



after

Charrette and Report produced by the University of Georgia, Center for Community Design and Preservation. 2008



after





HYDE park charrette

Hyde Park Charrette

Augusta-Richmond County, Georgia and
The University of Georgia's Center for
Community Design and Preservation at
the College of Environment and Design

*In cooperation with UGA's Fanning
Institute with funding assistance from
the Georgia Department of Natural
Resources Environmental Protection
Division and the United States
Environmental Protection Agency*

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Charrettes are product oriented and fast becoming a preferred method to solve planning challenges confronting American cities.

INTRODUCTION

What is a Charrette and Who was There

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Charrette is a French word that translates “little cart”. At the leading architecture school in the 19th century, the Ecole des Beaux-Arts (“School of Fine Arts”) in Paris, students were assigned tough design problems to complete under time pressure. They would continue sketching as fast as they could, even as the little carts (charrettes) carried their drawing boards away to be judged and graded.



Charrette is a French word that translates “little cart”.

Today the word “charrette” describes a rapid, intense, and creative work session, in which a design team focuses on a particular design problem and arrives at a collaborative solution.

The charrette process is a way of evaluating resources through new eyes. Fresh ideas are what help communities maintain and build their vitality. With the report and supporting materials, readers will experience the enthusiasm and commitment which comes from a broad-based group of students, faculty, practitioners, and the public.



INTRODUCTION: HYDE PARK

History and Environmental Impact

Under a contract with the Georgia Environmental Protection Division for brownfields redevelopment outreach and technical assistance, the Fanning Institute and the College of Environment and Design at UGA were asked to plan and execute a brownfields charrette with the Hyde Park neighborhood in Augusta, Ga. The Hyde Park neighborhood has a lengthy history of dealing with environmental issues. Hyde Park is a relatively small, low-lying geographic area containing approximately 200 houses and surrounded by industry, abandoned industry, railroad lines and large highways. According to the 2000 Census, nearly 70% of the residents lived below the federal poverty line, and the neighborhood was approximately 98% African-American.

Over the past several years, the City of Augusta has applied for and received several brownfield

redevelopment grants from the United States Environmental Protection Agency to help identify environmental contamination in the area. A 1999 grant led to the state cleanup of the 10.8 acre Goldberg Salvage Yard site at the main entrance to the neighborhood, and a 2003 grant led to a neighborhood-wide phase II assessment of possible contaminants and a resulting report in 2005-2006. While some residents wanted to be relocated out of the neighborhood based on the results of the phase II study, many more have elected to stay and would like to see redevelopment occur in their community.

In the fall of 2008, the City of Augusta passed several initiatives to assist Hyde Park residents, including a 50% homestead tax credit to owner-occupants in the neighborhood, grants to bring homes up to code (with respect to plumbing, electricity, etc), and low-interest

loans for painting and landscaping properties. The City has started demolition on several of the dilapidated properties it owns in the neighborhoods, and it has committed future SPLOST funding to deal with ongoing drainage issues in the area. Although some residents disagreed with the results of a health study based on the phase II results, others are ready to move forward and begin discussing redevelopment and revitalization in the area.

US EPA funded a visioning session for Hyde Park conducted by the Army Corps of Engineers. The visioning session gave residents an opportunity to express, and then share with each other, their hopes and aspirations for the neighborhood. The residents drawings and descriptions were the basis of the background information used to design the charrette.

Courtney Tobin
Public Service Associate
UGA, Fanning Institute

PRE-1941 Hyde Park neighborhood entirely farmland	C. 1945 Industrial development begins	C. 1945-50 Residential development begins	1952-1998 Goldberg Bros. scrap yard in operation	C. 1970 Hyde Park receives plumbing
T	I	M	E	L
1998 Philip Goldberg of Goldberg Bros. files for bankruptcy; property taken over by government	1999 City of Augusta received grant from EPA to conduct environmental assessment	JUNE 2003 City of Augusta receives 2nd Brownfields Grant to investigate the area around Goldberg Bros. site	APRIL 2006 Gannett Fleming, Inc. carries out Phase II environmental site assessment in sensitive areas. Soil samples are taken	AUG 2006 Gannett Fleming takes additional soil samples
N	E			

INTRODUCTION

Overarching Goals

The citizens of Hyde (as indicated in Map One) are at the terminus of a challenging effort – saving their community and quality of life. A terminus is also a beginning. Our charrette is part of the NEW BEGINNING.



The charrette team adhered to a basic premise. We acknowledge that data provided through testing, assessment, interpretation, remediation and retesting has shown that revitalization of the neighborhood is preferable. The rejuvenation of infrastructure, improvement of the visual character and reintroduction of affordable work force housing in the neighborhood are realistically better options than continued outmigration, loss of property values and personal investment, neglect, intuition and municipal reluctance to commit funds, and continued disagreements. The cumulative result of years of conflict and confrontations has worn down community spirit and engrained a negative perception of the neighborhood. Those days are behind us. Our team applauds the process that got the residents to this point: political action for neighborhood improvement, scientific evaluations of soil and subsurface

water, clean-up of the source of previous contamination, commitment of municipal funds for building stabilization, demolition of dilapidated housing and vacant lot clean-up.

Now is the time to move to a new level of thinking about Hyde Park and the improved quality of life for property owners, residents and investors.

The charrette team met at the Clara Jenkins School in the Hyde Park and divided into three groups to inventory the neighborhood based on three broad parameters: land, buildings and social/cultural factors.

Each team was directed by faculty and staff from the College of Environmental Design, as well as input from:

- **Paul DeCamp**, Director of Planning, Augusta – Richmond County
- **Courtney Tobin**, Fanning Institute UGA
- **Julia McPeck-Campbell**, Program Consultant Chemical Hazards Program, Georgia Division of Public Health
- **Debra Rossi**, Project Director, Office of the Administrator, Augusta – Richmond County

All three teams based their assessments on economic development factors, environmental conservation, aesthetics, history and safety. Returning to the Clara Jenkins School we compared notes and prepared for the next stage in the design process: the analysis of the visioning exercise* That

*Cognitive Multi-vision Integration conducted by Jim Waddell of the US Army Corps of Engineers in early October 2008

Jim Waddell's Vision to Action/Multi-Vision Integration involves an innovative interview and visualizing technique using art produced by individuals and supported by impartial professional artists and facilitators. The Vision to Action tool, which encourages sustainable development, is used at open community forums. Participants are encouraged to first listen and learn, then draw their visions for their neighborhood and seek to integrate their individual visions into a community vision.

INTRODUCTION

Overarching Goals (CONT'D)



process resulted in the following observations and wishes of local residents:

The visioning process was helpful, for it got the residents to think about specific improvements they would like to see in their neighborhood, and gave the charrette team insight into what was once a special place. Armed with background research, the community's illustrations of the vision and our own on-the-ground assessment of Hyde Park, the charrette team looked forward to meeting the residents on Saturday morning. Fifteen residents participated in one-on-one interviews while many more provided "on-the-street" candid observations to students. Written comments were submitted by some residents and a few citizens dropped by just to observe the design process in action. The team regrouped at the end of the day to merge ideas, concepts, observations and community desires into a process for producing the final recommendations and the Hyde Park conceptual master plan. Work continued late into the evening and began again early Sunday morning to refine, polish and perfect the concepts. This report is the outcome of our deliberations and design process.



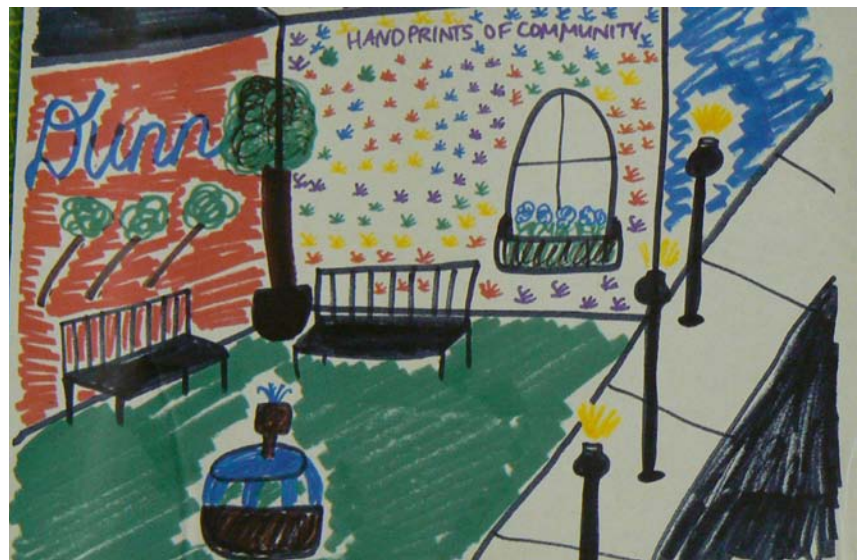
INTRODUCTION

Interview Results



- Lived in Hyde Park since late 1950's
- Many residents on Leona St. want to leave, but are worried they will not be able to sell
- Dumping in ditches started 4-5 years ago (it is mostly caused by residents)
- The churches have programs for kids on Sundays, and sometimes during the week.
- Solution: New homes
- The community Center used for head start/kids stuff (scouts) during the winter months. During the summer it is closed, the kids play outside.
- Kids use park, so do older people
- Solution: Cut grass
- A fire at the plant spread a white powder across the neighborhood
- Residue was spread along dirt streets that was white, when it rained on it, it turned to a sticky mess
- Solution: Clean up ditches
- Locals used creosote treated wood to cook & make fences with
- Neighborhood was like one big happy family
- There used to be a pedestrian pathway under bridge to Aragon Park; closed off due to crime in the 1980's
- Pastor of Aragon Park Church got everyone organized, which is why the neighborhood looks better than Hyde Park
- Medical centers close but not always close enough
- Solution: Pick up trash

- Older people once used to think of Hyde Park in a good way
- Solution: Cut trees off power lines
- "lack of patrolling is why people have no concern anymore"
- 'City Hall is not going to keep listening to complaints if when they send help, the residents turn their backs on it"
- Solution: 'Push-down" dilapidated homes
- one of the problems is that the wrong people benefit; absentee landlords, homeless
- Remembers picking fruit off of trees
- Solution: A store near the community center
- Residents used to grow their own food
- People are reluctant to accept help because they are worried that they're going to pay out more then they will get back in return
- Solution: Nice community center
- Long-term changes have to occur in order to benefit Hyde Park
- County used prisoners to clean out the ditches of trash, etc., but they got rashes and couldn't come back.
- Solution: Planting vegetables/flowers
- I want to stay in the neighborhood, but I am not convinced that it is safe.
- Solution: Neighborhood watch
- Do something about drugs (more police coming out to the neighborhood)
- Solution: a workshop to talk about safety of the environment



Summary of a Beautiful Hyde Park

by Duane Dixon, Hyde Park Resident

If all else fail, buy-out Hyde Park, for there is no excuse for biased attention when help is in the face of citizens of Hyde Park.

On a scale of 1-10, Hyde Park has always been a beautiful place to live. One that has found its foundations by blacks and its developments by them also. Today the main struggle in Hyde Park is the lack of concern(s) of positive living and development for the 21st Century. Hyde Park now has fallen into the grips of unconcerned citizens, who wish nothing but to destroy the beauty of (thereof) it.

Yes, the elderly have vowed to remain in Hyde Park, and wish nothing but to beautify the homes and land.

For one, the ditches: these ditches have to be maintained by the county, many residents complaints are about the lack of response [and concern] the county has for Hyde Park's ditches.

Second, are the county owned lots; which seem to develop a nest for snakes and mischief, on the other hand, most of the [owners of] abandoned homes; have given the rights to squatters who have nowhere else to go. Homelessness is the only option for most of the squatters whom have turned to the streets or to drugs. Yes, this is a problem for the citizens of Hyde Park; still nothing has been done about this problem.

Hyde Park is a beautiful estate, which can remain beautiful as long as we take the following steps.

- Bring homes and properties up to county code.
- Help those who have fallen into the traps of economic oppression
- Reconstruct the homes which are not state regulated
- Allow the citizens the chance to develop a knowledgeable understanding of this change and development of Hyde Park.
- Cleaning of all county lots and home as well as ditches
- Remove all homes that have fallen below humane living
- Educate the citizen(ry) [of the value] of righteous living and understanding of their estate

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PHASE ONE: IMMEDIATE ACTION

1.1 Current Incentives, Programs and Plans

The following Hyde Park improvements approved by the Augusta Commission in a meeting on 09/16/2008:

The **Homestead Exemption** is an incentive for Georgia residents who maintain ownership and occupancy in their primary Richmond County residence. Generally 25% of the annual property taxes is rebated back to homeowner. Currently, Richmond County will refund half of 2007 and 2008 city property taxes (excludes school portion) on qualifying properties in the Hyde Park neighborhood. For current details on the Homestead Exemption, please contact the Richmond County Tax Commissioner.

Lead testing for children 6 years and younger in the Hyde Park & Aragon Park Neighborhoods is available.

The removal of the contaminated soil in the determined **"hot spots"** will be treated by EPD standard protocol and is set to begin next year.

The Engineering Department has allocated 2 million to **reengineer the storm drainage system** in the Hyde Park neighborhood.

No decisions have been made at this time if the system will maintain the open channels currently in place or be converted into a closed pipe system. Work is not set to begin until later next year once a full evaluation has been completed.

Richmond County allocated \$85,000 to reopen and operate the **Mary Utley Community Center**. To date the improvements are; replaced roof, installed new A/C system, painted the interior, and installed new flooring. The city will be responsible for maintenance of the building, but the programming is to be decided upon by the residents.

There are dedicated funds of \$35,000 to **cleanup of abandoned homes** and unkept

lots. Based on visual inventory of the homes in the neighborhood, the city is actively contacting owners of blighted properties hoping to stimulate further cleanup.

City will apply for federal funds to help owners improve their property. Estimated cost = \$10 million.



before



after

PHASE ONE: IMMEDIATE ACTION

1.2 Social Improvements



A new sign should be designed and placed at the Dan Bowles and Gordon Highway intersection, signifying arrival to Hyde Park.



Repaint the existing Hyde Park entry sign to restore pride in the neighborhood and remind Augusta that the neighborhood is still active. Landscape with regional plants that are prevalent around the homes in Hyde Park.

