

# Augusta Development Agenda

Finding Opportunities  
For A More Sustainable  
Augusta



shieldsDESIGN+ Architecture  
Planning  
Urban Design

## “Green” Agenda

Because there’s a ***bigger picture*** and  
a ***bigger opportunity*** here.

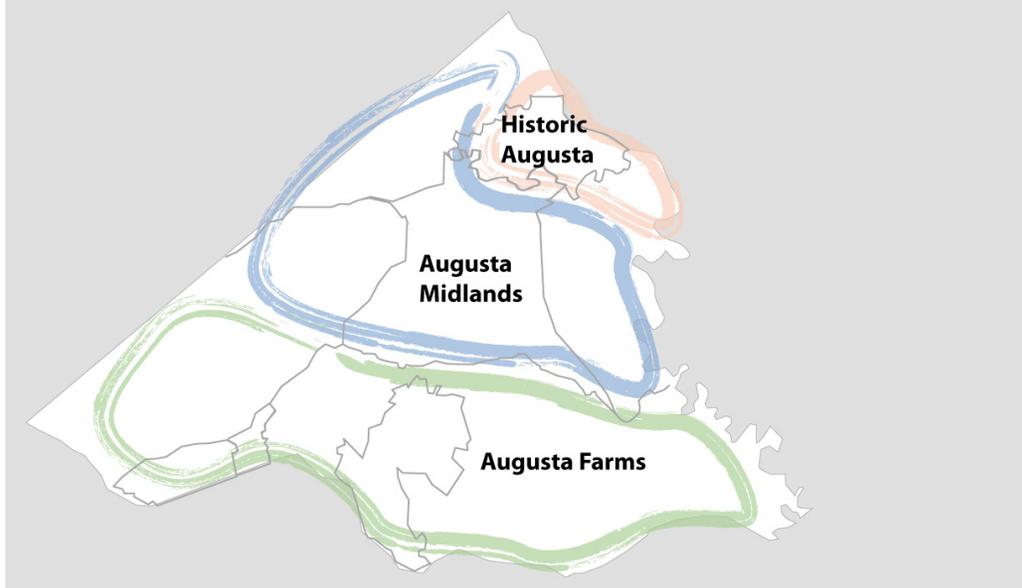
Because in the highly competitive,  
highly mobile modern world, the  
elements that make a community  
***healthy*** also make it ***wealthy***.

