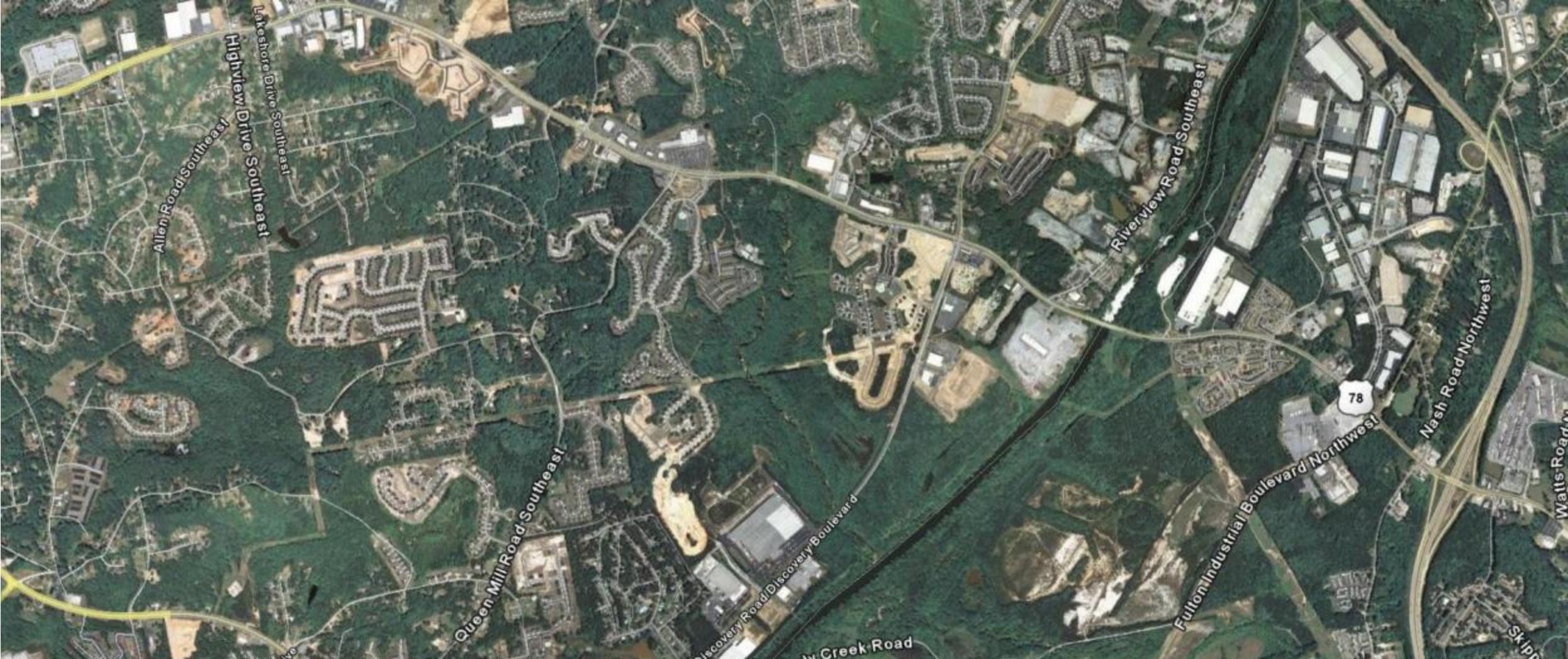


# River Line Master Plan



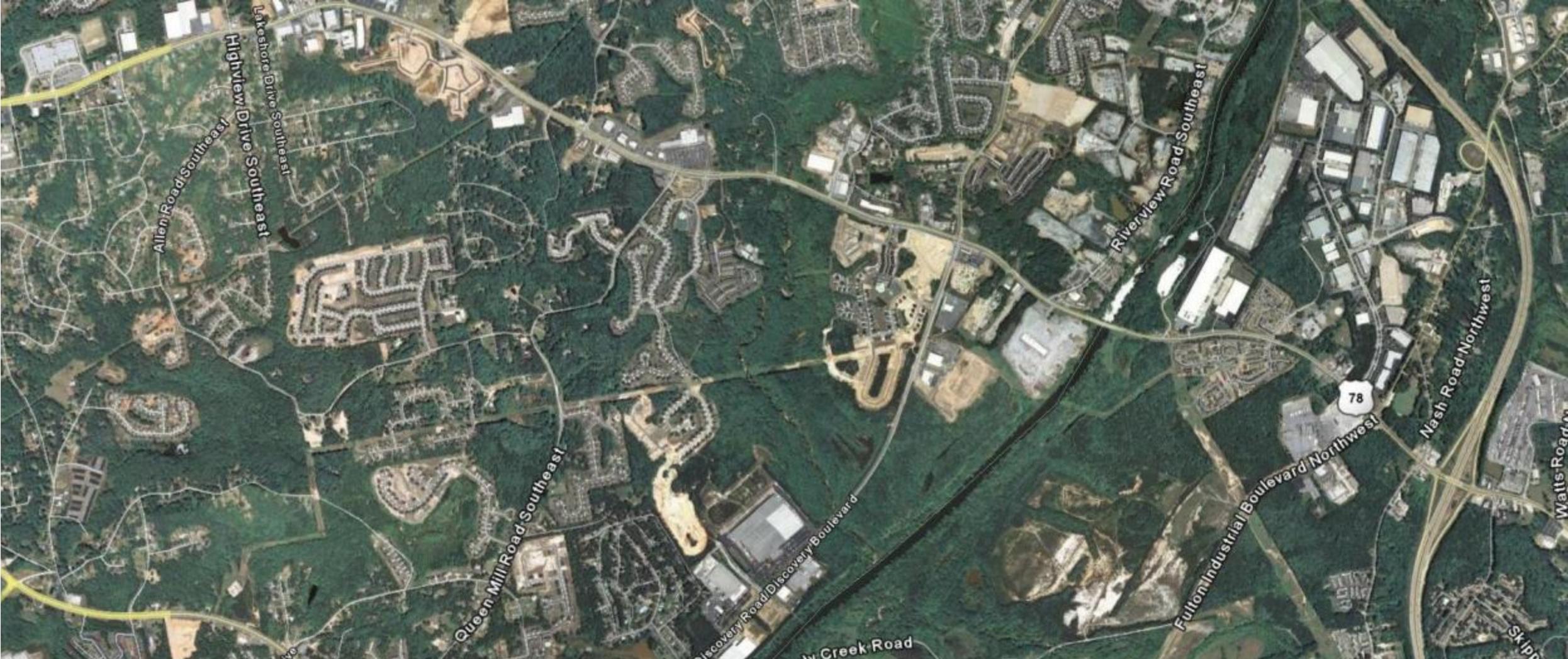
- James L. Sipes – project manager
- Amy Lang – assistant project manager
- Sarah Sims – senior planner



