

## Appendix A – All comments from the charrette breakout sessions

September 15, 2011

### Lifelong Augusta Design Charrette

#### Notes from Design Charrette on accessibility/ health/ transportation

Facilitators: Amanda Bell, 2 KM Architects/ Shannon Kettering, Pond | Ecos

#### Site #1: Kroger Site

Attendee Comments/ Thoughts:

- Possibility of a small grocery store/ food markets versus a large ‘mega/ super’ store in this area
- Provide an area for local farmers market (i.e. a designated ‘space/ protected shelter’) that could sell fresh food and act as a complement to the goods sold at the grocery store (Kroger)
- Could have a farmers market at Williams Park also
- Recommend policies/ programs that showcase the police as a ‘positive’ member of the community; they have potential to be a positive role model; could get to know the youth and actually have a more uplifting/ inviting presence here
- One method for doing so would be to get them out of the patrol cars and walking the sidewalks, bicycling (i.e. bike patrol), using Segways and even golf carts.
- Due to Augusta’s history and golf presence, how could Augusta- and Harrisburg in particular- become a model/ leader in golf cart transportation?
- What policy changes could help promote the use of golf carts throughout this community/ downtown? They are affordable, easy to park, easy/ cheaper to maintain.
- So, need infrastructure for golf carts
- We have low speeds on our roads already, yet could also identify others that could prohibit vehicles and promote golf carts, bicycles, scooter chairs, etc. This would benefit accessibility for the youth and persons with disabilities
- Possibility of adding traffic calming elements to these streets (will slow down speeds and help pedestrians/ bicyclists):
  - Fenwick and Crawford Streets
  - Crawford and Starns Streets
  - Fenwick and Eve Streets
- The existing sidewalks need better repair and maintenance; need ADA ramps at intersections

- Golf carts could be integrated with urban design and could solve the physical and environmental ills of the community; this could be a key component of the 'area's 'sustainable transportation network'.
- Need to improve Harrisburg's streetscapes for aesthetics and function: remove utility poles (for beauty and accessibility along the walks), plant more trees (for shade)
- Consider incorporating golf carts into the City's (forthcoming) Transit Study
- Include golf cart 'charging stations' at future transit stations
- Improve street lighting for better safety
- Need appropriate, available and inclusive youth resources: a central facility for sports (gymnasium) to include basketball, baseball, swimming; need play structures within the community
- County parks and recreation department could own the facility; it should be multi-generational and family oriented; accessible to all (attendees mentioned that the Kroc center is not available to all incomes and interests)
- Integrate a senior center within this facility as well
- Recommended uses if/ when Calhoun expressway is removed: park space; diversity of housing options; mixed use buildings (retail and housing) (attendees mentioned developments similar to the MU buildings in Atlanta at Georgia Tech)
- Possible recreation center also at the existing Martha Lester School site
- Need to incorporate community gardens (County recreation department is already a dedicated partner, allowing sites on their property and providing water); can some of the dilapidated/ vacant lots in Harrisburg become gardens today?
- "Greenhouse effect" is a sustainable framework for aging in place and could be viable here
- Harrisburg could be ideal for 'small care' senior/ assisted living homes (2-4 beds)
- Should leverage HUD funding possibilities; offer a roommate sharing program for elderly care options
- Keep and celebrate the history that exists here in the community
- Could use the existing Mills' potential energy generation for charging the golf carts
- Recommend mixed housing/ mix of retail at the Kroger Site; could provide student housing (attendees referenced Georgia Tech example)
- Consider the potential of the levee, for redevelopment and preservation opportunities
- At corner of Crawford and Broad Streets, there is an old filling/ gas station that could be converted to a small café/ restaurant

## Notes from Design Charrette on accessibility/ health/ transportation

Facilitators: Amanda Bell, 2 KM Architects/ Shannon Kettering, Pond | Ecos

### Site #2: New Elementary School Site

Attendee Comments/ Thoughts:

