

CHARRETTE PARTICIPANTS

The University of Georgia College of Environmental Design and the Georgia Department of Community Affairs thanks the City of Jonesboro for a productive and exciting two days.

Our team consists of:



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2005

JONESBORO CHARRETTE

HOW ARE DECISIONS MADE?

The Livable Centers Initiative (LCI) report was developed for the City of Jonesboro in 2003—2004 with substantial public participation. The purpose of the LCI program is to improve air quality of metro-Atlanta region by funding projects that encourage transportation centered developments. The City of Jonesboro's community vision developed during that process, states, "Jonesboro will be a dynamic community where people want to live, work, and play...a regional tourist destination famous for its historic character and family orientation...for its thriving business district and its safe and attractive residential neighborhood."

After an extensive inventory and marketing analysis, the LCI plan notes that there is a dearth of higher-priced single family residential in town. The addition of this type residential would add the people who make coffee shops, delis, dress shops, etc. successful.

A successful community requires both public and private investment. While residential development meeting market demand is a private sector undertaking, public investments such as streetscaping, sidewalks, parking, and playgrounds are planned by the City of Jonesboro. These projects can be funded by future LCI grants; and grant applications will be more competitive because of previous implementation of the LCI plan. By working together the private and public sectors can achieve a walkable, thriving, compact City of Jonesboro.

CONSIDERATIONS FOR NEW DEVELOPMENT

Connectivity:

Connection to different areas

- Multiple entrances and egresses reduce traffic congestion: if people only have one road to use, then everyone in the neighborhood has to use that road.
- Connections to existing roads and neighborhoods should be maintained so that new development does not become inaccessible enclaves.

Existing Trees:

- Trees improve air quality: a large, healthy tree can produce enough oxygen each day for 18 people.
- Trees save energy: if properly placed for optimal shading trees can provide a 17-75% decrease in summer cooling costs.

- Trees reduce stormwater runoff: trees intercept 7-22% of precipitation, slowing the absorption, reducing runoff and maintaining water quality.
- Trees reduce soil erosion: their roots hold the soil, and decrease the amount of sediment that enters creeks, rivers, and lakes.
- Trees provide wildlife food and habitat: without proper habitat songbirds would have to relocate.
- Trees enhance recreational opportunities and attract visitors and residents: trees can provide the owner with a 4-27% increase in property value. A single tree can add up to 9% to the value of the property.

Diversity of Housing and Lot Sizes:

- Offers more housing choices: encourage housing which is marketable to a wider range of people.
- Price ranges for better marketability: wider market can be reached at \$155,000-\$215,000.
- Offers a more natural appearing neighborhood.

Hydrologic Analysis:

Proper drainage should:

- Decrease storm water runoff.
- Prevent erosion and flooding on-site and adjacent properties during and after construction.
- Helps determine buildable and unbuildable areas.
- Protect specimen trees.

INFILL DEVELOPMENT

Jonesboro's history is a point of pride for residents and brings visitors to the city. Preserving this character will keep Jonesboro unique. The existing historic building survey is an invaluable tool for understanding the layout of the city. Surrounding buildings provide the context for the design of new buildings. Matching is not the issue, complimenting them is paramount. The following design elements are important to ensure new design is similar and fits the feel of the surrounding neighborhood:

- Building height
- Roof shape
- Roof pitch
- Exterior materials
- Building setback
- Building footprint
- Building spacing
- Window and door openings
- Foundation type
- Landscape elements
- Accessory features

