



project
RIVERWAY

9 STUDENTS.

1 BIG RIVER.



Final Report of the Project Riverway

Summer 2006 Study of the Lower Chattahoochee River Corridor. Produced by the University of Georgia(UGA), Fanning Institute, College of Environment & Design (CED), and Center for Community Design and Preservation (CCDP).

Project sponsored by the Alliance of Quality Growth and Fanning Institute

2006 Credits

Project Riverway

Interns

Laura Evans
Mike Sutton
Trevor Sarter
Scott Herzog
Amy Edgerton
Joe Pung

Students

Keyes Williamson
Anna Day
Melissa Tufts

Faculty

Leigh Askew
Danny Bivins
Matt Bishop
Jan Coyne
Pratt Cassity
Liz Kramer
Jennifer Lewis
Eleonora Machado
Leara D. Rhodes
Alfie Vick



Cover photo credit : Georgia Department of Economic Development

Report Editors

Danny Bivins

Fanning Institute, UGA
bivins@fanning.uga.edu

Laura Evans

Fanning Institute, UGA

Report Design & Layout

Eleonora Machado

Center for Community Design and
Preservation, University of Georgia
emachado@uga.edu

Project Riverway

TABLE OF CONTENTS

REGIONAL APPROACH

INTRODUCTION:	
EXECUTIVE SUMMARY	03
WHERE WE WORKED	05
PRINTED MATERIAL:	
ENVIRONMENTAL AND NATURAL RESOURCES GUIDE	07
HISTORIC SITES AND MUSEUMS GUIDE	07
OPENING DOORS THROUGH THE OUTDOORS	09
COTTON TRAIL TOURISM BROCHURE	11
FISHING TOURNAMENTS FOR KIDS: FISHING DERBY.....	13
DIGITAL MATERIAL:	
WEB SITE REDESIGN: RIVERWAY SOUTH	15
DESIGN:	
REVITALIZATION PLAN: INDIAN HERITAGE CENTER.....	17
LOW IMPACT RIVER ACCESS	21
MAPPING:	
ACCESS & BAIT SHOPS LOCATOR	23

FORT GAINES CHARRETTE

CHARRETTE OVERVIEW:	
FORT GAINES COMMUNITY DESIGN CHARRETTE	25
MISSION STATEMENT	27
RECOMMENDATIONS:	
LAND USE	29
AFFORDABLE HOUSING	31
DOWNTOWN REVITALIZATION	33
STREET PLANTING	35
YOUTH DEVELOPMENT CENTER	36
RECREATION DEVELOPMENT	37
COMMUNITY POOL	38
PEDESTRIAN CORRIDOR	38
PHENOMENON TRAIL:	
OVERVIEW	41
PLAYGROUND AND BEACH ACCESS	43
MUNICIPAL DOCKS FOR PUBLIC WATER ACCESS	45
INTERPRETIVE CENTER	47
SIGNAGE AND TRAIL MATERIALS	49
PAVING MATERIALS FOR PATHS	49
THE MISSING LINK: BRIDGE DESIGN	51
COVERED BRIDGE OUTLOOK	53

Project Riverway

EXECUTIVE SUMMARY



On June 11 2006, twelve UGA students, faculty and staff – including Danny Bivins and Leigh Askew of the Fanning Institute, as well as Jennifer Lewis of the Center for Community Design and Preservation – departed on a four-day, bi-state journey from Columbus, Ga., to Fort Gaines, Ga. The trip kicked off a three-year effort dubbed “The Chattahoochee Summer Studio,” an initiative based out of the Fanning Institute that aims to improve communities along the Lower Chattahoochee River.

The project is part of the Alliance for Quality Growth (AOG), a university group designed to increase Georgians’ awareness of efficient land use by pooling experts from across campus. More than 15 people are involved with the Chattahoochee project, including experts as varied as Pratt Cassity from the Center for Community Design and Preservation, Leara Rhodes from the Grady College of Journalism and Mass Communication and Alfred Vick from the College of Environment and Design.

The Chattahoochee studio takes place during the summer semester each year and each session focuses on a different region of the river – this summer, from Columbus to Fort Gaines. Students, who participated in the project for course credit and internship credit, started by generating creative ideas and designs for communities in the region as a whole. One group conceptualized plans for a regional cotton museum that incorporates locations in Bibb City, Ga., Eufaula, Ala., and Fort Gaines, Ga. Visitors to the museum travel to each attraction – including a cotton gin and

a plantation tour – via a barge on the Chattahoochee.

“Cotton has been such an essential part of the whole Chattahoochee culture,” said Melissa Tufts, a landscape architecture graduate student. “Its history is also a story of slavery and of poverty that was a consequence of the failure of cotton in the early twentieth century. It’s a powerful lens into Georgia’s past.”

Other projects included a book promoting nature tourism in the region, plans for a redesign of a now-neglected Native American heritage monument in Fort Mitchell, Ala., and an interactive Web site that allows visitors to the area to create a custom map of attractions suited to their specific interests.

To gather information for their projects, the group spent their four-day trip meeting with residents in both Alabama and Georgia and learning about the area’s local heritage and natural resources. They saw what matters most to residents, as well as valuable local assets that aren’t being used to their fullest potential – but might be if looked at from a fresh perspective.

project RIVERWAY

9 STUDENTS.

1 BIG RIVER.

03



The group hoped to provide that fresh perspective with a charrette – a short, intensive creative design session that generated ideas for a single community – at the end of the summer. The charrette, which focused on Fort Gaines, Ga., produced a wide range of sketches, maps and plans for improving the community.

“What we hoped to do is create a greater sense of community pride for what they have – the resources already there,” said Danny Bivins, project coordinator.

Students’ products included designs for docks that could boost economic vitality, plans to improve recreation for children and, because the town is prime spot for retirees looking to build a home, suggestions for neighborhoods that conserve the area’s environmental assets.

Jennifer Lewis, a historic preservation specialist at the Center for Community Design and Preservation, described a charrette as “a tornado in reverse.”

“It’s a whirlwind of activity with a definite end point,” she said. “We start out with information coming from lots of different directions, and it comes to one spot, one final presentation.”

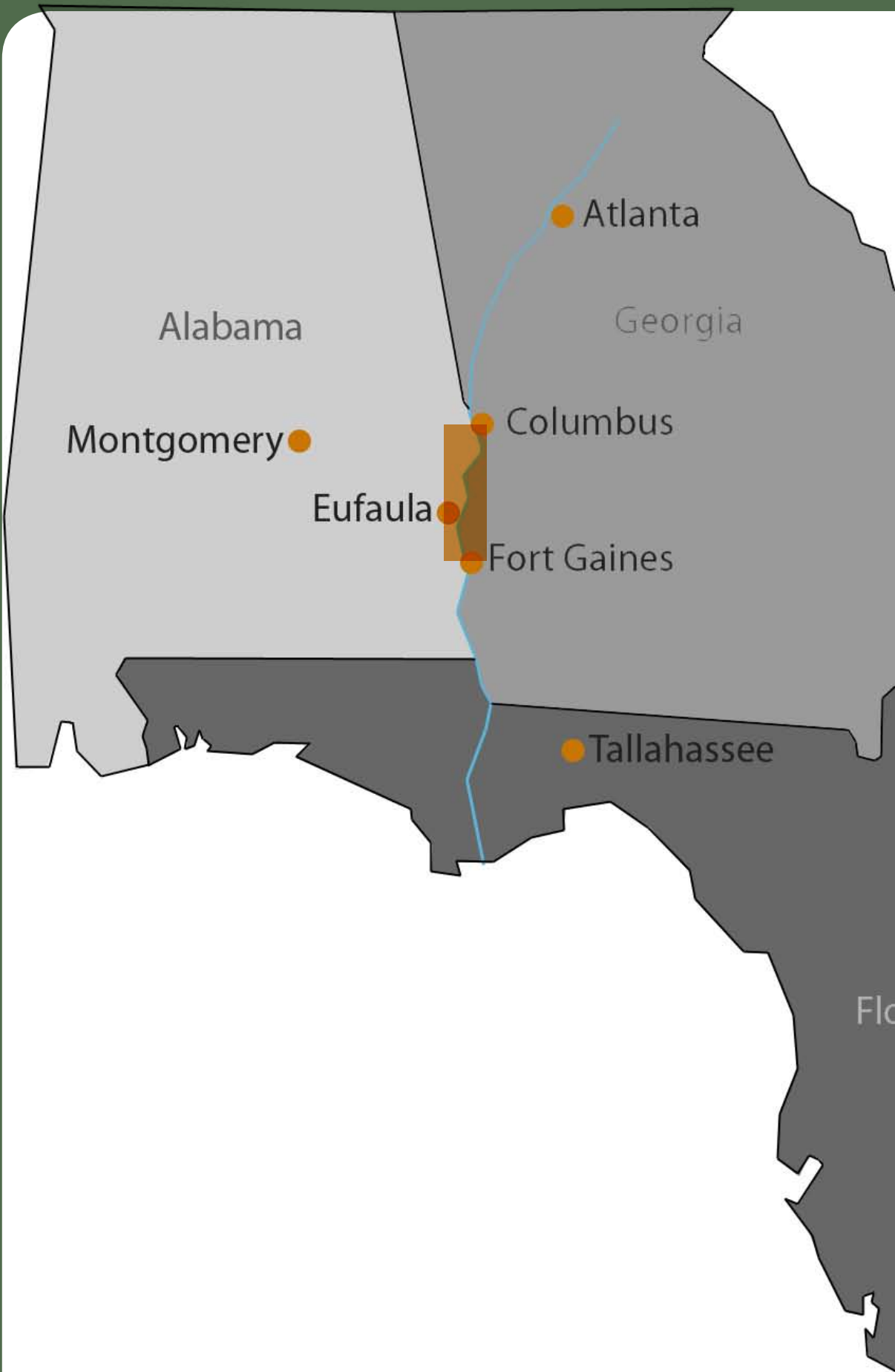
The charrette also produced suggestions for building materials and interpretive signage along the town’s proposed “Phenomenon Trail,” which will physically link George T.

Bagby State Park – an important part of the town’s economy – with downtown Fort Gaines. The charrette was timely, since the trail is in initial planning stages and town planners can more easily incorporate ideas for maximizing community benefits while minimizing impact on the surrounding environment. The trail, which will wind along the Chattahoochee River, also will showcase rare geology and vegetation.

“We’re trying to take their vision and be a catalyst – to help them further along and provide technical assistance,” Bivins says.

Collaboration has been an essential component of the Chattahoochee Summer Studio, as the project has crossed departmental boundaries and state boundaries, among others. Aside from resources provided by the University, two additional organizations – RiverWay South (a nonprofit organization) and Columbus State University – provided vital assistance.

This year the group visited towns like Omaha, Ga., and Eufaula, Ala., but over the next two years their projects will focus on the region from Fort Gaines to Apalachicola, Fl., as well. Although the communities will change, the group’s goals will be the same: revitalize local communities and strengthen their age-old connections with the Chattahoochee River.



project
RIVERWAY
9 STUDENTS. 1 BIG RIVER.

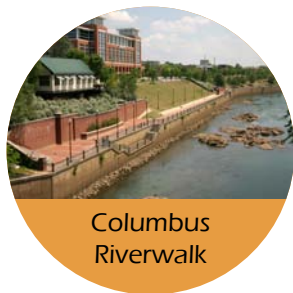
Where we worked

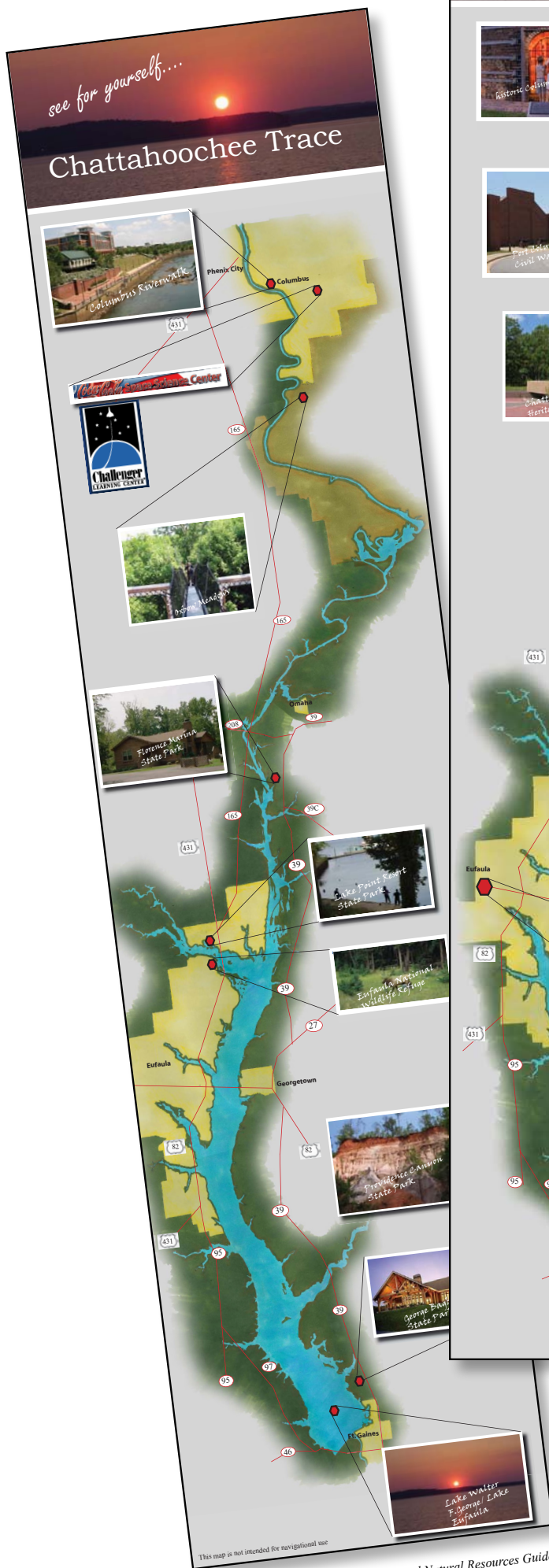
CHATTAHOOCHEE REGION

05

The 2006 Project Riverway is a project geographically focused on the **Lower Chattahoochee River corridor**. This year's project specifically looks at the area of the corridor from the thriving metropolitan city of Columbus, Georgia, through charming towns such as Eufaula and Omaha, to the small south Georgia town of Fort Gaines. The area in between is occupied by vast expanses of cotton farms, pristine woodlands, and an abundance of diverse natural and cultural history.