1. Community Identity

Hyde Park today lacks a positive community identity within the neighborhood and especially by outsiders. This notion should be reversed by a comprehensive campaign to revive the once strong sense of place and self-awareness. The “New Hyde Park” is one that returns to its roots. The pride that people felt when they first moved into their houses in the newly developed community can return. Signs announcing that people are now in “Historic Hyde Park” can help outsiders understand that this place is different. A regular newsletter and updated Web site will also help.

The creation of civic pride goes hand in hand with the moulding of a positive identity. The Utley Center can bring people together – it was repeatedly mentioned as a great resource and gathering place for the neighborhood in the past. People miss it being a true community center. Therefore a reinvigorated and expanded “homecoming/newcomers weekend” could add a big dose of community pride on a regular basis. Neighborhood festivals, sporting/recreational activities conducted throughout the year will help Hyde Park feel like a neighborhood again.

PHASE ONE: IMMEDIATE ACTION

1.2 Social Improvements

2. Snakes/vermin concerns:

Many residents expressed concerns about snakes and vermin living in overgrown abandoned lots and around footpaths. Residents should be given the contact information for the city official in charge of wildlife/pest management.

3. Animal Control

Cats and dogs roam freely throughout the neighborhood. These animals appear well-adjusted and may not pose a threat to strangers. However, there are some potential health hazards associated with free-running animals—both for the animals and the human residents of Hyde Park. Outdoor animals are more likely to contract diseases, or be injured or killed by haphazard motorists.

Stray or feral animals should be spayed or neutered to prevent the growth of the population, and the health hazards, (both human, canine & feline) that may develop as a result.



The Georgia Department of Natural Resources
Wildlife Resources Division
SNAKES OF GEORGIA FACT SHEET



Snakes are an important component of Georgia's ecosystem because of their major role as both a predator and prey. Snakes are economically beneficial because they eat rats, mice and other animals deemed to be pests. Some snakes have been used as bioindicators to assess pollutants in terrestrial or aquatic ecosystems. Unfortunately, many species of snakes are declining as a result of human activities. Thankfully, of the 41 snake species that occur in Georgia, only one – the eastern indigo snake - is considered legally threatened. All snakes, except venomous ones, are protected in the state of Georgia.

Non-Venomous Snakes of Georgia:

- | | |
|-----------------------------------|-----------------------|
| Eastern Green Water Snake | Brown Water Snake |
| Red or Yellow-Bellied Water Snake | Banded Water Snake |
| Northern Water Snake | Queen Snake |
| Striped Crayfish Snake | Glossy Crayfish Snake |
| Black Swamp Snake | Brown Snake |
| Red-Bellied Snake | Eastern Ribbon Snake |
| Common Garter Snake | Smooth Earth Snake |
| Rough Earth Snake | Eastern Hognose Snake |
| Southern Hognose Snake | Ringneck Snake |
| Eastern Worm Snake | Pine Woods Snake |
| Mud Snake | Rainbow Snake |
| Racer | Coachwhip |
| Rough Green Snake | Corn Snake |
| Rat Snake | Pine Snake |
| Eastern/Black Kingsnake | Mole Kingsnake |
| Scarlet Kingsnake/Milk Snake | Scarlet Snake |
| Southeastern Crowned Snake | Eastern Indigo Snake |
| Central Florida Crowned Snake | |

Venomous Snakes of Georgia:

- | | |
|---------------------------------|---------------------|
| Copperhead | Pigmy Rattlesnake |
| Canebrake or Timber Rattlesnake | Cottonmouth |
| Eastern Diamondback Rattlesnake | Eastern Coral Snake |

BIOLOGY

Snakes are reptiles that are characterized by elongated bodies and a lack of limbs. They are closely related to lizards, but do not have external ears or eyelids. The skin of a snake is dry and scaly, not slimy. Snakes have a forked tongue that is used to "sample" microscopic particles from the air. These particles are transferred to the Jacobson's organ that allows the snake to taste the air in order to determine its surroundings. Snakes are "cold-blooded," meaning they rely only on their surroundings for body heat. As a result, snakes cannot tolerate extreme temperatures. Therefore, when it is cold or extremely hot outside, snakes are relatively inactive.



HABITAT

Snakes can be found in most backyards, parks and woodlands throughout Georgia. Many species spend most of their time underground or under cover. Active gardeners occasionally see small ringneck, worm, red-bellied, brown, earth and crowned snakes. None of these species are much bigger than a large earthworm and do not bite. Several large snake species also frequent backyards, especially corn and rat snakes, as well as racers. These larger snakes will eat mice, rats and occasionally birds and their eggs. Snakes often take refuge in piles of brush or firewood. Water snakes, especially banded water snakes, are occasionally found in areas bordering streams, swamps or farm ponds.

LIVING WITH SNAKES

Occasionally, snakes searching for rodents or eggs will take refuge in barns, crawl spaces underneath homes or sometimes inside a home. The best way to prevent a snake from entering a home or other building is to make the home inaccessible to both snakes and snake food (rodents). Closing up all possible entrance locations is a must. Next, a rodent control program should be put in place to eliminate a snake's food source.

If a snake already is in your home or other undesirable area, glueboards purchased at almost any hardware, landscaping, home improvement or department stores are quite effective in trapping the snake for removal. As a bonus, unwanted rodents also may be caught. Simply staple or nail a 6"x12" glueboard to a 16"x24" piece of plywood. Cut holes in the wood and attach a rope so the board easily can be removed without getting too close to the snake. Snakes usually travel next to walls so board placement against a wall is preferred. When trapping any animal, always minimize the chances of catching non-targets like birds, rabbits, squirrels or pets. Keep all pets away from the trap and if you are trapping outside your home, cover the glueboards with a board or box to prevent birds from landing directly on it. Check the glueboards at least once a day to minimize the amount of time a snake is trapped.

Once the snake has been transported to a safe location they easily can be released from the glueboards by pouring cooking oil over them. The oil breaks down the glue and the snake can gently be removed with a stick or pole. Other than some glue residue that will be lost the next time the snake sheds, the snake will be unharmed.

Additional Snake Related DNR Publications:

- Snakes of Georgia and South Carolina
- Is it a Water Moccasin?

For more information, contact a WRD Game Management Office or the Nongame Section at (478) 994-1438. Revised 03/02

Facts regarding living with snakes from the DNR Web site:

georgiawildlife.org/documentdetail.aspx?docid=107&pageid=1&category=education

PHASE ONE: IMMEDIATE ACTION

1.2 Social Improvements

4. Community Leadership

The citizens of Hyde Park have a long history of civic involvement. The Hyde Park/ Aragon Park Improvement Committee has been active for over 45 years. The HPAPIC has elected officers, and community involvement can be further encouraged by updating the neighborhood association Web site. Residents expressed interest in volunteer opportunities, particularly in conjunction with a revitalized community center and with the creation of a neighborhood watch group. The organization of a coalition of local churches would bring additional leadership together in the community.

5. Neighborhood Pride

Many residents of Hyde Park maintain beautiful front yard gardens and take great pride in them. These efforts can be encouraged by the creation of a property recognition and awards program. A 'Yard of the Month' award could be presented at a monthly event at the community center or a local church. The winner would have the honor of displaying a 'Yard of the Month' sign.



6. Trash and Illegal Dumping

One of the most visible problems in Hyde Park is the prevalence of trash and dumping, particularly old tires, broken furniture, discarded grocery carts and indiscriminate litter. This has had an adverse aesthetic and environmental impact, lowering the morale of Hyde Park's residents. Throughout Hyde Park, high frequencies of garbage disposal has occurred in drainage channels creating a higher potential for flooding, thereby complicating the movement of any subsurface contaminants. Additionally, inhibiting free flow of water through the neighborhood creates other nuisances like insects, odor and vermin.



The removal of existing trash is an easily achievable task resulting in an immediate increase in the quality-of-life for Hyde Park's residents. This can be accomplished with well-organized volunteers. Perhaps the local government can increase large-item trash pick-up, or provide roll-off dumpsters quarterly during the year. The larger problem is implementing effective measures that will discourage established patterns of garbage dumping. Identify who is responsible for the dumping, (i.e. residents or outsiders), and who should be responsible for cleaning up Hyde Park (local government, industry or residents) and ensure future success of a trash management program. Community members' active roles in the oversight and execution of cleanup efforts is key to success. Many communities have used "clean up days" and reuse strategies to deal with trash. Reusing tires as landscape material is often done very successfully. Later in this report we discuss the illumination of dark corners in the neighborhood, recommendations for installing street lights and pathway lighting. If those persons doing the dumping can be seen, it can be better managed.

PHASE ONE: IMMEDIATE ACTION

1.2 Social Improvements

CASE STUDY: KEEP AMERICA BEAUTIFUL

Keep America Beautiful is dedicated to educating communities with a hands-on approach and empowering local neighborhoods to have personal responsibility for their surroundings. KAB has worked with numerous cities on a neighborhood level by identifying areas of improvements and helping to coordinate volunteers and the resources needed for clean up days. Unfortunately Richmond County is no longer an affiliate city but there are still some resources available for Hyde Park. Residents can contact the Code Enforcement Office for August - Richmond County to help prompt cleanup of neglected properties.



DO SOMETHING BEAUTIFUL.

Keep Georgia Beautiful Foundation is a division of Keep America Beautiful and they have grants available for Environmental Education Programs. The average grant is \$2,000 with possible programs and projects including:

Air Quality, Composting, Demonstration Projects, KAB Program Certification, Litter Prevention, Media Events, Recycling, School Programs, Special Events, Waste Reduction and Water Quality

Application available at our Web site: http://www.kgbf.org/grant_app.asp#application

CASE STUDY: GREAT AMERICAN CLEANUP

Keep America Beautiful's Great American Cleanup, the nation's largest community improvement program, takes place annually from March 1 through May 31, involving an estimated 3 million volunteers and attendees. In 2008, Great American Cleanup volunteers collected 86 million pounds of litter and debris; planted 107,000 trees and 48,000 gardens, xeriscapes and green spaces; cleaned 144,000 miles or roads, streets and highways; and diverted more than 189 million plastic (PET) bottles and more than 1.4 million scrap tires from the waste stream.



The Department of Cultural Affairs will provide garbage bags, gloves, posters and banners for free if you register through their office. Kimberly Portmess is the project coordinator for Keep Georgia Beautiful and would be the direct contact to enroll in this yearly event.

See the resource section for her full contact information: <http://www.kab.org/>

PHASE ONE: IMMEDIATE ACTION

1.2 Social Improvements

7. Public Transportation Issues

Hyde Park residents would be greatly served by including the neighborhood on the Augusta Public Transit (APT) bus route once again. Many members of the community are reliant on public transportation. Currently, the closest bus stop for Hyde Park’s residents is located on the north side of Gordon Highway, a modern eight-lane highway that is extremely hazardous to cross on foot, complicating the use of public transportation by the residents of Hyde Park. The rerouting of APT buses out of the neighborhood several years ago adds to the feeling of being overlooked or ignored. The most vulnerable members of the community are the ones who need the services the most and are the same persons who are most endangered when crossing Gordon Highway.

A creative, clever and innovative bus shelter constructed in an appropriate location in the heart of the neighborhood is a way of showing how APT, and by association local government, has “re-embraced” Hyde Park.

Regular and safe public transportation options will help serve as a catalyst for further investment in and as a way of increasing the value of property in the neighborhood. If the reintroduction of bus service into the heart of the neighborhood is not feasible, a transportation hub alternative at the former Goldberg property might be a viable alternative.



This industrial style bus shelter harkens back to the history of the neighborhood in a creative way, illustrating the commitment to the neighborhoods’ needs.

PHASE ONE: IMMEDIATE ACTION

1.2 Social Improvements



CASE STUDY:
AREA ART COUNCIL PROJECT:
YOU ME AND THE BUS

In 2005, the Athens Area Art Council (AAAC) sought to add public art to the community in the form of new bus shelters. The AAAC chose locations already slated to receive bus shelters but wanted to transform the traditional structures into something meaningful and creative. The bulk of the initial funding originated from the \$2 million local sales tax Bus Shelter Improvement Program. The AAAC raised the additional funds necessary to keep the cost burden off local taxpayers which enabled the city to approve the four initial bus shelters. Given the success of the first round of shelters, the AAAC is currently accepting submissions for eight additional bus shelters in the YOU, ME, AND THE BUS II contest. This is a partnership between the Athens Area Art Council, Athens-Clarke County, and Athens Transit with a theme highlighting the music history of Athens. Funds are provided by Athens-Clarke SPLOST (Special Purpose Local Option Sales Tax) as well as contributions from corporations and private citizens of Athens. It is an innovative addition to any town to promote alternative transportation and support local artists.



PHASE ONE: IMMEDIATE ACTION

1.3 Building Improvements



1. Site Inventory: Map and Analysis

The Charrette Team conducted an initial survey of the neighborhood to identify and map the status of property in Hyde Park. The Building Team did a Conditions Assessment to get a sense of how many properties were in good condition, how many needed improvements, which ones were abandoned and habitable/uninhabitable, and which were vacant. On the accompanying map: white represents occupied homes, blue indicates all non-residential uses including churches and schools, peach highlights vacant lots, and red shows uninhabitable homes. This map clearly denotes patterns of neglect closer to the Goldberg site where the hot spots (depicted in orange) are located. By distinguishing the assets and areas of improvement, the charrette team was able to devise solutions to best serve the needs of Hyde Park.



This map illustrates the current site conditions of the neighborhood.

PHASE ONE: IMMEDIATE ACTION

1.3 Building Improvements



2. House Repairs and Maintenance

Good Examples

The majority of houses on Leona and Florida Streets are well maintained and should serve as examples for the improvement goals for the neighborhood. There are organizations in the Augusta area to assist homeowners to make necessary improvements on both an infrastructural or aesthetic level. While interviewing residents, many have taken advantage of available assistance while others were confused as to their legitimacy or how to contact them.

Central Savannah River Area Economic Opportunity Authority (CSRAEOA) is a nonprofit organization committed to facilitating the movement towards self-sufficiency, self-reliance, and self-determination by "HELPING PEOPLE HELP THEMSELVES."