cd contents: PowerPoint Presentation, Recommendations, Drawings from charrette



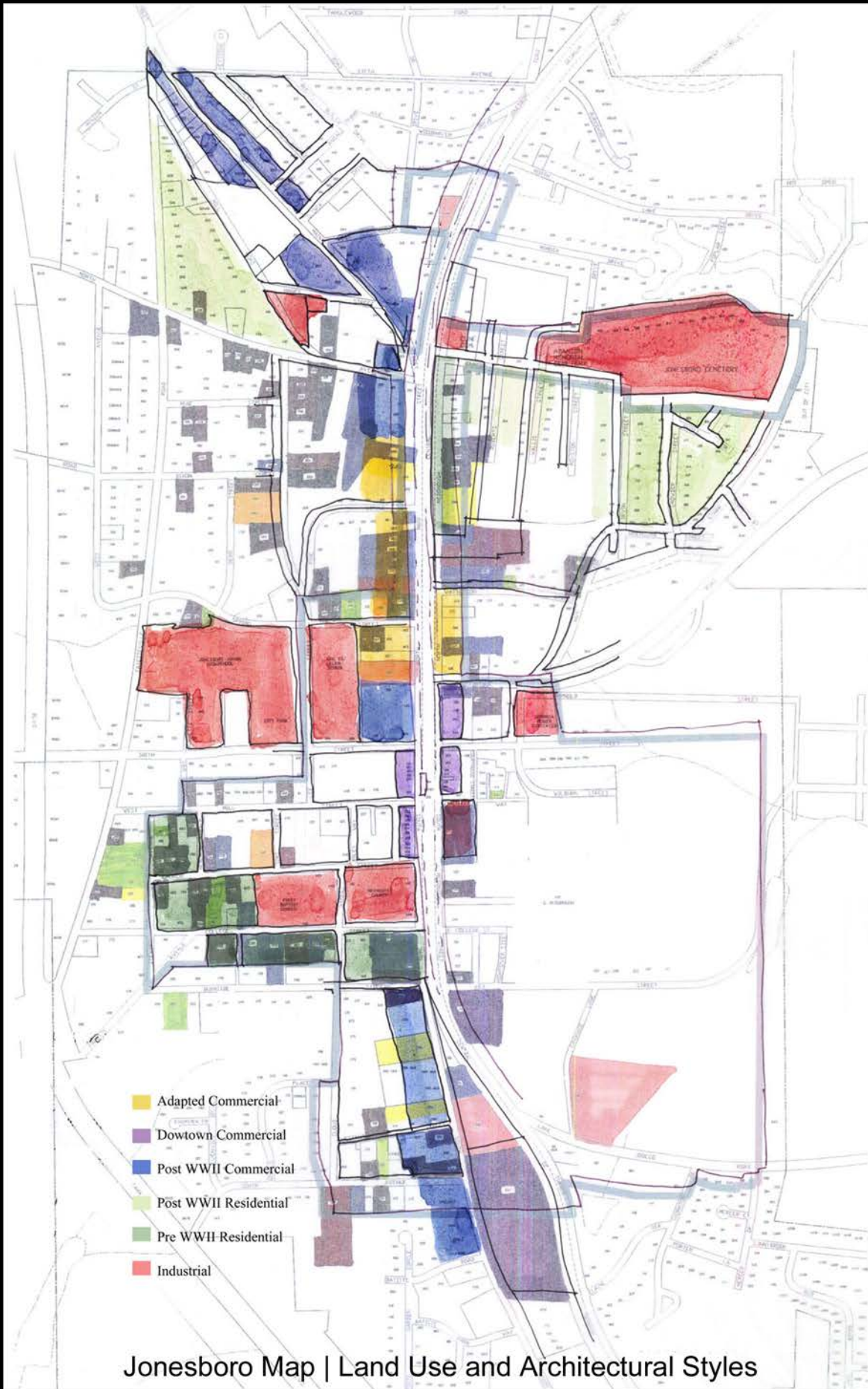
WHAT WAS THE JONESBORO CHARRETTE?

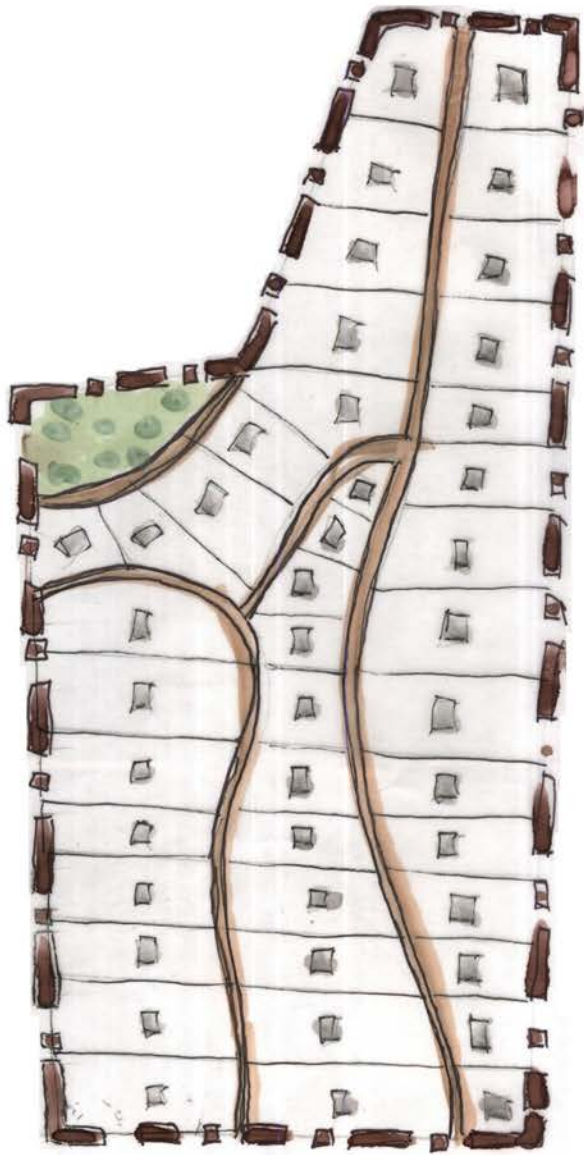
The French word, "Charrette" means "cart" and is often used to describe the final, intense work effort expended by art and architecture students to meet a project deadline. This use of the term is said to originate from the École des Beaux Arts in Paris during the 19th century, where proctors circulated a cart, or "charrette", to collect final drawings while students frantically put finishing touches on their work.