Next summer's project focus will pick up at Fort Gaines and follow the river down to Apalachicola, Florida.





see for yourself....

Chattahoochee Trace



see for yourself....

Chattahoochee Trace

Historic Sites and Museums Guide

Environmental and Natural Resources Guide

Chattahoochee Trace

07

ENVIRONMENTAL AND NATURAL RESOURCES GUIDE & HISTORIC SITES AND MUSEUMS GUIDE

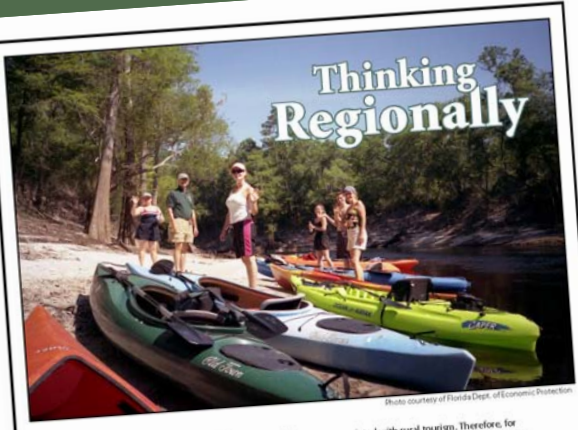


These two guides to the Chattahoochee Trace region illustrate a selection of the many regional attractions available to visitors.

The guides focus on the heart of the Chattahoochee Trace, which, in its entirety, crosses three states—Georgia, Alabama and Florida.

Each of the guides is perforated by attraction so attractions can be separated and used as postcards.

The Chattahoochee Trace offers endless opportunities for visitors to enjoy historic, scenic and recreational attractions.



As with any industry, there are inherent negative impacts associated with rural tourism. Therefore, for tourism development to be successful it must be planned and managed responsibly...Wilson, Fesenmaier, Fesenmaier, and Van Es (2001) developed a list of ten conditions that are needed for rural tourism to have the best chance for success and sustainability, which included: 'support and participation of local government... coordination and cooperation between business persons and local leadership... and widespread community support for tourism.'

There's no doubt that successful nature tourism programs could generate a much-needed economic benefit in the Lower Chattahoochee region. But for any ecotourism effort to succeed, collaboration is essential. The Chattahoochee region is so full of boundaries, from state and county boundaries to city and personal property boundaries, that it seems natural to encourage a divide between communities. And such a divide makes it easier to distinguish "us" and "them" - an attitude that encourages the needs of others to be less important. Inherent in ecotourism, which encourages understanding and appreciating whole ecosystems, is a need for local residents to take on a regionalist attitude. "In this area, the average person is dependent on economic centers in three states to get the goods and services they need," says

Jim Youngquist of the Fann of Georgia. And just as local for resources, so too would Florida are three states. The But uniting residents a seems out of reach without efforts that can achieve re RiverWay South, a nonprofit is that entity. Similar to th Departments of Communit of Tourism for informatio to improve their efforts, f umbrella organization fo systems (Flint, Apalachic says Doug Purcell, execu Chattahoochee Commis

6 | Attractions | Regionalism | Sustainability | Interpretation | Bottom Line | Inspirations | Inr



For tourists to find enough incentive to plan a trip to the Chattahoochee region, they need food, lodging, attractions and sources of information at every step along the way. Sara Best Blander, communications manager for the Georgia Department of Economic Development. Money spent to market a single bed and breakfast may not be beneficial if potential visitors don't think the local area offers enough to do during the day. Instead, a weekend package that provides multiple attractions, a variety of lodging options and locally favorite restaurant suggestions would give tourists little reason to stay away.

Numerous parks in the Lower Chattahoochee region offer a variety of recreation, lodging and dining options. Such parks include F.D. Roosevelt State Park (boat rentals, hiking, cottages, camping), Bluff Creek Park (boat ramps, camping, playground, fishing), River Creek Park (boat ramp, fishing), River Bend Park (picnicking, fishing), Hatchechubbee Creek Park (boat ramp, picnicking, fishing), Florence Marina State Park (interpretive center, museum, boat ramp, fishing pier, cabins, camping, picnicking), Lakepoint Resort State Park (swimming, golfing, picnicking, swimming, conference center, tennis), White Oak Creek Recreation Area (boat ramps, camping, playground, group shelter) and George T. Bagby State Park (golf, conference center, restaurant, marina, swimming, tennis).

Attractions | Regionalism | Sustainability | Interpretation | Bottom Line | Inspirations | Innovations | Statistics | 7

The book "Opening Doors Through the Outdoors" covers a wide range of topics, from potential sources of funding to basic definitions of nature tourism and ecotourism, and includes two-page map highlighting potential lodging and attractions along the river. Those sites include F.D. Roosevelt State Park, Callaway Gardens, Oxbow Meadows Environmental Learning Center, Bluff Creek Park, Briar Creek Park, River Bend Park, Hatchechubbee Creek Park, Florence Marina State Park, Roanoke, GA, Roods Creek Indian Mounds, Providence Canyon, Eufaula National Wildlife Refuge, Lakepoint Resort State Park, White Oak Creek Recreation Area, George T. Bagby State Park, Blue Springs State Park, Walter F. George Lock and Dam and the Phenomenon Trail. Other topics include possible applications for technology in the nature tourism industry and tips and suggestions for protecting natural resources and greenways.

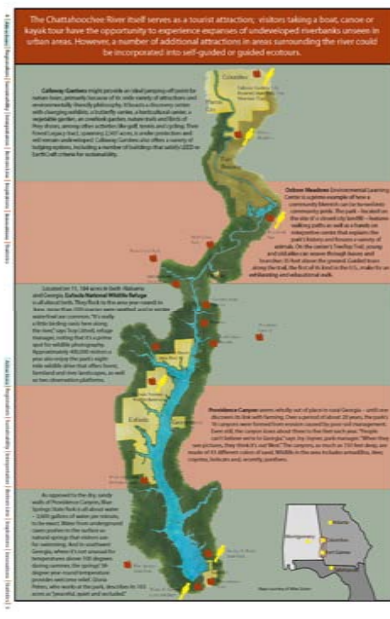
Partnerships with a number of organizations could make RiverWay South's tourism effort viable. Possible partners include:

- Georgia Dept. of Economic Development
- Alabama Bureau of Tourism and Travel
- Georgia Dept. of Conservation and Natural Resources
- Georgia Environmental Protection Division (a division of the Dept. of Natural Resources)
- Land Trusts
- Conventions and Visitors Bureaus
- Chambers of Commerce
- Regional Advisory Councils
- Southwest Georgia Tourism
- Regional Development Commissions
- Local school systems
- Military
- Private Businesses
- Georgia Canebrake Assoc.
- Dept. of Agriculture
- Georgia Geocachers Association
- State parks
- Army Corps of Engineers
- Great Lakes of Georgia
- Southern Rivers
- Historic South
- Presidential Pathways
- Southeast Georgia Escapes
- Eufaula Wildlife Refuge
- Historic Chattahoochee Commission

Just as local residents rely on three states for resources, so too would tourists. Georgia, Alabama and Florida are three states. They're **one region.**

Feasibility studies provide vital information about the potential profitability of a new development - often a single development that could provide benefits for many facets of a community - but such studies often are too expensive for a single organization to fund. Partnerships make them possible. For example, Tri-Cities, Wash., recently sought to determine the proposed route, seasonality of operation, financial investments, grant opportunities, dock requirements, market potential and feasibility for a pedestrian and bike-accessible water trail that could increase use of the Columbia River and boost local businesses. Ports, cities, a foundation and a convention bureau all contributed funds for the study, and the effort was ultimately led by the Tri-Cities Visitor and Convention Bureau - just as RiverWay South could spearhead a collaborative effort, should the opportunity arise. For more information, contact the Chattahoochee River.

For more information, contact the Chattahoochee River. For more information, contact the Chattahoochee River. For more information, contact the Chattahoochee River.



Nature Tourism

TOOLS FOR STAKEHOLDERS

09

“Opening Doors Through the Outdoors - Nature Tourism in the Lower Chattahoochee Region”

is a 22-page tool for local stakeholders who have the potential to boost tourism in the Lower Chattahoochee region. Nature tourism is a viable industry: in 2001, wildlife-watching expenditures alone totaled \$38 billion in the U.S., according to a survey conducted by the U.S. Fish and Wildlife Service. And the Lower Chattahoochee has valuable resources that make the area a prime spot for a nature tourism effort. Tourists seeking opportunities in birding, kayaking, boating, canoeing, hiking and fishing can find a wide range of activities to satisfy their interests.

But for any nature tourism effort to succeed, collaboration is essential. The Chattahoochee region is so full of boundaries, from state and county lines to city and personal property boundaries, that it seems natural to encourage a divide between communities. Inherent in ecotourism, which encourages understanding and appreciating whole ecosystems, is the need for local residents to think regionally, but uniting residents and businesses in three states seems out of reach without a central entity with the ability to join their efforts. RiverWay South, a nonprofit based in Columbus, GA, is that entity.

The potential partners for a nature tourism effort are endless, but possible partners include: Georgia Department of Economic Development, Alabama Bureau of Tourism and Travel, Alabama Department of Conservation and Natural Resources, Georgia Environmental Protection Division (a division of the Department of Natural Resources), Land Trusts, Convention and Visitors Bureaus, Chambers of Commerce, Regional Advisory Councils, Southwest Georgia Tourism, Regional Development Centers, local school systems, military, private businesses, Georgia Canoeing Association, Department of Agriculture, genealogical associations, Georgia Geocachers Association, Army Corps of Engineers, state parks, Great Lakes of Georgia, Southern Rivers, Historic South, Presidential Pathways, Southwest Georgia Escapes, Eufaula National Wildlife Refuge and the Historic Chattahoochee Commission.



Cotton Crown



Cotton Fan

Plantation Tour

Visit by mule-drawn wagon the Smith-Eagle Plantation in Eufaula, AL. This working plantation will be open to the public for tours on weekends 10-5 and weekdays by appointment.



Cotton Trail Map



Cotton Gin Tour

Fort Gaines, GA is home to a historic, working cotton gin at the end of the Phenomenon trail. Open Daily.

Cotton Trail

TOURISM BROCHURE



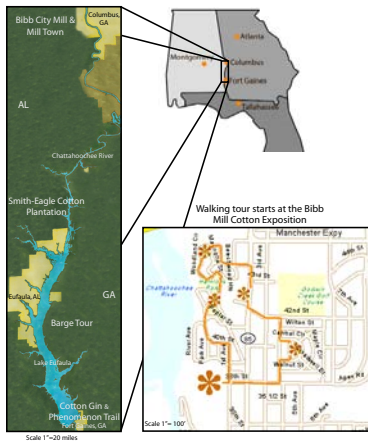
A tour of the history of cotton on the Chattahoochee River

King Cotton can reign again! Go from fields to mills and back again from history and today. Cotton can be made king again through touring cotton mills, plantations, and cotton gins. Revive the cotton industry and economies of the communities the Cotton King created through today's tour of the history of cotton on the Chattahoochee River!



Chattahoochee Cotton Trail

TOUR THE HISTORY OF COTTON ON THE CHATTAHOOCHEE RIVER



Chattahoochee Cotton Trail



From Columbus to Fort Gaines, Georgia

TOUR THE HISTORY OF COTTON ON THE CHATTAHOOCHEE RIVER



River Barge Tour
Travellers can experience the laid-back pace of barge travel on the Chattahoochee River daily from 9-2.

Cotton Gin Tour
Fort Gaines, GA is home to an historic, working cotton gin at the end of the Phenomenon trail. Open daily.

Cotton Mill Tours
Visit Bibb City Mill, Columbus, GA. The refurbished mill will house the Columbus School of Art and Design, two museums, and nine retail stores featuring cotton products. Modern lofts provide residences for students and craftsmen. Self-guided walking tours of existing mill town, Bibb City.

Plantation Tour
Visit by mule drawn wagon the Smith-Eagle Plantation in Eufaula, AL. This working plantation will be open to the public for tours on weekends 10-5 and weekdays by appointment.