They have numerous programs within their organization to assist low income families. For example, the Georgia Weatherization Program works to reduce state and national consumption of energy, while providing a safe, improved environment and enhanced quality of life for Georgia's income-eligible households. Services include installation of attic and floor insulation, proper ventilation of combustible appliances, installation of Mechanical ventilation such as bathroom fans and hood stove vents, furnace repair and/or replacement. Qualifying participants earn less than 150% of the federal poverty income level. Priority is given to elderly, disabled, or families with children.

Contact: Gloria Lewis, Executive Director, CSRAEOA
Tel: (706) 722-0493 / (800) 890-0493

PHASE ONE: IMMEDIATE ACTION

1.3 Building Improvements



**How You Can Participate
in Hands On Athens:**



- ◆ **Volunteer** your time and talents of painting, carpentry, repairing, and landscaping
- ◆ **Donate or Solicit** monetary donations
- ◆ **Donate or Solicit** building and landscaping materials from local businesses
- ◆ **Organize** a group of volunteers
- ◆ **Have** your organization adopt a home
- ◆ **Provide** refreshments and snacks on the Project Weekend
- ◆ **Spread the word** about Hands On Athens
- ◆ **Remember:** April 3, 4, and 5 is the Hands On Athens Project Weekend

**CASE STUDY:
HANDS ON ATHENS**

Each spring across Athens-Clarke County, volunteers come together to assist 12 -16 low-income homeowners in historic neighborhoods to maintain and repair their properties. Hands on Athens is a sub-committee for the Athens-Clarke Heritage Foundation and focuses on exterior renovations such as painting, siding and roof repair, gutter installation, door and window repair and porch repair. This organization receives donations and sponsorships from local businesses to fund the weekend of work. Hyde Park should explore potential organizations similar to Hands on Athens to assist elderly residents or homeowners that are unable to make repairs themselves.

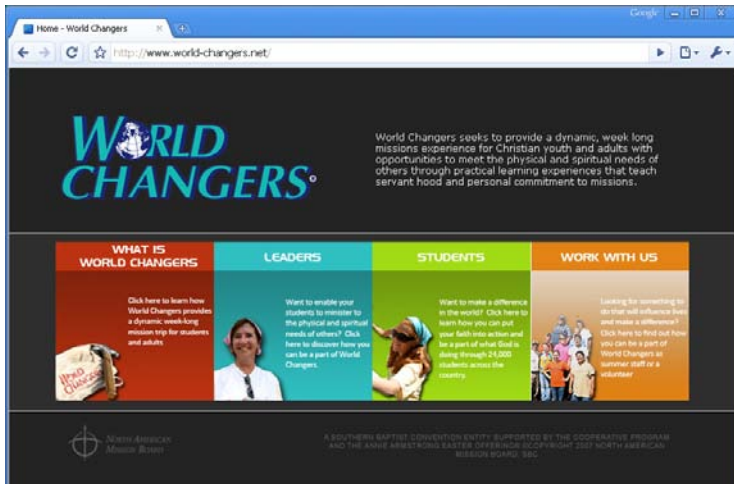
Contact: John Kissane (706) 353-1801
www.achfonline.org/handsonathens



PHASE ONE: IMMEDIATE ACTION

1.3 Building Improvements

CASE STUDY:
WORLD CHANGERS



World Changers is an organization of Southern Baptists and other evangelical churches based out of Alpharetta, GA, that has youth mission trips in the summer. For almost twenty years, these projects help youth better understand how “hands-on” work experience are important mission opportunities. In 2008, World Changers coordinated over 22,000 participants in mission ministries across North America at 95 locations on 1,700 work sites and 47 ministry sites and reported over 830 professions of faith. Over \$180,000 was received in donations for the missions offering.

This could be a wonderful collaboration between the local churches in Hyde Park and serve to bring the community together with the intention of unity and beautification. The advantage of “extra hands” allows for more work to be accomplished in a short period of time, demonstrating the neighborhood’s commitment to change and improvement.

They are currently accepting applications for Summer 2011.



Downloadable application:

<http://www.world-changers.net/>

For more information contact us at
1-800-462-8657 Ext. 6475

PHASE ONE: IMMEDIATE ACTION

1.3 Building Improvements

3. When Houses are Vacated (Boarded up houses)



Photo 1



Photo 2: Custom-fit plywood that has been painted a festive color is a simple way to make a temporarily vacant home look worthy of living in by a prospective new owner.

When habitable houses need to be boarded up temporarily to protect them from weather and vandalism – often the case if an elderly owner dies and their surviving family members don’t live nearby – it is important to do it well! In photo 1 and 2, both houses are boarded up, but the house in photo number 2 with the red window coverings gives the impression that someone still cares about this house. The plywood is cut to exactly fit the window opening and is painted a complementary color. In addition the outside of the house and the yard are well-maintained, even though no one is living there. This presents a more attractive face to the street and makes it more likely that the house would be desirable for a new owner, but also does not make the house look “abandoned” and worthy of squatters and subsequent damage. When a house is closed up with bare plywood that doesn’t fully cover the openings, it invites vandalism and damage from the elements. When many houses on the street are boarded up this way, it looks as if the entire street (and therefore the neighborhood) has been abandoned and nobody cares.



Photo 3: By contrast, bare, ill-fitting plywood does not protect the openings and makes the house – and the entire neighborhood – look abandoned, unfriendly and unsafe.

PHASE ONE: IMMEDIATE ACTION

1.3 Building Improvements



Cleanup is occurring throughout the neighborhood which serves as a visual indicator of change.



4. Land Banks

A land bank is a public authority created as a means to manage foreclosed properties. It gives local governments the legal means to transform vacant or abandoned properties into tax revenue for the local government.

Land banks are a viable option for Hyde Park. The prevalence of abandoned homes and overgrown vacant lots are a major issue that could easily be eradicated and create a stronger sense of pride for the neighborhood.



The Augusta Land Bank Authority was created by the Commissioner's Office by a Resolution in 1997. It consists of the Director of License and Inspection, Tax Commissioner, Executive Director of Planning and Zoning and a qualified citizen of Augusta-Richmond County.



The lots with structures deemed as uninhabitable and irreparable should be demolished to deter loitering and squatting. There is a perception the county owns a large percentage of the vacant or uninhabitable properties and are not maintaining them. However, the county currently owns only 11 properties in the Hyde Park neighborhood including the community center on Goldenrod Street and park space on Florida Road. Three properties were recently donated to The Augusta Land Bank Authority

Currently, there are numerous abandoned houses in Hyde Park and upon further evaluation, uninhabitable ones should be demolished or rehabbed if possible.

PHASE ONE: IMMEDIATE ACTION

1.4 Land Improvements

1. Vacant Lots

Another place for the accumulation of trash is on vacant properties. Currently in the Hyde Park/Aragon Neighborhood, there are 395 lots. 12 lots are non residential, 181 homes were occupied, 26 were empty but habitable, 48 were uninhabitable and 128 were vacant. Most of these properties are owned by absentee landlords who have little regard for the living conditions within Hyde Park. These property owners should be made aware of the problem, (if not already) and be compelled to maintain their properties in an orderly manner for the benefit of Hyde Park’s residents. If the owner is unknown, which is often the case, the county should actively pursue acquiring the properties for redevelopment through the land bank authority or designate them as green-space.

Vacant lots accumulate trash. Many of these properties have absentee owners who have little regard for the living conditions in Hyde Park. A continued attempt to contact them and involve them in the proper management of their property is a hard task but one that will have payoffs as the neighborhood repopulates. Owning property within Augusta is privilege; property owners have the responsibility to maintain their land in a clean and safe condition. Many current residents have taken it upon themselves to maintain adjacent lots due to neglect from the property owners and this civic responsibility should serve as a model.



These images show how mowing the vacant lots makes a dramatic impact on the neighborhood.



PHASE ONE: IMMEDIATE ACTION

1.4 Land Improvements



There are fallen and neglected trees throughout Hyde Park should be cut down and used for mulch

2. Tree Removal

Dead trees and limbs left unattended is a sure sign of neglect for a neighborhood. The University of Georgia’s Department of Horticulture Public Outreach Program¹ or the Augusta Richmond County Cooperative Extension Office² for example, can be engaged to assess the trees throughout the neighborhood.

A complete tree inventory is the proper place to start orchestrating tree replacement strategies and the removal of dead or decayed limbs and trees. Proper pruning will extend the life of the trees and provide a canopy that provides shade and lowers summer cooling bills. If cleanup days are established within the community, renting a wood chipper could recycle the material for future use in yards or on pedestrian paths.

¹ **Contact:** David Berle, UGA Horticulture
Tel: (706) 542-0771 or dberle@uga.edu

² **Contact:** Sidney Mullis, Jr.,
UGA Cooperative Extension, Richmond County.
Tel: (706) 821-2350 or smullis@uga.edu



**CASE STUDY:
FLORIDA ST. MAINTENANCE MODEL**

The park at the end of Florida Avenue is a model for open space maintenance. The city’s department or parks and recreation has been well-maintained and is an asset to community life. A naming ceremony and identification signs to dedicate the park would heighten its role in the neighborhood. The recreation opportunities and facilities are attractive. There are garbage cans, picnic areas and plenty of shade. The baseball backstop needs to be repaired. This large swath of land extends to the Clara Jenkins school and is a contributing asset for the neighborhood.

PHASE ONE: IMMEDIATE ACTION

1.4 Land Improvements



FREQUENTLY-USED PLANTS (in the South)

TREES & SHRUBS

- shade trees: oak, pecan, sweetgum, pine, magnolia
- smaller trees: cedar, chinaberry, cherry laurel, crepe myrtle
- shrubs: rose, althea, azalea, forsythia, spirea, camellia, nandina, Bigleaf Hydrangea, Southern Magnolia.

ORNAMENTALS

- colorful annuals: petunia, marigold, sultana, four-o'clocks, sunflower, coleus
- perennials: cannas, chrysanthemum, iris, daylily phlox

EDIBLES

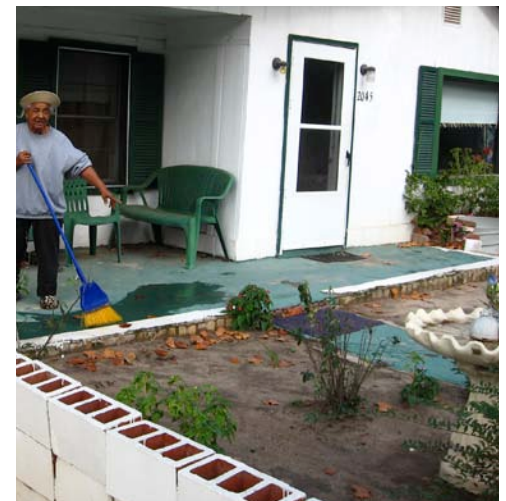
- common vegetables: tomatoes, collards, butter beans, corn, okra, watermelon, peanuts
- apple & peach most common fruit trees in Georgia
- berry crops & southern grapes not as common in Georgia

Taken from the book, African-American gardens and yards in the rural South, by Richard N Westmacott

3. Traditional African American Gardens

As we toured the neighborhood, there are examples of Traditional African American gardens throughout. These unique gardens honor the notions of self sufficiency, daily chores, and socializing with friends and family. Generally these gardens are swept-earth yards free of grass or groundcover with distinct areas for various activities. Colorful flowers, generally annuals, are often found in hanging baskets or containers with singular varieties of shrubs interspersed. An emphasis on found or recycled materials is used with the incorporation of mirrors, hubcabs, old tires and old appliances. The roots of these gardening traditions are from cultures in the Congo/Angola region of Africa which is where a large percentage of slaves were brought to the United States came from. Round items represent motion; dolls, metal figures, and stuffed animals signify figuration; and containment is displayed through jars, pots or bot-

tle trees. These could be used to scare birds away, trap unwanted evil spirits or even be a prayer for rain or luck. The aesthetic should be honored and continued through younger generations. Often these gardens were used to grow crops and herbs for cooking, but recently in Hyde Park this has been a concern for residents. However, gardening is still a possibility with some minor changes in how the soil is used.



Example of a traditional swept yard in Hyde Park Neighborhood.



CONTENTS

PHASE TWO: SHORT TERM CHANGES

As immediate changes are being addressed, begin planning for projects that will elevate the condition of the neighborhood and those living in it. This phase of improvements focuses on restoring faith in the neighborhood's livability – knowledge is power!

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PHASE TWO: SHORT TERM GOALS

2.1 Social Improvements

CASE STUDY:

Partnerships with local universities and medical programs

Augusta is fortunate to have the Medical College of Georgia (MCG) and Augusta State University at their disposal for medical expertise and care. MCG currently offers free and reduced cost services, health fairs and presentations to Augusta and surrounding area residents. If a health clinic was to open in the Hyde Park Neighborhood as proposed by the charrette team on the Goldberg site, this would be an opportunity to partner with local medical and nursing programs. The Georgia Statewide Area Health Education Center (AHEC Network) is a partnership between the Medical College of Georgia and Mercer University in an effort to extend the university's benefits to the under-served communities in the state. The Hyde Park Neighborhood could greatly be served by incorporating with this program to resolve any contamination concerns by offering consistent testing and research. This would also allow for students to engage with the community and provide the utmost care that may be lacking.

Contact: GA Statewide Area Health Education Center – **Denise Kornegay**, Program Director, 706-721-8331 or dkornega@mcg.edu.

Contact: Augusta State University Nursing Program – **Charlotte Price**, EdD, RN, Program Chair, 706-737-1725 or cprice@aug.edu

1. Combating Fear - The Environment

Fear of contamination and a perception of health risks continues to affect many residents of Hyde Park. Residents expressed concerns about the lack of specific information available to address ongoing environmental questions. Environmental education needs to be offered in hydrology and surface water topography, and testing and prevention of lead poisoning.

a. Hydrology and Surface Water Topography



There is a perception in the community that rainwater carries contaminants from the 'hotspots' throughout the rest of the neighborhood. A hydrologist can give a simplified explanation of how chemical contaminants move in soil with storm water and flooding. Additionally, there are other sources of pollution such as motor oil and vehicles that cause an oily sheen in stormwater runoff.

b. Neighborhood Health Fair

Citizens who are concerned about lead contamination should be given resources for testing. The county health department offers free testing for children less than six years of age through the Georgia Childhood Lead Poisoning Prevention Program. Adults who wish to be tested can contact the county health department's Chemical Hazards Program. Health

education can be promoted in the community through a community involvement project, such as a tree planting day, combined with health fair/open house. The event should be open, fun, relaxed, informal, and transparent. Alternatively, health educators could go door to door with educational materials. The key to effective health education is personal interaction with simple, clear information.