Today the term has come to describe an intense creative period that is combined with public workshops and articulated community goals. The charrette is a collaborative planning process that harnesses the

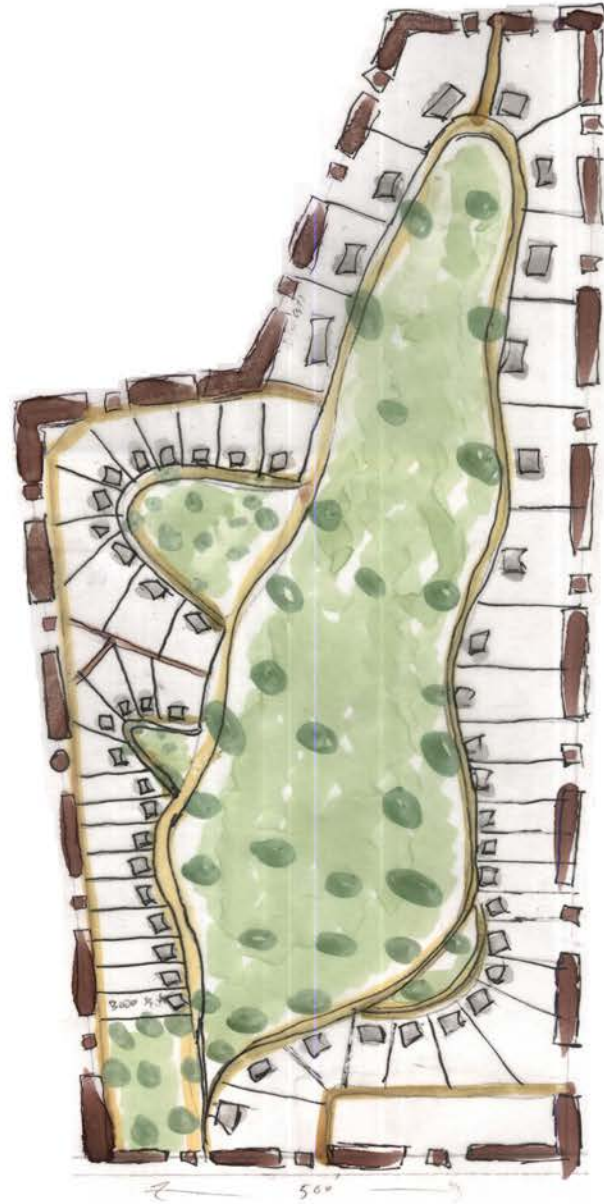
talents and energies of all interested parties to create and support a plan. It is an insiders view expressed visually by outside experts.

Jonesboro decided to use the charrette process to develop alternatives for new development. Students from the University of Georgia and from Clemson were directed by UGA's Center for Community Design Planning and Preservation, with help from the Georgia Department of Community Affairs, in preparing the materials you will find detailed on the CD that is included with this brochure.