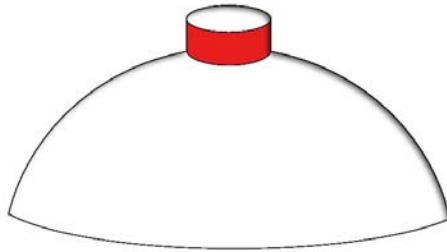
Chattahoochee Cotton Trail



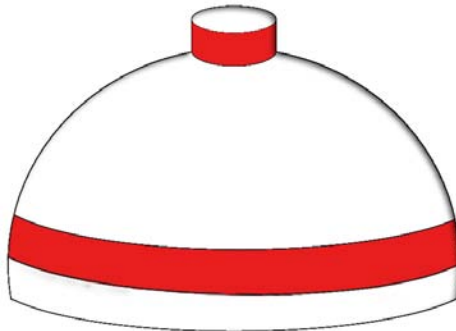
OUTSIDE OF BROCHURE

INSIDE OF BROCHURE

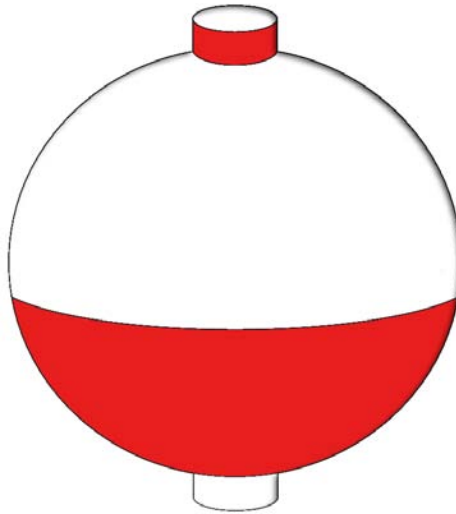
Fishing Derby Invitation Design - Layer 1



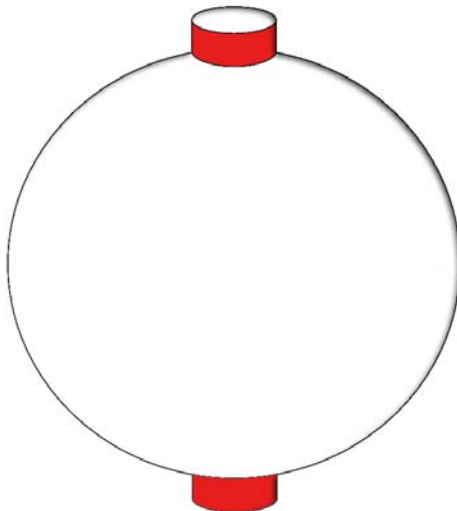
Layer 2



Layer 3



Layers 4, 5 and 6



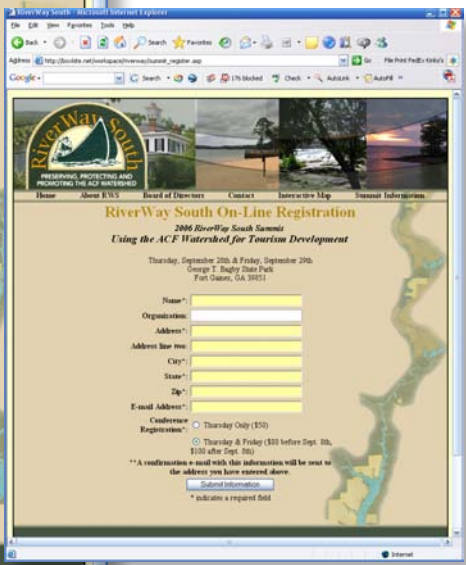
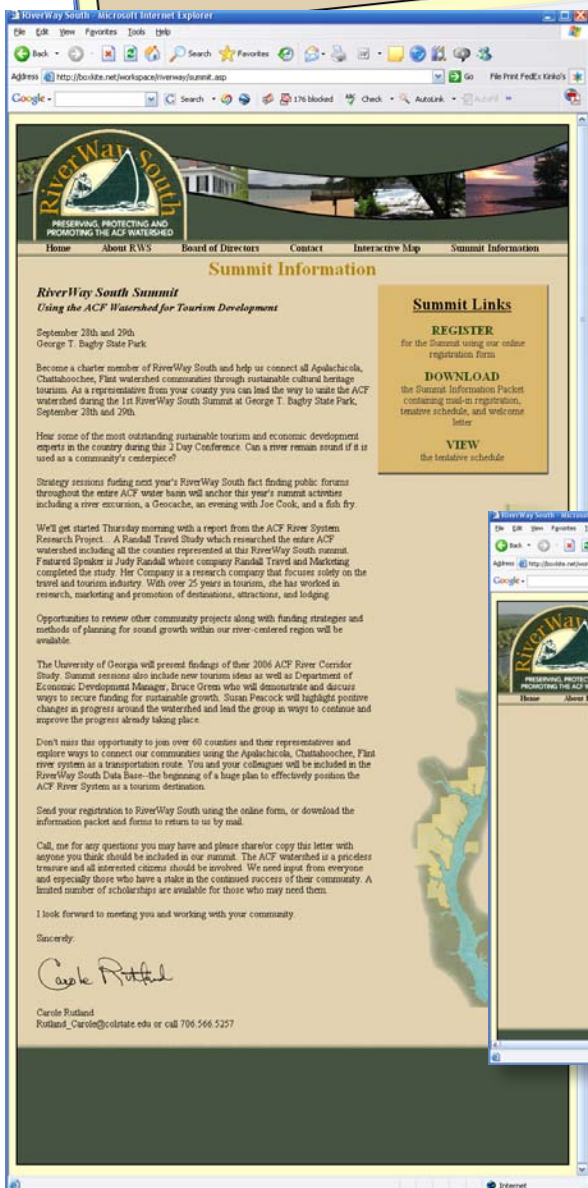
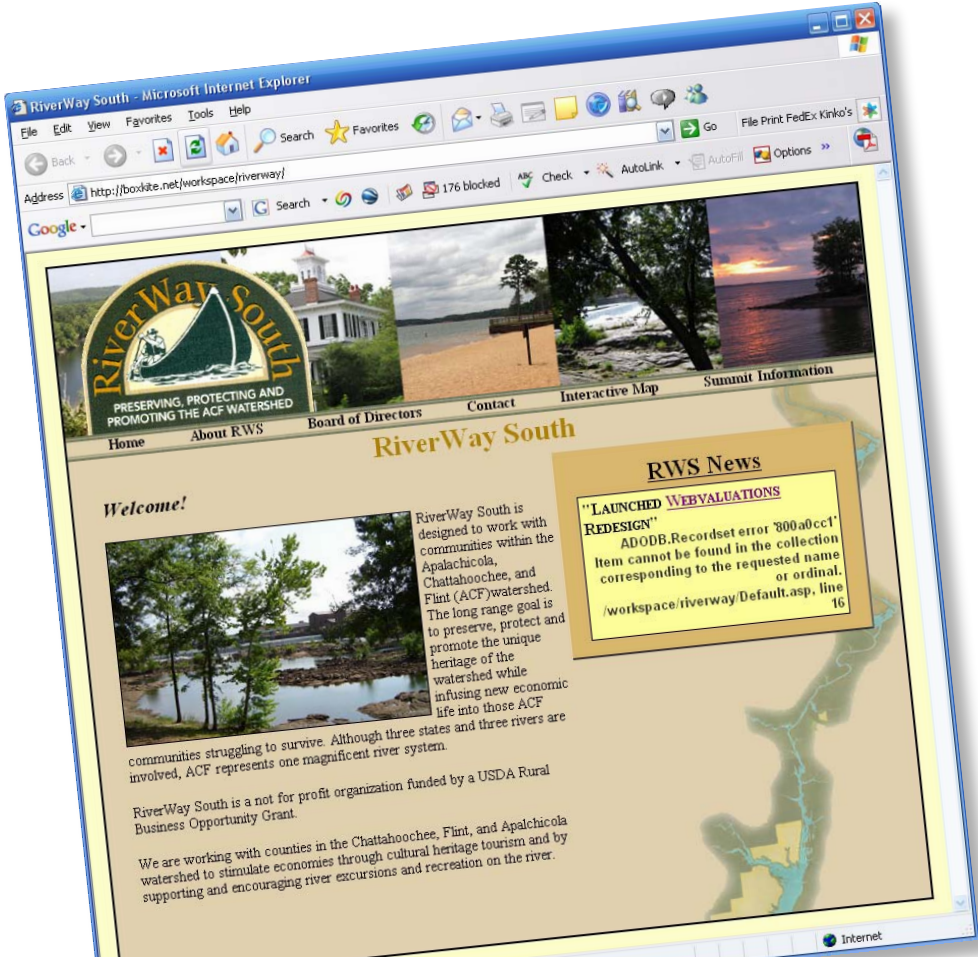
Fishing Derby

FISHING TOURNAMENT FOR CHILDREN



A fishing derby is a sponsored fishing event where children get the chance to catch fish with their parents or a state park ranger. A designated area on the river will be chosen and children will be given an allotted amount of time to fish. Equipment will be provided for those who don't have their own. An educational session will be given before fishing begins. Afterwards, refreshments and awards will be given.

We chose a fishing derby for its ability to get children involved with the river and the outdoors. Getting children involved in fishing at a young age teaches them proper etiquette and safety around the river. It also teaches them to be good stewards of the river. Also, if children are involved with the river they will be more likely to speak up when they see people misusing it.





Final Report of the Project Riverway 9 Students, 1 Big River. Summer 2006 Study

Chattahoochee

INDIAN HERITAGE CENTER REVITALIZATION PLAN



(1)*

The Chattahoochee Indian Heritage Center was built to “celebrate the culture and accomplishments of the Indians who inhabited the Chattahoochee River Valley until their removal west in the 1830’s.”

This monument is intended to be a “gesture of friendship and reconciliation” to the Creek Indians who have been displaced and act as a “tangible representation of expanding awareness and greater understanding among people who once believed themselves bitter enemies.”

CIHC showcases a marble and steel sacred fire sculpture, reaching 20 feet high. The sculpture is located in the center of an open plaza that displays a paving pattern representative of traditional Creek dances. East of the plaza lies an overlook intended to provide views to the ball field below.

The existing site is rarely visited more than a few times per year, possibly because it offers little protection from the intense South Georgia heat. Views of the nearby ball field has been blocked by pines planted in an attempt to control erosion. The ball field also receives little use.



(2)*



(3)*



(4)*

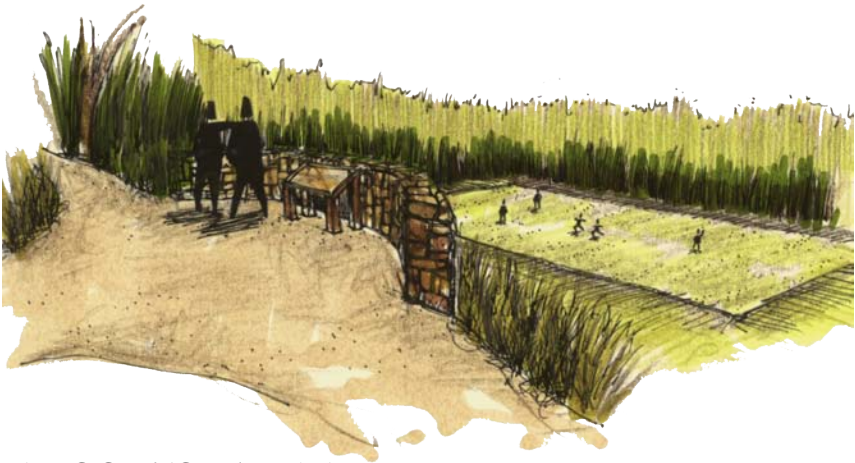


(5)*

*Traditional Native American Plant Species: (1) Greenbriar, *Smilax rotundifolia* (2) Pokeweed, *Phytolacca americana* (3) Tobacco, *Nicotiana tabacum* (4) Staghorn Sumac, *Rhus typhina* (5) Sassafras, *Sassafras albidum*



SCULPTURE GARDEN
Sacred Fire Sculpture

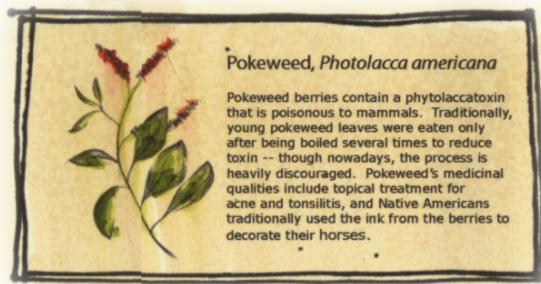


OVERLOOK TO BALLFIELD
Hillside to be planted by low-growing, native species to prevent erosion as well as allowing view to ball field below. Multi-use ballfield intended to traditional *Pokkecheta* ball play but also may be utilized for soccer or football play.



EDUCATIONAL GARDEN
Planted with traditional edible and medicinal species used by *Creek Indians*

The proposed revitalization plan includes several improvements targeted toward bringing new interest to the site as well as creating a more user friendly space. The largest improvement is the addition of the Educational Garden, displaying traditional edible and medicinal plant species used by the Creek people who once inhabited this area. The plant collection will be accompanied by interpretive signage identifying the species as well as explaining its traditional use. Within the garden, shade trees and tables will provide the visitor with a place to sit and reflect. To regain access to views from the overlook, this plan suggests the hillside between the overlook and the ball field be planted with low-growing, native species. The ball field below will retain its original use as the site for Pokkecheta, a traditional Creek



Interpretive Signage

Pokeweed, *Phytolacca americana*

ball game, but this plan also proposes the use of the field be extended to soccer and football games.