# “Green” Agenda

Augusta is  
the Garden City



# Three Augustas



# Topic Areas

**Economic Development**

**Neighborhood Focus**

**Gateway Corridors**

**Greenspace + Trails**

# Topic Areas

**Economic Development**

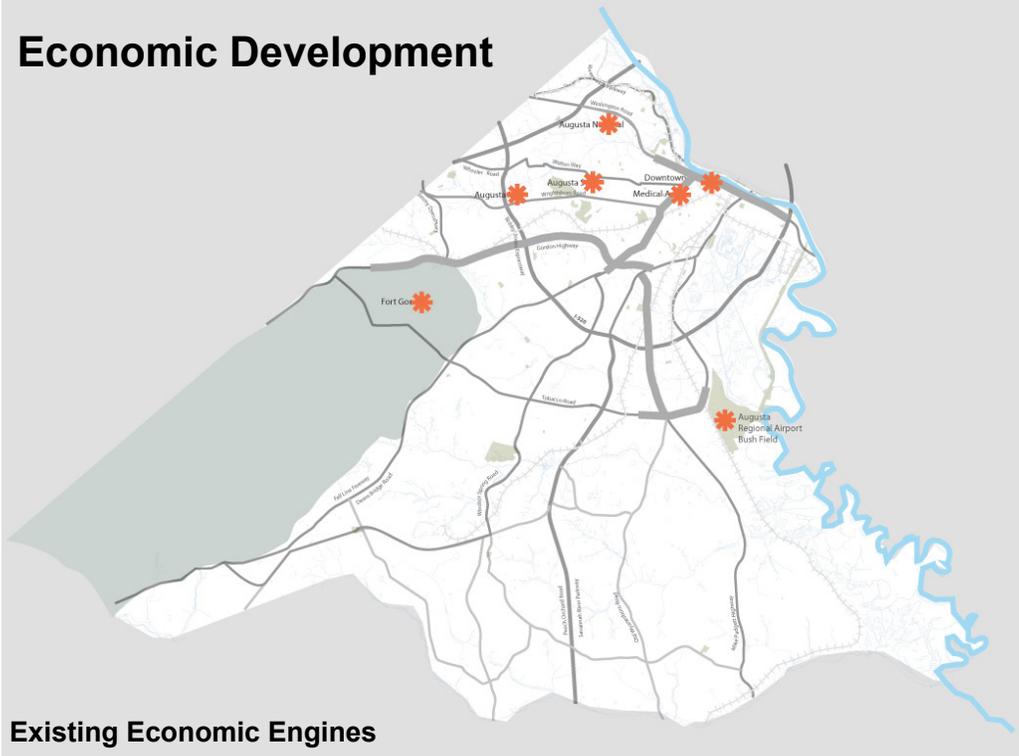
**Neighborhood Focus**

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**Greenspace + Trails**