- Need more small cafes/ restaurants within the neighborhood
- Reuse of historic/ older buildings for coffee shops/ small retail/ restaurants
- Existing sidewalks need repair, ADA ramps at intersections, widen
- Ensure crossing guards at key intersections for arrival and departure to the school
- Need traffic calming to slow vehicular speeds
- Streets could be one-way; avenues would remain two-way
- Relocate parking to across the street; this allows bicycle parking and more open space
- Plant ornamental trees to improve streetscape aesthetics
- Bury utilities; all underground
- Need more lighting for safety
- Remove adjacent deteriorated/ dilapidated homes and replace with appropriate scaled new homes (with architecture that is reflective of the neighborhood)
- New park concept (design option presented) could fulfill recreation needs for school and the community, particularly since the school site greenspace is so limited currently
- Need a recycling facility within the community
- Need to include playground area to the west of the school (in the currently shown open space area)
- Need bicycle patrol to alleviate crime issues across from the school site (on all sides, particularly the west side) to deter crime
- Recommend acquiring and demolishing the key crime lots (i.e. to the west side) to remove crime
- Need a facility nearby for after-school programs; should be adjacent to school for safety and access
- 'edible school yards'/ 'outdoor classrooms' programs to educate on healthy lifestyles and healthy eating, etc
- Need a local library
- Recommend a 'satellite' Boys and Girls Club location (i.e. to the south or west of the school site), as the current Club is too far away.
- The (relocated) faculty parking lot (now shown to the south of the school site) could also include a recycling center
- Include sustainable concepts (recycling, health, gardening, healthy eating, etc) within the school curriculum
- Need cross guards
- Entire block west of the school site could be redesigned as a small senior housing community (planned development) with a community garden; this would promote

interaction and facilitate access to the school and the greenspace/ park proposed to the north

- Include an adjacent, small corner store/ market within this area; would like an Aldi Market or a Family Dollar that offers fresh food (key component)
- Want to reopen the former 'Johnson's Market' on Crawford Avenue (for improved fresh food access)
- Extend period lighting from the Kroc Center into the neighborhood
- Identify gateways to announce your 'arrival' into the neighborhood
- Crawford and Eve Streets are the two primary corridors within the neighborhood
- So, need to focus pedestrian, bicycle and safety efforts on Crawford and Eve corridors; needs to be attractive, safe and walkable.

### **Accessibility and Health - Kroger Site 1**

- Who is using the Kroger – Safety issues
- Need safer atmosphere
- Need pedestrian access
- Food is subpar
- Wright and Moore Ave tough streets and need attention
- Development at Kroger – spillover to neighborhood street
- Role of university
- South of Walton Way – hospital expansion
- Exchange of services – if store developed on site will the company higher people in the community
- 15<sup>th</sup> Street – Multimodal plan - HUD sustainability grant
- Need safe connection between Kroger site and Campus
- Need to consider reuse of city bus parking lot and pizza hut
- 15<sup>th</sup> St mid block crossing
- Hawk/pedestrian safety
- Zoning upgrades – street lights, street scape and pedestrian enhancements
- Crime and police living in the area
- Gentrification
- Police in area – can we use golf cart
- Sherriff's program
- Foreclosure programs
- Sweep
- Owners
- Tracking

- Find funding to support police and police programming
- Door to door inspections
- Must deal with pedestrian safety on Walton Way and 15<sup>th</sup> street

### **Accessibility, Health and Transportation Kroger site round 1**

- Socio-economics are critical for security with the design ideas.
- Keep grocery local avoid food desert. Next closest is Washington rd is not walkable
- Stable neighbors around site with schools and GHSU
- Housing funding source?
- Crime currently is focused internal to neighborhood so cross streets can help expose and discourage that drug activity
- Lighting on cross streets will also help with overall lighting
- Number one non-redesign strategy is community based policing
- Medians and landscaping needing on Henry, Central Ave, Broad and Green streets
- Tuttle needs traffic calming; especially with chronic abusers speeding to and from liquor store
- Identify location for new grocery
- Access (all modes)
- Located within community not necessarily on edges
- Local serving focus and vs. focused solely on a regional draw
- More commune gardens
- Enhance existing streets with better lighting (short term strategy)
- Affordable mixed-income, mixed housing stock
- If senior choice is to stay indoors then you must "bring" the community to them
- Mixed income must accommodate and include seniors. They retain local history and knowledge
- Zoning and setbacks must support community connection and allow green and hard surface for ADA reasons
- Landscaped sidewalks
- One way (because you can have bike paths, sidewalks, parking, landscaping) cross streets to act as secondary support to arteries
- Consolidate parcels and lots
- Pocket parks (consider looking at mid block locations), land banking

## **Accessibility, Health and Transportation - Kroger site (round two)**

- Vertical with parking garage (although could hurt by encouraging more drivers). Slope and height may offer new views of canal
- Parking program and decals
- Truck loading currently is facing single family consider moving that towards highway side with landscaped noise abatement
- Traffic calmed one way opportunities
- Walton and 15th is way too big, dangerous and numerous pedestrian fatalities. Needs safer crossings. This remedy is critical to viability of whatever is built on that site
- Mixed income housing
- Soften 15th street side of Kroger
- Housing (many seniors in scooters) and employees also across 15th and they can't cross
- Roundabouts perhaps at Wright and Wall St
- Golf cart integration
- Parking allowed
- Charging stations need to be designed into site redevelopment
- Mixed traffic Not recommend on streets over 35 mph (prefer 20 or 25 mph)
- Use hydro power for electricity
- Consider state tax credit for their purchase (they are manufactured here in
- Mobility needed between the clinics
- If grocery is not on site could be accessed near Crawford and Eave