# Principles & Concepts – 50%

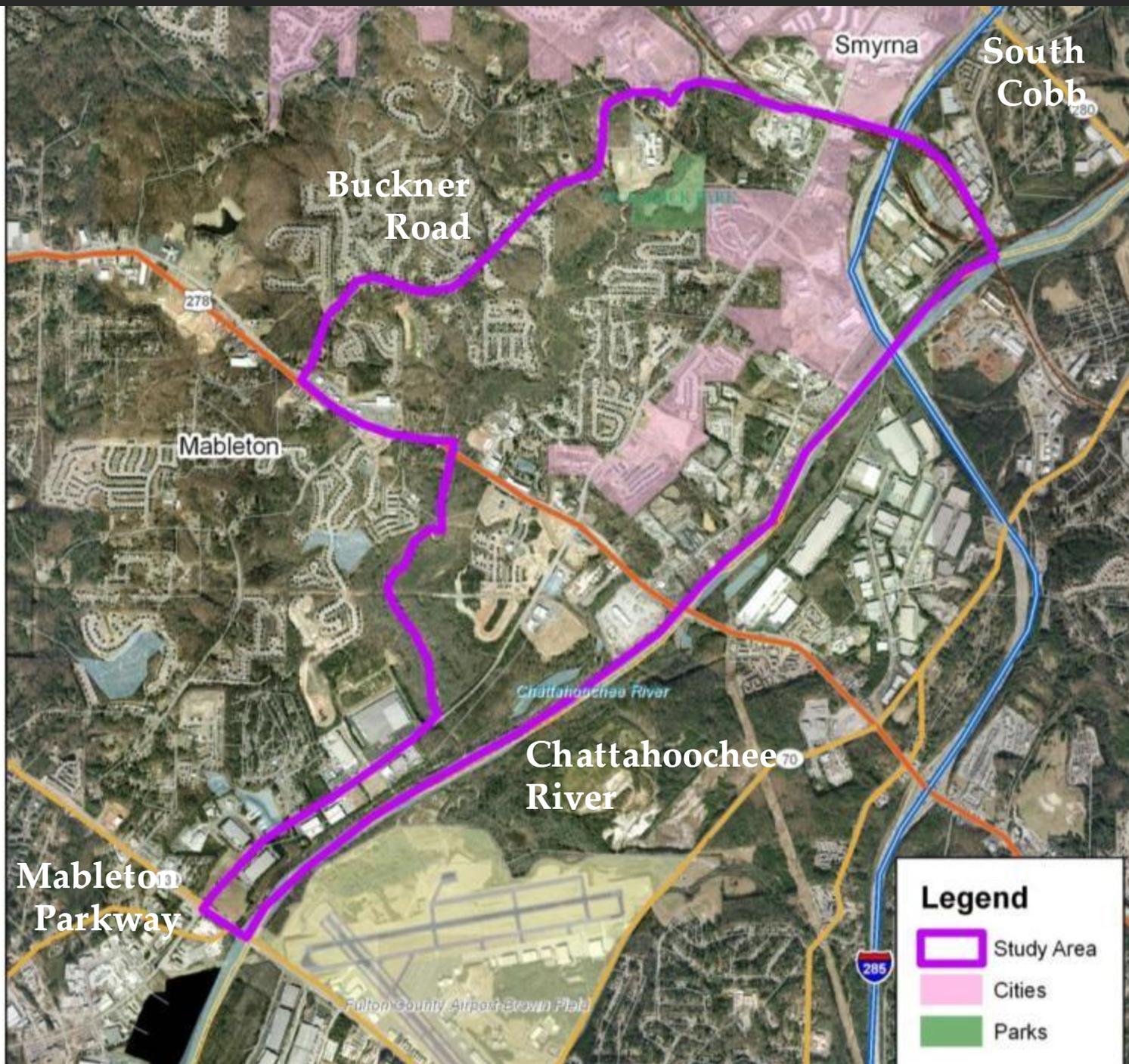


- What We Have Heard
- Primary Planning Principles
- Planning Concepts
- Stakeholder Input
- Next Steps