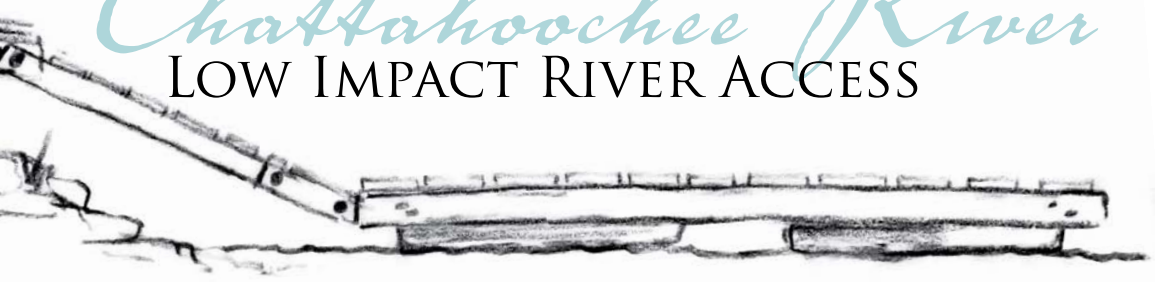
HISTORICAL MARKERS



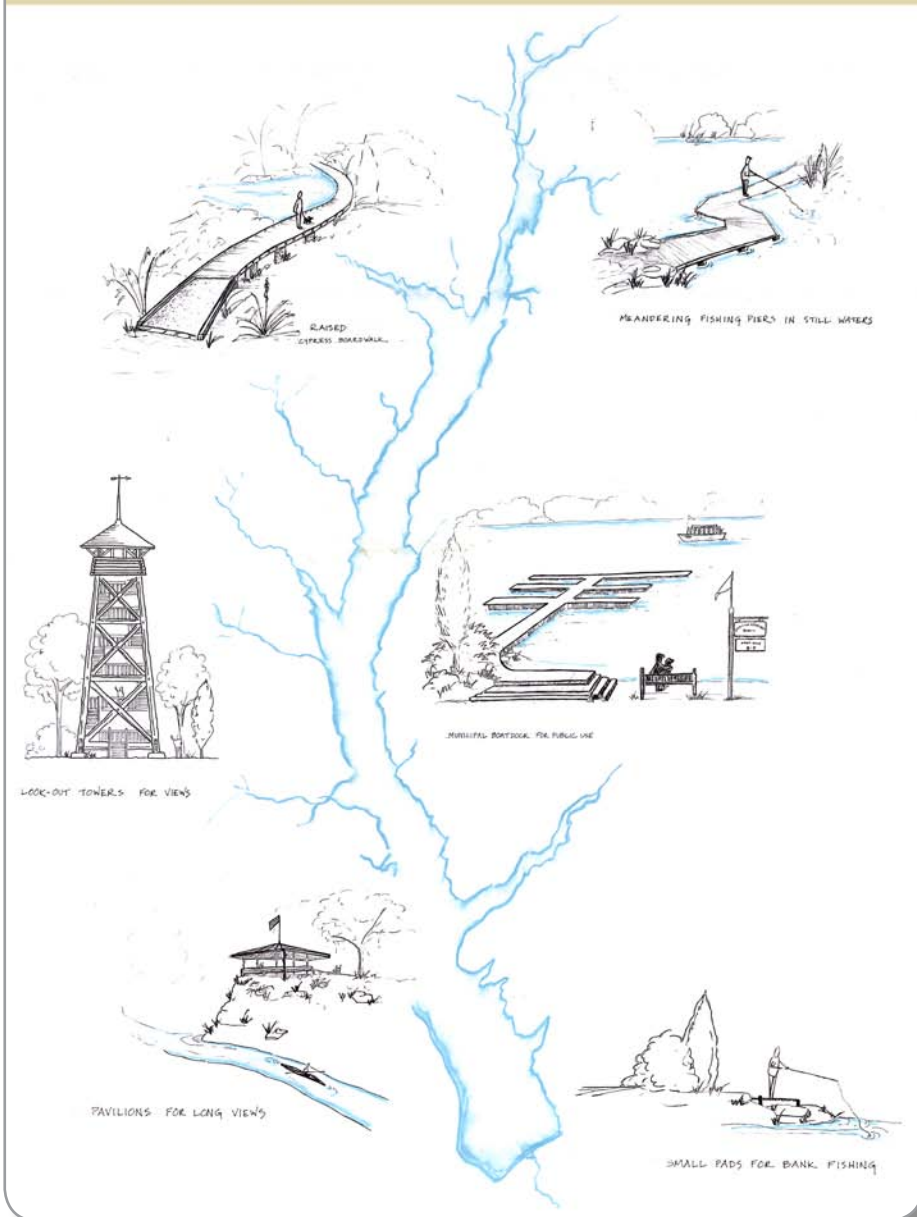
Interpretive signs for Roods Indian Mounds and the City of Roanoke should be visible from both land and water if possible, so that boaters can read the signs without having to leave their boats. Locating these markers off-site but in the local vicinity allows visitors to be informed about the history of the sites, yet since they do not pinpoint exact locations, may help to protect them from damage or vandalism.

Chattahoochee River

LOW IMPACT RIVER ACCESS



Low Impact River Access Chattahoochee River Corridor





Final Report of the Project Riverway 9 Students, 1 Big River. Summer 2006 Study

Chattahoochee River

ACCESS & BAIT SHOPS LOCATOR



Bait Shops

1. Laney's Bait & Tackle
2. Bulldog Bait & Tackle
3. Bluff Creek Bait & Tackle
4. Kite's Grocery Bait & Supplies
5. Lake Eufaula Tackle Box
6. Driftwood General Store Bait & Tackle
7. Bee-Line Bait & Tackle
8. L & J Tackle
9. Little Al's Bait & Grocery
10. Bee-Line Bait & Tackle
11. Bee-Line Bait & Tackle
12. Hobo Pantry Bait & Supplies
13. Lakeside Oil Co. Bait & Supplies
14. Bee-Line Bait & Tackle
15. Midlake Bait & Tackle
16. Biddies Country Store Bait & Supplies
17. Wilson's Landing Bait & Supplies
18. Buddy's Corner Bait & Supplies
19. Tommy's Fish Center Restaurant
20. Bailey's Bait & Supplies



River Access

1. Uchee Recreational Area
2. Bluff Creek Park
3. Hannahatchee Creek Park
4. Hatchechubbee Creek Park
5. Florence Marina State Park
6. Rood Creek Park
7. Lakepoint Resort State Park
8. Old Creek Town Park
9. Lake Eufaula Campground
10. Chewalla Creek Marina
11. River Bluff Park
12. Barbour Creek Landing
13. Cool Branch Park
14. Cheneyhatchee Creek Park
15. White Oak Creek Park
16. Pataula Creek Park
17. Pataula Point
18. Wilson's Landing
19. Sandy Branch Park
20. Cotton Hill Park
21. George T. Bagby State Park
Lake Walter F. George Lodge & Marina
22. Hardridge Access
23. Highland Park Recreational Area

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

“Today, ‘charrette’ has come to describe the rapid, intensive, and creative work session, usually lasting a week or more, in which a design team focuses on a particular design problem and arrives at a collaborative solution.”

“Charrettes for New Urbanism,”
Victor Dover



We used this method in Fort Gaines, GA to visualize solutions to the issues of the town. Though most charrettes take place on site, this project was worked on entirely in-house with the assistance and input of experts in various fields of interest.

project **RIVERWAY**

9 STUDENTS.

1 BIG RIVER.

Fort Gaines

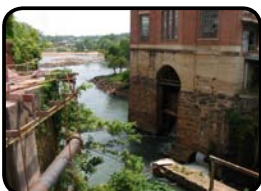
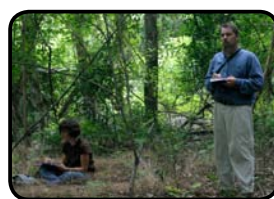
COMMUNITY DESIGN CHARRETTE OVERVIEW



We kicked off **Project Riverway** with a four-day trip exploring the Chattahoochee River corridor from Columbus to Fort Gaines, Georgia.



This trip down the river served as an orientation to the communities along the river as well as the natural and cultural context that surrounds them. As an integral part of our experience, it allowed us to develop a personal connection with the people and places along the Lower Chattahoochee River.



**What we will produce:
(in no particular order)**

1. Conceptual draft master plan for the Fort Gaines area.
2. Recreation system for Fort Gaines.
3. Affordable housing analysis.
4. Water resource analysis and stewardship campaign.
5. Executive summary and conservation approach justification.
6. Site specific dock design.
7. Downtown revitalization plan.



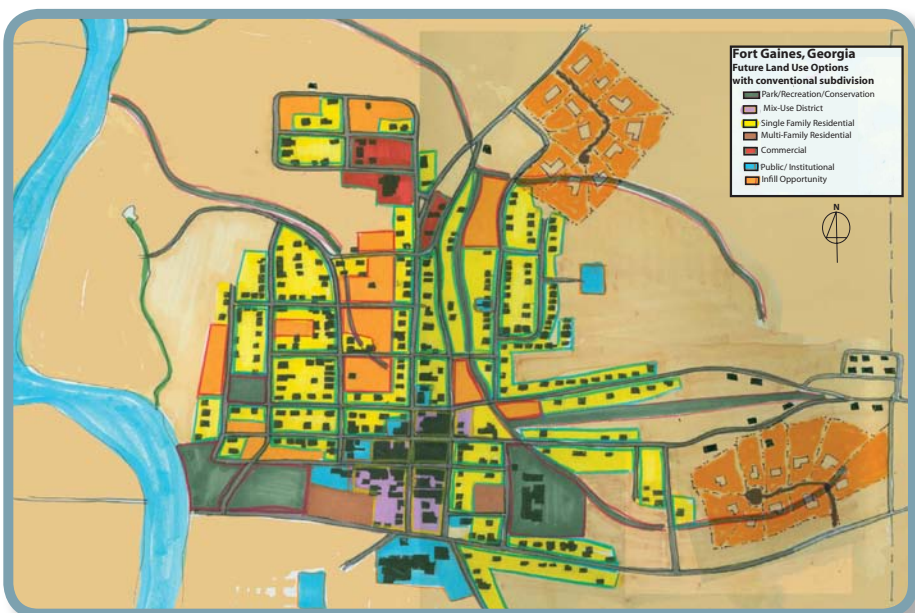
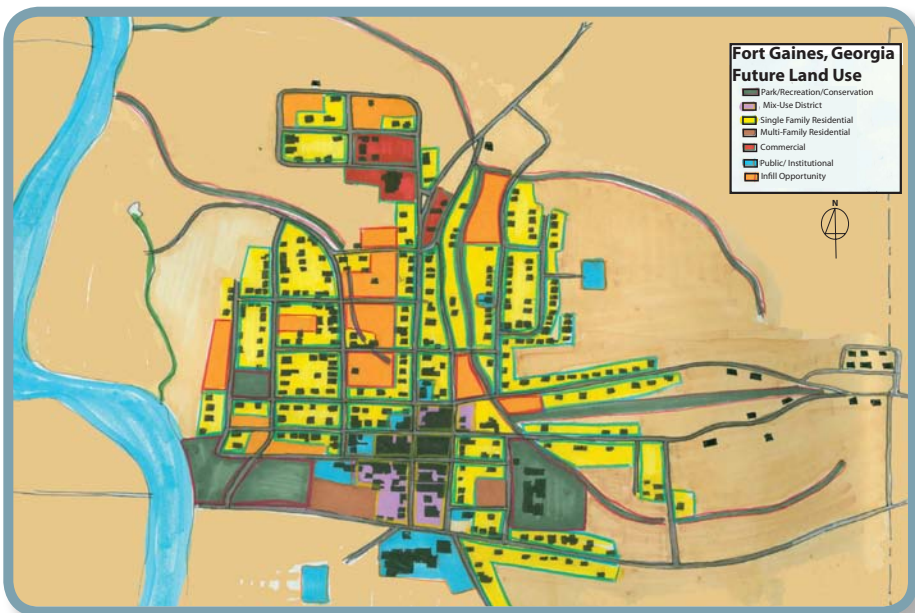
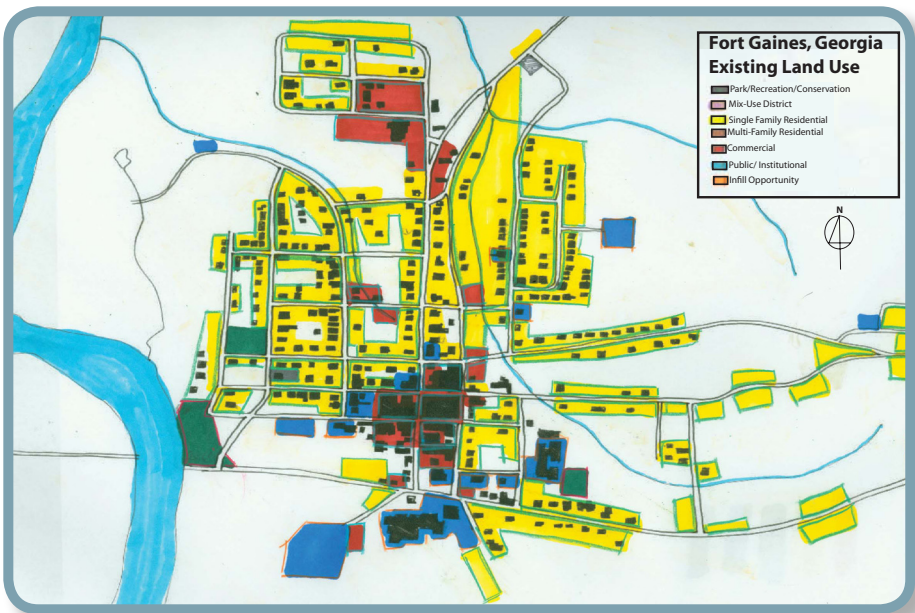
Fort Gaines

COMMUNITY DESIGN CHARRETTE OVERVIEW

Mission Statement:

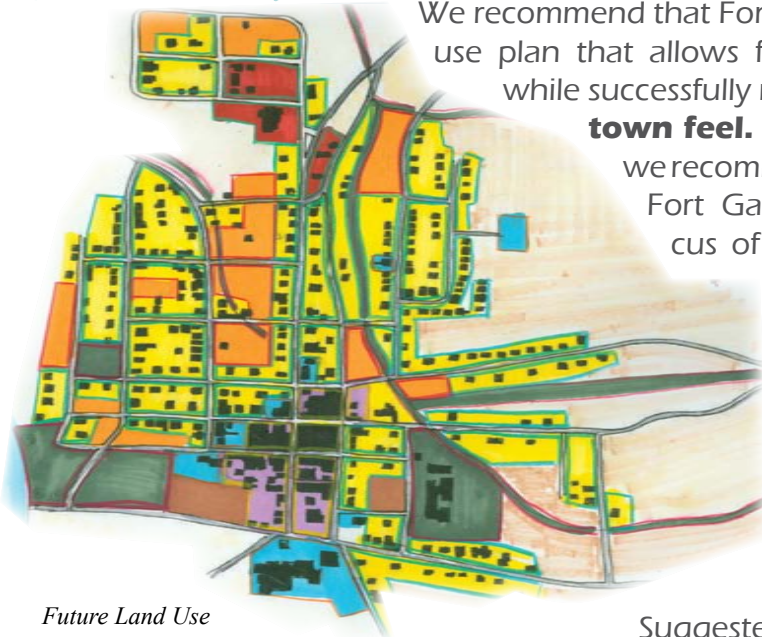
Project Riverway will communicate new ways to revitalize and reconnect River with Community by creating a confluence of University design resources at the City of Fort Gaines along the Chattahoochee River. This will be accomplished through principles of quality growth, including:

- A. Protect and promote healthy water resources.
- B. Develop without depleting non-renewable resources.
- C. Explore a healthy mix of affordable, durable and market rate housing alternatives.
- D. Encourage tourism infrastructure and destinations that are least intrusive to the resources we are promoting.
- E. Include education in all passive and active recreation opportunities through sensitive site selection and on-going funding for programs.
- F. Create minimal-impact access to natural resources
- G. Perpetuate a traditional town feel through the development, protection, and preservation of existing historic buildings and archeological resources.
- H. Maintain and showcase but do not deny access to the rural and natural character of the region.
- I. Revolutionize thinking and policy implementation based on a conservation strategy.