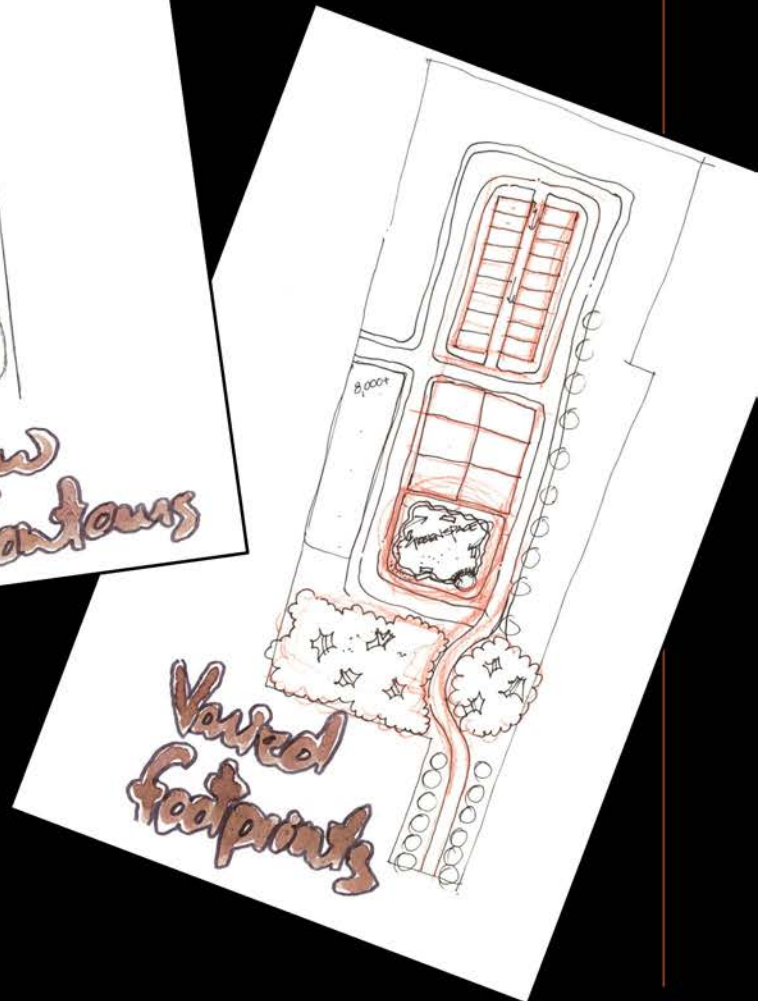
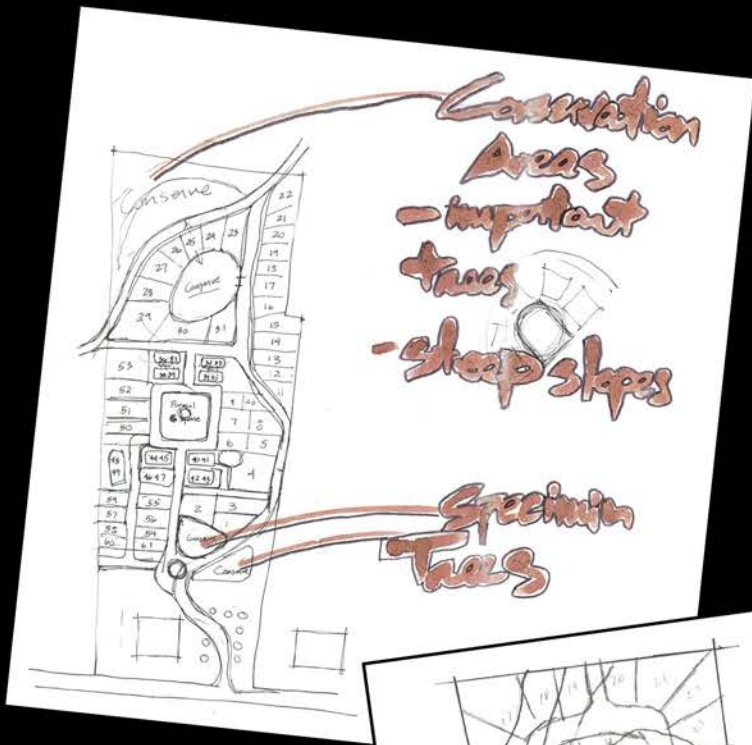