PHASE TWO: SHORT TERM GOALS

2.1 Social Improvements

2. Combatting Fear - Crime and Neighborhood Watch



Although predominantly a safe neighborhood, many residents who spoke to us expressed concerns about crime within Hyde Park. In addition, at least one respondent suggested that at best, the Police Department is indifferent to the plight of the residents of Hyde Park, which has hindered efforts to address quality of life issues with the neighborhood.

There are two proposed solutions to this problem. First, the City of Augusta should try to rebuild their rapport with the citizens of Hyde Park. This can be achieved through use of such tactics as public outreach and increased community policing.

Second, the residents of Hyde Park should consider adopting a neighborhood watch program. This should help to act as a deterrent to crime.



FIVE STEPS TO STARTING A NEIGHBORHOOD WATCH PROGRAM

1. Recruit and Organize as many neighbors as possible
2. Contact your local law enforcement agency and schedule a meeting
3. Discuss community concerns and develop an action plan
4. Hold regular meetings and train
5. Implement a phone tree and take action steps

For more information refer to:
<http://www.usaonwatch.org>

PHASE TWO: SHORT TERM GOALS

2.2 Building Improvements

1. The Mary L. Utley Community Center

The Mary L. Utley Community Center has been a terrific component of the neighborhood and has served as a source of assistance, encouragement and neighborhood stability. The Utley Center needs to be fully operational and collaborate on services and activities. The reopening of a renewed and reinvigorated Utley Center would go far in bringing a fresh spirit into Hyde Park. The Charrette team recommends some significant exterior changes to the building; including new plantings and amenities such as seatings. Success does not just mean reopening the doors, but should include creative programming, physical improvements to the building, enhanced landscape plantings, reconfigured parking and a well-lit exterior. The Center could also serve as a hub for new commercial business opportunities by incorporating a computer lab with free access to the Internet. Classes could be held on home-based businesses and small business assistant programs.



The exterior improvements to the Community Center create a more welcoming environment and celebrates its importance to the community.

PHASE TWO: SHORT TERM GOALS

2.2 Building Improvements

2. Neighborhood Services



Currently there are very few businesses located within the Hyde Park neighborhood. They are important community assets. Recreating a 'neighborhood' should address the issue of self-sufficiency. The lack of commercial development forces residents to patronize establishments in other neighborhoods for basic essentials. Small stores that provide basic needs will help rebuild community. While recruiting a large national grocery store is an unrealistic goal, a smaller market or convenience store would begin to address the problem.



As Hyde Park develops and repopulates, residents and local decision makers should advocate for better health care options closer to the patients. A neighborhood walk-in clinic and wellness center would be a significant addition to Hyde Park and the surrounding residential and industrial community. The Goldberg site, currently holding a negative place in people's memories, could be a desirable location for a community health facility. Locating a healthcare facility on a former brownfield site would send a strong message of change and healing. Co-locating this center with other services like a laundromat, internet facilities, a second-hand store, a neighborhood police substation and a small market might make the site a popular destination.



Hyde Park lacks a sense of cultural and physical inclusion, resulting in a "collective disconnectedness" from the surrounding neighborhoods. Railroad tracks to the east and west, and Gordon Highway to the north, have served as physical barriers to mobility. While none of these boundaries can be removed, it is possible to psychologically connect to other parts of Augusta. The reinstated bus route can provide easier access for residents. Pedestrian walkways over the railroad tracks can provide a safe way to travel to other neighborhoods.

PHASE TWO: SHORT TERM GOALS

2.3 Land Improvements



1. Phytoremediation

The perception of contamination extends beyond the confines of the identified “hot spots.” Education is vital in moving the residents towards a trusting relationship with all agencies and nearby industries. The previously identified vacant lots are shown to be planted with “hyper-accumulator” poplar trees, *Populus tremula*, because they are known for removing lead from the soil and mediating floods. This process is called Phytoremediation. This is a cost-effective interim approach to addressing the pollution concerns that can later be thinned out once infill strategies are underway.

LEGEND

 Flood Storage

 Canal

 Phytoremediation

 Occupied Housing

PHASE TWO: SHORT TERM GOALS

2.3 Land Improvements



HYPER-ACCUMULATOR PLANTS

Hyper-accumulator plants are ones proven to remove lead and other metals from the soil. This list of varieties have been shown to be successful.

PERENNIALS

Alpine Pennygrass, *Thlaspi caerulescens*
 Hairy Goldenrod, *Solidago hispida*
 Yellow Tuft, *Alyssum lesbiacum*
 Bladder Campion, *Silene vulgaris*
 Horse bean, *Vicia faba*

TREES AND SHRUBS

Aspen, *Populus tremula*
 Shrub violet, *Hybanthus floribundus*

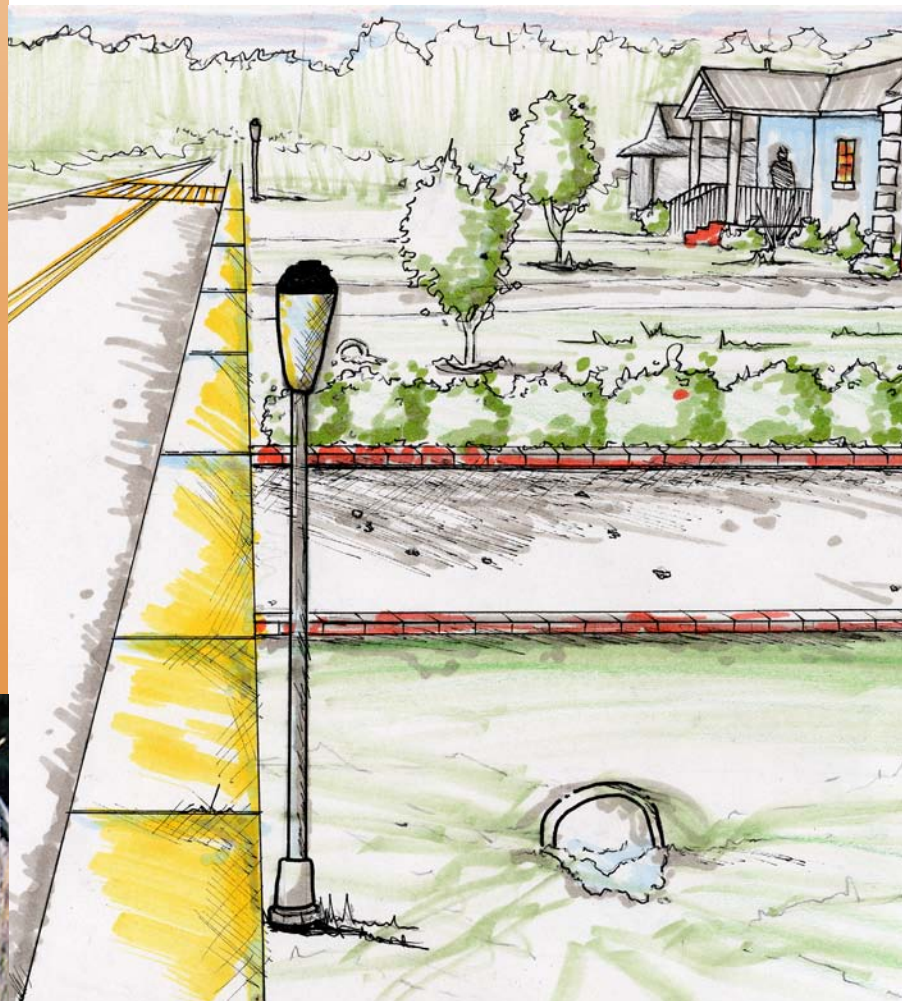
GRASSES

Indian grass, *Sorghastrum nutans*
 Kleingrass, *Panicum coloratum*
 Little bluestem, *Schizachyrium scoparius*
 Bent grass, *Agrostis castellana*



2. Stormwater Management

Analysis of Hyde Park’s open ditch system and whether it should remain or be converted to a closed pipe system has not yet been decided. A combination of a closed pipe system along the streets while maintaining the concrete water channels through the center of the neighborhood is probably a suitable approach. No matter which approach, the current stormwater channels flowing directly in front of or under houses must be redirected to the main open water channels by the “shortcut path.” Piping the entire neighborhood would take many months to complete, have higher costs and disrupt the neighbors during construction. However the new sidewalks and street lighting can easily be placed directly on top of the pipe system.



A closed pipe system, with the addition of lighting and sidewalks can make the streets less dangerous, improve water movement and is more attractive.

PHASE TWO: SHORT TERM GOALS

2.3 Land Improvements



3. Reclaiming the Ditches

Residents mentioned that catfish once swam in the neighborhood waterways. Today, there are signs warning people to stay out of the ditches for the sake of their health. This paradox continues to perpetuate fear and a reluctance to move forward. Suggestions for improvement are based on proper mitigation of the “hotspots” to alleviate concern of contaminants spreading and the continuation of negative implications of the ditches. Water is a powerful, magnetic feature; reclaiming the ditches and converting them more into a canal system will make them a prominent feature once again. Given the topography of the neighborhood and its tendency to flood, this system allows for occasional flooding without posing a threat to the residents’ homes. Further studies and simulations to verify that the sizing of the channels is appropriate will accommodate storm events. The concrete swales will move the water to the larger ditches on the perimeter of the neighborhood, where further mitigation and water purification could occur if necessary. The channels are already established and should be maintained as a viable stormwater management method and is a low maintenance system.

Besides looking unsightly, trash and tree debris inhibit the flow of water and promotes mosquitos. Regular maintenance in Hyde Park is necessary for free stormwater flows.

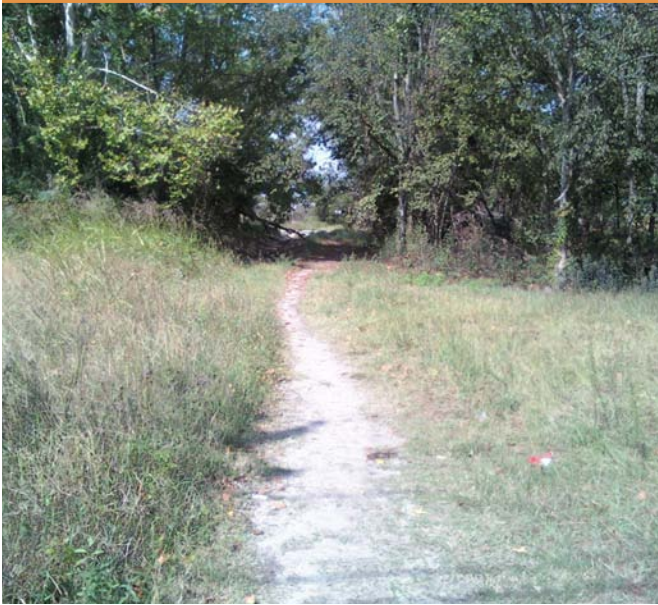
The Georgia Storm Water Management Manual: Volume 2 provides an in-depth explanation of the many techniques that can be used to manage contaminated stormwater. Specifically the use of bioretention areas, stormwater ponds, constructed wetlands and sand filters are suitable solutions for the Hyde Park Neighborhood.

A copy of the full report can be found at:
<http://www.georgiastormwater.com>



PHASE TWO: SHORT TERM GOALS

2.3 Land Improvements



4. "Shortcut Path" as a Park

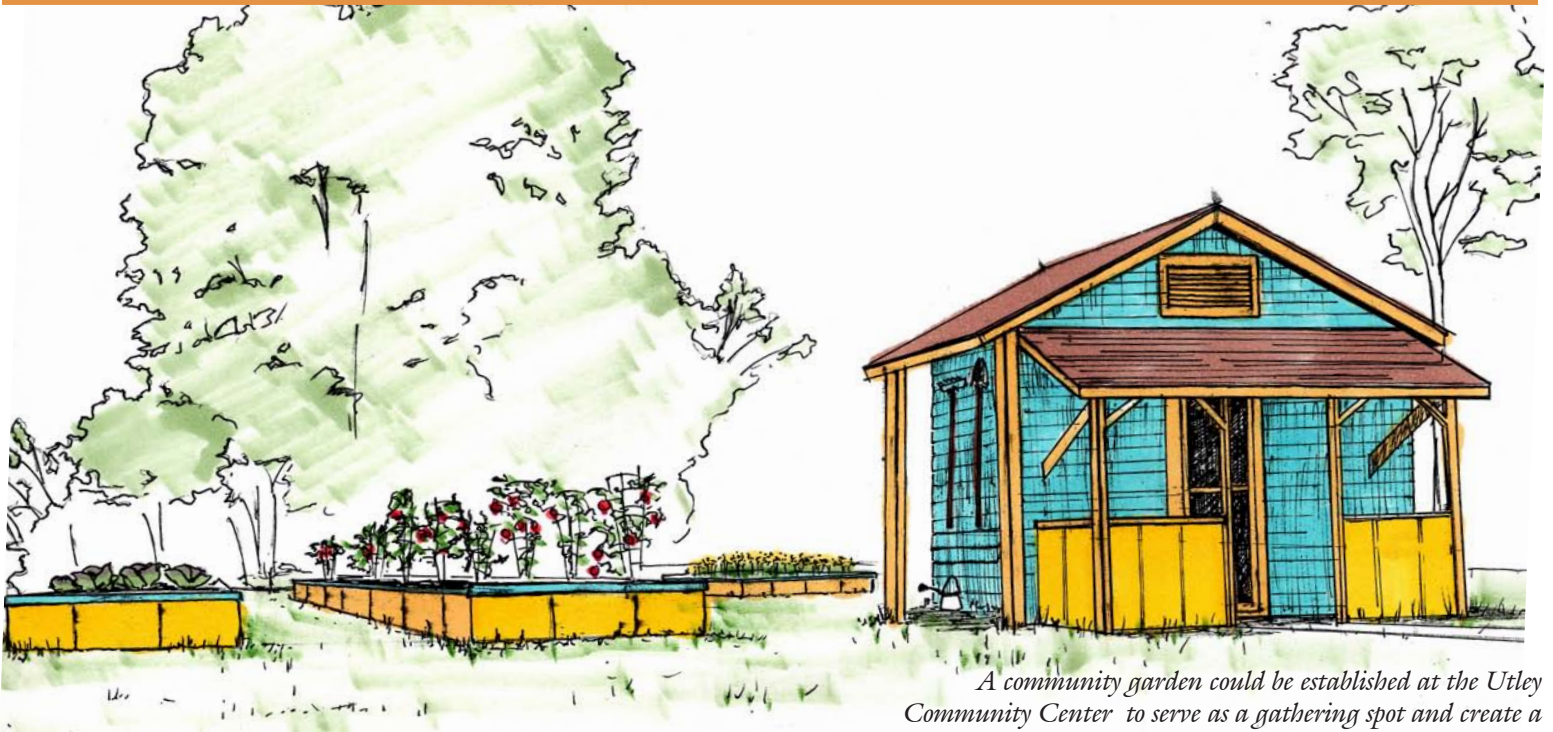
A well worn pedestrian path begins at Dan Bowles Road and meanders through the middle of the neighborhood to the Florida Street Park. It is a well-utilized path and an asset to the community in its ability to offer a "shortcut" between long blocks. Currently the properties adjacent to the path are vacant, easily allowing for an expanded greenspace to be created throughout the neighborhood. Inclusion of appropriate lighting, benches and low maintenance plantings would enhance the path and encourage more use from residents.