Fort Gaines

LAND USE RECOMMENDATIONS



Future Land Use

We recommend that Fort Gaines adopt a land use plan that allows for managed growth while successfully maintaining its **small-town feel**. To achieve this goal, we recommend that downtown Fort Gaines become the focus of future development.

We suggest that Fort Gaines adopt **downtown revitalization** procedures that will ensure pedestrian safety and will promote **town connectivity**.

Suggested methods include expanding sidewalks and crosswalks and adding selective plantings of trees and shrubs.

In order to promote a downtown residential population, we suggest that Fort Gaines encourage single-family residential development within the town core. Future residential development should reflect the **town's historic density and pattern**. Fort Gaines will benefit most from encouraging residential development that incorporates existing street networks and locates new homes within walking distance of the commercial district.

We also suggest that downtown Fort Gaines be rezoned to **promote infill construction**. Future zoning should also allow the **mixed-use** of existing commercial buildings to allow for residential use within the business district.

Fort Gaines' efforts to **plan for future growth** also should protect the local environment by placing conservation buffers around existing streams. We recommend efforts to expand public spaces and community parkland. Recreational facilities and public parks should be within walking distance of the majority of the residents.

This recommended land use plan will result in a compact, walkable community that is safe, comfortable and ecologically sustainable.

Park/
Recreation/
Conservation

Mixed Use
District

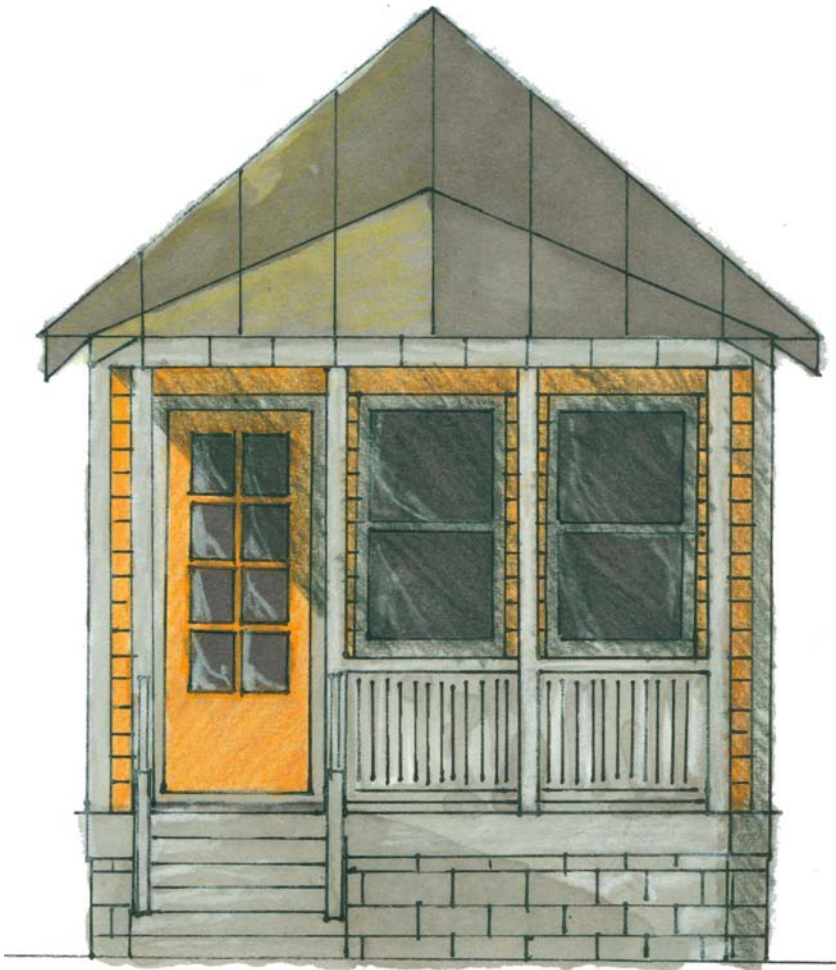
Single-Family
Residential

Multi-Family
Residential

Commercial

Public/
Institutional

Infill
Opportunity



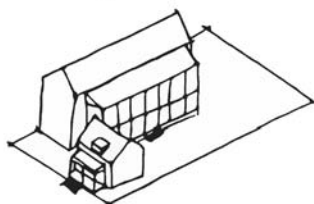
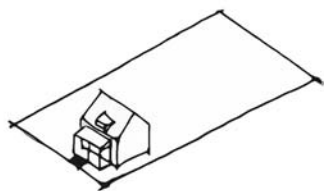
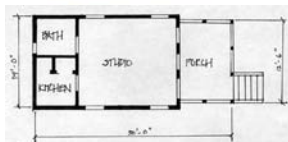
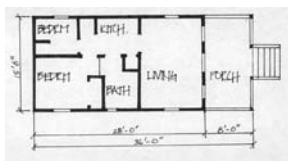
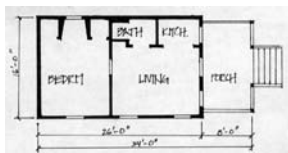
HOUSING PROBLEMS

- Mobile home use in Fort Gaines has increased by **318%** between 1980 and 1990. Due to a lack of housing codes, many of these mobile homes are substandard and unsightly. A set of enforced codes would prevent people from moving into these houses.
- The number of traditional single-family housing units has decreased in Fort Gaines.
- 12% of the houses in Clay County are worth \$25,000 or less (well below the state average).
- Smaller homes, which are easier to maintain than the older large homes typically found in the area, are more suitable for the aging population of Fort Gaines.
- 15% of the housing in Fort Gaines is considered substandard or deteriorated. These units are mostly found along Suttons Corner at the junction of U.S. Highway 27 and Ga. Highway 37, Washington Street, the southeast corner of the city, and the northern-most tip of the city.
- The median housing cost for Fort Gaines in 1990 was \$31,100, around \$30,000 less than the rest of Georgia.
- The illustrations on these pages (28-29) are derived from the "Cusato Cottage," better known as the "Katrina Cottage." Designed as a substitute for FEMA trailers distributed to Hurricane Katrina victims on the Gulf Coast, the Katrina Cottage model is comparable in cost and size to FEMA trailers, but is attractive and sustainable.



Housing Type	Price	Value
Mobile Home	\$30,000	Decreases over time like automobiles
Cusato Cottage	\$30,000	Increases; built with sustainable, long lasting materials

Fort Gaines AFFORDABLE HOUSING



GOALS

Promote safe, adequate and affordable housing and maintain and enhance existing residential areas for family centered living.

Objective 1:

-Conserve existing housing units through rehabilitation and improvement.

Policies:

- Adopt and enforce county and city building and housing codes in support of housing improvements.
- Provide assistance, financial support, and encouragement to owners of substandard housing units to improve their properties.

Objective 2:

-Encourage and support construction of new housing to meet local housing demand to help the area become a more desirable place of residence.

Policies:

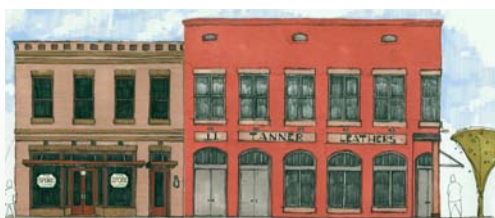
- Encourage innovative housing that complies with new policies.
- Promote affordable housing.
- Encourage infill housing construction and development designed to fit the context of the existing neighborhoods in Fort Gaines

Objective 3:

-Protect residents from significant hazards to health, safety, and welfare.

Policies:

- Discourage residential development in areas having critical environmental hazards such as floodplains, severe slopes, and wetlands.
- Prohibit dense development in areas mapped as significant groundwater recharge areas.
- Encourage the location of residential development where public facilities are available.
- Require construction practices designed to minimize soil erosion and sedimentation, including requirements for revegetation during and following construction.



Fort Gaines DOWNTOWN REVITALIZATION

33

A community's downtown is the most visible indicator of community pride, along with its economic and social health. It should be an asset in the effort to recruit new residents, new businesses and industries, retirees, tourists, and others to the community, and to keep those already there. Fort Gaines can use preservation-based revitalization tools to enhance Downtown as a destination. Sensitive stewardship and revitalization of its historic buildings showcases its heritage. Shade trees and sidewalks will enhance the small town quality of life and walkability of Fort Gaines.





Plant suggestions include:

Trees

Quercus virginiana (Live oak)

Acer rubrum (Red maple)

Quercus alba (White oak)

Platanus occidentalis (Sycamore)

Amelanchier arborea (Serviceberry)

Ulmus parvifolia (Chinese elm; not native)

Shrubs

Itea virginica

Vaccinium corymbosum (Highbush blueberry)

Fothergilla gardenia

Flowering plants for medians

Eupatorium dubium (Joe Pye weed)

Echinacea pupurea (Purple coneflower)

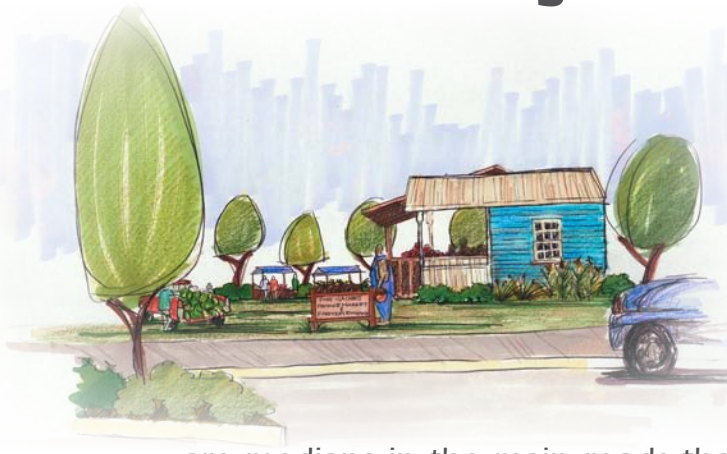
Rudbeckia (Black-eyed Susan)

Hemerocallis (Daylily)

Fort Gaines

DOWNTOWN REVITALIZATION

Recommendations for Street Plantings



Fort Gaines has a unique down-home feel that development should use to its advantage. Street plantings can add to this feeling and also serve to cool down paved areas. Currently, there

are medians in the main roads that border residential and commercial districts. These should be tended and upgraded. Interesting native plants might enliven the streetscape in these areas. Colorful perennials will add more interest.

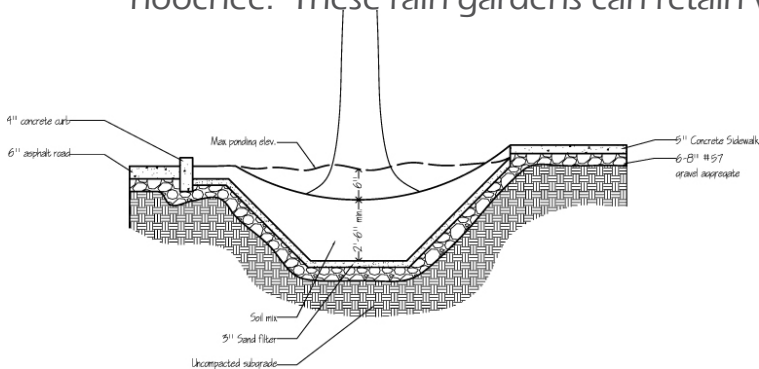
To preserve the unique quality of the main commercial district roads, we suggest trees be planted on the sides of the roads, rather than creating medians. Live oaks, maples, sycamores, and white oaks are native to the area and would provide much needed shade and relief. By planting trees on the side, the broad main street character can be protected.

Rain Gardens

We recommend a rain garden be constructed in the new tree islands. With all of the impervious surfaces in downtown Fort Gaines, a significant amount of runoff runs into the Chattahoochee. These rain gardens can retain water long enough

to allow for infiltration. Allowing the water to infiltrate back into the ground helps to reduce potential erosion and rid the water of non-point source pollutants. Not

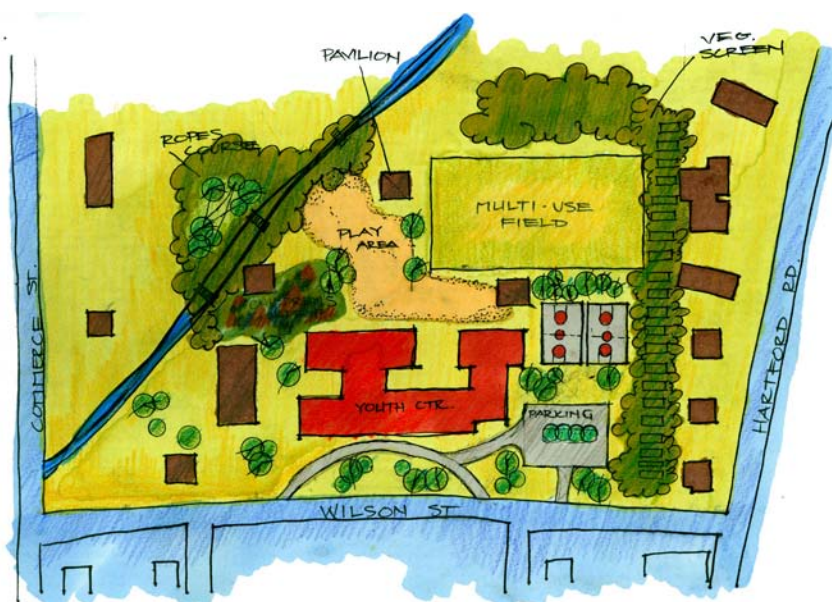
only will these rain gardens help improve the quality of water, they will improve the aesthetic quality of downtown Fort Gaines.