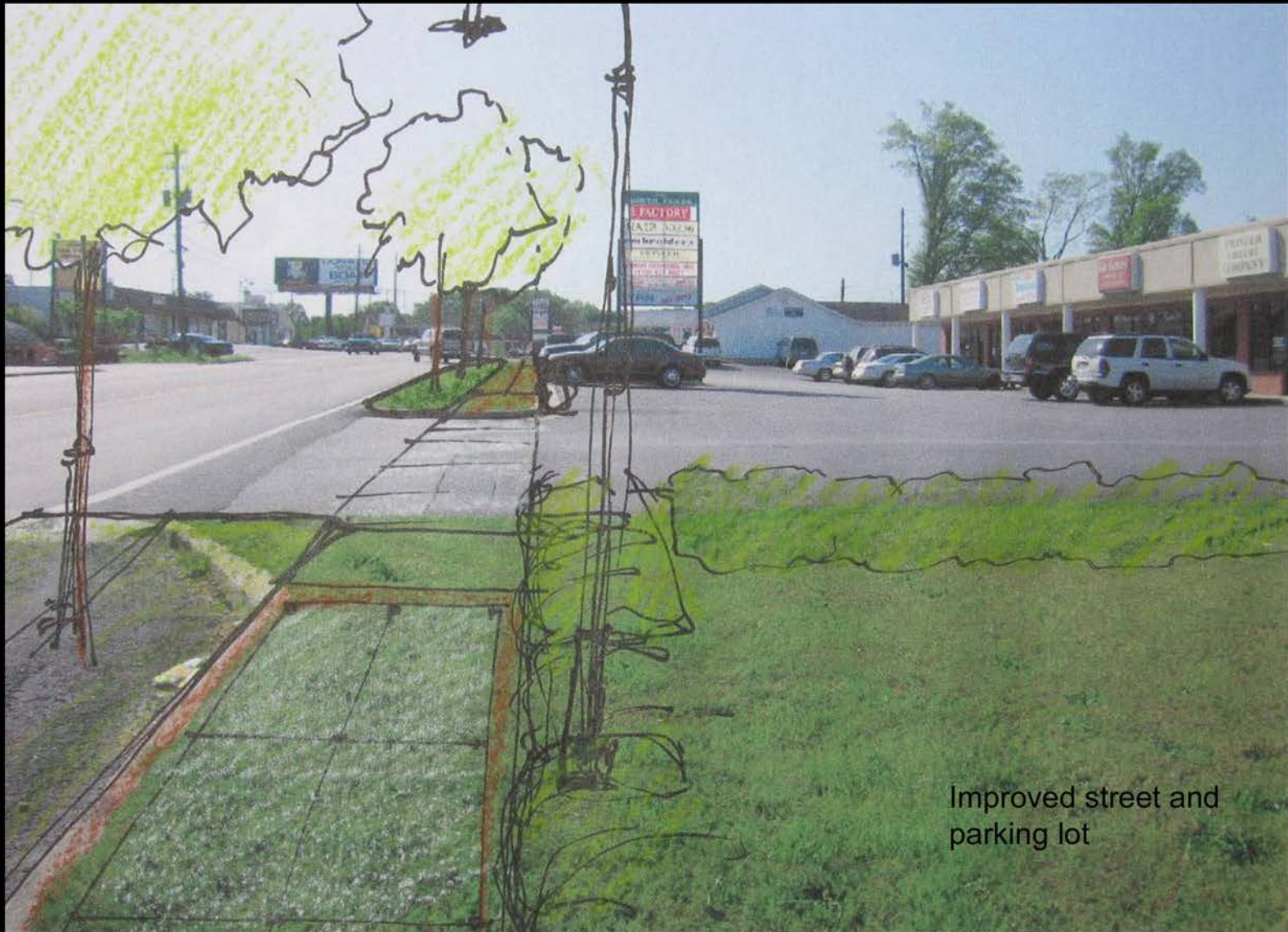


A Conventional Subdivision



A Better Subdivision





Improved street and parking lot

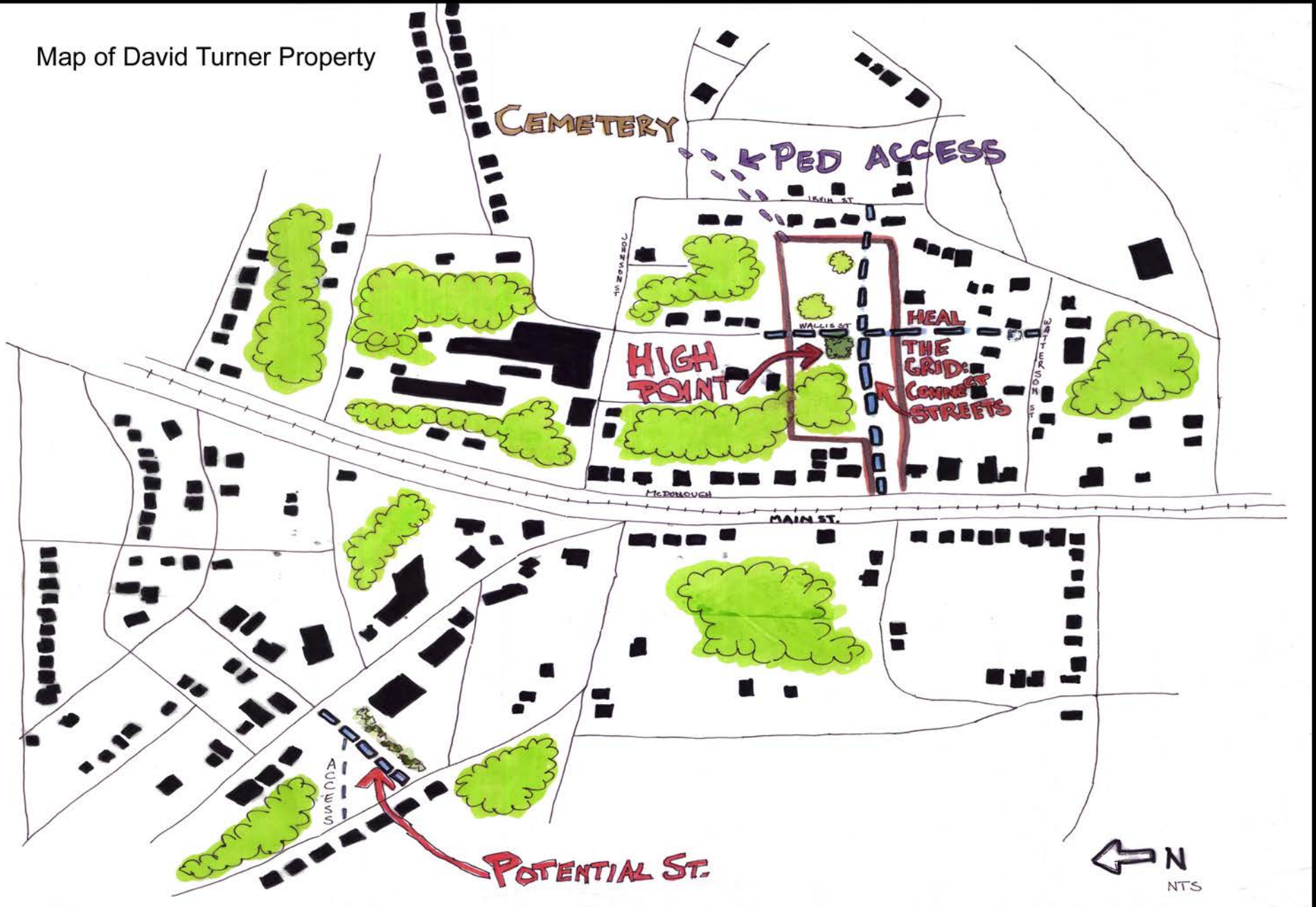


Sidewalk and Streetscape Enhancements

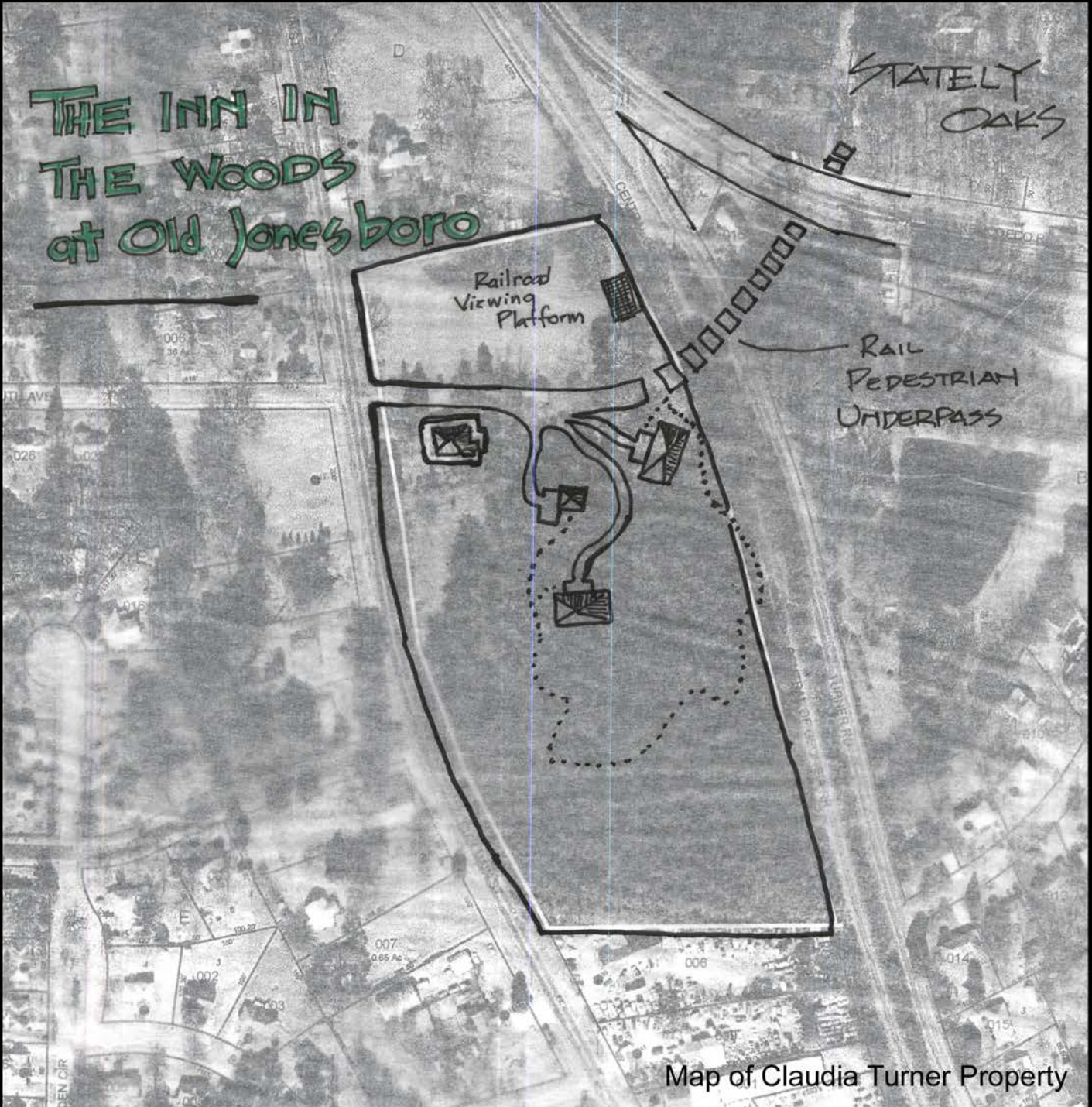


New Infill Design

Map of David Turner Property

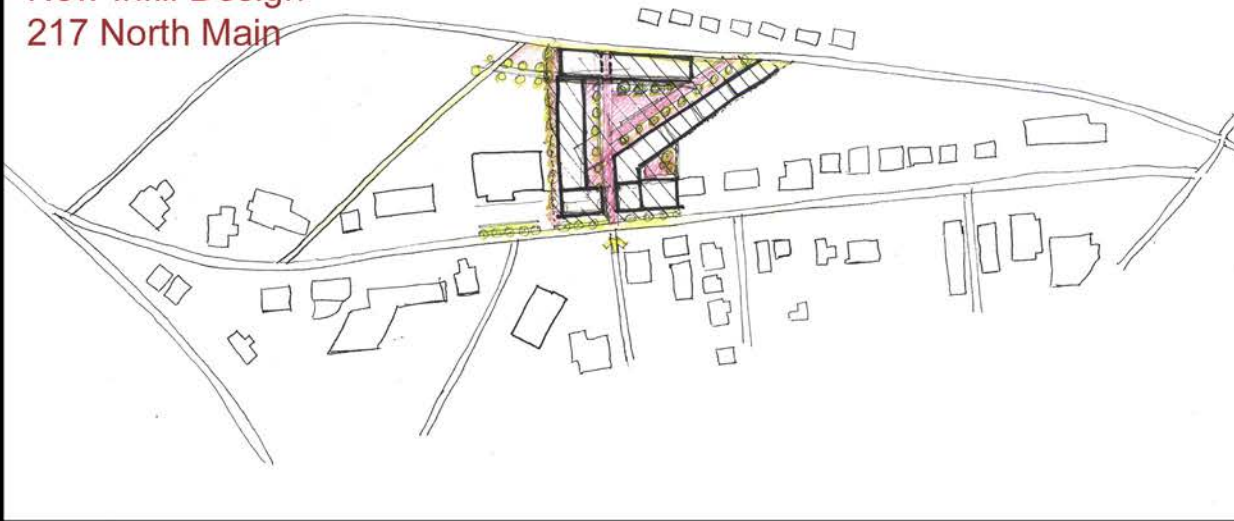


THE INN IN THE WOODS at Old Jonesboro

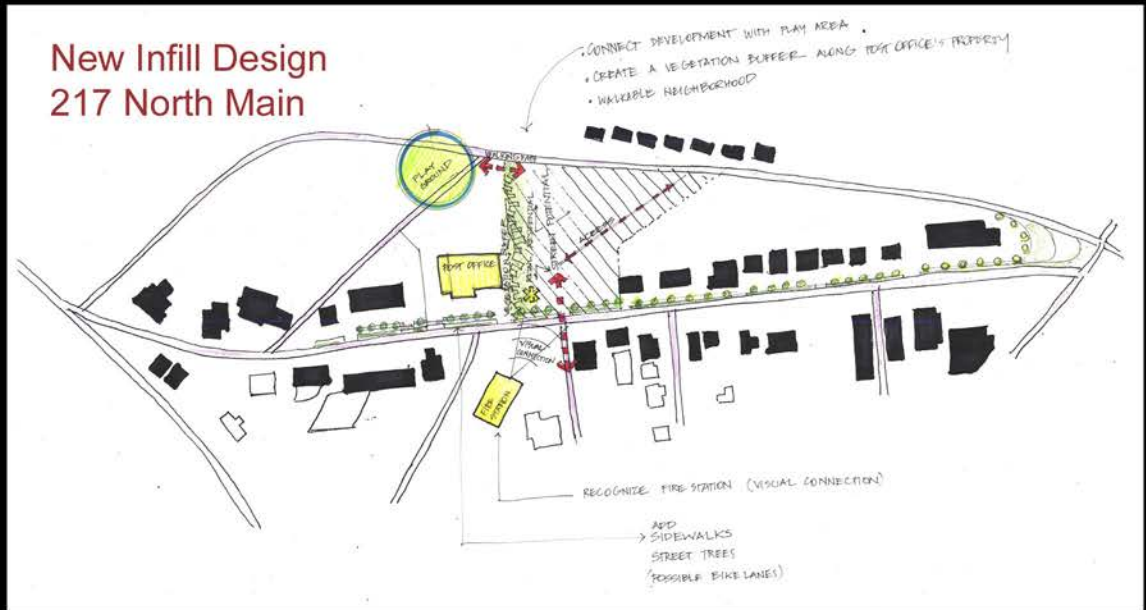


Map of Claudia Turner Property

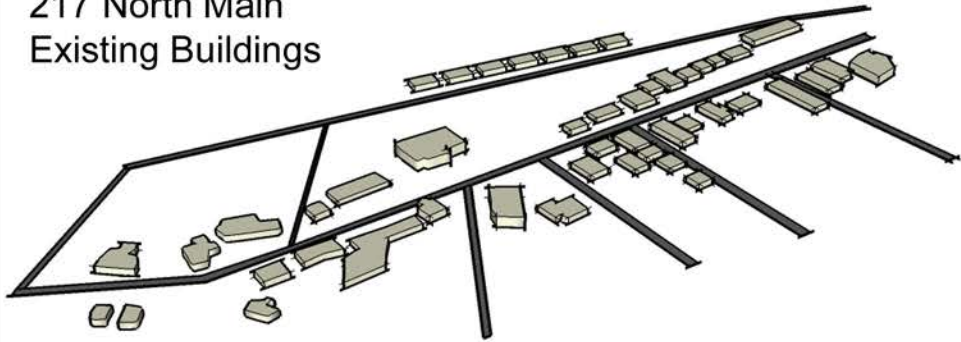
