



DESIGN + RESEARCH CONCLUSIONS



CONCLUSIONS

- #1** Every project - public or private, no matter how large or how small, must begin with an understanding of its associated drainage basins. For urban design - watersheds always come first!

- #2** The location of a project in its watershed shapes both urban design and stormwater decisions. For urban design, site based solutions are the wrong approach. Stormwater policies and regulations must recognize this fact.

- #3** High performance site design, for urban design and stormwater, can combine greenways as incentives for revitalization and new development.

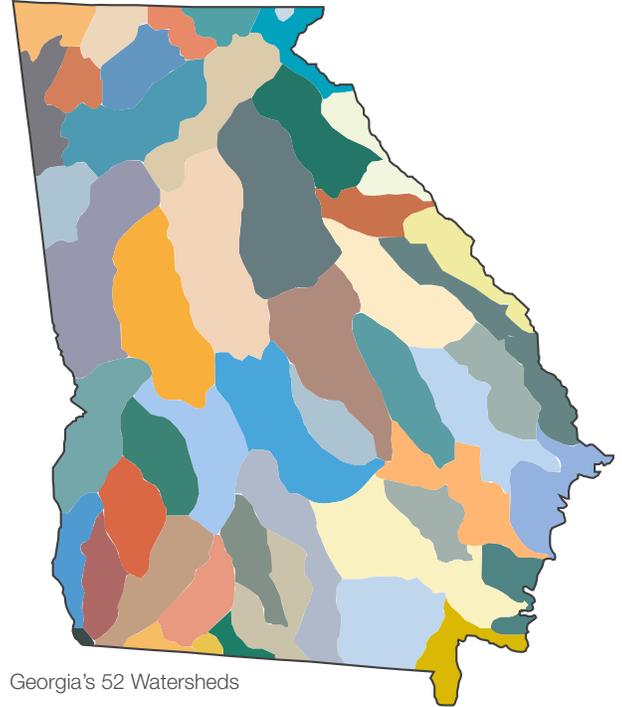
- #4** Urban design and stormwater management must be the responsibility of private developers and not limited to local stormwater ordinances. Owners and developers must look to the long term to enable today's decisions to share better stormwater solutions in the future.

- #5** Urban design can **MANAGE** stormwater when flooding cannot be eliminated. Combine retention and detention in greenways, swap land out of flood plains, create new development opportunities.

CONCLUSION 1

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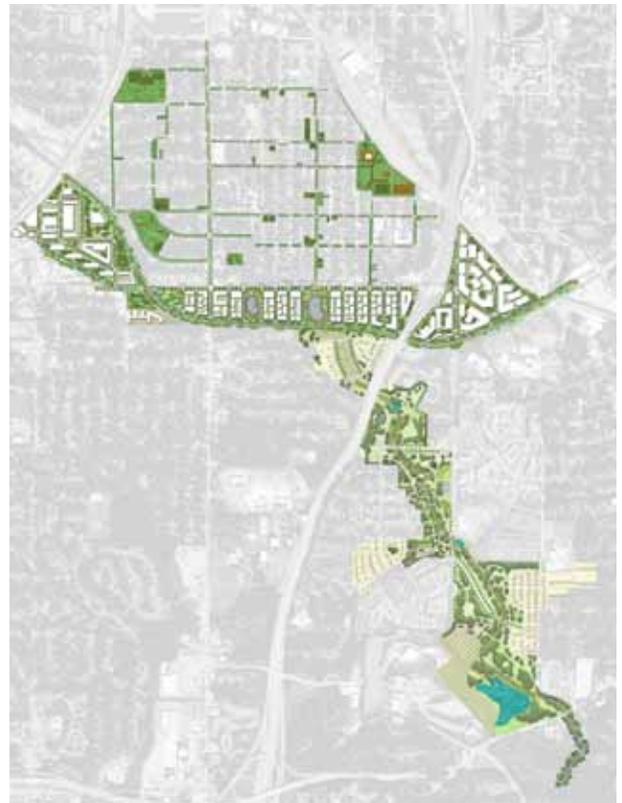


Georgia's 52 Watersheds

CONCLUSION 2

The location of a project in its watershed shapes both urban design and stormwater decisions.