# Project Overview

# Study Area

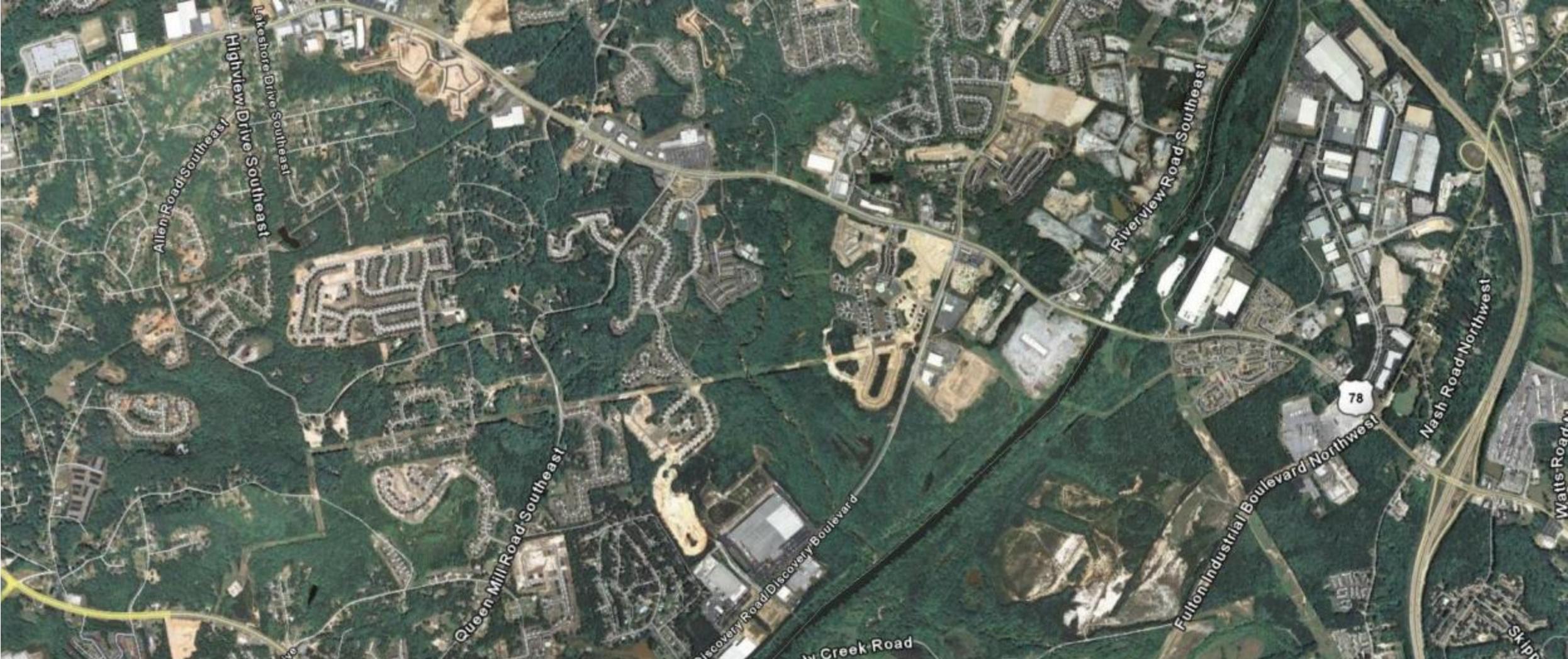


## River Line Master Plan

Cobb County, Georgia



- Land use
- Preservation
- Recreation
- Non-vehicular transportation



# What We Have Heard

# Public Meeting # 1 – 11-18-08



**River Line Master Plan**

Cobb County, Georgia

**EDAW** | AECOM

# What We Heard – Who uses the River Line Area?



- Plan for future generations ...
- Plan for people who are going to live and work here ...
- Make sure we balance history, development, and the protection of natural resources
- There are two publics: tourists and local residents ... we need to accommodate both ...

# What We Heard - Connectivity



- Proximity of site to I-20, 285, downtown Atlanta ...
- Traffic can be a problem ... congestion ... heavy truck traffic associated with industrial uses ...
- Pedestrian access needs to be improved ...
- Need sidewalks throughout area ... need places to walk to ... need sidewalks to Nickajack Park ... need sidewalks on Veterans Memorial & Buchanan Road ...
- Add pedestrian bridges over Nickajack Creek ...
- Consider pedestrian bridges to connect to both sides of the Chattahoochee River ...
- Opportunity to connect to Atlanta on other side of river – LCI (Livable Communities Initiative) ...

## What We Heard – Industrial Uses



- Need to protect water, air, historic artifacts...
- Mitigate industry impact on the area ... consider removing industrial land use in some areas ...
- Need to change footprint of Riverview Road to make it less industrial ...
- Industry can create a noise nuisance, especially at night ...
- Move industry away from the river ...
- Phosphorous plant – bad odors ...

# What We Heard – Chattahoochee River



- River is focus – why people came here to begin with
- focus on development of river as a resource ...
- “Organizing factor” is river (plus Nickajack Creek) –...
- Restore the natural character along sections of the river ... add trees and parks ...
- Industrial uses along river are dangerous ... too seedy .... Riverview Road is a “blight” ...
- Mixed use near the river is suggested ...
- Public access to the river, hiking trails, river walk, restaurant near the river, ...
- Address water quality issues
- Only good view of river is 100 acres along river ...



- Need more open space, parks, playgrounds, and green trails ...
- Nickajack is hidden – need to enhance presence ... link trails to the park ...
- Need to protect Wallace Park ...
- Nickajack Creek & Blue Line Creek need 100' buffers ...
- Preserve woodlands ...
- Add trail along Nickajack to Silver Comet ... protect trail on Hicks Road ...
- Need trails to connect to schools ...
- Need bike lanes along roads ... connect to bike trails outside study area ...

# What We Heard – Cultural Resources



- Historic resources not visible to public ...
- Pull River Line historic resources together ...
- Need to protect shoupadés ... 36 original, 8 left; can access from neighborhoods; some are still pristine ...
- Other historic resources - emphasize railroad; Silver Comet via rails; trolley line; Tanner House; old mill on Henderson Rd property; 100 acres off Veterans Memorial - walk the ridgeline; historic cemeteries ...
- More historic resources in area than Civil War – Indians, other artifacts in museum ...
- Once camps/summer homes ... a retreat area ...
- Small-scale communities which arose b/c of river ...
- Views of river and historic areas need protecting ...

# What We Heard – Community Facilities



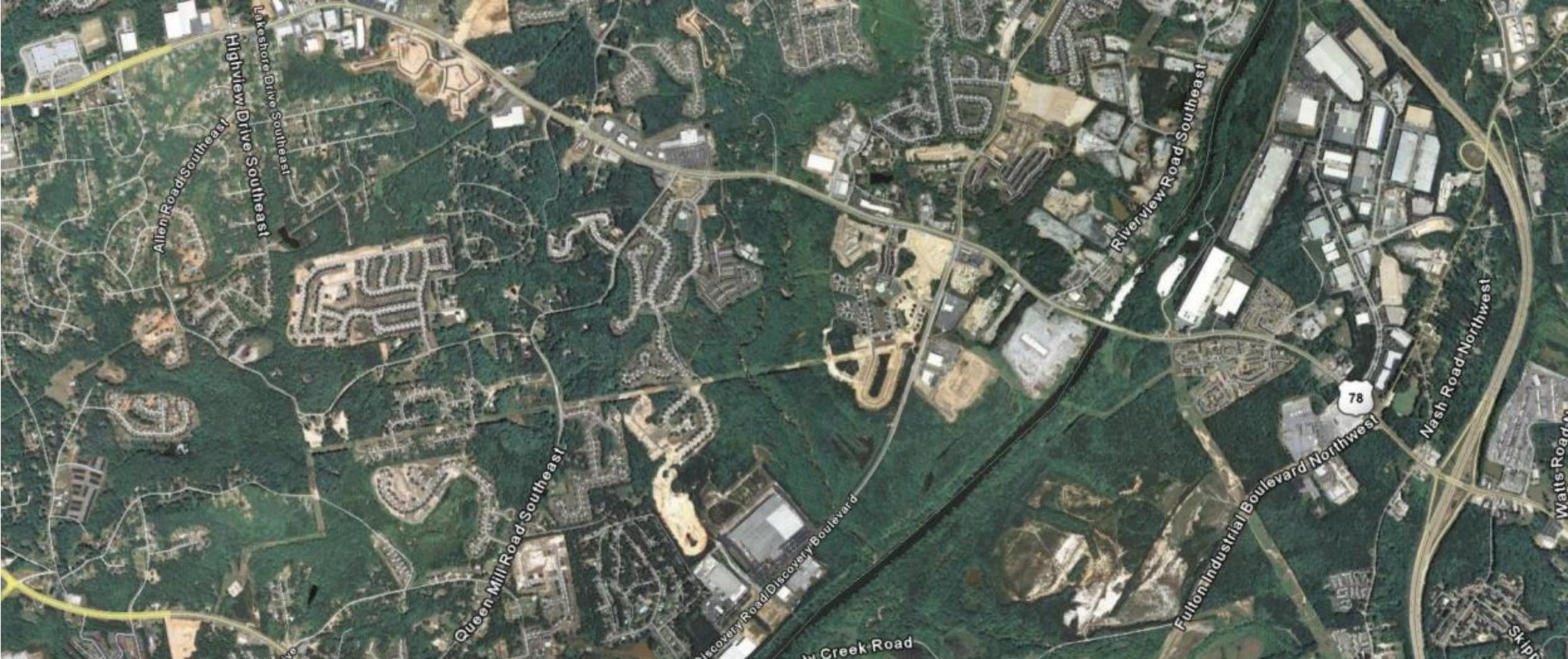
- Need gathering areas ... nowhere safe to bring kids during the day...Publix and pizza restaurant are current community gathering places ...
- Sense of community improving via new development ...
- Involve girl scouts / boy scouts ...
- Possible library in area or public gathering place ...
- History Museum desired ... need historic interpretation (Turner House, Oakland House?, Indians etc) ...
- Visitor center, auditorium, display stages – recreating what looked like through centuries; Hooper Turner House as a visitor center ...
- Interested in community garden / local market ...