YOUTH DEVELOPMENT CENTER

There is a large youth population in Fort Gaines with no real hub to congregate and socialize, so we have suggested a Youth Development Center to provide a place for recreation and learning. Youth Development centers, such as a Boys and Girls Club or YMCA, are **places filled with opportunities to cultivate leadership skills, provide constructive uses of time, and gain a sense of community.** By creating a place for the youth, the community can instill pride in its younger generations. We suggest that the **old high school** house such a facility because of its ideal size and central location. The building easily has the capacity to host after school programs (such as mentoring, tutoring, Girl Scouts, 4-H, etc.), while a campus improvement plan to install updated basketball courts, a playing field that can be used for football or soccer, a playground and a children's garden could pique interest for recreational uses. Again, by creating a location that serves as a youth gathering place, the community as a whole will benefit from a more engaged youth population.



Fort Gaines RECREATION DEVELOPMENT



Having recreational facilities and activities within a community provides opportunities for citizens to engage in myriad activities. As of now, the Fort Gaines area provides tennis courts, a basketball gymnasium, and a softball field to serve some of the community's recreational needs. Additional facilities could provide for a successful after-school program and youth sports leagues.



There are also several recreational possibilities along the river and lake, like fishing and boating. However, we feel that these facilities are not meeting their full potential and could be improved to increase the leisure experiences of the community. By implementing some of the following suggestions, local recreational activities can become even more enjoyable.



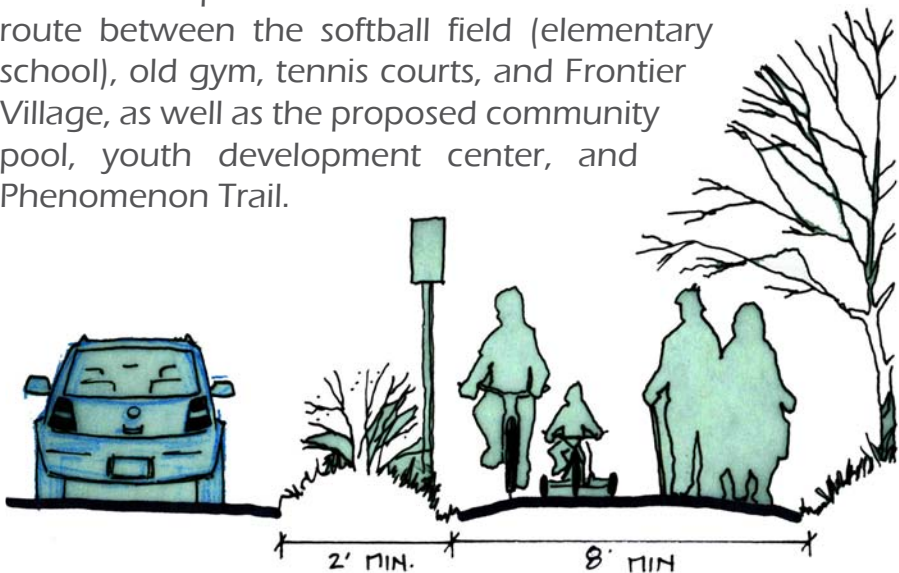
COMMUNITY POOL

Considering Fort Gaines is in the deep south, nothing is more refreshing during the hot summer months than a swimming hole. While the river is regarded warily as a place to swim, a community pool could serve as a place where the public feels safer and more at ease when swimming. A community pool, suggested along Troupe

Street, is designed in a recreational complex that includes a bathhouse, picnic pavilion, sand volleyball courts, and playground. More exciting possibilities include elements of a water park, like water slides and wading pools, in the pool area.

PEDESTRIAN CORRIDOR

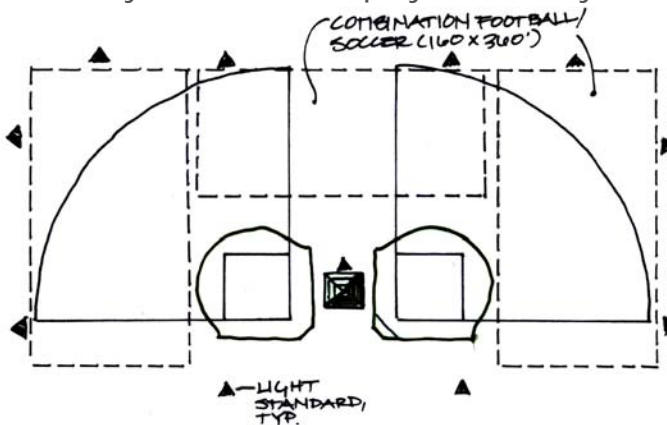
In order to physically link existing and proposed recreational amenities, we suggest a pedestrian corridor that would provide a safe and pleasant form of connectivity (see red dashes connecting sites on map page 37). The corridor will consist of wide sidewalks (a minimum of 8 feet) that can accommodate walkers, cyclists, etc. There will also be a planting buffer (at a minimum of 2 feet) between the sidewalk and road to further ensure the safety of the corridor's users. The corridor will provide the most direct and efficient route between the softball field (elementary school), old gym, tennis courts, and Frontier Village, as well as the proposed community pool, youth development center, and Phenomenon Trail.



Fort Gaines

RECREATION DEVELOPMENT

While there is a great foundation of recreational facilities in Fort Gaines, there are some immediate needs and improvements that should be addressed in order to maintain regular use of these facilities. The local tennis courts (located near Bluff Street) are currently adding restrooms for its players, a great addition considering the courts' location at the edge of town. The court complex would also benefit from a resurfacing project. Though this is a potentially costly endeavor, it is necessary to maintain a playable facility. The softball field at the elementary school is in dire need of field lights.



Multi-use Field

Again, an expensive addition, but considering the active little league and softball league, lights are necessary to accommodate more games. Another possible suggestion is to include

another field adjacent to the existing one to allow for simultaneous games during the season. The fields can be designed to accommodate additional uses such as football or soccer for the elementary school or other recreational leagues.



A

existing trail



B

raised boardwalk



C

handicap accessible trail



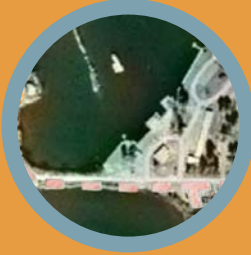
D

existing bridge footing



E

plan of playground and recreation area



F

proposed overlook



G

walter f. george lock and dam



H

otis micco statue



Fort Gaines

THE NATURAL PHENOMENON TRAIL

The proposed Phenomenon Trail system has great potential to expose users to the unique beauty and variety of amenities that lie along the Chattahoochee River. Beginning at Bagby State Park, the proposed route for phase one of the trails was created based on a previous study of the site. A variety of environments unfold along the route, from the shores of the river to woodlands and farmsteads. A possible amendment to phase one is to connect to Corps property earlier to avoid crossing private property. This portion of the trail could be used either as the route for the main trail or as a spur connecting with the main trail further south.

I
historic building restoration and urban infill



J
proposed street tree plantings



K
proposed interpretive center



L
existing cotton mill



Phase two begins at Walter F. George Lock and Dam. This portion of the trail can quickly be linked with existing, unimpaired roads and an old railbed. The reuse of the road and railbed would require minimal grading, thus reducing the cost of construction and damage to the environment. Porous concrete is recommended for this portion of the trail, and if kept up properly, is allowed by the Department of Transportation. This section also provides users with cultural and historical elements in addition to the natural landscape. The old railway can be interpreted and tied to refurbished buildings including an old cotton gin and warehouses. Various spurs have been added to key points of interest such as the lock and dam system, an overlook of the Chattahoochee River, a playground and recreation area, and an interpretive center for the trail. Native plant systems will be protected by designated boardwalks and pathways and educational kiosks will explain and interpret the uniqueness of the ecosystem.

The end destination of the trail is downtown Fort Gaines. The trail is connected to downtown through several routes, one of which will lead through the interpretive center. These routes will serve both the residents of Fort Gaines and tourists who come to the area seeking a unique experience. Signage and information kiosks will help visitors pick their routes. Economic invigoration, education, and environmental appreciation should result from this new trail experience.



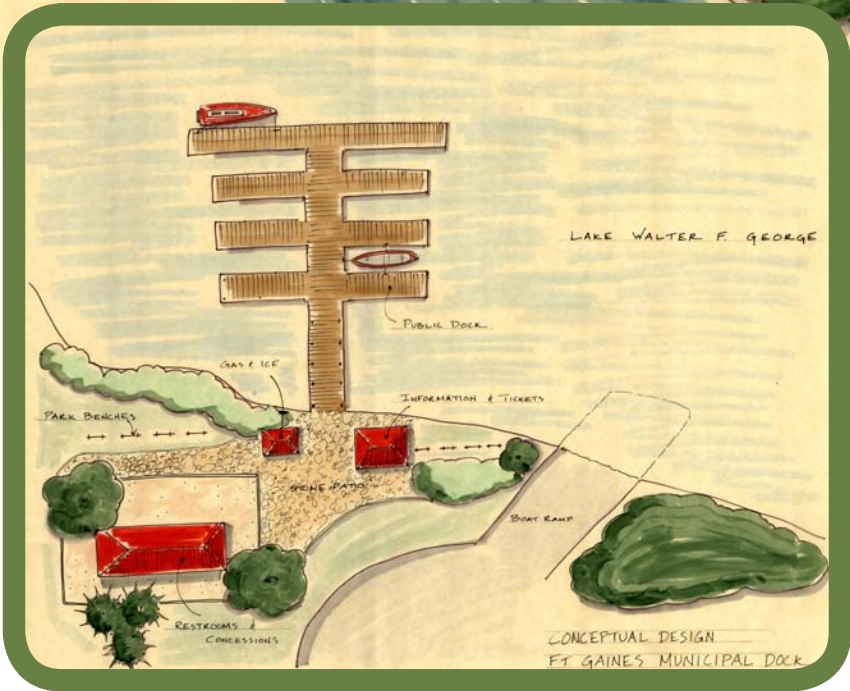
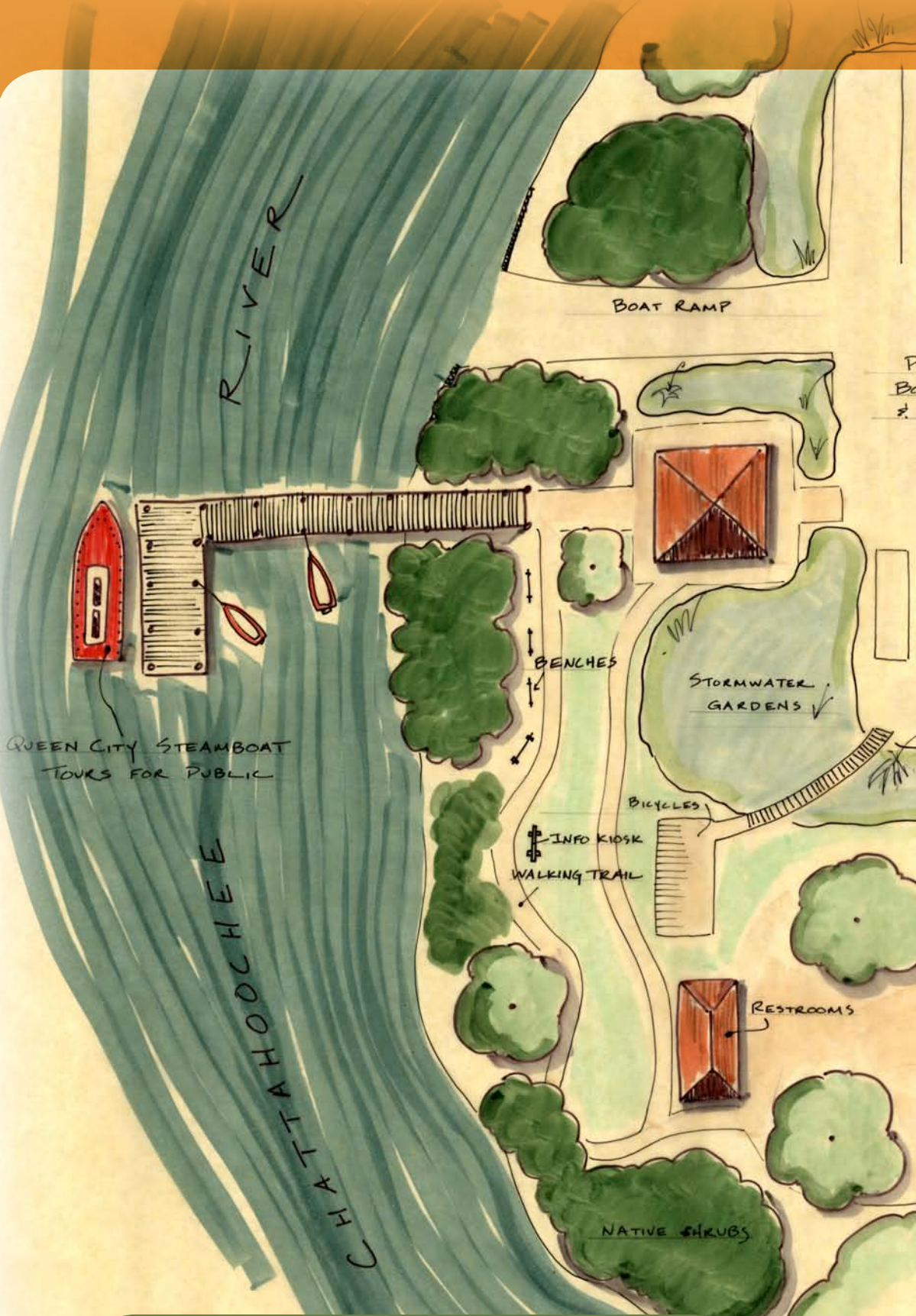
Phenomenon Trail