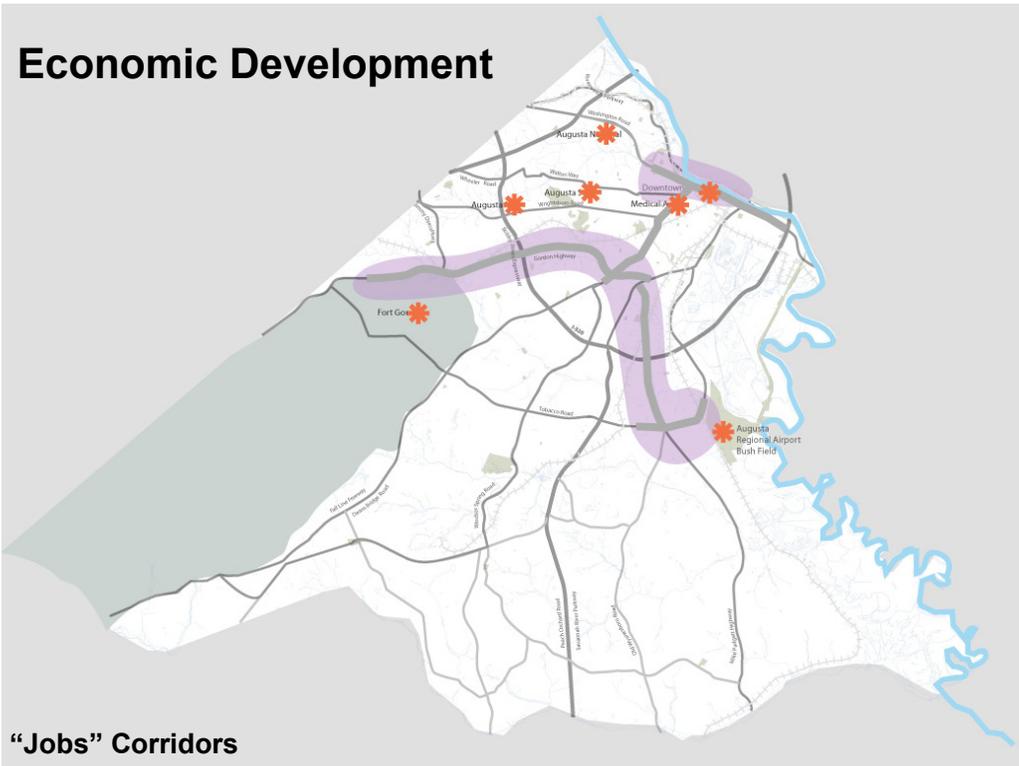


# Economic Development



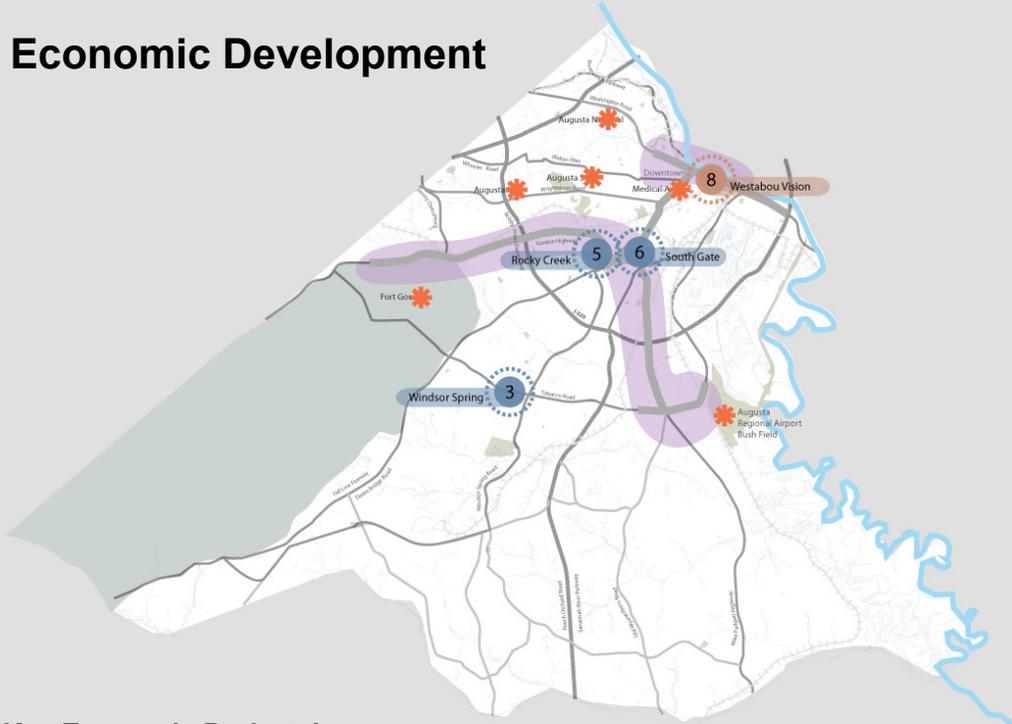
Existing Economic Engines

# Economic Development



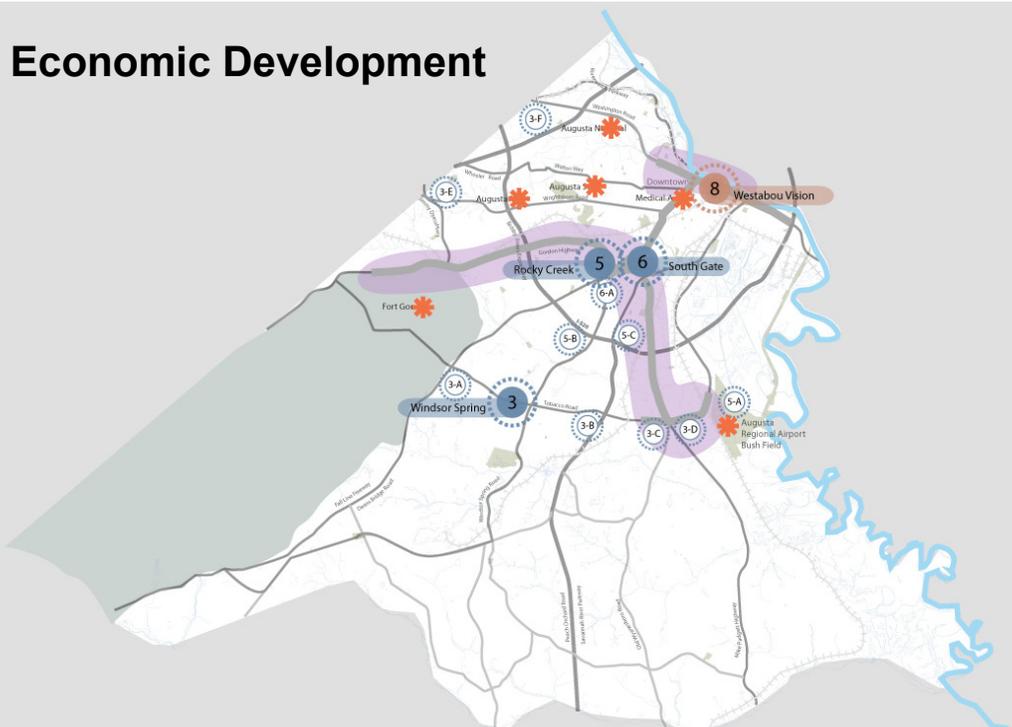
“Jobs” Corridors

# Economic Development



Key Economic Project Areas