- Clean up landscaping on Oakdale Road ...
- Similar Street lights/design and signage ...
- Piggyback signage with “Welcome to Cobb County” ...
- Need signage ... Signage for parks and historical markers is currently inaccessible ...
- Need to upgrade street lights ...
- Need more pedestrian friendly connectivity ...
- Need to increase public awareness of the River Line area ...



- Create a strong River Line identity ...
- Doesn't have identifiable name or a strong sense of place ...
- Potentially too large to be one community; maybe a collection of communities ...
- Character area...reopening historic areas...want county support.
- Opportunities for tourism include the historic district, Nickajack Creek, the Chattahoochee, Henderson Mill, the Silver Comet, and the Mable House Amphitheater ...



# Six Primary Planning Principles



- Enhance Connectivity
- Reconnect to the River
- Enhance Recreation Opportunities
- Emphasize Cultural & Historic Resources
- Create Community-friendly Character
- Develop Strong Sense of Identity



- Enhance Connectivity
- Reconnect to the River
- Enhance Recreation Opportunities
- Emphasize Cultural & Historic Resources
- Create Community-friendly Character
- Develop Strong Sense of Identity



- Enhance Connectivity
- Reconnect to the River
- **Enhance Recreation Opportunities**
- Emphasize Cultural & Historic Resources
- Create Community-friendly Character
- Develop Strong Sense of Identity



- Enhance Connectivity
- Reconnect to the River
- Enhance Recreation Opportunities
- **Emphasize Cultural & Historic Resources**
- Create Community-friendly Character
- Develop Strong Sense of Identity



- Enhance Connectivity
- Reconnect to the River
- Enhance Recreation Opportunities
- Emphasize Cultural & Historic Resources
- **Create Community-friendly Character**
- Develop Strong Sense of Identity



- Enhance Connectivity
- Reconnect to the River
- Enhance Recreation Opportunities
- Emphasize Cultural & Historic Resources
- Create Community-friendly Character
- Develop Strong Sense of Identity

