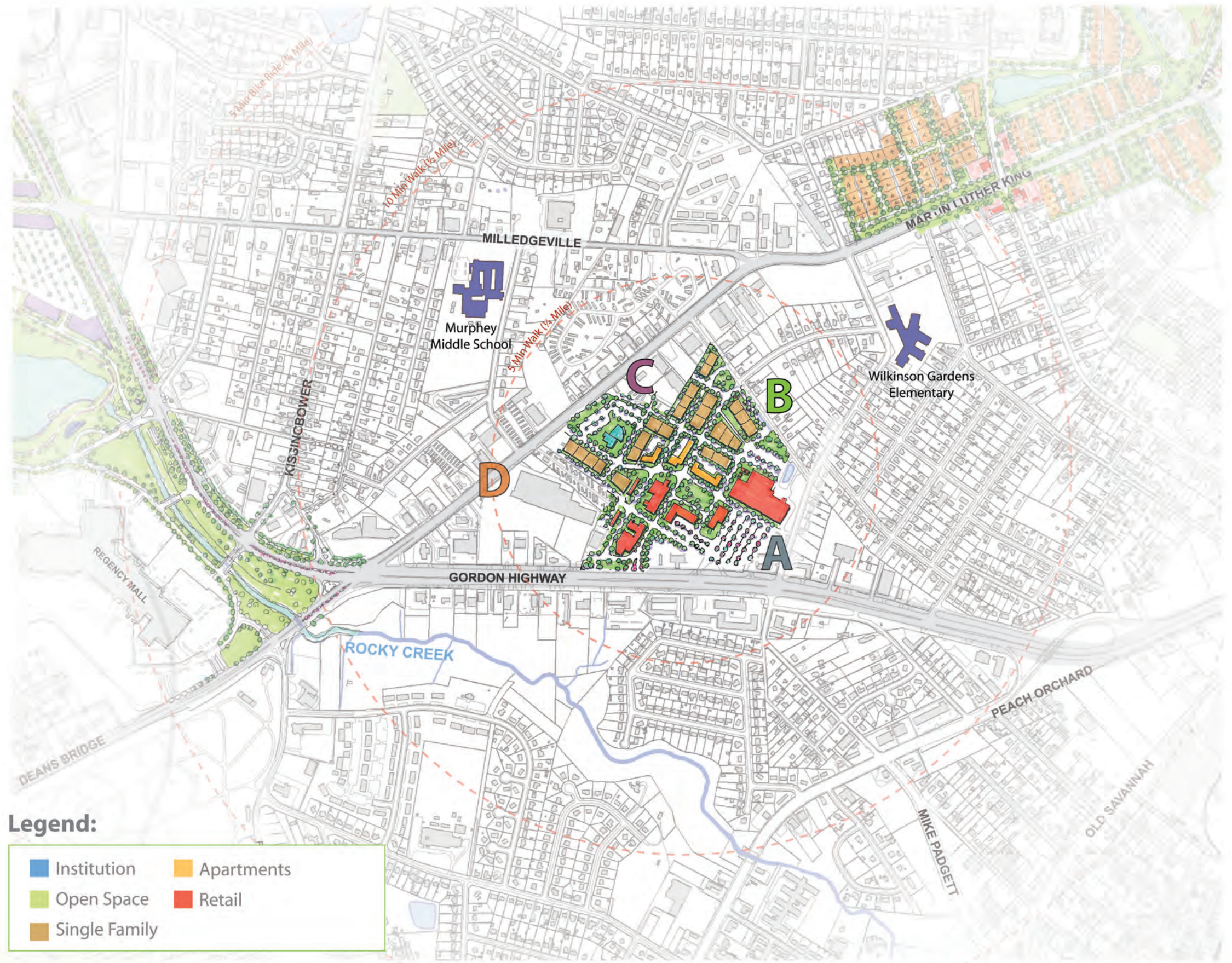
- Develop medium density housing, of mixed apartment, town house, single-family dwellings with small yards, surrounding and connected to repositioned South Gate town center.

C Open Space

- Create quality public spaces, through landscaping, town greens, and neighborhood playgrounds.