# Economic Development



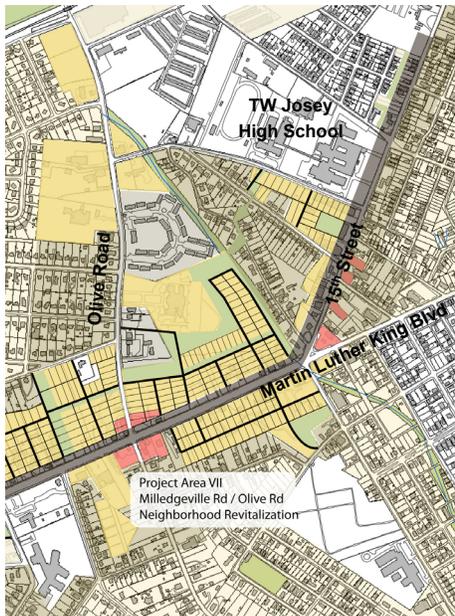
Other Economic Project Areas

# Topic Areas

- Economic Development
- Rebuilding Neighborhoods**
- Gateway Corridors
- Greenspace + Trails



## Rebuilding Neighborhoods



1 UNIT 2 ELEVATION



1 UNIT 3 ELEVATION

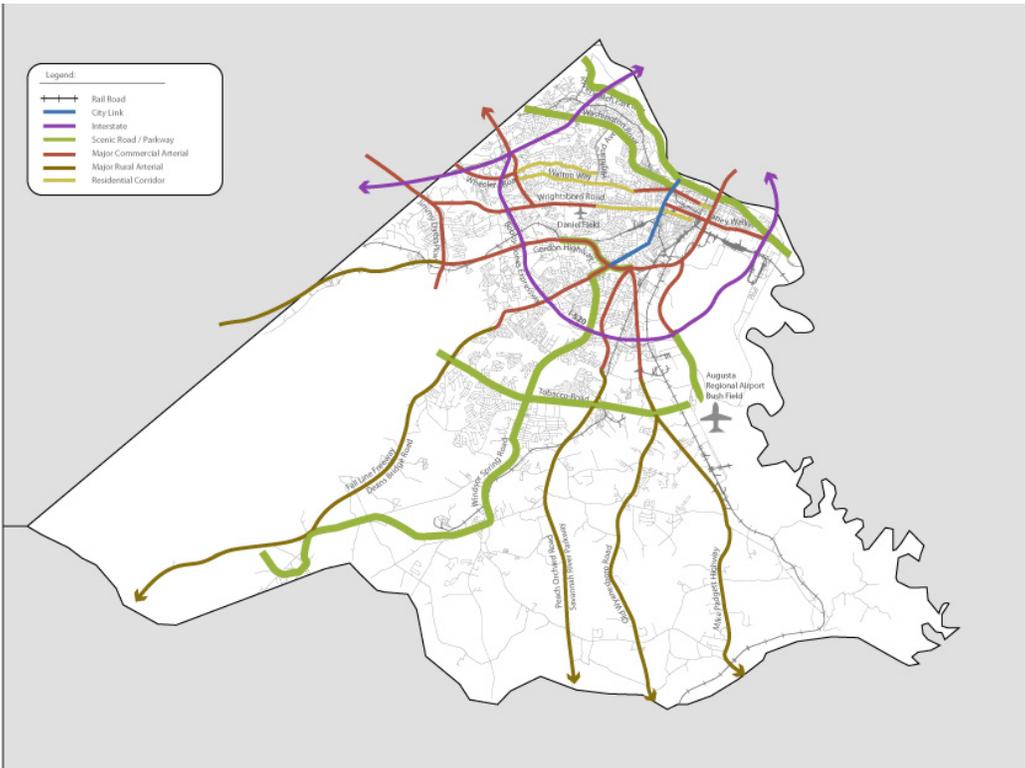
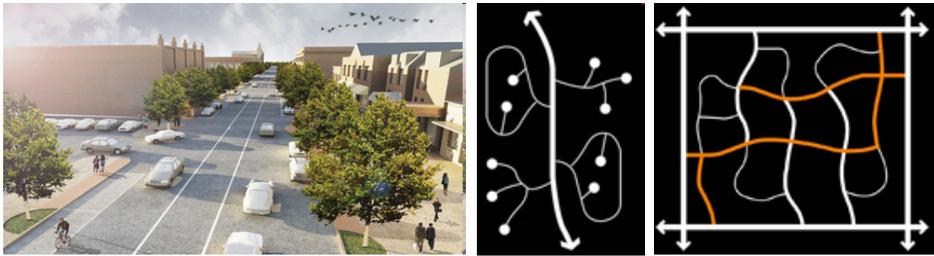