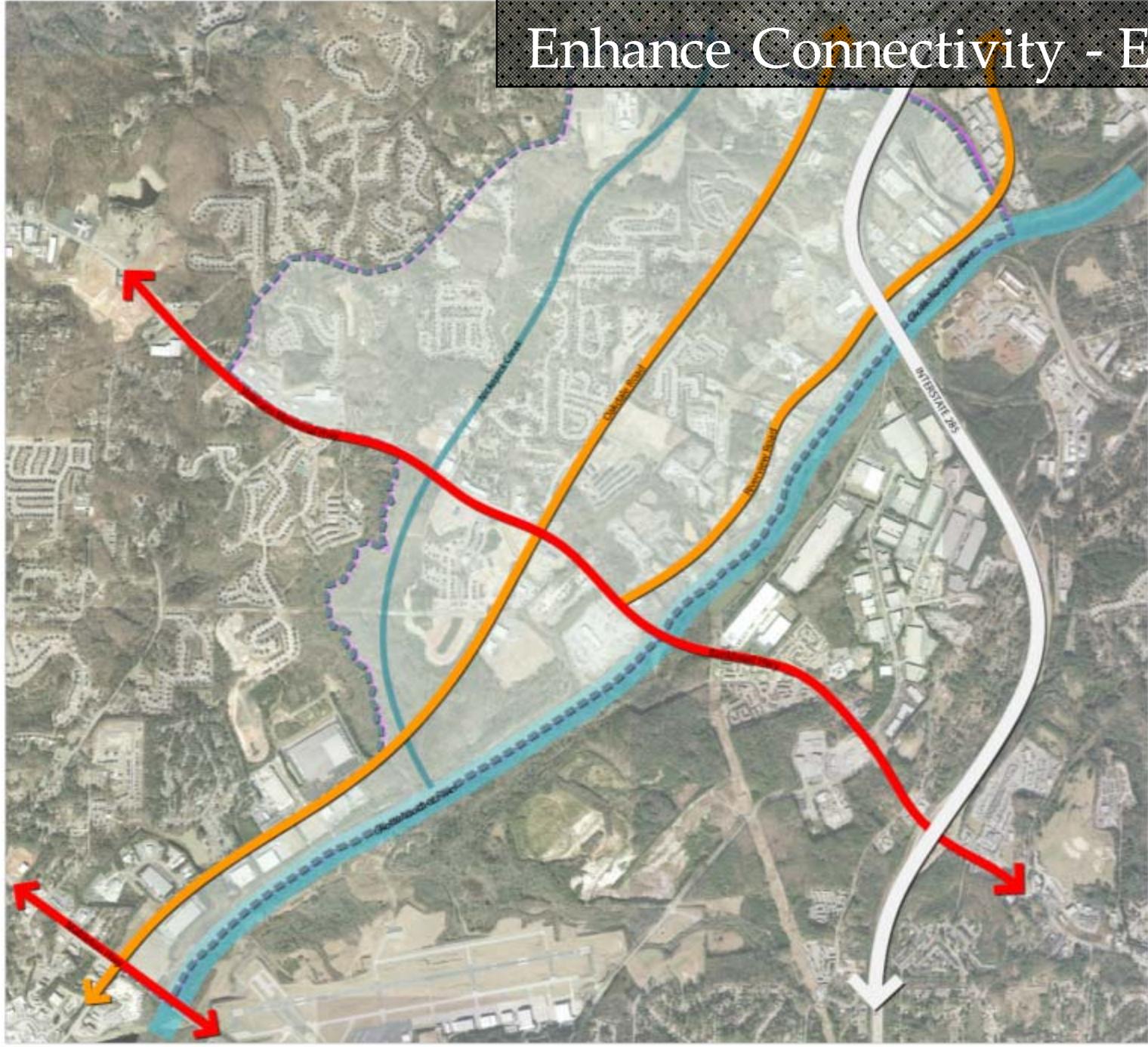
# Enhance Connectivity - Principles



- trails, bike paths, sidewalks, pedestrian bridges, trailheads, scenic overlooks ...
- link to activity nodes & public spaces ...
- connect to the historic resources ...
- establish a framework for linking to other trails and public spaces outside the study area ...
- develop better ways to cross the major thoroughfares such as Veterans Memorial ...
- develop interior roads as more residential roads with 35 to 45 mph speed zones ...
- connection to Fulton County via bike lanes ...

# Enhance Connectivity - Existing Conditions

- Interstate
- Primary Road
- Secondary Road
- Nickajack Creek
- Chattahoochee River
- Study Area

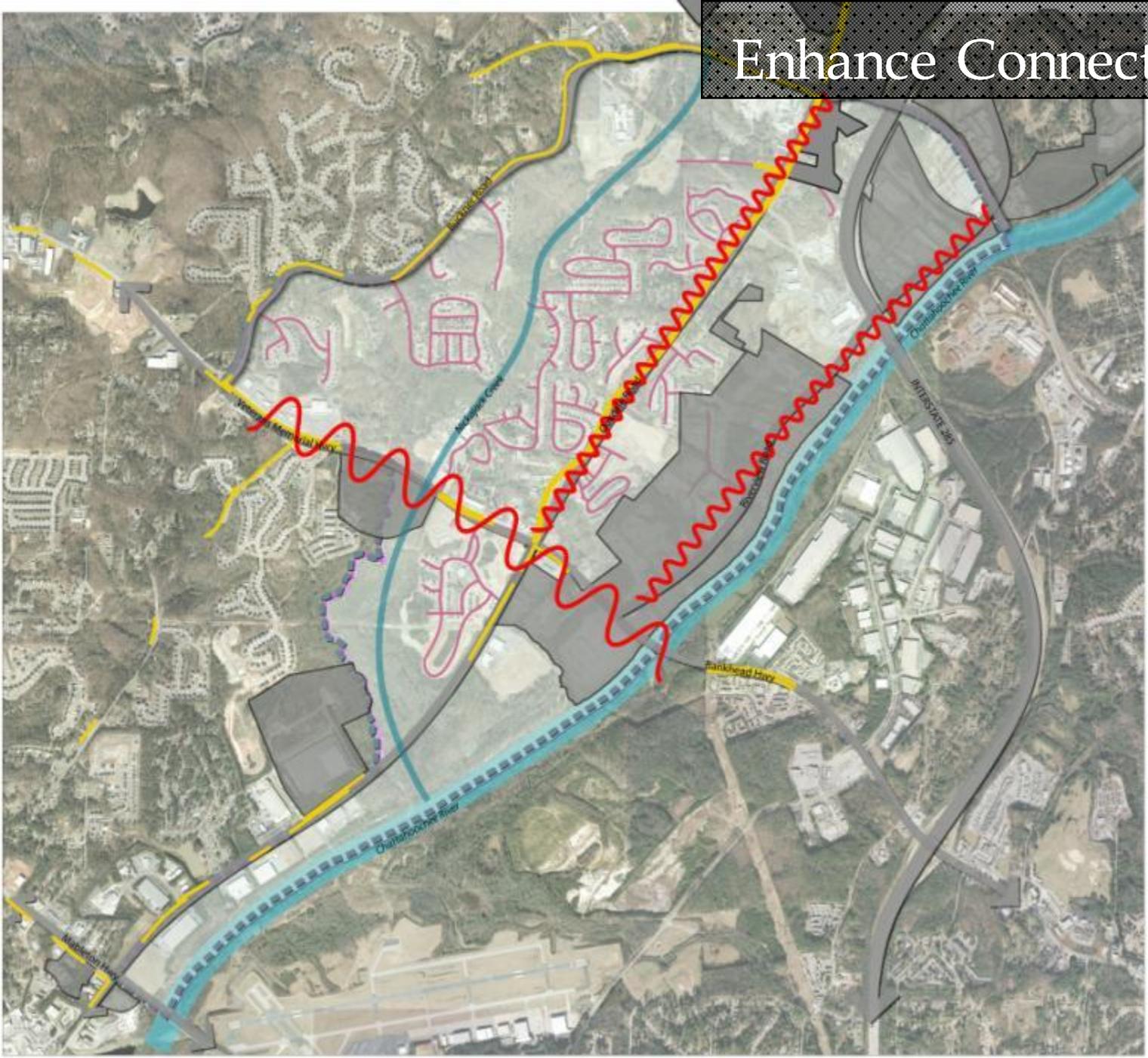


## River Line Master Plan

Cobb County, Georgia

# Enhance Connectivity - Constraints

- Existing Sidewalks
- Dead Ends
- High Traffic
- Industrial Use
- Roads
- Nickajack Creek
- Chattahoochee River
- Study Area