For urban design, site based solutions are the wrong approach. Stormwater policies and regulations must recognize this fact.



University Avenue, Pittsburgh, and McDaniel Branch Greenway

CONCLUSION 3

High performance site design, for urban design and stormwater, can combine greenways as incentives for revitalization and new development.



Maddox Park, Boone Boulevard, and the Proctor Creek Watershed

CONCLUSION 4

Urban design and stormwater management must be the responsibility of private developers and not limited to local stormwater ordinances.

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Ansley Mall and the Clear Creek Greenway

CONCLUSION 5

Urban design can **MANAGE** stormwater when flooding cannot be eliminated.

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Colonial Homes, Bobby Jones Golf Course and Peachtree Creek

PARTICIPANTS

COORDINATORS

Leah Barnett, *Georgia Conservancy*
Richard Dagenhart, R.A., *Professor, Georgia Tech*
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GEORGIA INSTITUTE OF TECHNOLOGY STUDIO, FALL 2012

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WE WOULD LIKE TO THANK THE FOLLOWING FOR THEIR SUPPORT AND COMMITMENT TO THIS EFFORT:

From the City of Atlanta Dept. of Watershed Management

Seham Abdulahad, *Watershed Project Manager*
Lowell Chambers, *Technical Services Division Chief*
Erik L. Lee, *Civil Engineer, Principal*
Cory Rayburn, *Environmental Program Manager*
Susan Rutherford, *Watershed Manager, Sr.*
Julie Todd, *Environmental Compliance Manager*
Andrew Walter, *Greenway Property Manager*

Additional Technical Supporters

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S. Kevin Curry, *Facilities, Selig Enterprises, Inc.*
A. Synkai Harrison, *Associate, Sustainable Atlanta*
Joy Hinkle, *Technical Associate, Southface Energy Institute*
Herman Howard, *Co-Founder, Partner, Laminin Group LLC*
Ben Hudgins, *Associate, Lord Aeck Sargent*
Ryan Gravel, *Senior Urban Designer, Perkins+Will*
Andrew Smith, *Land Use Planner, Atlanta Regional Commission*

Blueprints for Successful Communities is an education and technical assistance program of the Georgia Conservancy designed to facilitate community-based planning across the state. The program is committed to achieving successful communities by creating sound conservation and growth strategies, and building consensus for action.

Georgia is home to an abundance of natural and cultural resources. Our development patterns over the last 50 years present a very real threat to these resources and to quality of life as a whole. Sprawling, decentralized development, where people must depend on automobiles, is expensive for local governments to serve and has a staggering effect on the environment. Vehicle emissions create toxic air pollution. Stormwater runoff from asphalt poisons rivers and streams. Thousands of acres of farms, woodlands, and open space are lost to wasteful, non-sustainable forms of development.

The Georgia Conservancy in partnership with the Urban Land Institute and the Greater Atlanta Homebuilders hosted its first *Blueprints for Successful Communities* symposium in 1995. Currently the Conservancy maintains an active partnership with thirteen organizations. These diverse organizations and their members provide a great deal of understanding and expertise in the relationships that exist between land use, public infrastructure, economic growth, and environmental quality.

Prior to the *Design + Research* effort, *Blueprints* has addressed multi-jurisdictional watershed planning, heritage corridor preservation, location of commuter rail stations, inner city neighborhood issues, coastal sea level rise research and other planning opportunities all through a collaborative planning process.

BLUEPRINTS PRINCIPLES

Maintain and enhance
quality of life for residents
of the community

Employ regional
strategies for
transportation, land use,
and economic growth

Consider the effect of the
built environment on the
natural environment as well
as history and culture

Employ efficient land uses

Water – quality, quantity and/or access to – is a central issue within the State of Georgia and globally. All program areas at the Georgia Conservancy are working to address water challenges through statewide advocacy, education and research on coastal sea level rise, and advancing awareness through our stewardship trips and land conservation. Thus, it is a natural progression for the Sustainable Growth program to look at stormwater and how our built environment negatively and positively impacts our streams, rivers, and overall quality of life.