1 UNIT 1 ELEVATION

## Potential Housing Types

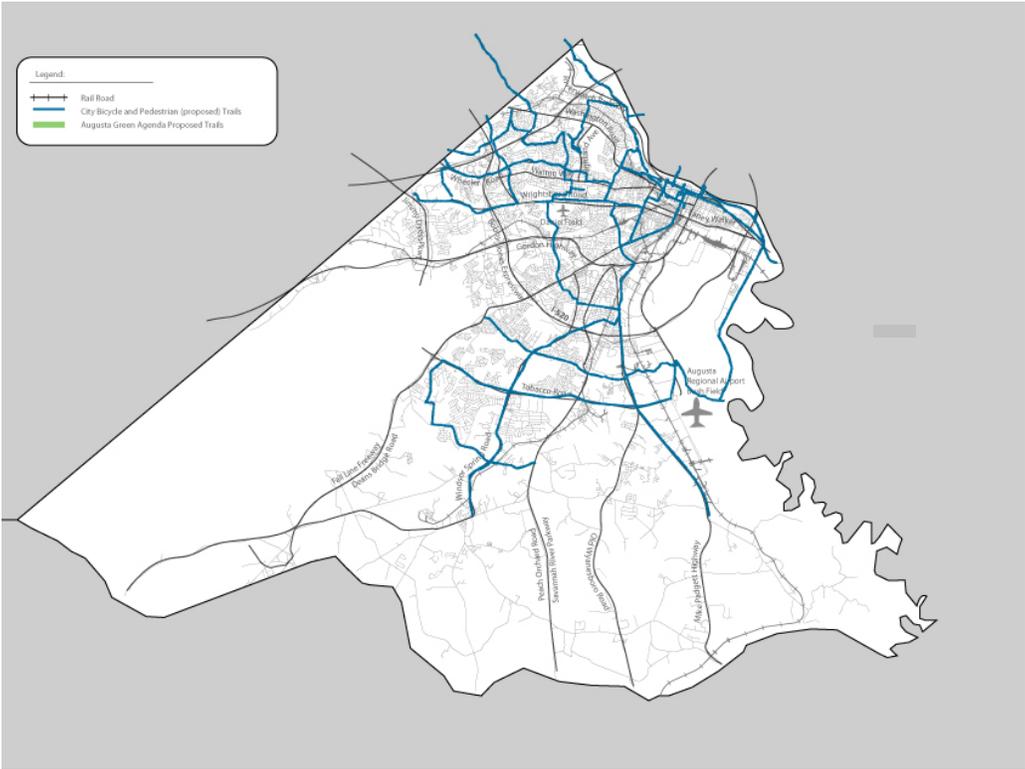
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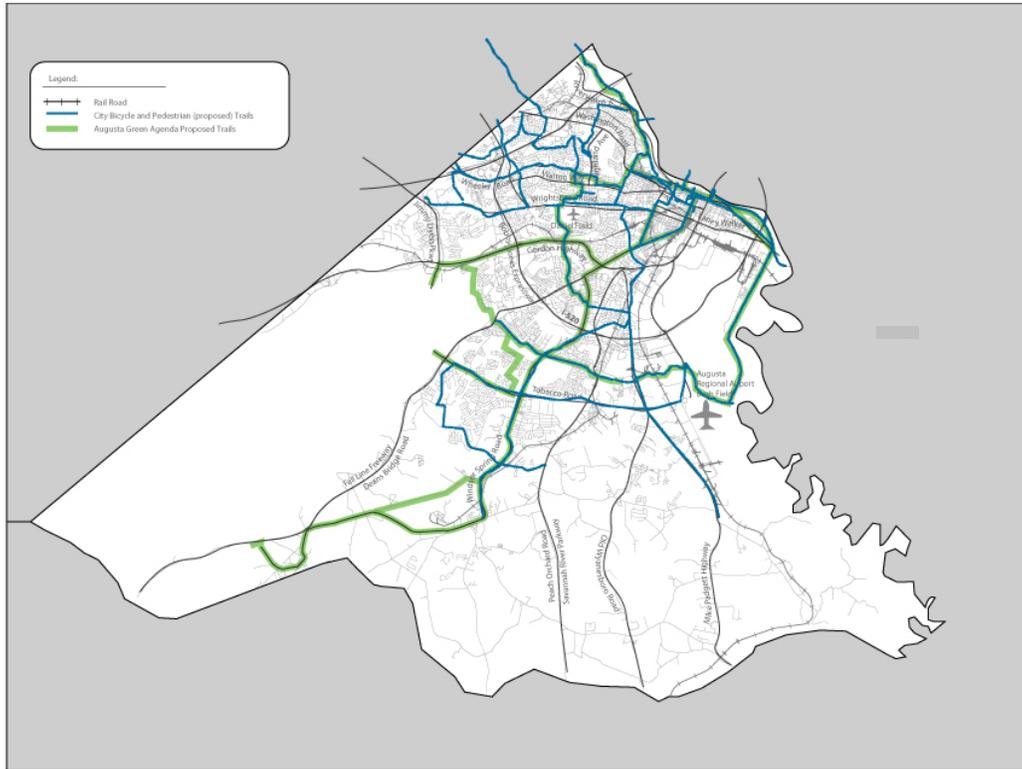
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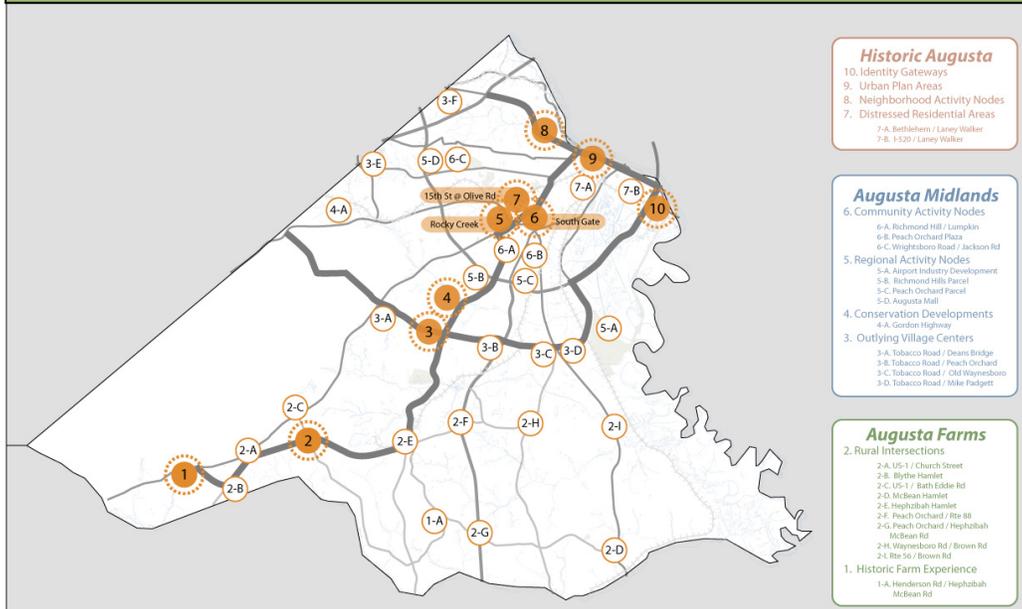
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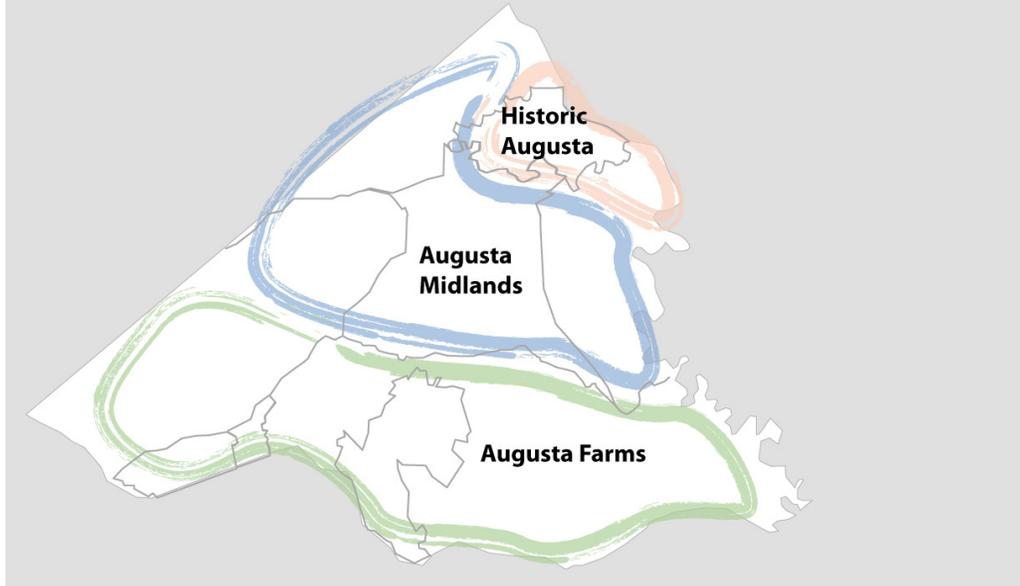