New Infill Design
217 North Main



New Infill Design
217 North Main



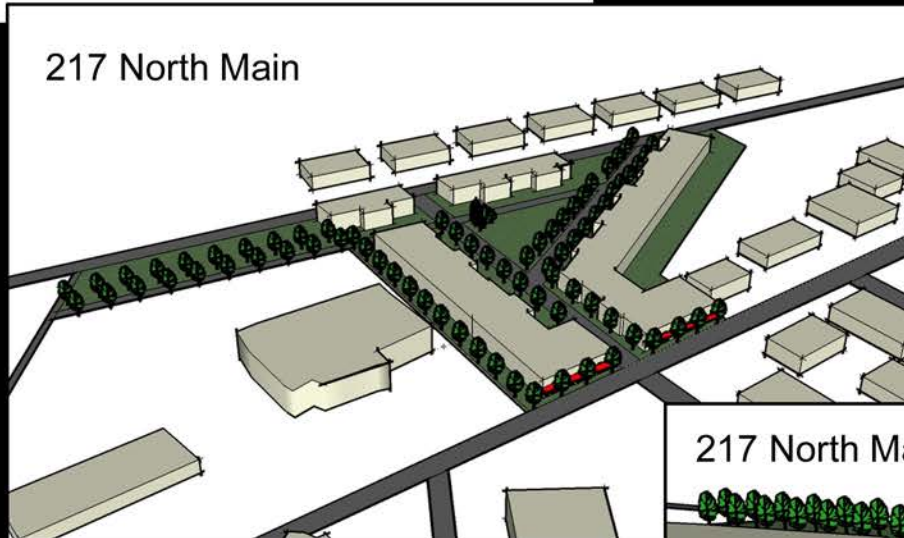
217 North Main
Existing Buildings



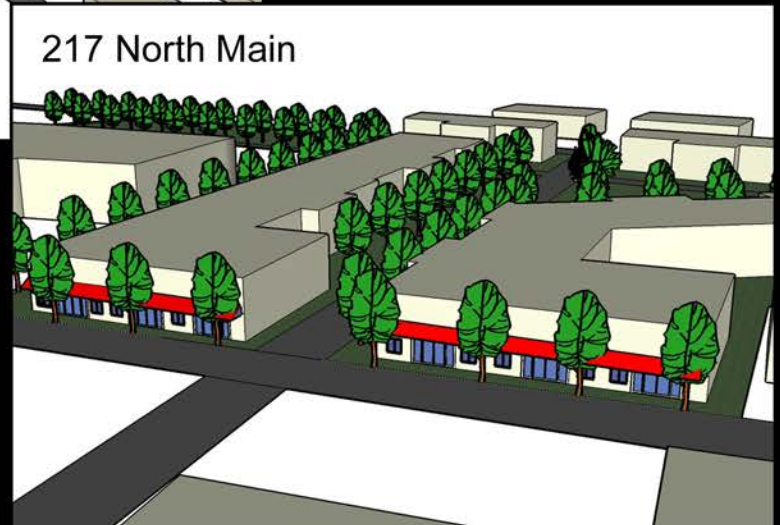
Infill with buildings that compliment site lot lines

Add new street through site, connecting existing roads

217 North Main



217 North Main



Infill buildings and trees can enhance the site even without any ornament or details

Memorial Park

The Jonesboro Firemen's



Overstory Trees

- Existing Trees
- Quercus phellos* (Willow Oak)
- Magnolia Grandiflora* (Southern Magnolia)

LEGEND

Understory Trees

- Acer Rubrum* (Red Maple)
- Cornus florida* (Dogwood)
- Amelanchier arborea* (Serviceberry)

Understory Shrubs

- Fothergilla major* (Witchalder)
- Hydrangea quercifolia* (Oakleaf Hydrangea)
- Rhododendron maximum* Mountain Rhododendron
- Rhododendron canescens* (Piedmont Azalea)

- Mixed Ferns
- Turf grass

The University of Georgia

This drawing was prepared as a conceptual design solution. Neither the designer nor the University of Georgia's School of Environmental Design will be responsible for any problems which arise from the use of this drawing as a working drawing for construction purposes.

Center for Community Design, Planning and Preservation

Town: **JONESBORO**

Project: **MEMORIAL PARK**

Owner: **CITY OF JONESBORO, GEORGIA**

M. DEJARNETTE

DRAWN BY

5/11/05

DATE

NTS

SCALE

SHEET **1** OF **1**

Drawn by Mark DeJarnette 10 May 2005