Simple landscape improvements have a high impact on the "shortcut path"

PHASE TWO: SHORT TERM GOALS

2.3 Land Improvements



A community garden could be established at the Utley Community Center to serve as a gathering spot and create a cooperative, thereby lowering individual expenses for materials, tools, and seed.

5. Soil Safety for Gardening

Many residents are also confused about the dangers of gardening and working in their yards. Simple information offered to local gardeners about precautions when working in their soil can help eliminate misperceptions. Residents should be warned to avoid all forms of gardening in any of the identified hotspots. Residents should also avoid fruit and vegetable gardening close to their homes because of the possibility of lead paint chips flaking from the house into the soil. Otherwise, both ornamental and fruit and vegetable gardens are considered to be safe. If residents are concerned about their soil, they can send samples to the Cooperative Extension for testing. A funding source could be explored to allow for free soil testing for Hyde Park residents. Gardeners should wear gloves, long sleeved shirts and long pants when working in the soil. They should remove shoes before reentering the house, and wash clothing immediately after finishing gardening.

If residents are very concerned, they can use raised beds and containers for gardening. The raised beds should have an impermeable bottom not allowing for potentially dangerous soil to seep into the planting beds. Soil used must be clean and a good blend for growing.

A source for garden soil in the Augusta area:

Brickers Organic Farms
824 Sand Bar Ferry Rd
Augusta, GA 30901-1946
Ph: (706) 722-0661

Richmond County Extension Office
602 Greene St.
Augusta, GA 30901
Ph: (706) 821-2350 Fx: (706) 821-2584

Reference: Gardening in Lead- and Arsenic-Contaminated Soils, University of Washington Cooperative Extension Service.

PHASE TWO: SHORT TERM GOALS

2.3 Land Improvements

CASE STUDY: HOW TO BUILD A RAISED BED

Raised beds are fairly inexpensive to build and here is a simple 4' x 8' bed frame with a trellis for plants like peas and tomatoes. This design could easily be duplicated and altered to better suit the gardeners needs. Stacking two frames together and using a bracket on the inside would increase the soil volume and allow for easier access for elderly growers and greater moisture retention.

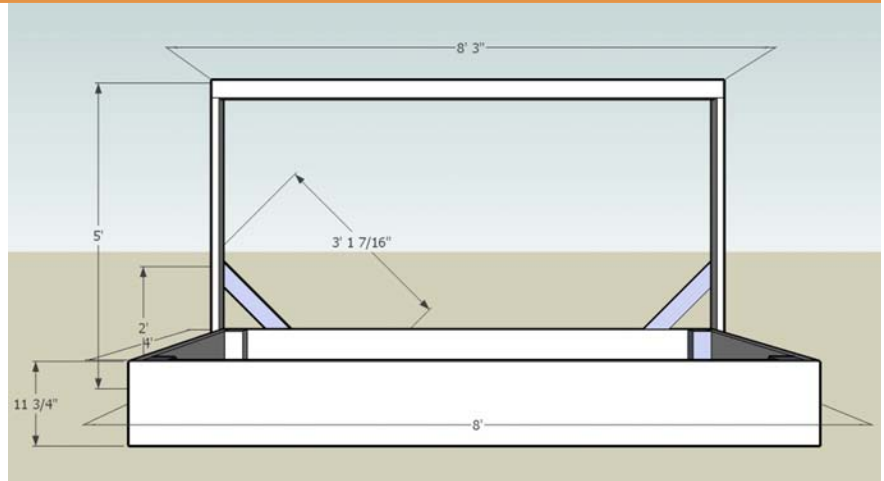
The Materials

The Raised Bed Frame

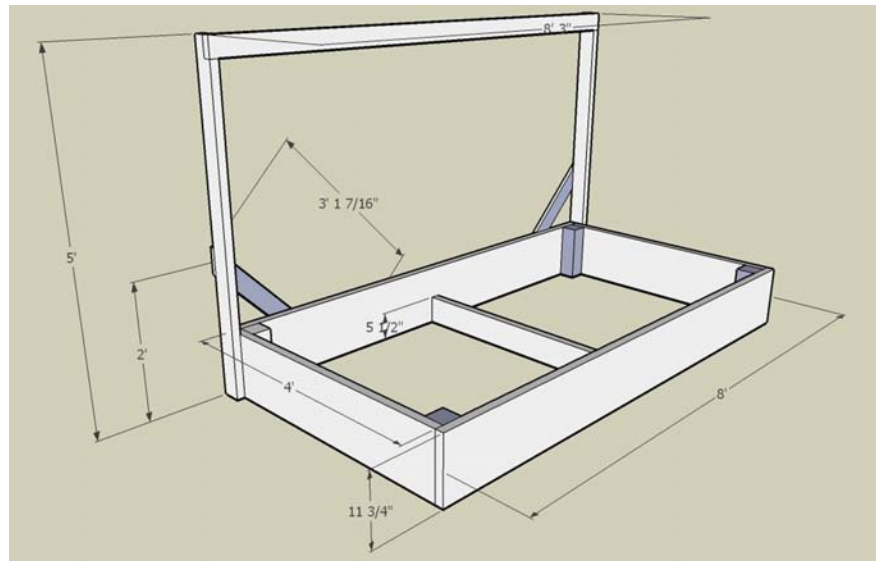
- (2) 8' 2x12s
- (2) 4' 2x12s
- (1) 4' 2x4
- (4) 1' 4x4s

The Trellis

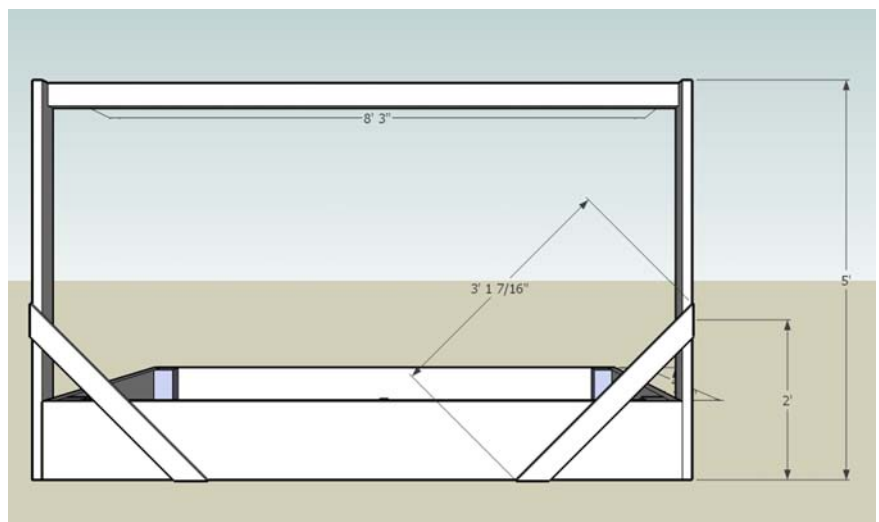
- (2) 5' 2x4s
- (1) 8' 3" 2x4
- (2) 3' 1 7/16" 1x4s (bracing)



Back view



Isometric view



Front view

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PHASE THREE: LONG TERM GOALS

As short term changes are realized or delayed for later implementation, begin focusing on the goals of neighborhood redevelopment, community solidification and empowerment. An increased quality of life must always be part of the local planning process. This phase of improvements ranges from community services to affordable housing.

3.1 SOCIAL IMPROVEMENTS

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PHASE THREE: LONG-TERM CHANGES

3.1 Social Improvements

1. Community Empowerment

CASE STUDY:

NEWTOWN FLORIST CLUB

<http://www.newtownfloristclub.com/>



The Newtown Florist Club, established in 1950, promotes youth development and organizes for social, economic, and environmental justice in Gainesville/Hall County, Georgia.



*Newtown Florist Club's annual summer leadership course for young women is a month and a half course, offered to girls ages 10 to 17 and it is titled *Current Issues in Leadership and Peacemaking Education*.*

The Newtown community in Gainesville, Georgia is an exceptional example of the power a community can have when unified. Newtown was established on a landfill after a 1936 tornado in Gainesville. One year after *Brown v. Board of Education*, Gainesville rezoned the area immediately surrounding Newtown as the only allowable site within city limits for heavy industrial development. The Florist Club was established in the 1950s to supply flowers for neighborhood funerals. In the early 1990s, members began to notice they were supplying flowers for more funerals due to similar cancers. This sparked concern, and they began to interview the neighbors for their family histories and piece together an evolving pattern of related illnesses. Numerous studies and research have since been conducted in Newtown without definitive answers as to the source of their health issues. According to a 1992 analysis prepared by the Atlanta-based environmental group ECO-Action, fully 80 percent of all toxic chemical releases in the city are located in or adjacent to Newtown.

Faye Bush and the Newtown Florist Club have been fighting a long battle for environmental and social justice. They continue to be a strong presence in Gainesville as they search for answers, knowing their work is vital. Numerous youth programs have been established as a means to educate the next generation about the importance of social awareness and leadership within their community. Newtown Youth Bucket Brigade collects air samples throughout the neighborhood that are mailed and tested. There is a leadership program specifically for girls aging from 10 to 17. The Newtown Land Trust was established to combat financial barriers inhibiting residents from becoming home owners.

Contact: Faye Bush, Executive Director
Newtown Florist Club
Tel: (770) 718-1343
<http://www.newtownfloristclub.com>

PHASE THREE: LONG-TERM CHANGES

3.1 Social Improvements

Harambee House current projects:

1. Community Action for a Renewed Environment (CARE) – Level I - Organizes residents of Hudson Hill and Woodville to identify environmental and health concerns; builds a collaborative partnership to create the capacity to reduce environmental risks factors.
2. Community Alliance on the Savannah River Site - Organizes African Americans in South Carolina and Georgia to influence policy and practice around nuclear waste management, clean up and public participation at Savannah River Site (SRS), a nuclear weapon production facility.
3. Black Youth Leadership Development Institute - Trains youth and young adult in leadership, community development and environmental justice from the Southeast region (since 1988).
4. Academic Institutions, Communities and Agencies Network (ACA-Net) is a collaborative partnership model that engages academic institutions, local, state, and federal agencies to assist communities assess risks to their health and environment, mobilize resources, and provide technical assistance. ACA-Net grew out of HH/CFEJ's leadership of the National People of Color and Disenfranchised Communities Environment Health Network that addressed health problems associated with federal facilities under the Department of Energy and Department of Defense.
5. Worker Education and Job Training Program (WEJTP) – trains and certifies residents in lead abatement, asbestos removal, mold remediation, handling hazardous materials, OSHA standards and entry level construction. Trainees in the program are placed in jobs upon graduation.
6. Tools For Change-Savannah – Trains and engages residents in the use of Community Based Participatory Research (CBPR) in identifying, researching, and developing strategies designed to reduce community and environmental problems.
7. Building Action for Sustainable Environments – networks communities addressing issues associated with living near nuclear and chemical weapons production facilities under the jurisdiction of the Department of Energy and the Department of Defense.

**CASE STUDY:
THE HARAMBEE HOUSE, INC
CITIZENS for ENVIRONMENTAL JUSTICE**

This Savannah, Georgia organization was incorporated in 1995 and works with residents of the Hudson Hill and Woodville neighborhoods. Through a series of EPA CARE grants the community is becoming an active participant of environmental and social justice in their area. The HH/CFEJ is dedicated to increasing the participation of African Americans and other communities in environmental decision-making at all levels of government. Through environmental education and training, they empower community residents to understand the multiple pathways of exposure to toxins and to engage with a broad array of stakeholders in both risk assessment and risk reduction strategies. HH/CFEJ promotes public awareness, community involvement and the development of partnerships throughout the community.

Contact: <http://www.theharambeehouse.com/>
Tel: (912) 233-0907 or email: cfej@bellsouth.net

CARE
LOCAL PARTNERSHIPS, HEALTHY COMMUNITIES
Fall 2007

Savannah's Community Environmental Collaborative

The neighborhoods of Hudson Hill and Woodville in Savannah, Georgia, are home to 1050 people, 97 percent of whom are people of color and the 75.5 percent of whom live below the federal poverty level. The small, 1.4 square-mile neighborhoods are surrounded by 17 industries, and residents are primarily concerned about health risks from air toxics sources. In 2004, the nonprofit organization Harambee House in Savannah received an Environmental Justice Collaborative Problem-Solving (EJ CPS) grant from EPA. Working with Hudson Hill and other partners, Harambee House documented community history and health concerns. Building on the model developed with Hudson Hill, Harambee House developed the Savannah Community Environmental Collaborative to expand its work to Woodville. The purpose of the CARE Level I project is to engage the residents from both neighborhoods in the risk assessment process and prioritize actions that restore community confidence in their ability to reduce harm to their health and neighborhoods.