The Georgia Conservancy, in partnership with Georgia Institute of Technology's College of Architecture conducted an urban design studio to look at four sites along the Atlanta BeltLine. Each site has particular and varying struggles managing water creating opportunities for creative site design to address these challenges. The studio involved multiple site visits, presentations, collected information and maps, hydrological analysis and calculations to help develop a set of draft recommendations for consideration. These recommendations are supported by technical advisors and form the basis of this report.

This *Design + Research Blueprints* project concentrates on stormwater and built environment conditions through site specific analysis. The project focus was to reflect on typical development processes and identify creative ways to solve water issues on site after understanding the site's placement within a watershed. The intent is to share these findings around the state, as well as for this work to influence future stakeholder-based *Blueprints* projects.



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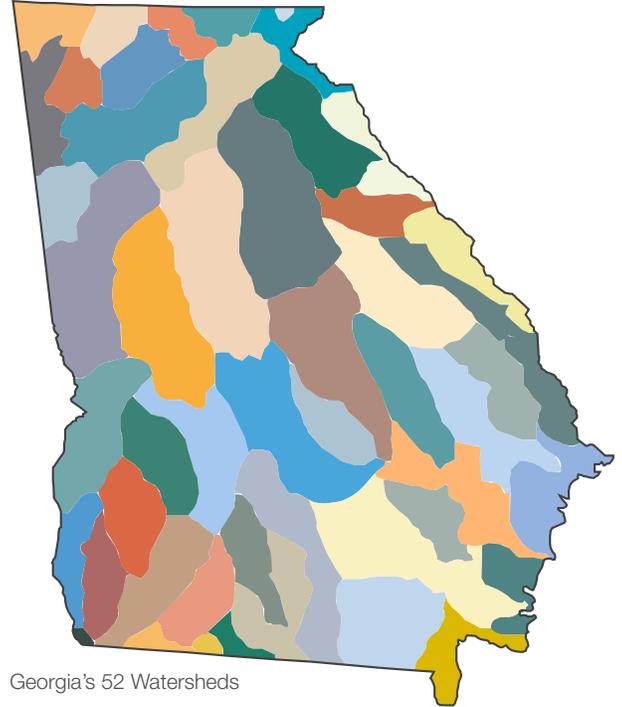
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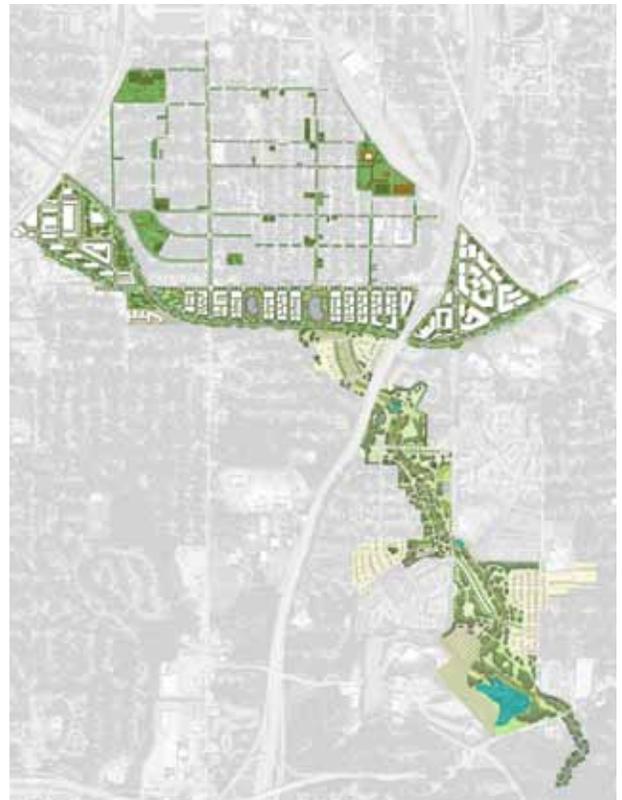


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