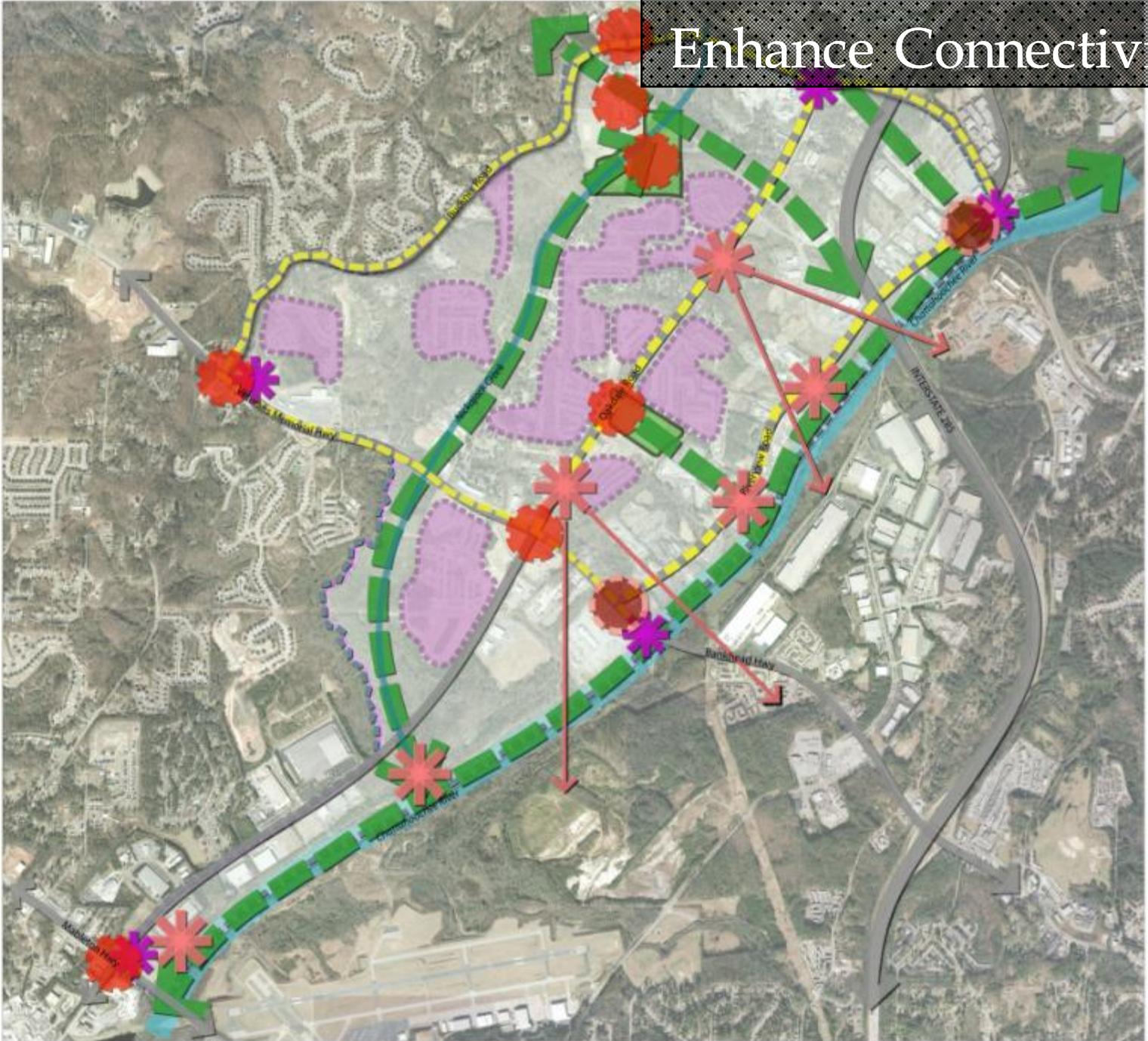


## River Line Master Plan

Cobb County, Georgia

# Enhance Connectivity - Opportunities

- Connections
- Continuous Sidewalks
- Existing Activity Nodes
- New Activity Nodes
- Gateways
- Connected Neighborhoods
- Overlooks/Gathering Places
- Roads
- Nickajack Creek
- Chattahoochee River
- Study Area



## River Line Master Plan

Cobb County, Georgia

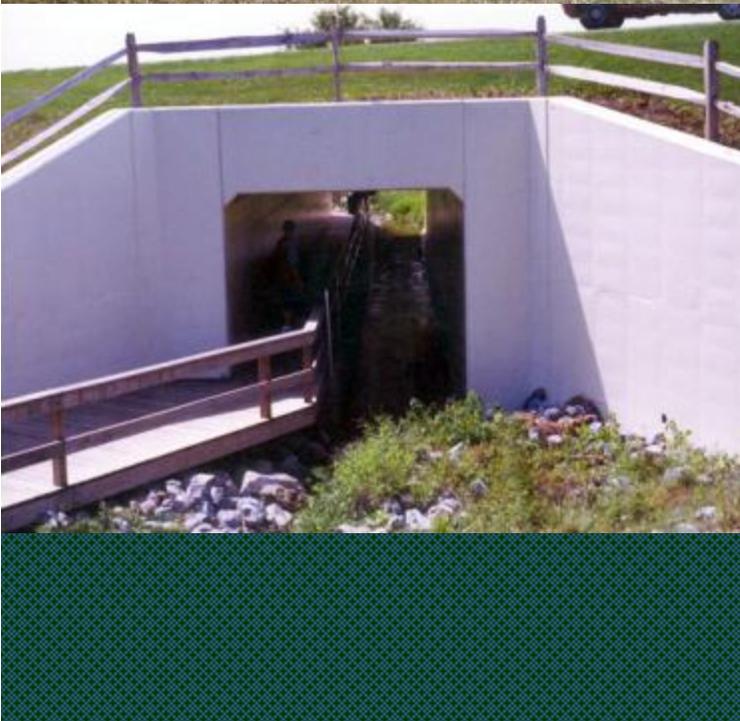
# Enhance Connectivity - Opportunities



# Enhance Connectivity - Opportunities



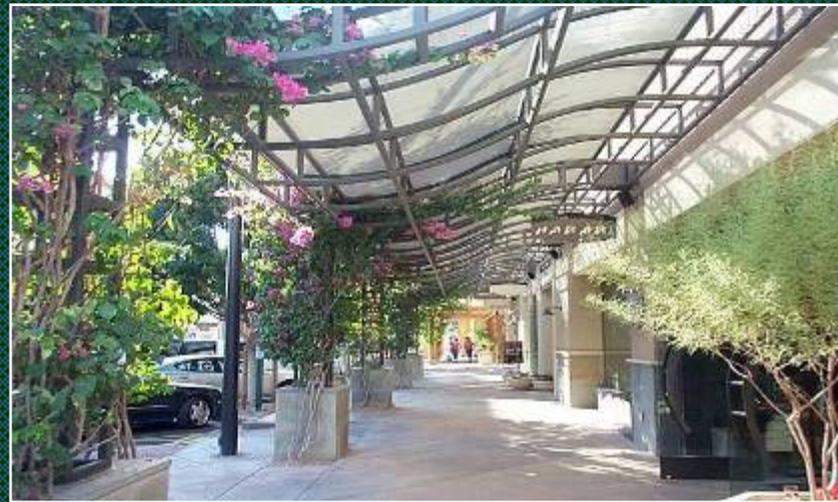
# Enhance Connectivity - Opportunities



**River Line Master Plan**

Cobb County, Georgia

# Enhance Connectivity - Opportunities



# Create Community-friendly Character - Principles



- Shift land use away from Industrial and more toward residential and related land uses ...
- Add more green space and recreation, more community facilities, more activity zones, and more mixed use development.
- Keep roads more residential in scale
- If industrial use is maintained, it is a less noxious use that is more compatible with other uses, and provides views of the river, access to the river, and connectivity along the river ...