Step 1: Joining Together

The CARE partnership builds on relationships formed during the EJ CPS project in Hudson Hill. The Georgia Environmental Protection Division, Chatham County Health Department, Savannah Development and Renewal Authority, Eastside Concerned Citizens and the U.S. Agency for Toxic Substances and Disease Registry are core partners. Partnerships were sought based on the resources needed for the project. Partners work closely with the neighborhood associations in both Hudson Hill and Woodville to ensure that activities are responsive to community environmental health concerns. The partnership will be expanded during the CARE project period to include industry and business representatives interested in making Savannah a healthier and more sustainable place to live.

About CARE

Community Action for a Renewed Environment (CARE) is a U.S. Environmental Protection Agency (EPA) technical assistance and grant program that offers an innovative way for a community to organize and take action to reduce toxic pollution in the local environment.

Level 1, Level 2 Grants

Awarded at two monetary levels, over two years, CARE grants help communities tackle their problems using a four-step process (see diagram below). Level 1 grants (up to \$100,000) enable communities to progress through the first two steps, which are: 1) build a broad-based partnership and 2) identify a range of environmental problems and solutions. Level 2 grants (up to \$300,000) fund the next two steps, which are: 3) take action to reduce risks and 4) become self-sustaining.

Please visit the CARE Web site at www.epa.gov/care for more information.

Identifying Problems,

REE Roadman's step-by-step partners are working to assess environmental health issues at the community, federal levels, as well as state. EPA Region 4 provided a with a Toolkit, special maps. Geographic information so communities can environmental and health issues and decision-making, several planning aimed to allow neighborhood their communities seeing. Two residents were City Coordinators to gather information pertaining to the rough house meetings, health neighborhood monthly meetings.

Step 4: Becoming Self-Sustaining

The Savannah Community Environmental Collaborative has the support of many local elected officials and has worked hard to match partners with resources to the needs of Woodville and Hudson Hill. It is anticipated that the results of the CARE project, namely a prioritized action plan of risk reduction activities, can be integrated into city and county plans for development. A resources development team has also been assembled to identify both public and private funding opportunities for the specific risk reduction activities. Lastly, South Carolina state Rep. Harold Mitchell of Spartanburg has agreed to serve as a mentor.

Partners

Abyssinian Missionary Baptist Church •
Autworks • Chatham County Health Department • CJA Management & Consulting Service • Eastside Concerned Citizens • Georgia Department of Natural Resources •
Harambee House School of Medicine • Savannah Development Renewal Authority • Savannah State University • Senator Regina Thomas •
Shirley International Group • Southern Alliance for Clean Energy • Tools For Change - Savannah • U.S. Agency for Toxic Substances and Disease Registry • U.S. EPA Region 4 • Ultimate Marketing • Woodville Community Action Organization

Implementing Solutions,

HSKS professionals and elected with residents to participate in-solving assistance aimed at rent for implementing that are well-supported. to be developed by the Savannah Community Environmental Collaborative will be a prioritized action plan of risk reduction activities supported by community residents and all project partners.

Implementing Solutions,

EPA staff present check to representatives from Harambee House and the Woodville and Hudson Hill neighborhoods.

Davina Marracani, U.S. EPA Region 4 Project Lead
U.S. EPA Region 4
(404) 562-6295
marracani.davina@epa.gov

Dr. Mildred McClain, CARE Project Lead
Harambee House
(912) 233-0907
cfej@bellsouth.net

PHASE THREE: LONG-TERM CHANGES

3.1 Social Improvements

2. Customized Community Services

At the present time, Hyde Park contains a high percentage of older residents. However, there are few community activities that cater to older populations.

A survey carried out among the older residents of Hyde Park would determine what activities would be desirable, and how to organize them through the community center. These residents are key to making the community center –and Hyde Park– vital again.

3. Improve Pedestrian Access across Gordon Highway

Since few businesses remain in the neighborhood, most of the residents must cross Gordon Highway for the most basic services. Crossing the highway safely is a risky if other transportation is not available or a person's mobility is diminished.

While significant modifications to the highway would be difficult because of the disruption of established traffic patterns, a few minor changes would allow pedestrians to cross Gordon Highway with greater safety. Clearly defined crosswalks, signs and lights to identify the pedestrian crossing, modified traffic signal patterns, and an enhanced and protected central median as a "pedestrian safe haven," would all help to increase resident confidence and safety when crossing the highway.



Longer range and safer crossing solutions would include utilizing the rail underpass, creating a new underground walkway or a new pedestrian overpass. These solutions would require consultation with Norfolk Southern and Georgia Department of Transportation. They can provide a great deal of assistance in helping to resolve the problem.

PHASE THREE: LONG-TERM CHANGES

3.2 Building Improvements



Site Inventory
see page 19

1. Residential Infill Construction

The Charrette Team’s building and property inventory highlighted the amount of uninhabitable and vacant lots in Hyde Park. (full-size “site inventory” map/legend on page 19)

This presents an opportunity for new houses to be built that fill in the gaps along the street. It is important for the design of any new “infill” housing to respect the history and building traditions of the neighborhood by matching the existing houses in scale, materials, roof shape, porches, window and door arrangements and the depths of front yards. This will ensure stabilization of property values and visual cohesiveness along the street.



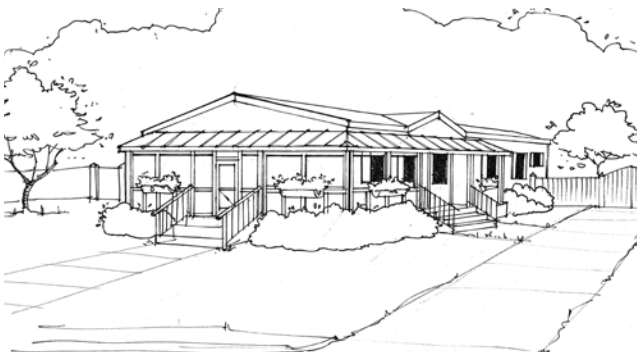
CHECKLIST for New Residential Infill Designs:

- One to one-and-a-half stories tall
- Gabled roofs with metal or asphalt shingles
- Wood hardboard or brick veneer siding
- Same depth of front and side yards as neighbors
- Front doors and porches (screened or open) face the street
- Raised foundation (approximately 24”), no on-slab foundations.

New houses in Hyde Park should be attractive, easy to maintain and inspire the rehabilitation of the historic homes in Hyde Park.

It also goes without saying that the front door of a new house should face the same direction (i.e., the street) as the rest of the houses in the neighborhood. But when a manufactured housing is the most feasible solution for a new homeowner, the design of the housing is not consistent with the historic houses in Hyde Park.

Options for placing a double-wide manufactured house, for example, can be oriented to fit on a single, narrow lot in Hyde park. By constructing a screened porch on the narrow end facing the street, the house takes on a more traditional appearance and blends more easily into the neighborhood.



Manufactured housing can be modified with “front porches” to maintain the look of the neighboring houses on the street

PHASE THREE: LONG-TERM CHANGES

3.2 Building Improvements

CASE STUDY: KATRINA COTTAGES



We found several great historic house styles, like the shot gun, bungalow and front gable-el, that are being used today as infill prototypes to solve the Gulf Coast Crisis.



The Katrina Cottage designs could work in Hyde Park, too.

One of the most pressing needs on the Gulf Coast right now is temporary houses that can be built very quickly and inexpensively so that families can live there while they are re-building their main houses.



Studies in post-hurricane areas show that FEMA trailers —designed to be “temporary”— often become a family’s permanent housing. The Katrina Cottage was designed to be built with the same dimensions and for the same cost as a FEMA trailer, yet it looks like a REAL HOUSE that you would find in Southern neighborhoods. Unlike a trailer, maintenance on a Katrina Cottage can be done by the homeowner, and the Cottages can be added onto with additional rooms as needed. Lowe’s Home Improvement stores even carry the building plans for several Katrina Cottages! These designs would fit beautifully into the Hyde Park neighborhood.



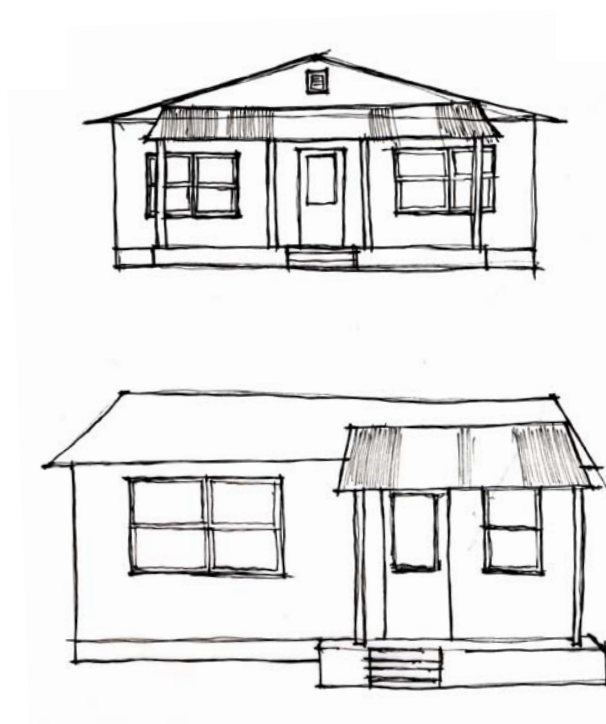
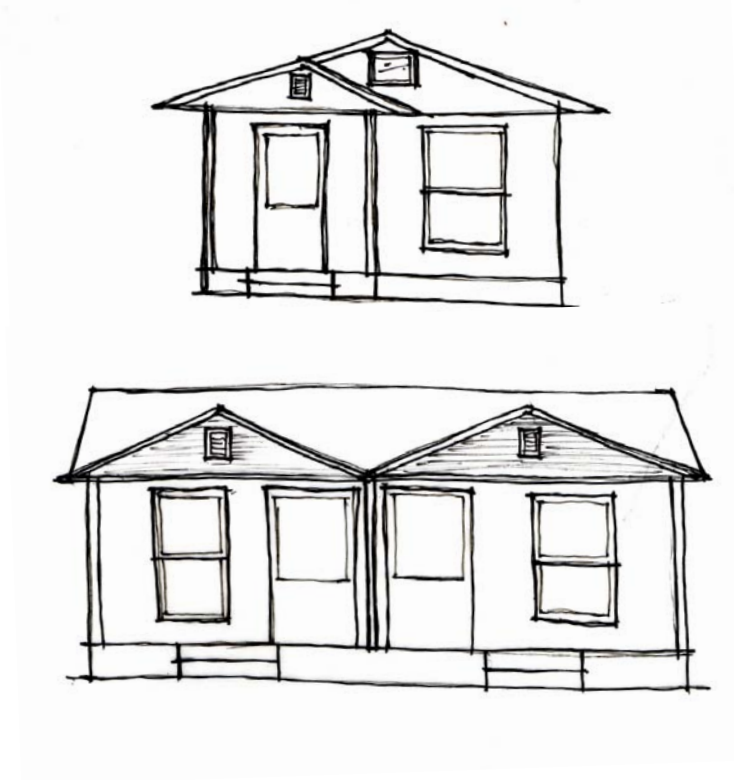
Want to get Katrina Cottage floorplans? Go to www.lowes.com and enter “Katrina Cottage” in the search tool!

PHASE THREE: LONG-TERM CHANGES

3.2 Building Improvements

Various Options of Infill

These illustrations show designs for new housing in Hyde Park that draws inspiration from the many house types and styles currently found throughout the neighborhood. When new houses blend with existing houses in the neighborhood, it continues a cohesive "feel" and does not overshadow existing homes.



**For information on
housing assistance, contact:**

**Augusta Neighborhood
Improvement Corporation**

1750 Essie McIntyre Blvd
706-736-8485

**Augusta Housing and
Community Development**

Sonya Lee-Johnson, Housing Coordinator
706-821-1797 or
srjohnson@augustaga.gov

PHASE THREE: LONG-TERM CHANGES

3.2 Building Improvements

2. Establish a land trust for the neighborhood

Land trusts are a legal agreement whereby one party holds ownership of a property for the benefit of another. Generally nonprofit organizations use land trusts to preserve open space or critical environmentally sensitive tracts of land. Currently the only land trust in Augusta is the Central Savannah River Land Trust and their mission is safeguarding the forests, wetlands, and open spaces that define our region's character. However, there are land trusts established that address housing and neighborhood revitalization efforts through affordable housing projects. In these situations, the non-profit land trust owns the tract of land while the private individual owns the built structure on the parcel.

Contact: Nancy Stangle
www.athenslandtrust.org
tel: (706) 613.0122

The homeowner pays taxes on the structure only, alleviating some of the financial strain associated with homeownership. The house can be sold with a 10% profit made and the property remains in the land trust so later families can receive further assistance.

As Hyde Park redevelops and a stronger more centralized voice is found, a nonprofit should be established to help relocate families back into the neighborhood. Assuming the properties owned by the Land Bank Authority are redeveloped, these would be ideal donations to the neighborhood to establish a land trust. The Newtown Community and the Athens Land Trust serve as great examples Hyde Park could base their land trust off.

These are the best intersections for commercial developments:



3. Commercial Infill

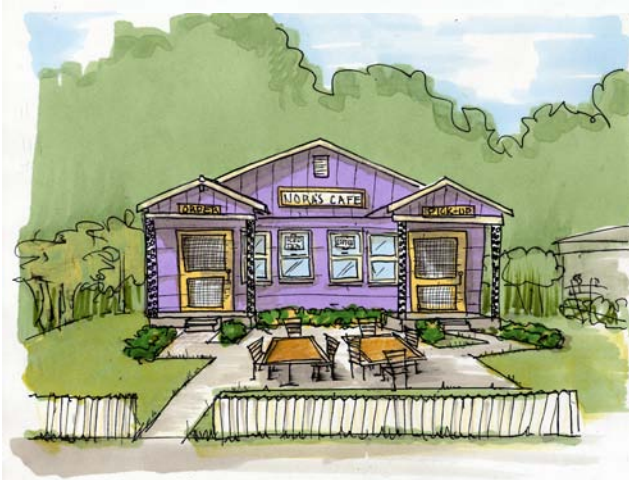
Historically in the Hyde Park neighborhood, commercial establishments and public uses – such as corner stores and churches – have sprung up on corners and visible intersections. Having a variety of places to eat, worship, get your hair done and wash clothes means that there is a service-based business close to everyone in the neighborhood. Also, it keeps the scale of commercial buildings on a neighborhood level so that the residential feel of a place remains. This “nodal” pattern of development should be respected when planning for new commercial or retail locations, rather than building a new commercial “strip” or random placement anywhere in Hyde Park.