D Corridor Development

- Extend the Multi-modal approach along Deans Bridge south to rock Creek.
- Initiate neighborhood wide housing rehabilitation/ infill program



Legend:

- | | |
|--|--|
| ■ Institution | ■ Apartments |
| ■ Open Space | ■ Retail |
| ■ Single Family | |



Realizing the Garden City

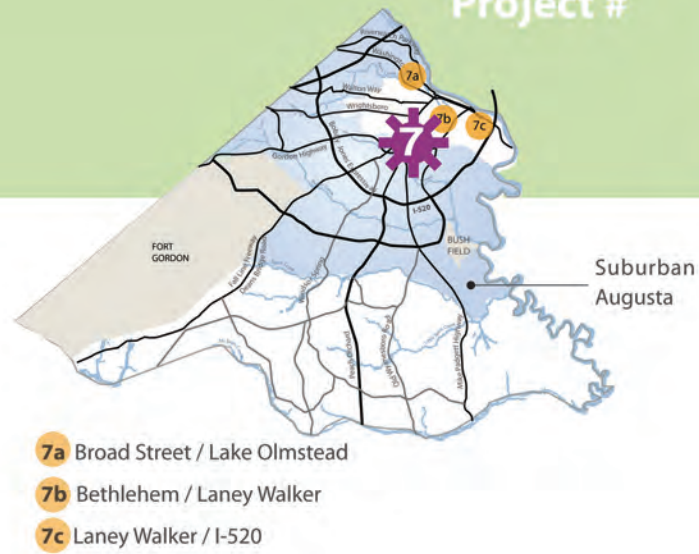
The Augusta Sustainable Development Agenda

shieldsDESIGN

With:
Cranston Engineering Group
Urban Partners
The Woodhurst Partnership

MLK Neighborhood Redevelopment

Prototype
Project #



Using proposed GaDOT road widening project as a catalyst, work with the private sector, local churches, Board of Education, the Augusta Housing Authority

and all major land owners in the area to rebuild a denser, more family friendly community at this relatively close-in location.

Key Features:

A Convenience and Schools

- Connect new development with nearby schools and services.
- Encourage neighborhood convenience commercial at intersections.

B Living

- Develop moderate density housing in a New Urbanist tradition along both sides of the multi-modal corridor

C Open Space

- Create quality public spaces through landscaping.

D Corridor Development

- Update 15th Street, MLK Boulevard, and Milledgeville Road into a "multi-modal corridor" four lane boulevard with sidewalks street trees, landscaped center median and reserved right of way for future transit or greenway.



Legend:

- Open Space
- Apartments
- Retail



Realizing the Garden City

The Augusta Sustainable Development Agenda

shieldsDESIGN

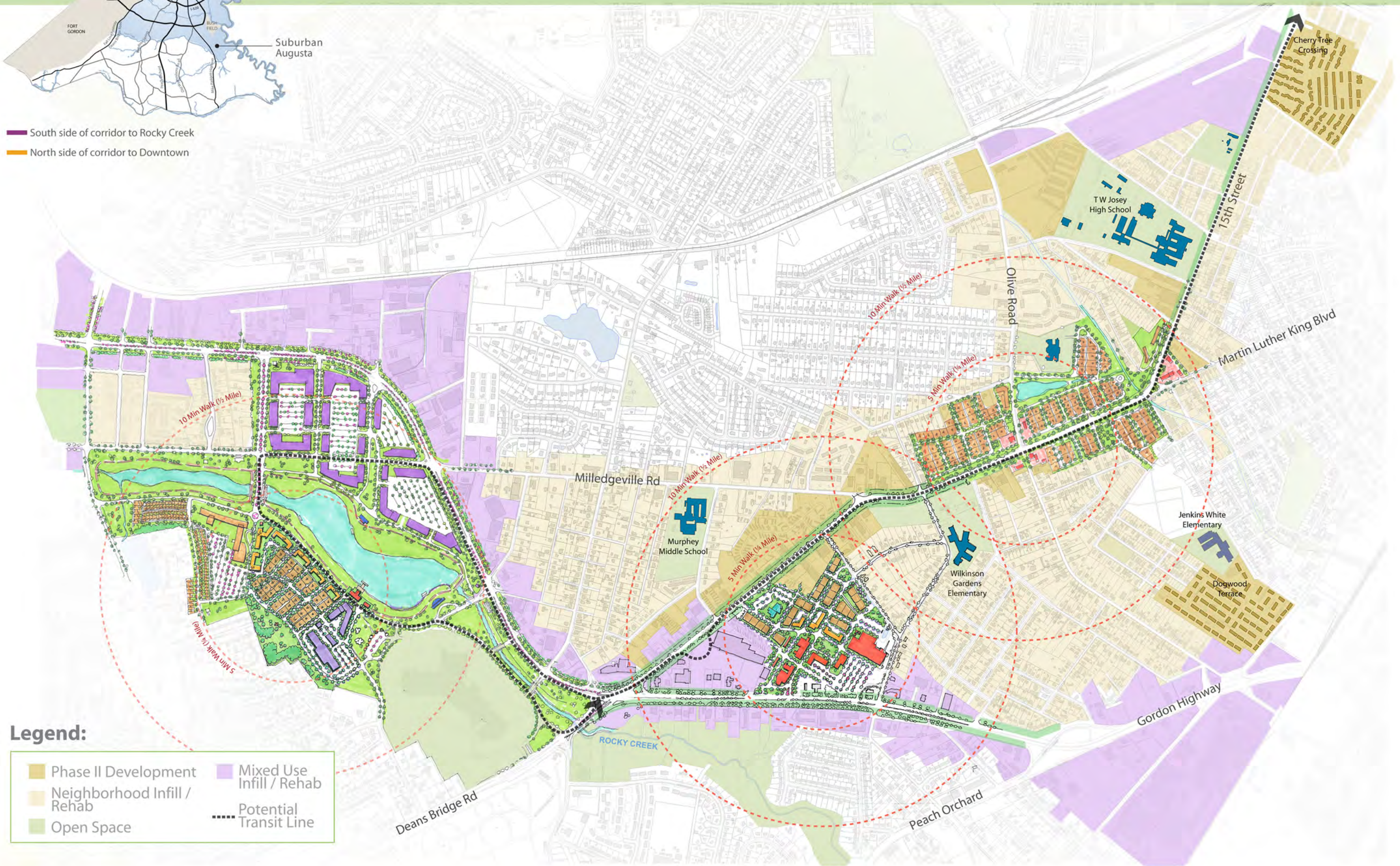
With:
Cranston Engineering Group
Urban Partners
The Woodhurst Partnership