# Create Community-friendly Character

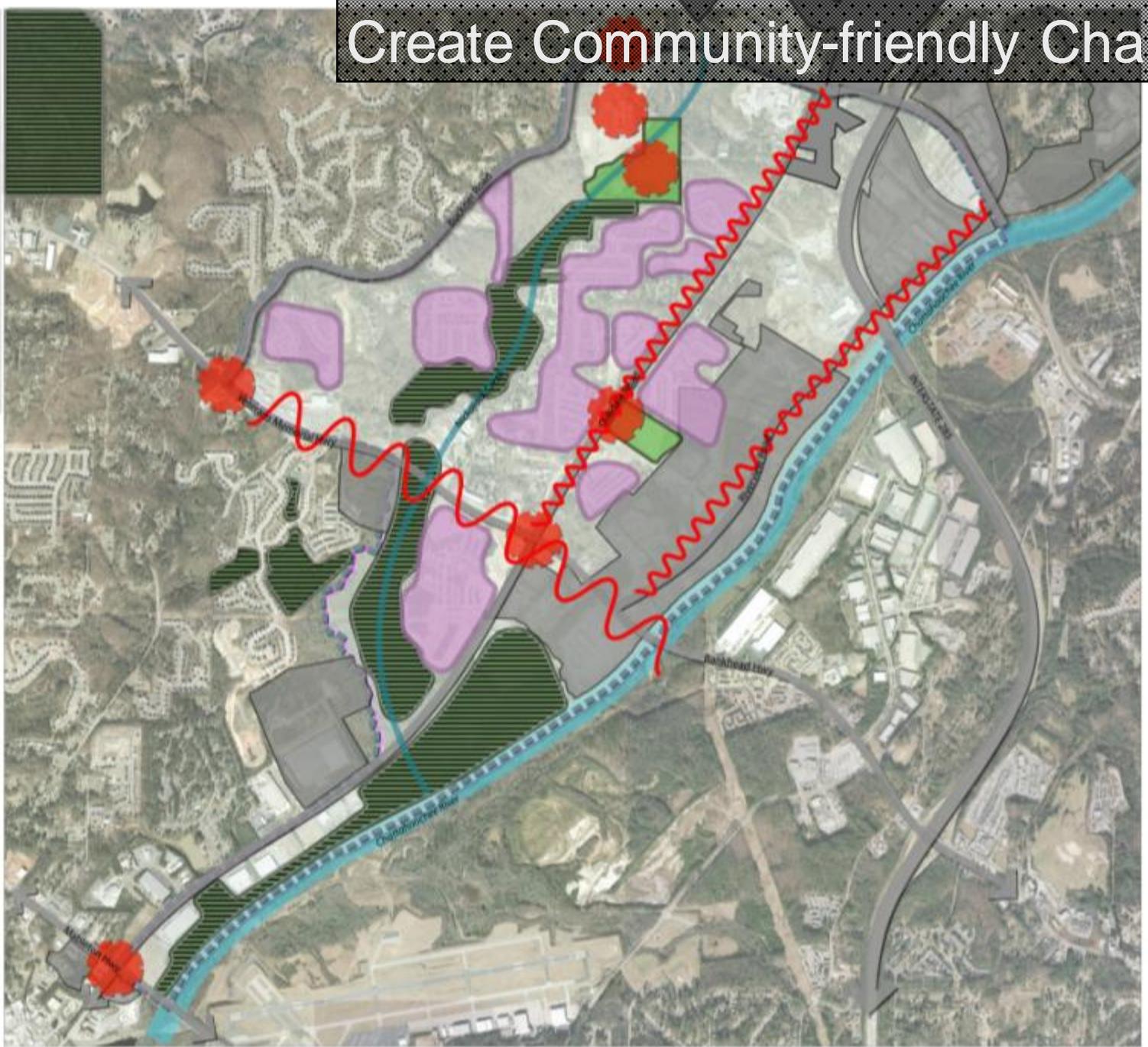


**River Line Master Plan**

Cobb County, Georgia

# Create Community-friendly Character - Constraints

- Unconnected Neighborhoods
- Existing Open Space
- Inaccessible Open Space
- Existing Activity Center
- High Traffic
- Industrial
- Roads
- Nickajack Creek
- Chattahoochee River
- Study Area