Through their survey of existing building types and uses, the Charrette Team identified three main “nodes” or small concentrations of non-residential uses that had the space and activity to accommodate more development when appropriate.

PHASE THREE: LONG-TERM CHANGES

3.2 Building Improvements

NODE 1: Dan Bowles Rd. A new intersection is created where the sharp right turn exits now. Making this a true intersection will be safer and will allow better access to the neighborhood. New commercial development should be located here.



A "Nora's café" was frequently cited as a needed addition to the neighborhood.

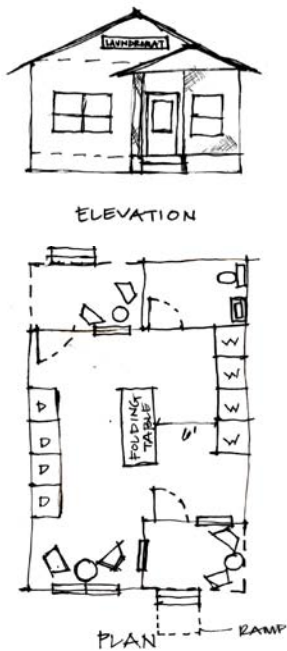
At the Visioning session, many residents embraced the idea of a "Nora's Café" for a renewed Hyde Park, illustrating a desire for a family restaurant for neighbors. Many of the other residents subsequently referred to special places in their vision as "Nora's Café."

Here the Charrette Team suggests a vision for what a neighborhood café could look like: it has the look and feel of a house, painted in bright, fun colors. It provides a welcoming front yard with planted flowers and tables and chairs, and could even include an option for a sit-down meal or home-cooked meals to go.

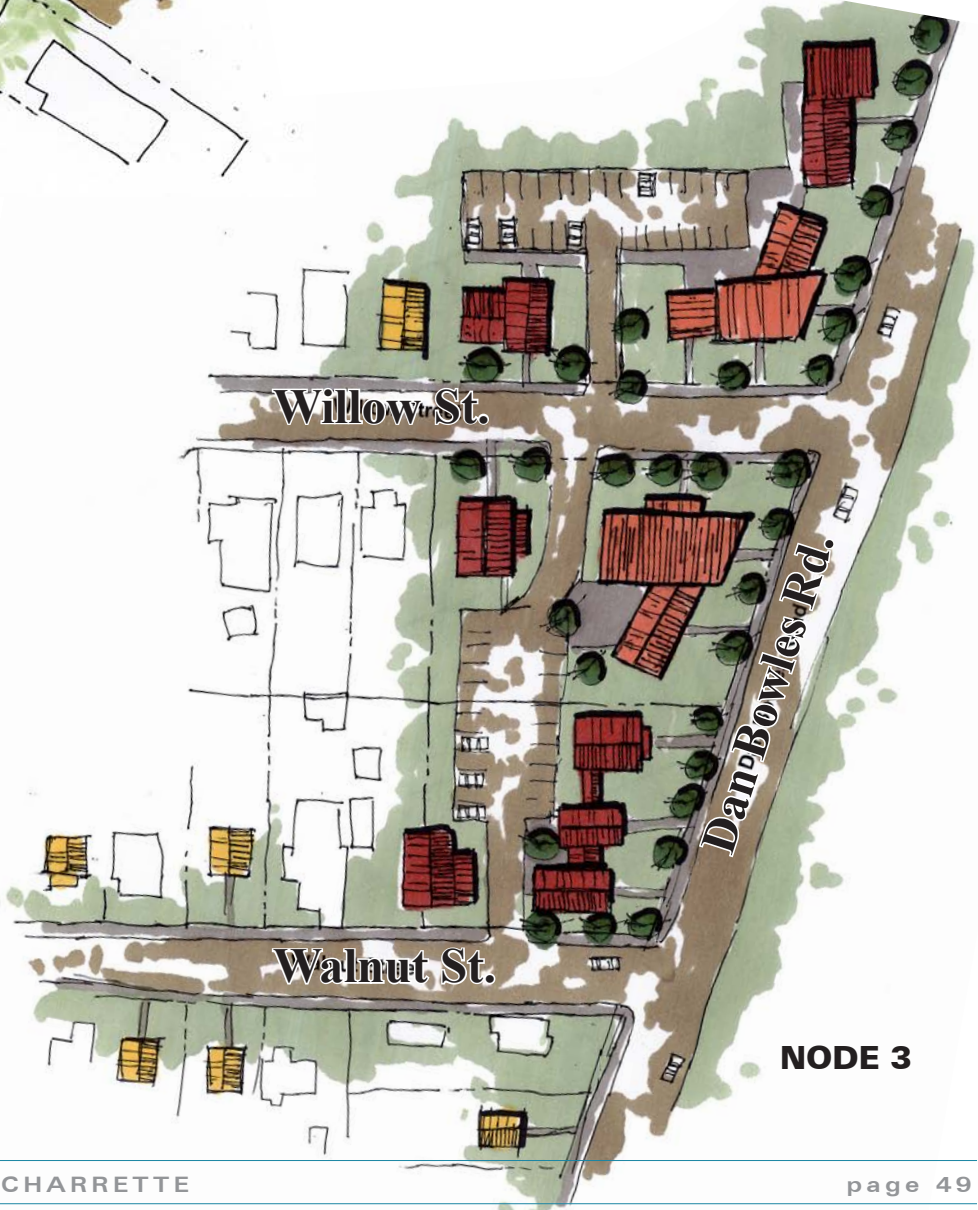


NODE 2: New commercial buildings should look as if they belong in the neighborhood. Existing stores, clubs and churches were generally found to be one-story tall with low-pitched gabled roofs and constructed of masonry or wood siding. It would also be a good fit to have new commercial establishments – especially gathering places such as restaurants and laundromats – to reflect the house styles in the neighborhood, thus continuing the friendly atmosphere in Hyde Park.

The residents suggested a Laundromat with an attached playground would be a much-needed addition to the neighborhood. This illustration shows how a new building could fit well into the neighborhood as it looks like many of the house types. The “backyard” could have a safe, fenced-in playground where kids could play while their caretakers waited for laundry cycles to finish. Indoor and outdoor seating would make it a comfortable place to do laundry!



This illustration shows plans for a new Laundromat that is designed to look like the neighboring houses, yet has an open layout custom-designed for washing, drying, folding and watching kids play in the backyard!



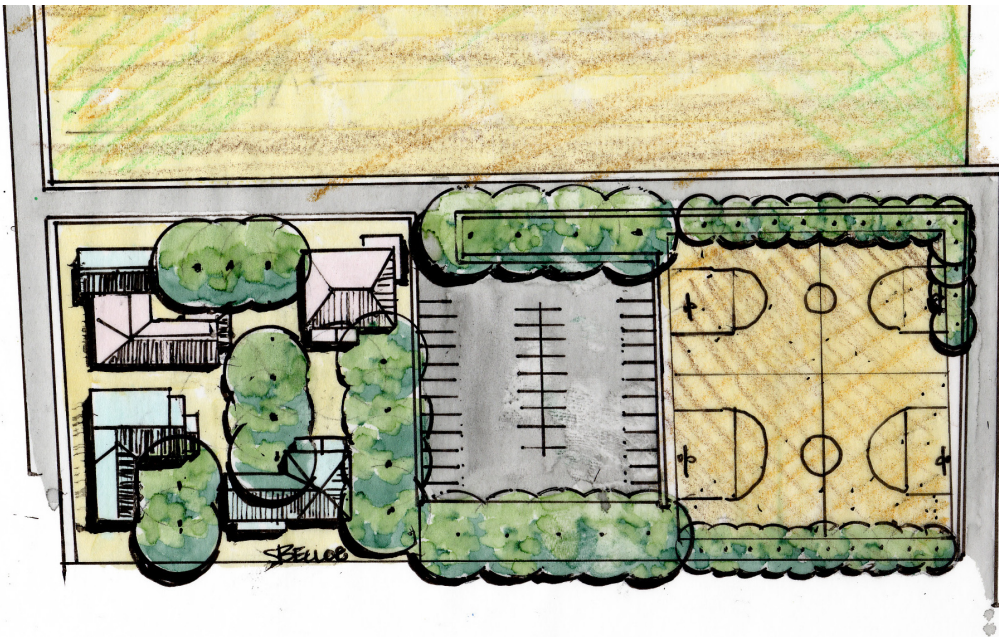
NODE 3

PHASE THREE: LONG-TERM CHANGES

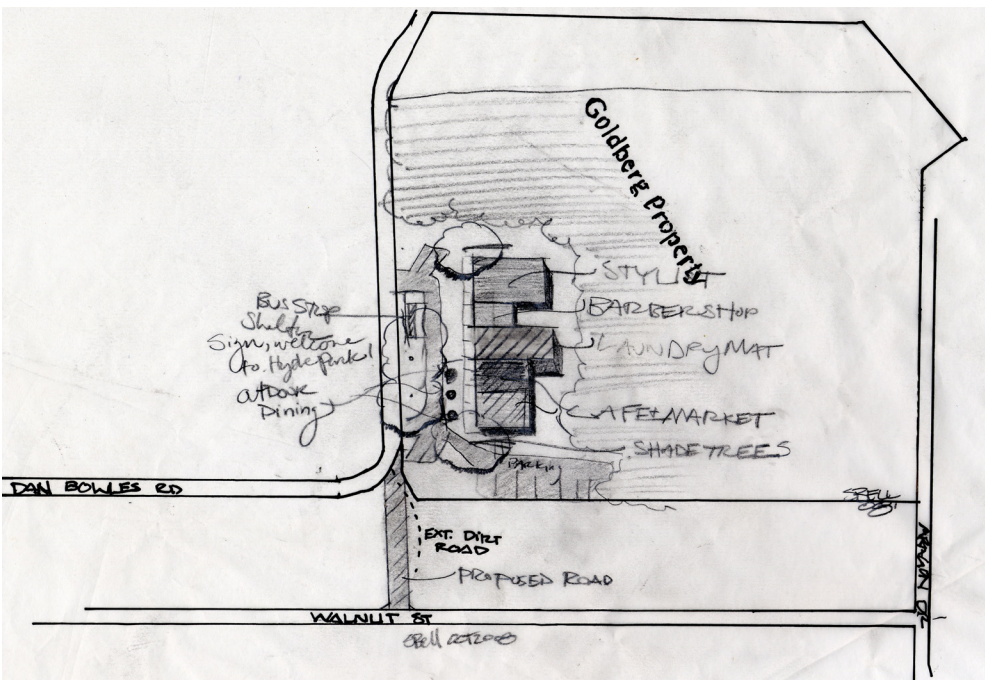
3.2 Land Improvements

Goldberg Property

Currently, the Goldberg site is fallow, waiting to be used once again. As discussed earlier in the report, this site is an important asset for the neighborhood. It can meet many of the community’s needs for medical and retail services. There were multiple scenarios of how this parcel could be reused as illustrated here. It is important to remember any piece of these options could be paired together to best suit the community’s needs.

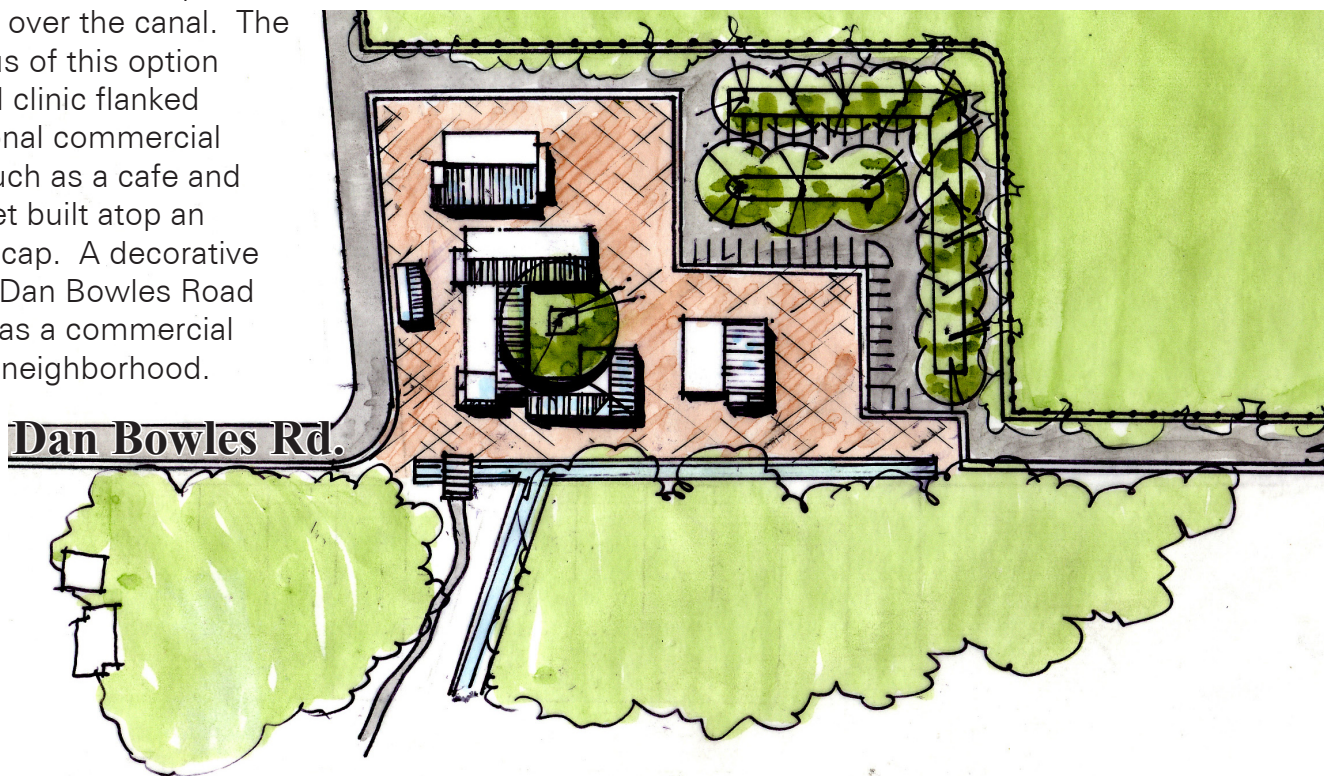


Option 1 dedicates a portion of the site to phytoremediation for any additional cleanup of the soil. There are commercial and recreation opportunities in phase one of redevelopment. Phase 2 would be expanding more commercial development.