Priority Development Corridor

South Side



South side of corridor to Rocky Creek
North side of corridor to Downtown



Legend:

- Phase II Development
- Neighborhood Infill / Rehab
- Open Space
- Mixed Use Infill / Rehab
- Potential Transit Line



Realizing the Garden City
The Augusta Sustainable Development Agenda

shieldsDESIGN

With:
Cranston Engineering Group
Urban Partners
The Woodhurst Partnership

Priority Development Corridor

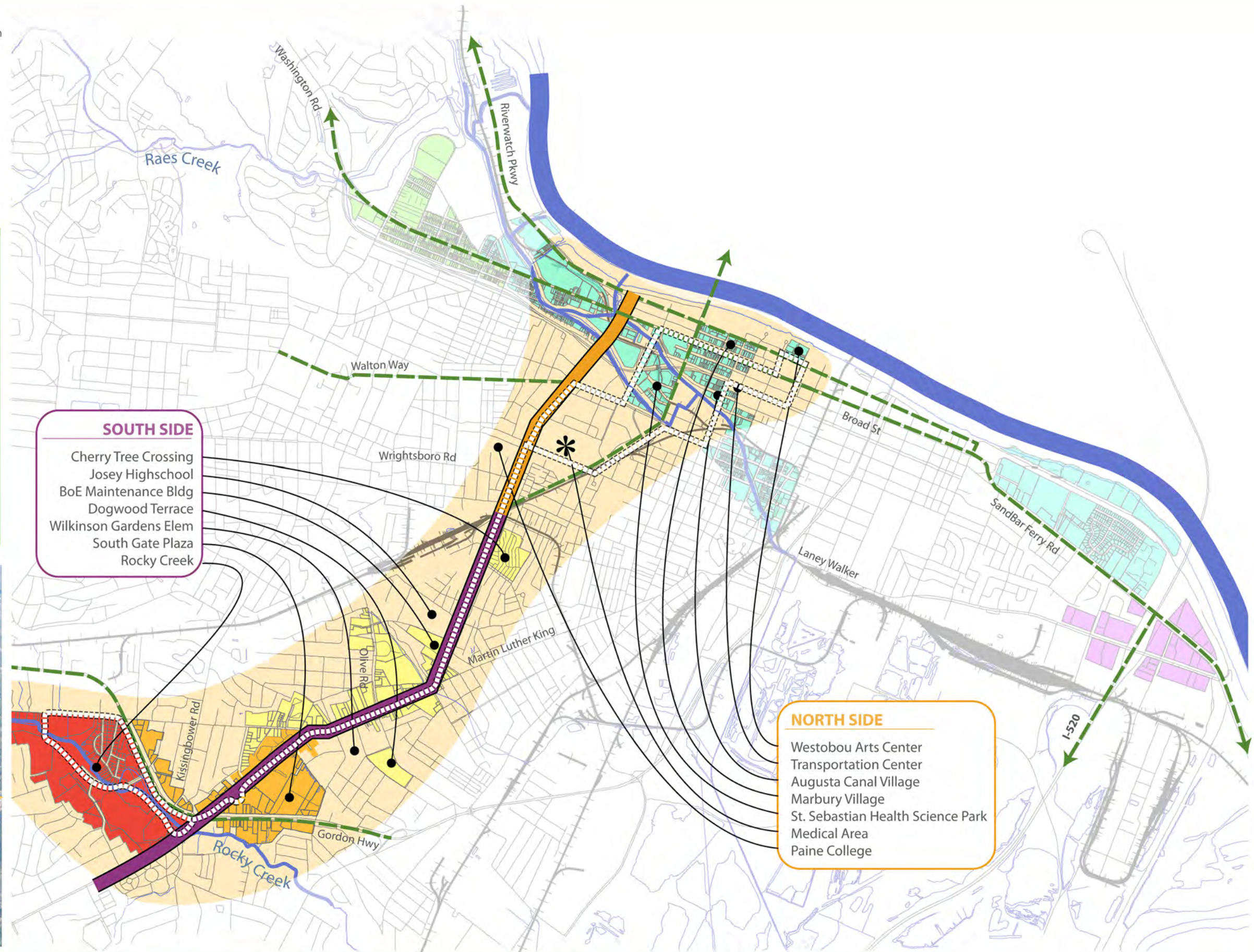
Full Length



- South side of corridor to Rocky Creek
- North side of corridor to Downtown

Legend:

- Westobou Urban Area Plan
- Rocky Creek Mixed Use Park
- South Gate Urban Village
- MLK Neighborhood Redevelopment
- Upper Broad St Revitalization
- Sand Bar Ferry Gateway
- Programs for Neighborhood Infill
- Priority Development Corridor
- Other Garden City Corridors
- Potential Transit Loop



SOUTH SIDE

Cherry Tree Crossing
Josey Highschool
BoE Maintenance Bldg
Dogwood Terrace
Wilkinson Gardens Elem
South Gate Plaza
Rocky Creek

NORTH SIDE

Westobou Arts Center
Transportation Center
Augusta Canal Village
Marbury Village
St. Sebastian Health Science Park
Medical Area
Paine College



Realizing the Garden City
The Augusta Sustainable Development Agenda

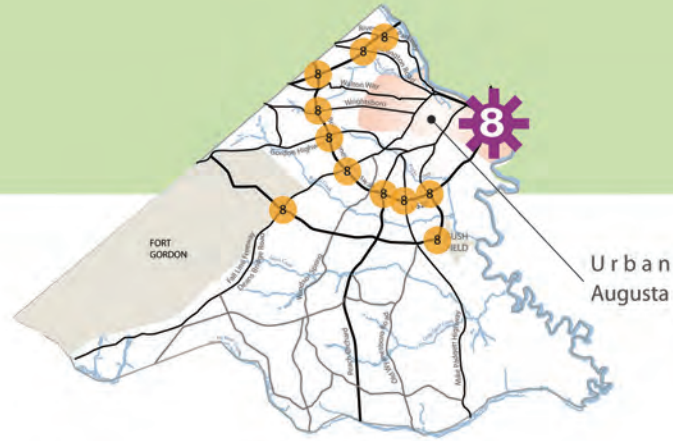
shieldsDESIGN

With:
Cranston Engineering Group
Urban Partners
The Woodhurst Partnership

8 Sand Bar Ferry Gateway

Create an attractive gateway for Augusta. Signage and abundant planting at designated "Beauty Spots" to set the image of Augusta as the Garden City for visitors. Provide and enforce well considered

landscaping requirements for service and distribution businesses. Restore and reuse the historic Goodale Plantation House as part of a welcome center.