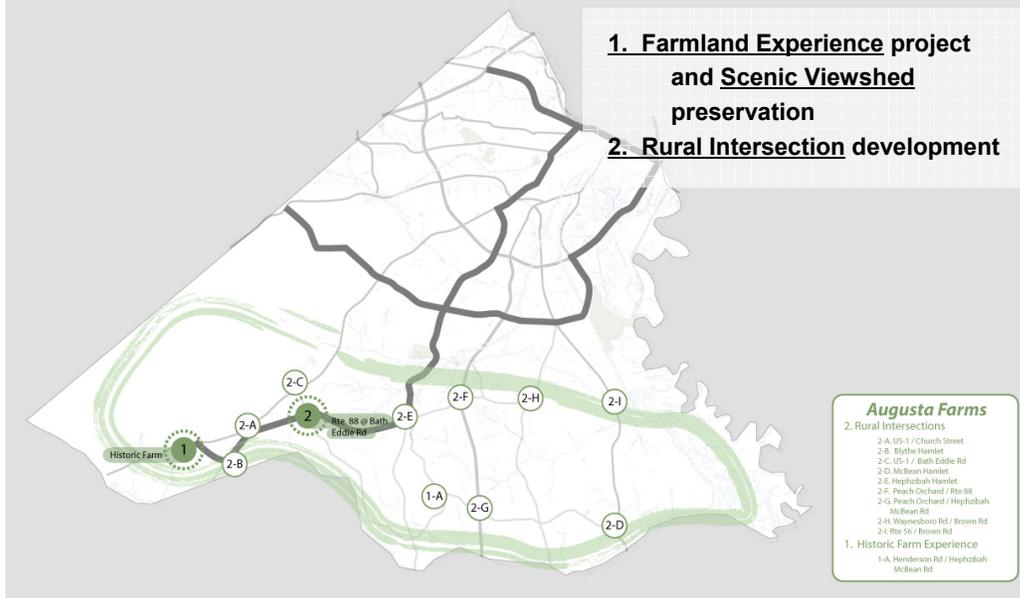
# Prototype Projects



# Prototype Projects



# Augusta Farms: Project Types



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1. Farmland Experience project  
and Scenic Viewshed  
preservation

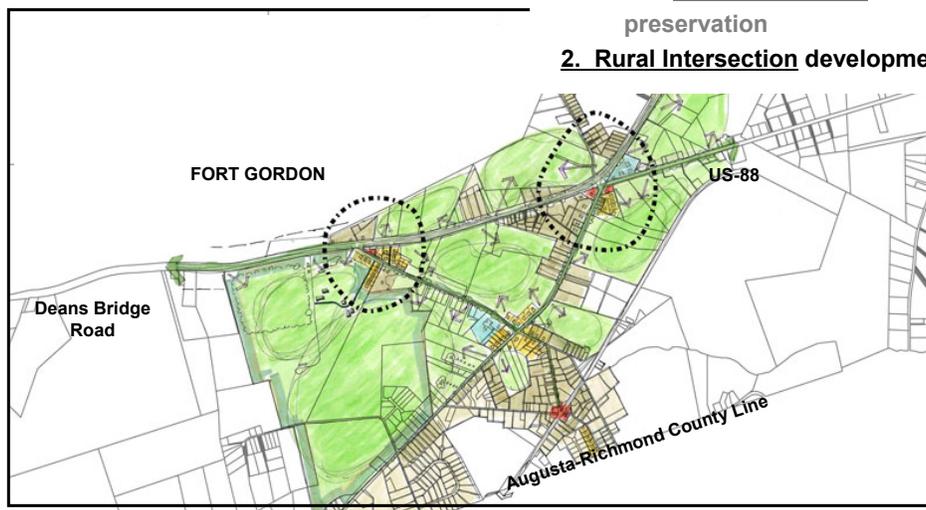
2. Rural Intersection development



# Augusta Farms: Project Types

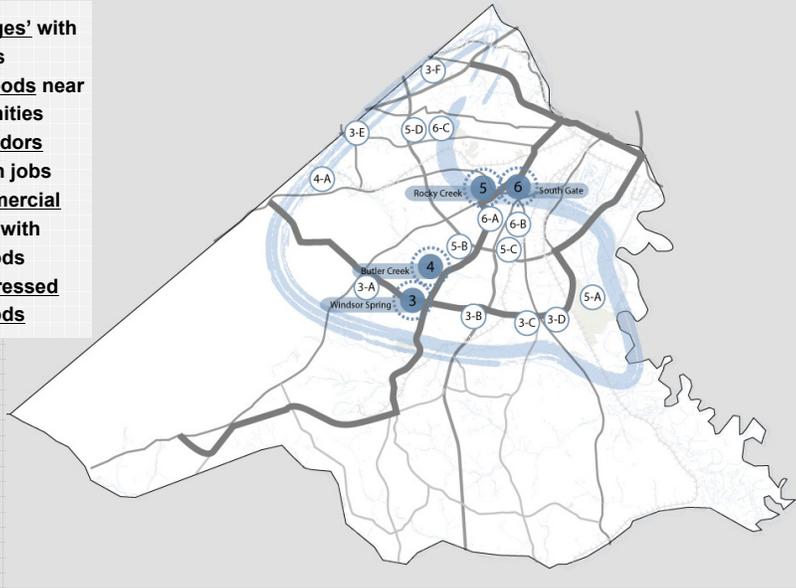
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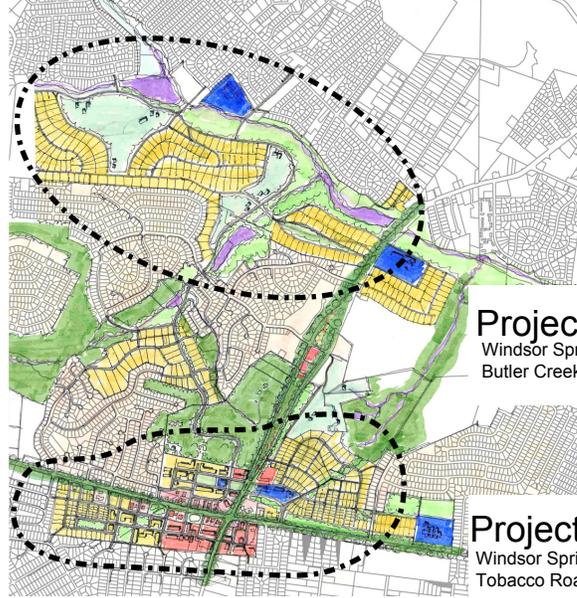
# Augusta Midlands: Project Types