## **Accessibility, Health and Transportation School Site Session # 1**

- No green space area w/in school site – Need one
- Avoid use of fencing at school / park to keep from “compound” attitude
- Roundabout Hicks & Eve Street traffic calming; add lighting
- Add lighting at park site [used site plan with assemblage of lots into a park]
- Close Telfair @ park adjacent to school
- Recreational opportunities at school site- part of a sidewalk loop
- Joint use agreement with school for after school / weekend use?
- “Walking bus” program with school to Kroc Center; Grandparents walking grandchildren to school
- School zone identification/ distinction; cobblestone streets

- Sidewalk inventory needed for areas around school
- Can school handle / accommodate more kids? If neighborhood is desirable, people will come
- Office opportunity near school
- Incentivize teachers to live in neighborhood
- Streetscape on back side of church
- Is church parking shared use?
- Lighting on church parking lot
- Bicycle symbol painted on streets to make drivers aware
- Bike racks at school (?)
- Are there school zone flashing lights?
- Speed limit signs? 20/25 mph?
- Should be easier to implement, already have construction going on, need to capitalize

#### **School site session # 2:**

- Redevelop the Corner Store
- Where is playground / recreation space at school?
- Church on Telfair- will have to deal with
- Parking lot on Crawford as greenspace
- Safe Route to Kroc Center from school needed- have to cross Broad Street
- Traffic calming around / within school zone
- Slow down Eve Street
- Add traffic calming – 4 way stops throughout the area intersections to keep drivers from getting too much speed between intersections
- Zoning Code makes redevelopment difficult; redevelop triangle at Eve street (across from school) into a new park
- Shotgun houses represent redevelopment opportunities
- Community gardens added throughout neighborhood; near school
- Combine lots to create new SF housing eligible lots; bigger housing
- Dress up Svc. Area behind school
- Hicks St. rehab / redevelopment opportunity for senior housing
- Need neighborhood champion / group responsible for making sure implementation items get done; accountability
- No Drug Zone around school will be a plus for neighborhood
- Incentive for teachers to live in neighborhood; similar to police officers

## **Notes from Design Charrette on Housing**

**Facilitators: Rob Mauldin, 2 KM Architects/ Amanda Bell, 2 KM Architects/ Shannon Kettering, Pond | Ecos**

### **Site #1: Kroger Site**

Attendee Comments/ Thoughts:

- Opportunities exist to lease vacant properties (from the land bank) for an affordable fee in order to beautify the lots
- Mentioned possible architectural/ design guidelines, or use of an overlay tool, etc to effectively guide and dictate design and form 'criteria'
- Five (5) architectural styles have been identified and supported by the neighborhood association for new homes
- The community should identify what type of guidelines/ restrictions they want to support and enforce
- Should look at the community and locationally select parcels appropriate for multifamily/ additional density (and using zoning to enforce and guide this housing type)
- Are there any changes to the existing zoning that would be supportive and more appropriate for future infill (i.e. front setback changes for homes on corner lots, etc)?
- Recommend less restrictive parking requirements for property within close proximity to downtown; this improves the urban fabric and livability/ image of the building along the street; should be able to include on-street parking when meeting parking requirements
- Recommend parking at the rear of a building
- One-way street conversions exist within the neighborhood (to allow parking on one-side)
- Yet, must consider walkability and safety as narrow streets do facilitate slower speeds and are easier for pedestrians to cross
- Management and enforcement are critical to neighborhood livability and success
- Want 'committed' developers (i.e. Walton Communities)
- Should have covenants/ zoning regulations that are reflective of community needs
- For this to be a vibrant community, need a diversity of housing types and price ranges; need to plan for all residents: all socioeconomic classes
- Instead of vacant parcels, need to offer housing for all needs and abilities
- Options for consideration: pattern book or guidelines for houses
- Concern with property owners living outside the neighborhood; how can their presence be encouraged? How to keep land owners in the community? Homeownership should be strongly encouraged
- Due to small side yard setbacks, could allow two parcels to be acquired for one, larger home site
- Recommend 're-connecting' Telfair Street (along the north of the new elementary school site) to improve the transportation network and improve safety

- Then, Hicks Street could be converted to one-way, and allow on-street parking (as there is a parking issue currently due to narrow roadway)
- Recommend reviewing and refining commercial zoning in the neighborhood as well to emphasize parcel connections to the adjacent neighborhood, parking reductions, mix of uses, and landscaping/ buffer requirements, pedestrian amenities, etc.
- Consider tree requirements for the neighborhood, for both short and long-term benefits.