8 Prominent Interstate on/off ramps

Key Features:

A Landscaping

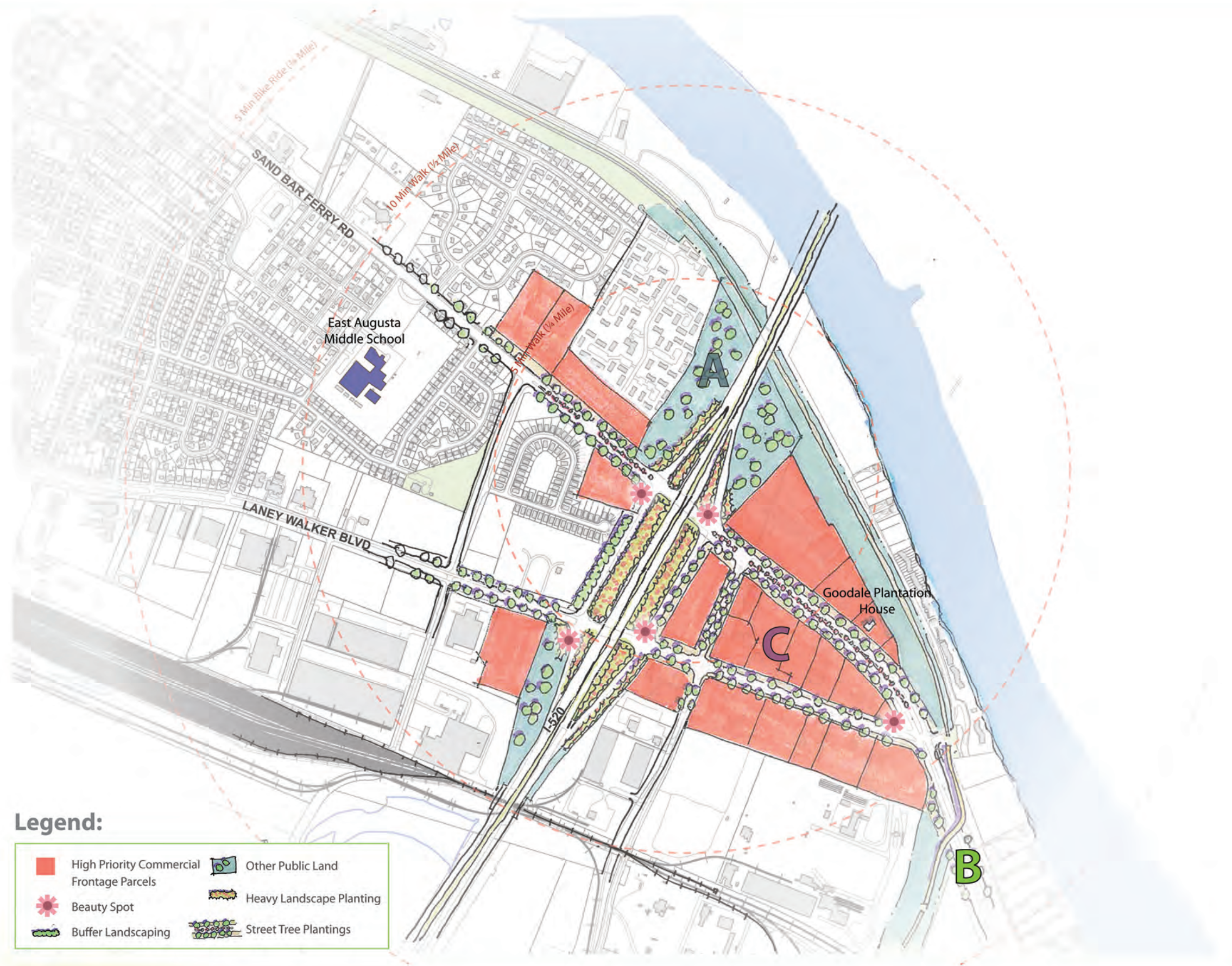
- Develop intensive landscaping program for on / off ramps
- Install signaure "Welcome to Augusta" sign at Beauty Spots.
- Install street tree planting
- Maintain landscaping in the public right of way

B Open Space

- Bike and pedestrian bridge
- Encourage access and use of the levee for recreational purposes

C Commercial

- Update and enforce commercial front yard signage / landscaping regulations, especially in high priority areas
- Promote auto-oriented development
- Integrate preservation and redevelopment of the Goodale Plantation into adjacent property upgrades



Legend:

- | | |
|--|---|
| ■ High Priority Commercial Frontage Parcels | ■ Other Public Land |
| ★ Beauty Spot | ■ Heavy Landscape Planting |
| ~ Buffer Landscaping | ● Street Tree Plantings |



Garden City Corridors