- 3. **Mixed-use 'villages'** with public plazas
- 4. **New neighborhoods** near natural amenities
- 5. **Spread-out corridors** refocused on jobs
- 6. **Struggling commercial** reintegrated with neighborhoods
- 7. **Support for distressed neighborhoods**



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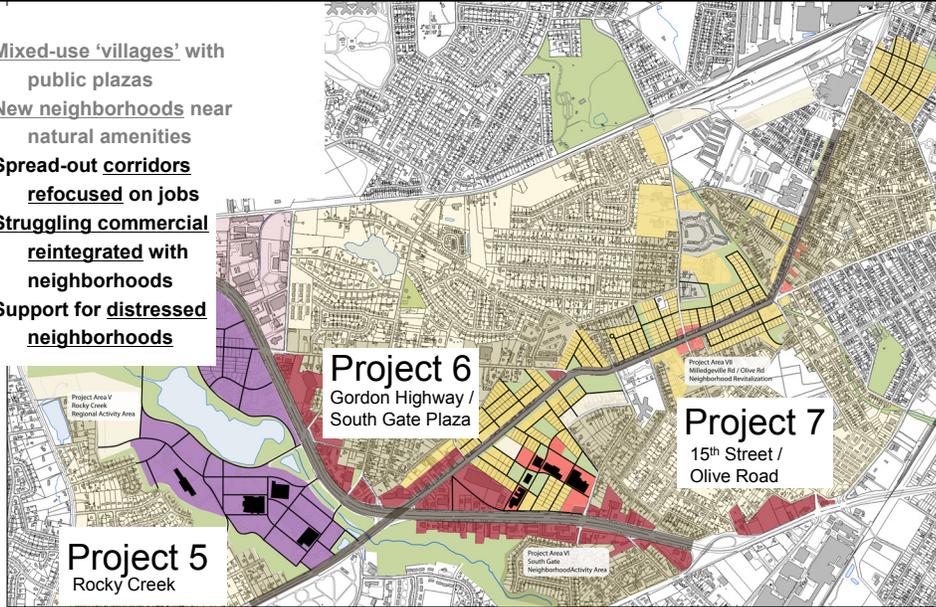


**Project 4**  
Windsor Spring and Butler Creek

**Project 3**  
Windsor Spring and Tobacco Road

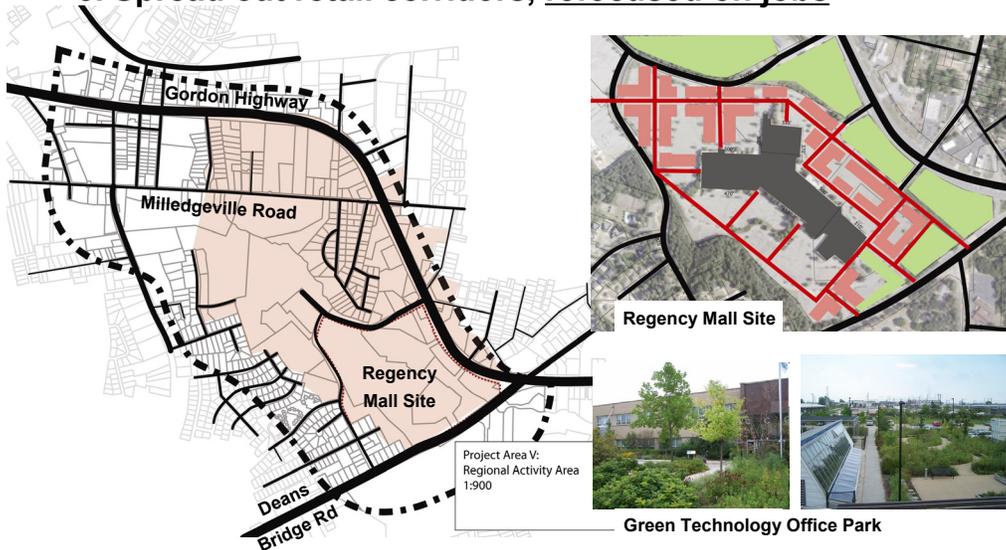
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# Augusta Midlands: Project Types

## 5. Spread out retail corridors, refocused on jobs



# Augusta Midlands: Project Types

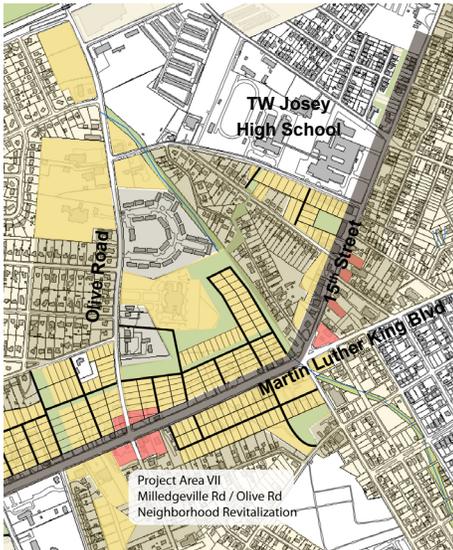
## 6. Mixed-Use Communities on former strip mall parking lots