PLAYGROUND AND BEACH ACCESS

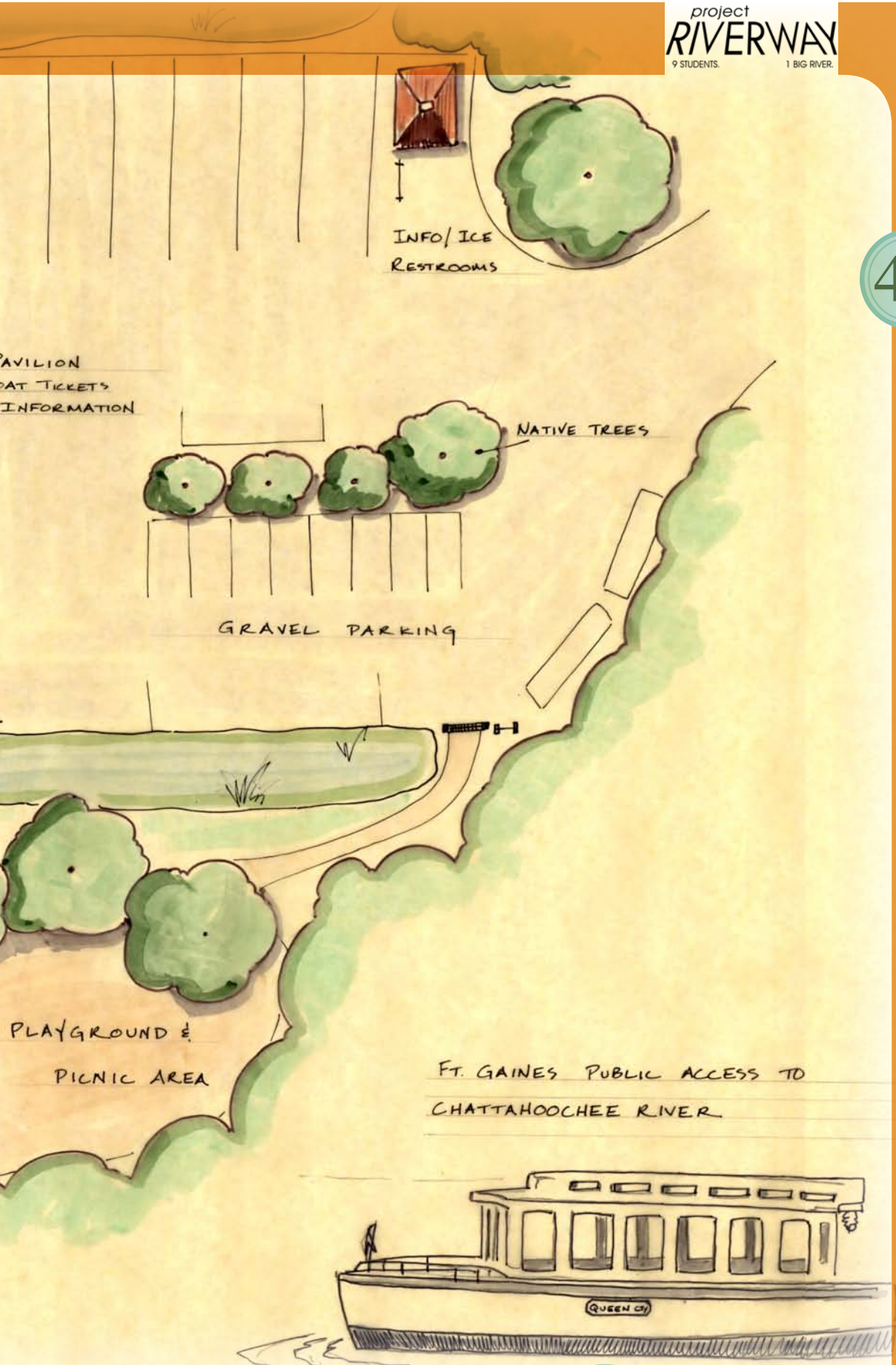
43

We propose a public use area on the East Bank near the Corps of Engineers buildings. With public beach access and lines and pipes connecting buildings to utility grids, this is a logical site for this project. We suggest the creation of a parking lot, playground area, beach access, and restrooms. The parking lot will allow parking for those accessing the Phenomenon Trail. Because this site is located midway along the trail, it provides an additional access point with convenient parking.





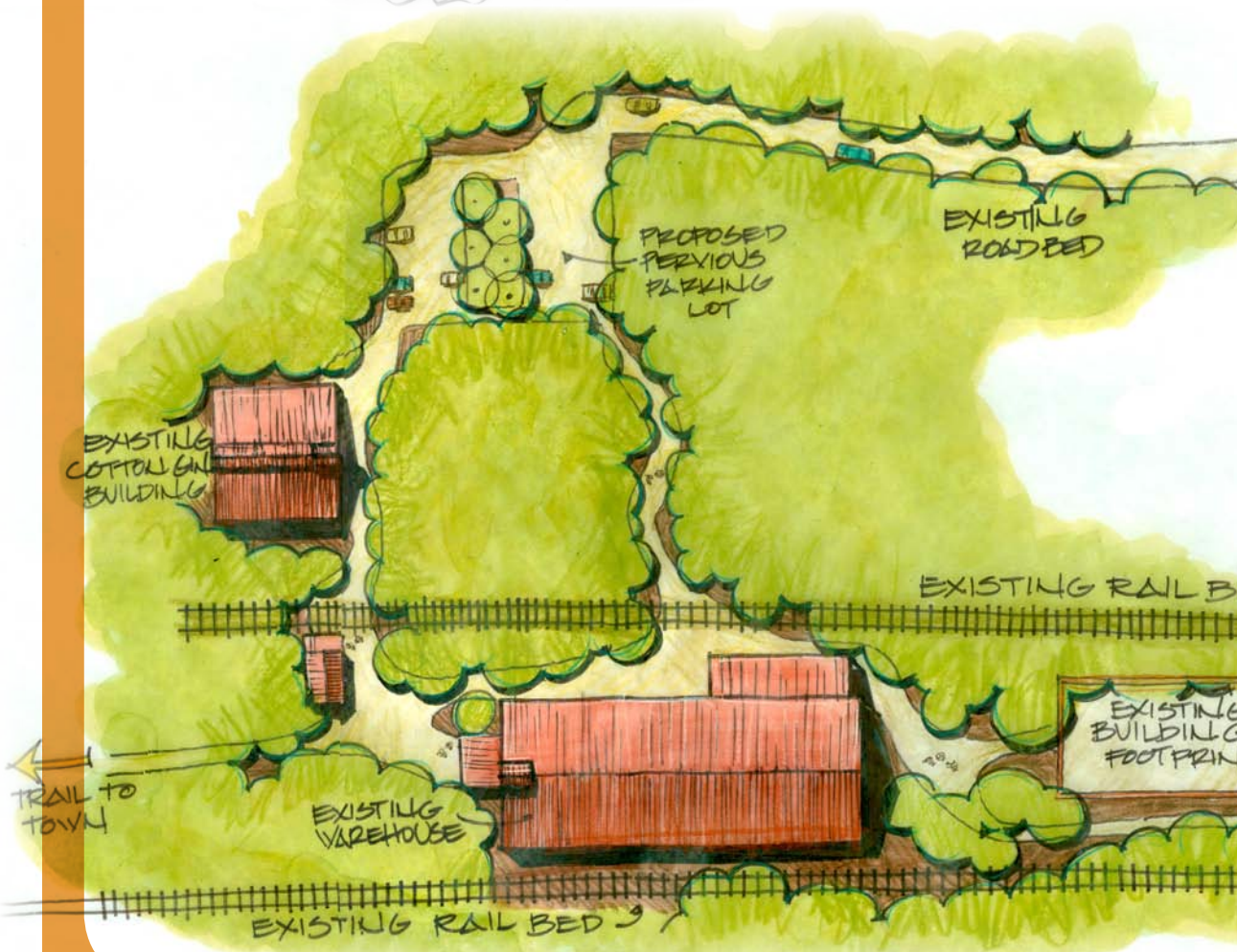
Final Report of the Project Riverway 9 Students, 1 Big River. Summer 2006 Study



Phenomenon Trail

MUNICIPAL DOCKS FOR PUBLIC WATER ACCESS

The Phenomenon Trail will benefit by taking advantage of the proximity of the Chattahoochee River and Lake Walter F. George. In an attempt to keep the number of private docks down, larger public docks provide access to all. One dock is on the lake, and another is at the end of the Phenomenon Trail in walking distance from downtown Fort Gaines.

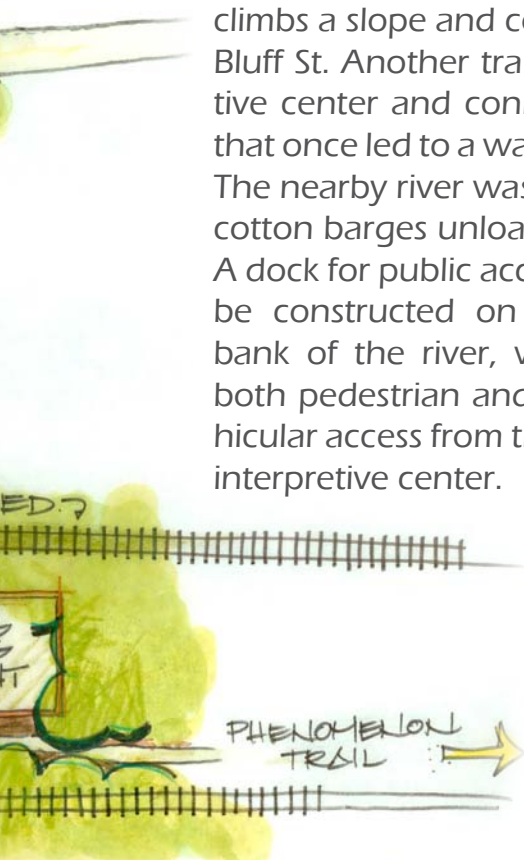


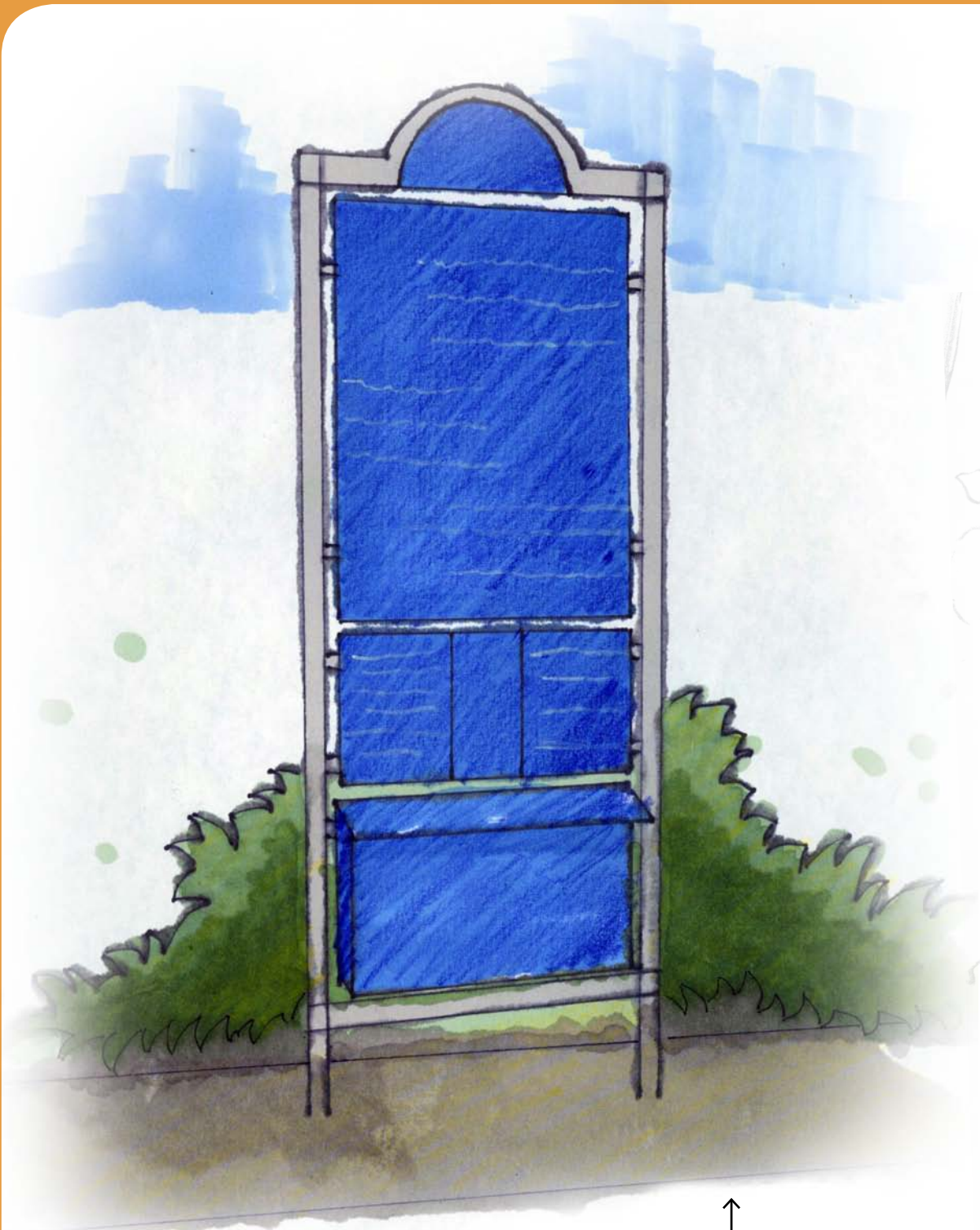
Phenomenon Trail

INTERPRETIVE CENTER

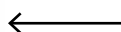
The southern terminus of the Phenomenon Trail is located at the site of Fort Gaines' riverside cotton mill complex. Today, a number of the structures still stand but are in danger of deteriorating beyond use if they continue to be ignored. Along the abandoned railbed, there is a long red warehouse which was once a cotton gin. A small structure that may have been used as an office also remains. Through a process of natural ecological succession these buildings tell the history of Fort Gaines in this overgrown, densely wooded area.