### **Housing Charrette Notes:**

#### **School site:**

- Designation of a historic district
- How to give a neighborhood a voice in the development on the ground?
- Harrisburg pattern book – how can we fund one
- What is process to get control of the dilapidated homes
- Cannot build homes now that match the character of what is there now with the current zoning code
  - Requires variances to accomplish
- What is the process to purchase lots and homes?
  - Role of Land bank
  - Development Authority
- Develop a plan for the neighborhood to present to the City-County Commission to purchase homes and redevelop as parks
  - How do you engage the Land Bank Authority to fund
- Build consortium to champion plan
- Develop the “Harrisburg Code” by right
- Consider creating a redevelopment authority
  - Similar to Laney Walker redevelopment authority
- Create nongovernmental/bureaucratic entity that reviews development, develops plans, neighborhood consortium
- Need to identify the role of personal care homes and develop a strategy
  - Can be a great business opportunity for housing in neighborhood
  - Need to identify great locations within neighborhood for personal care homes
  - Work with a provider agency
- Create pocket parks adjacent to the school to create more recreational opportunities for the school. Remove Telfair Street, purchase and tear down homes, create park next to school

## **Appendix B - Augusta Lifelong Communities Design Charrette- Public Meeting**

***September 15, 2011***

### ***Comments received from Community Feedback portion of the Public meeting***

- 2KM Architects presented a design concept for the Kroger site, which included a retail, mixed use project (at the current Kroger site) that retained the Kroger grocery store and incorporated a mix of uses, specifically multi-family residences. Included a block on Chafee and Wall Streets as mixed use. Illustrated Wall Street as a boulevard (with landscaped median) and provided a traffic circle at Wall and Tuttle Streets. Enhanced 15<sup>th</sup> Street with crosswalks, landscaped median and streetscaping.
- Attendee noted that GHSU is currently using approximately ¼ of the surface parking lot for student parking and offer a shuttle service; therefore, need more emphasis on crosswalks/ safe crossings; perhaps a pedestrian or HAWK signal, more signage and enforcement.
- Attendees supported additional housing for students at this site.

### **Question 1: If you had a blank check, how would you spend it tonight on improvements within your neighborhood?**

- Would demolish the dilapidated homes and have well-maintained/ landscaped open space
- Would demolish the dilapidated homes and rebuild new homes that could offer small, fenced backyards so residents could have dogs (to improved safety); this would especially appeal to students also
- Perform a sidewalk assessment to identify gaps and ADA improvements and then implement so the entire sidewalk network is complete and accessible
- Build a multi-generational community center that includes an accessible playground
- Build affordable housing (2-3 bedrooms) throughout the community
- Install security cameras and post throughout the community at key intersections to provide 'eyes on the streets'
- Build a community library
- Build a first-class primary care center
- Attendees stressed the importance of raising the income base of the residents within the neighborhood *first*, then focusing on the Kroger site (and, mentioned that the site would be more desirable as well)

**Question 2: Who are the leaders within your community that can champion these projects?**

- Clay Boardman
- Rhonda Greybill
- Lee Smith, The CRSA Community Foundation
- Julian Osbon
- Fran Upton
- Dr. Azizz, GHSU President
- Philip Williams, President of Neighborhood Association
- Marcia Jones, St. Luke's Church
- Elizabeth Evans
- Todd Mason, Executive Director, Kroc
- Rick Allen
- Susan Hunnicutt, Wells Fargo
- Pat Blanchard, 1<sup>st</sup> Bank
- Pierce Blanchard, Georgia Bank and Trust
- Cedric Johnson, 1<sup>st</sup> Bank
- Phil Wahl, Citizens Bank
- Marc Williams
- School Principals at Tubman Middle and Lamar Milledge Elementary (new elementary school)
- Richmond Academy principal
- Commissioner Matt Aiken
- Commissioner Joe Bowles
- City traffic engineer
- Tim Maund
- Gloria Norwood
- Dennis Skelly
- Mr. Hoylt, Habitat for Humanity
- Dave Leoffel, Walton Communities
- Martha King, Augusta Cares
- Corrine Curtis
- Eric Montgomery, Historic Augusta
- Anne Floyd, Regional Preservation
- Tennant Houston, Merryland Development Corporation