Similar parking lot build-out in Atlanta

# Augusta Midlands: Project Types

## 7. Focus on distressed residential to rebuild neighborhoods



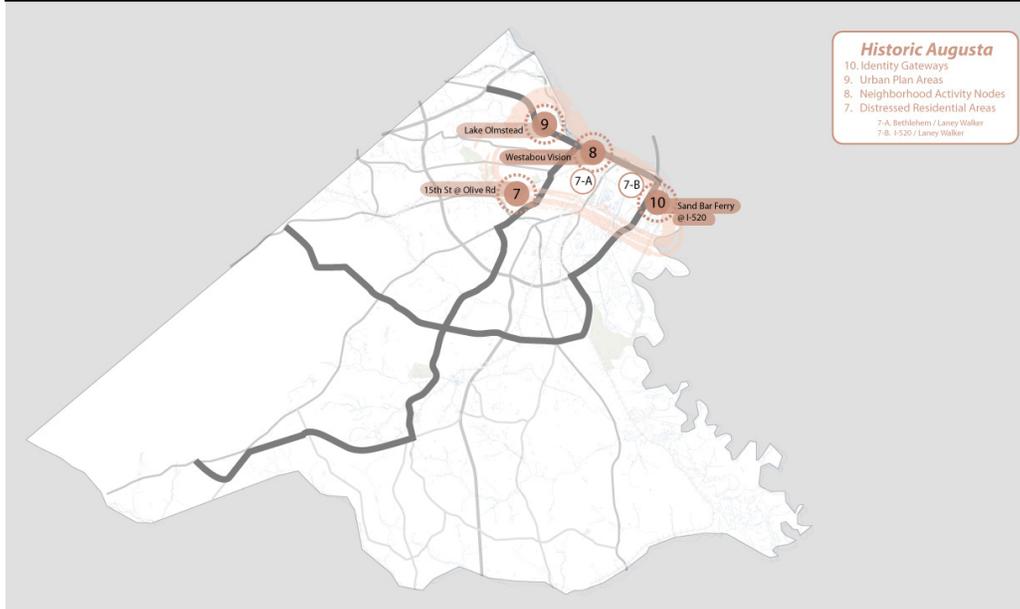
1 UNIT 2 ELEVATION



1 UNIT 3 ELEVATION

Potential Housing Types

# Project Types: Historic Augusta

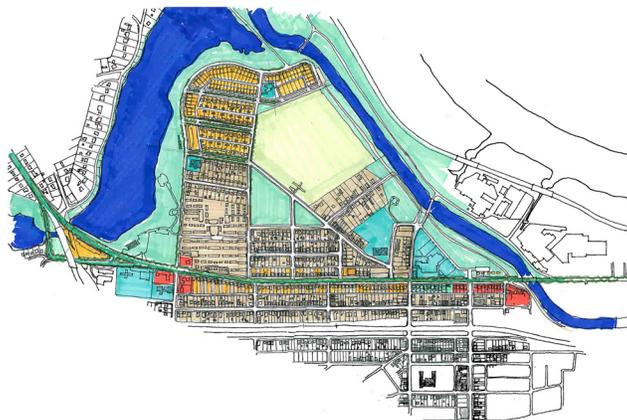


## Historic Augusta: Project Types

### 9. New neighborhoods along natural amenities



Hammonds Ferry River Trail



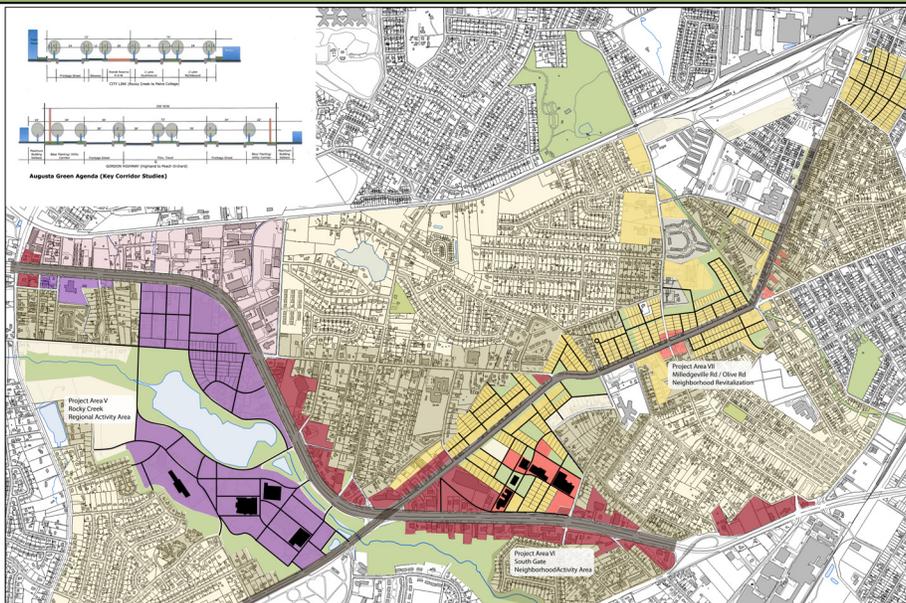
Proposed Neighborhood at Lake Olmstead

# Historic Augusta: Project Types

## 10. Gateways that create positive identity



# Augusta Midlands: 3 Central Projects!



## 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

### Thinking Implementation

- Community suggestions and case study research lead to the creation of an *Augusta Green* entity that has adequate staff and funding to *Realize the Garden City* through the *Growth Management Framework* and *Prototypical Projects*.

## Reframing Challenge into Opportunity

### What would this entity do?

- Identifies and implements *opportunities* in Augusta.
- Adds *refinement* to the Augusta Green Agenda as the process moves forward.
- Thinks about *resource management* – how to improve quality of life in Augusta with limited resources.

## Reframing Challenge into Opportunity

### Where would this entity reside?

- Mayors Office?
- City Administrator's Office?
- Development Authority?
- Metropolitan Planning Organization?
- ..... Elsewhere?

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