We propose the reuse of these structures to preserve the historic site and educate residents and visitors about the area. If given a mild rehabilitation, the structures can be saved from decay and used as an interpretive center, providing information and simple facilities for users of the Phenomenon Trail. The site will not be completely cleared of the existing hardwood forest, as it would have been in the days when the facility was in use, but instead selectively cleared to provide adequate trail access. An old roadbed that once provided access to town will be reused as a way to link the historic buildings with a pervious, ADA compliant pavement. Pedestrians have several options to make their way into town. A branch off the Phenomenon Trail climbs a slope and connects to the northern dead end of Bluff St. Another trail continues south from the interpretive center and connects with the abandoned roadbed that once led to a wagon bridge over the Chattahoochee. The nearby river was once the location of a wharf where cotton barges unloaded and delivered cotton to the gin. A dock for public access could be constructed on the bank of the river, with both pedestrian and vehicular access from the interpretive center.





Interpretive



Directional

Regulatory



Phenomenon Trail

SIGNAGE AND TRAIL MATERIALS

49



Interpretive signage is located at both at historical and natural sites along the Phenomenon Trail. Interpretive signs can be placed in areas featuring Relic Trilium, at Native American mounds on the Cemochechobee, as well as other sites.



Directional signs are located at the head of any spur trail branching off the Phenomenon Trail.

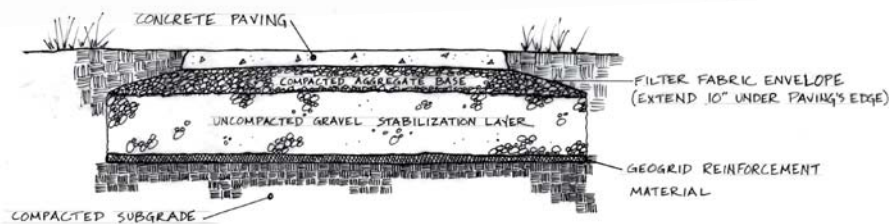


Regulatory signs are located approximately every 100 feet on the section of trail along the railroad bed.

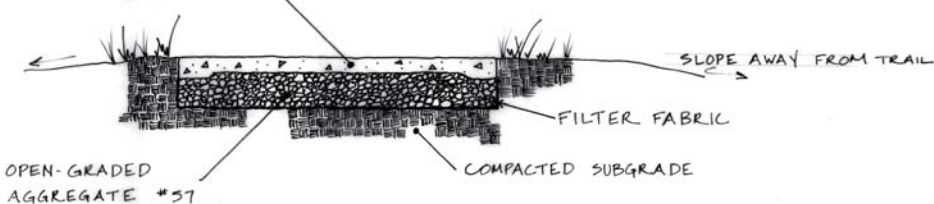
The sign could read:
"Please don't go off the established paths and trails in order to protect the natural vegetation in this area."

PAVING MATERIALS FOR PATHS:

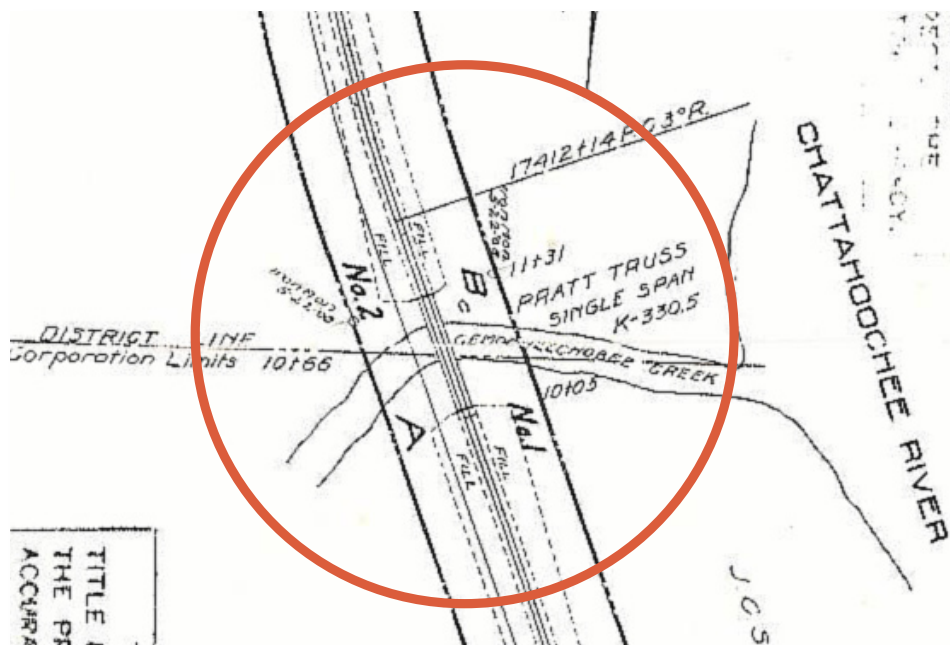
STABILIZED TRAIL FOR SATURATED SOIL CONDITIONS



POROUS CONCRETE:
OPEN-GRADED AGGREGATE
BOUND BY PORTLAND CEM.



POROUS CONCRETE MORE EFFECTIVE IN AREAS WITH WELL-DRAINED SOILS



Survey map

The Pratt Truss bridge type, identifiable by diagonal members slanting down and in towards the center, is considered to be one of the very best and economical designs, allowing for thinner diagonals. Following the railbed at this point, the Phenomenon Trail could cross a newly installed Pratt Truss bridge that utilizes existing historical bridge footings.

The bridge may feature an overlook deck, providing users a vantage high above the creek. To give the bridge a historic feeling and to blend it with the environment, a weathered steel finish is suggested.



Bridge with overlook featuring interpretive signage



Example of a weathered steel bridge on a recreation trail

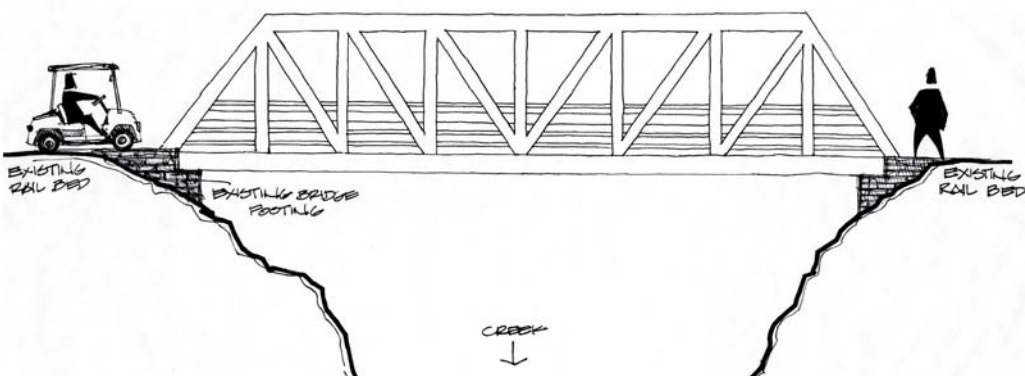
Phenomenon Trail

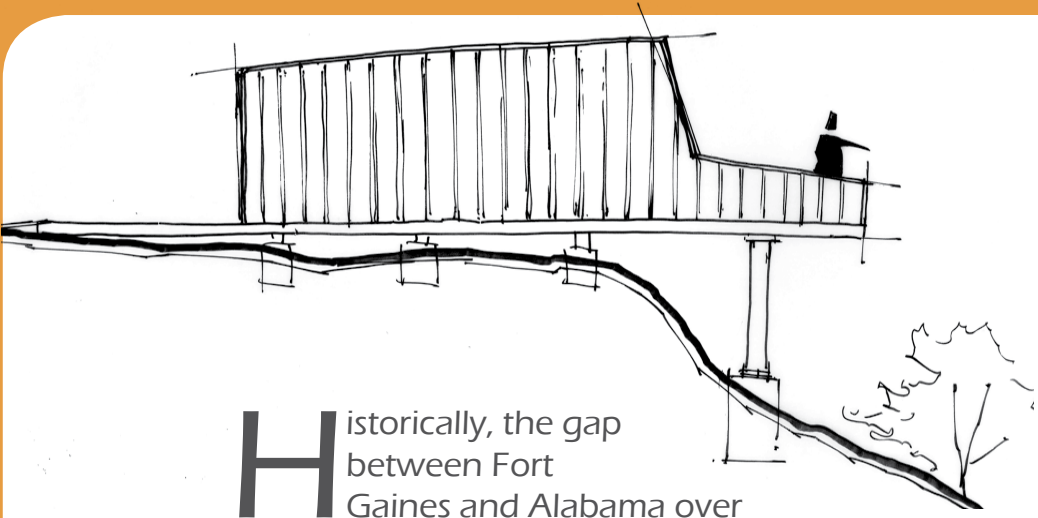
THE MISSING LINK

51



The current proposal for the Phenomenon Trail has a **missing link**. That missing link is a bridge that spans Chemochee Creek. Historically, a bridge crossed the creek on the now-abandoned Central of Georgia Railway. Inspection of the railroad's survey map shows that at this location in Fort Gaines, the bridge was a single span Pratt Truss.





Historically, the gap between Fort Gaines and Alabama over the Chattahoochee River was connected by a large covered bridge. It was constructed in the Town-Truss style. Fort Gaines is perched atop a bluff that is higher than the Alabama bank, and it appears that a road leading partly down the bluff was the starting point of the bridge. However, the top of the bluff affords fantastic views of the river and is the location of the interesting cultural resources of the Frontier Village. To take advantage of the location, this scenic overlook aims to provide even better views with no vegetative obstructions while harkening back to the amazing bridge structure that once stood nearby. Informative signage on site will explain the history.



Fort Gaines

COVERED BRIDGE OUTLOOK

The structure itself is simple. Though it does not mimic the exact form or construction methods of the historic bridge, it is designed to create an interesting experience for users. It is accessed by an open wooden platform over flat ground that leads straight to the overlook end.

The entrance to the covered portion of the structure has a lower roof than the end, so the user experiences an opening, or expansion, of view as they move along. The ends of the side walls are slightly sloped down to solid side railings. However, when the end of the platform is reached, the railing is high tension metal wires attached with turnbuckles. This less intrusive barrier allows for a broader view over the river.



Project Riverway

THANK YOU

THANK YOU TO ALL THE PEOPLE WHO MADE THIS EXPERIENCE POSSIBLE.....

BERT BRANTLEY, Georgia Department of Economic Development | **CHERYL SMITH**, Georgia Department of Economic Development, Tourism | **HANNAH SMITH**, Athens/Clarke County Convention Center | **JIM YOUNGQUIST**, UGA-Fanning Institute, Regional Development | **JIM KUNDELL**, Carl Vinson Institute of Government | **SHANNON KETTERING**, Vice President, Ecos Environmental Design, Inc. | **JEANNE CYRIAQUE**, Historic Preservation Division | **ALLISON SLOCUM**, Lower Chattahoochee Regional Development Center | **DOUG PURCELL**, Executive Director, Historic Chattahoochee Commission | **DAVID CAMPBELL**, Owner and Curator, Sutton's Corner Frontier Country Store Museum | **EWELL BELL**, Property and Maintenance Manager | **AMELIA VALENCIC**, Director of Marketing and Development at Port Columbus | **BECKY CHAMPION** | **BILLY WINN** | **JAMES _____** | **CAROLE RUTLAND**, Executive Director Riverway South Bill Edwards, Executive Director, Chattahoochee Riverkeeper | **BILL KOCH** | **CAROLYN COPELAND** | **MITCH DRIEBE** | **KEN PENUEL** | **DANNY BIVINS**, Fanning Institute | **LEIGH ASKEW**, Fanning Institute | **JAN COYNE**, Fanning Institute | **PRATT CASSITY**, Center for Community Design and Preservation | **ALFRED VICK**, Professor, College of Environment and Design | **LIZ KRAMER**, Natural Resources Spatial Analysis Laboratory | **ELEONORA MACHADO**, Center for Community Design and Preservation | **JENNIFER MARTIN LEWIS**, Center for Community Design and Preservation | **LEARA D. RHODES**, Professor, Grady College of Journalism and Mass Communication | **DONNA GABRIEL**, College of Environment and Design | **LEN NEIGHBORS**, Creative Director, Boxkite Syndicate | **ROY BEESON**, Videographer

*A special thanks
to our funders:*

COLUMBUS WATER WORKS

FANNING INSTITUTE

RIVERWAY SOUTH



1785

The University of Georgia

This report was produced and coordinated by the
University of Georgia
Fanning Institute,
College of Environment and Design and
Center for Community Design and Preservation

To download an electronic copy of this report visit us at:
<http://www.sed.uga.edu/psoc/charrettes/riverway2006.pdf>

<http://www.fanning.uga.edu>
or call Danny Bivins at ☎706.583.0856

2006 Credits Project Riverway

project RIVERWAY

9 STUDENTS.

1 BIG RIVER.

Interns

Laura Evans
Mike Sutton
Trevor Sarter
Scott Herzog
Amy Edgerton
Joe Pung

Students

Keyes Williamson
Anna Day
Melissa Tufts

Faculty

Leigh Askew
Danny Bivins
Matt Bishop
Jan Coyne
Pratt Cassity
Liz Kramer
Jennifer Lewis
Eleonora Machado
Leara D. Rhodes
Alfie Vick



Cover photo credit : Georgia Department of Economic Development

Final Report of the Project Riverway

Summer 2006 Study of the Lower Chattahoochee River Corridor. Produced by the University of Georgia(UGA), Fanning Institute, College of Environment & Design (CED), and Center for Community Design and Preservation (CCDP).

Project sponsored by the Alliance of Quality Growth and Fanning Institute

Report Editors

Danny Bivins

Fanning Institute, UGA
bivins@fanning.uga.edu

Laura Evans

Fanning Institute, UGA

Report Design & Layout

Eleonora Machado

Center for Community Design and Preservation, University of Georgia
emachado@uga.edu