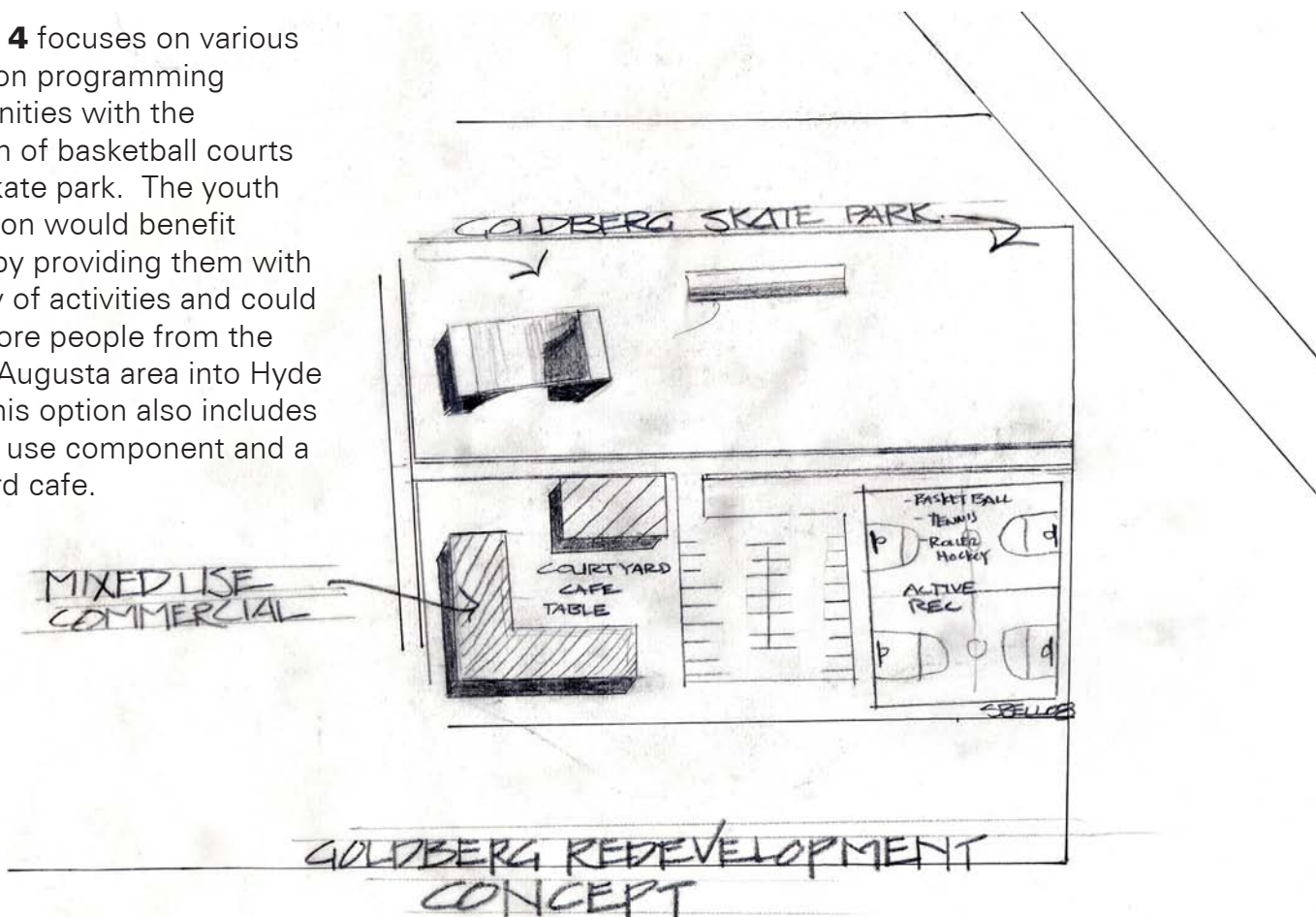


Option 2 extends Dan Bowles directly to connect with Walnut Street. The bus stop and welcome sign would be relocated here for more ease of access for the neighborhood. Amenities include a flea market, laundromat, beauty parlor and barbershop.

Option 3 maintains the current access to the neighborhood and connects pedestrian traffic directly to the "shortcut park" via a bridge over the canal. The central focus of this option is a medical clinic flanked with additional commercial buildings such as a cafe and small market built atop an impervious cap. A decorative fence lines Dan Bowles Road and serves as a commercial hub for the neighborhood.



Option 4 focuses on various recreation programming opportunities with the inclusion of basketball courts and a skate park. The youth population would benefit greatly by providing them with a variety of activities and could bring more people from the greater Augusta area into Hyde Park. This option also includes a mixed use component and a courtyard cafe.



APPENDIX ONE

Hyde Park Neighborhood Summary

Hyde Park Neighborhood Summary
Prepared for Internal Meeting July 30, 2008
Fanning Institute

Several months ago, the Fanning Institute and the College of Environment and Design at UGA were asked by the Georgia Environmental Protection Division to plan and execute a brownfields charrette for the Hyde Park neighborhood in Augusta, Ga. The charrette, a community design process utilizing students, faculty and community members, would be held in Augusta in the fall of 2008. This work would be conducted pursuant to a contract between the Fanning Institute and Georgia EPD, whereby Fanning provides education and technical assistance to communities throughout Georgia, helping them redevelop contaminated properties using Georgia brownfields incentives.

The Hyde Park neighborhood of Augusta has a lengthy history dealing with environmental issues. Various versions of the history can be found at a neighborhood Web site <http://hpic.memphis.edu>, in a book (Polluted Promises: Environmental Racism and the Search for Justice in a Southern Town) and in recent newspaper articles http://chronicle.augusta.com/stories/020107/met_114819.shtml. The Hyde Park neighborhood is a relatively small area with approximately 250 residents. According to the 2000 Census, nearly 70% of the residents live below the federal poverty line. The neighborhood is approximately 98% African-American.

Over the past several years, the City of Augusta has applied for and received several brownfields grants from US EPA to help alleviate the contamination in the area. The summaries from those grants follow:

1999 Grant – BACKGROUND www.epa.gov/brownfields

EPA has selected the City of Augusta for a Brownfields Pilot. Augusta's population of 205,000 is the second largest in Georgia; however, many of the city's residents live in poverty (67 percent). Augusta is home to a number of industrial factories, many of which are in the Hyde Park section of town. The residents of Hyde Park are predominantly African American with low income levels. In 1984, the Georgia Department of Natural Resources determined that wells in Hyde Park had been contaminated by many of the industrial factories in the neighborhood.

The Pilot targets the 10.8-acre Goldberg Brothers' Salvage Yard located at the main entrance to Hyde Park. Originally the site was used for community vegetable gardens, but in the past 30 years the site has operated as a salvage yard. Community complaints led to an EPA investigation that indicated high levels of lead and arsenic on-site and the salvage yard was closed in 1998. The site is situated among residences and is littered with gas containers, tires, drums and tanks, vacant storage buildings, and mounds of scrap metal. The closing of other nearby factories has increased unemployment, and the area suffers from crime and drug trafficking, some of which occur on the site.

OBJECTIVES

The City of Augusta has committed to assisting community efforts to revitalize the Hyde Park neighborhood, and is now working toward cleaning up and redeveloping sites within the area. Several city government offices, the Chamber of Commerce, the Richmond County Health Department, and local businesses have agreed to participate in improving the Hyde Park area in various ways. The city will initiate these efforts by creating a brownfields redevelopment authority to oversee the Pilot's assessment, cleanup planning and outreach activities. The city plans to use the cleanup and redevelopment of the Goldberg Salvage Yard site as a model for cleaning up other brownfields sites in Augusta.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

Performing a site assessment at, and developing cleanup and redevelopment plans for, the Goldberg Salvage Yard; Developing a public participation plan that includes sponsoring public forums and using local college students for web-based community-outreach activities; and Performing site investigations and establishing an inventory of additional brownfields sites in Augusta.

The 2003 grant summary is at <http://www.epa.gov/swerosps/bf/03grants/augusta.pdf>

A phase II study was conducted pursuant to the 2003 grant, and after hearing the results, many residents wanted to leave the neighborhood and have the City and/or HUD purchase their properties. The results of the phase II study are in some dispute, but it is agreed that there are severe drainage problems in the neighborhood, and no effective cleanup can be conducted until the drainage problems are resolved.

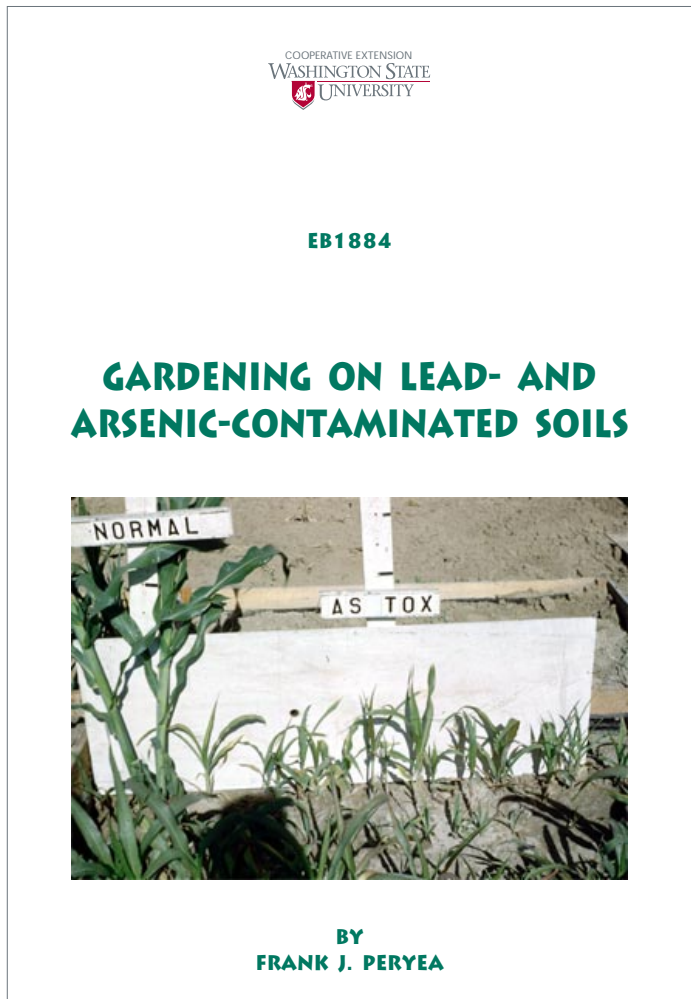
Last fall, the City of Augusta hired Debra Rossi on a part-time basis to coordinate efforts in the Hyde Park neighborhood. The state representative for the area, Rep. Wayne Howard, and the City Council representative for the neighborhood, Commissioner Corey Johnson, asked the City, US EPA and Georgia EPD to meet in March to begin discussing actions that should be taken in the neighborhood. The group asked the Georgia Department of Human Resources, Division of Public Health, and the U.S. Department of Health and Human Services, Public Health Service, Agency for Toxic Substances and Disease Registry, Division of Health Assessment and Consultation to conduct a Health Consultation using the phase II results from the brownfields assessment. That report is not yet public, but generally the agencies, with several minor exceptions, found no contamination that would be harmful to human health. The City owns several abandoned properties in the neighborhood and admits that it needs to be doing more in terms of enforcement. The City has begun to demolish and cleanup some of the properties that it owns.

Fanning and College of Environment and Design faculty met with Debra Rossi in June to talk and drive through the neighborhood and surrounding area. Several weeks later, all parties met with local leaders, elected officials, and US EPA and Georgia EPD. The group was asked by the City Manager, Fred Russell, and the Chair of the County Commission, Don Grantham, to help not only with the brownfields charrette but also with other economic and community development options. Although neighborhood residents were not directly represented at the meeting, City officials want to present them with a plan prior to getting them involved directly. They also discussed an upcoming public meeting with neighborhood resident where they would share the results of the health consultation and let them know about the various commitments for assistance – including the City’s commitment of SPLOST funding to rectify the drainage issues. However, these commitments will not include relocating any residents, which will be a significant problem to some residents expecting relocation assistance.

The concept for the July 30 meeting at Fanning is to talk about what UGA and our partners may be able to contribute, how we could structure partnerships, and ideas for funding a long-term partnership with the City of Augusta. Thank you in advance for your willingness to participate in the discussion.

APPENDIX TWO

Gardening Information



Publication Title:

Gardening on Lead- and Arsenic-Contaminated Soils.

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HYDE park charrette

CONCLUSION

This is hardly a place for something called a conclusion, it is a beginning. It is the beginning of including more complicated projects in our College's curriculum. It is the beginning for a new way of looking at property and its value in Hyde Park. It is time for renewed energies and useful solutions to be extended to the property owners and investors in Hyde Park. It is the beginning of redevelopment of some of Augusta's most vulnerable areas and new links to some of the region's greatest natural resources. The proximity of bus lines, Phinizy Swamp, key industrial employers, and dynamic transportation corridors make the time right for Hyde Park's second life.

Policy decisions must be made to initiate the kind of redevelopment encouraged in this document. However, there are many existing and low cost mechanisms that can assist Hyde Park residents right now. This is not "reinventing the wheel." There are examples throughout this report of successful programs elsewhere to be emulated that can help the neighborhood.

Our students and faculty wish you the best in adding a new chapter to the Hyde Park story.

HYDE park charrette

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