## River Line Master Plan

Cobb County, Georgia

# Create Community-friendly Character - Constraints

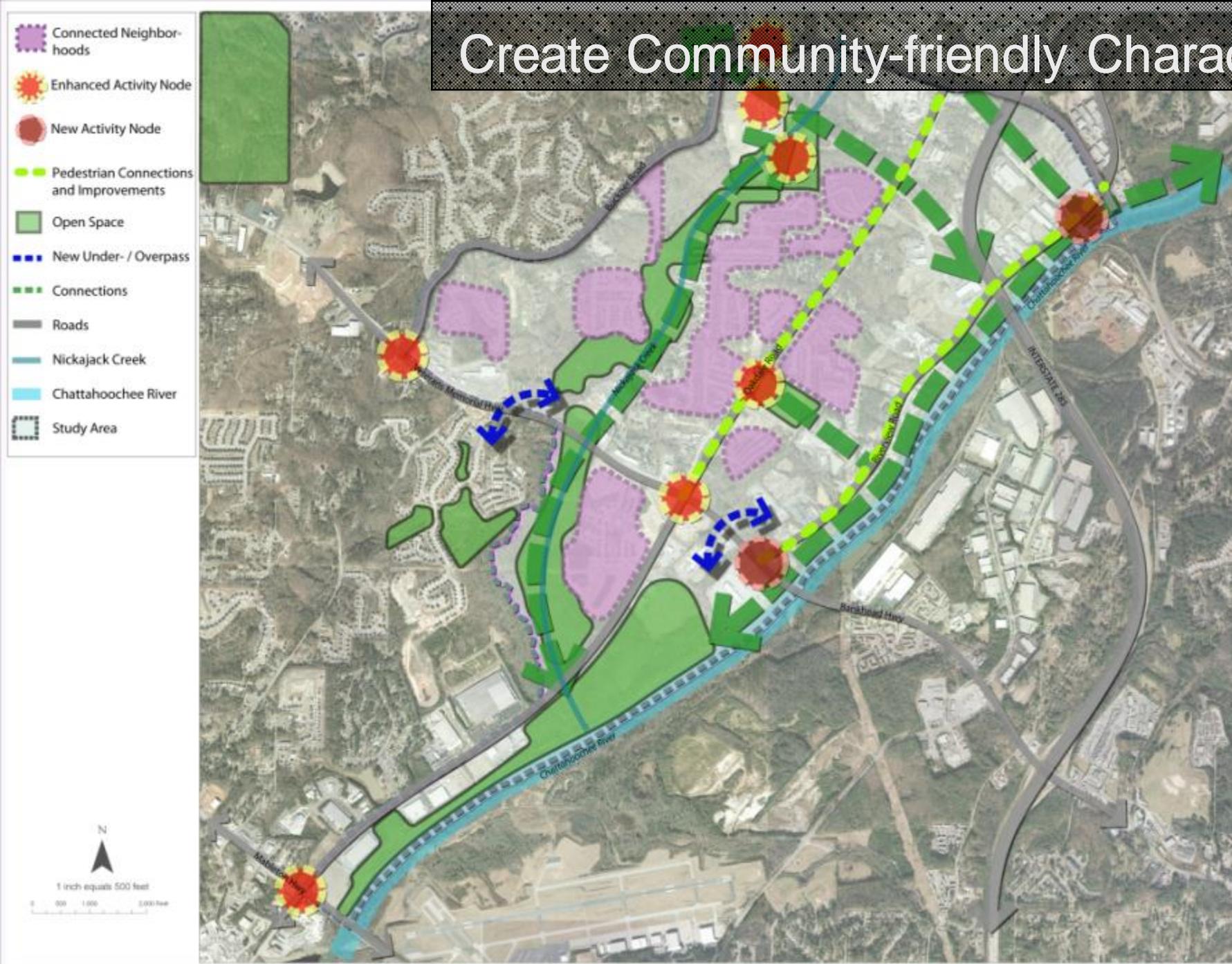


**River Line Master Plan**

Cobb County, Georgia

EDAW | AECOM

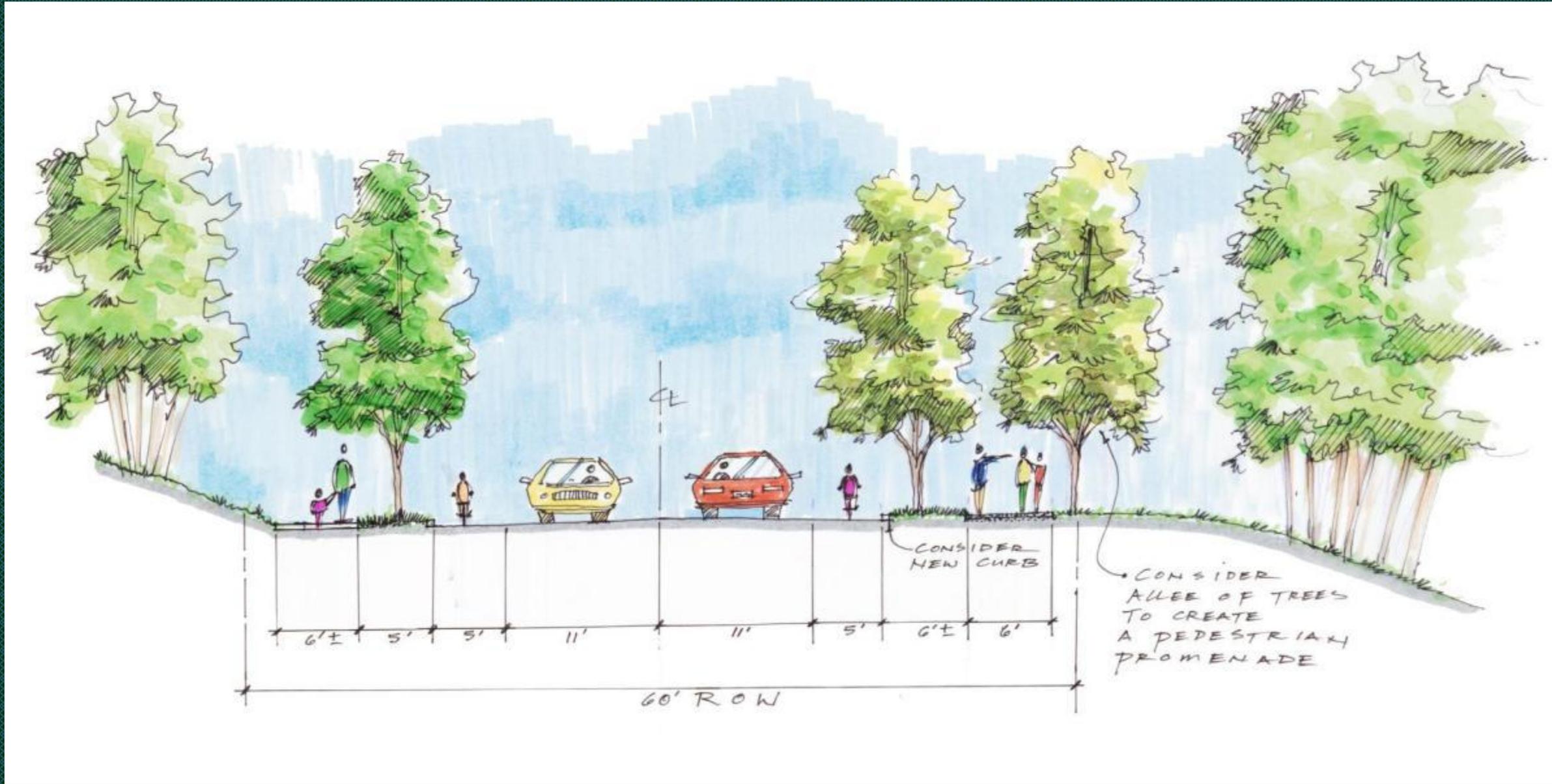
# Create Community-friendly Character - Opportunities



## River Line Master Plan

Cobb County, Georgia

# Create Community-friendly Character - Opportunities



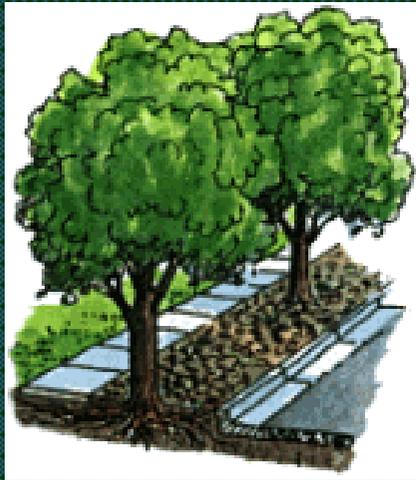
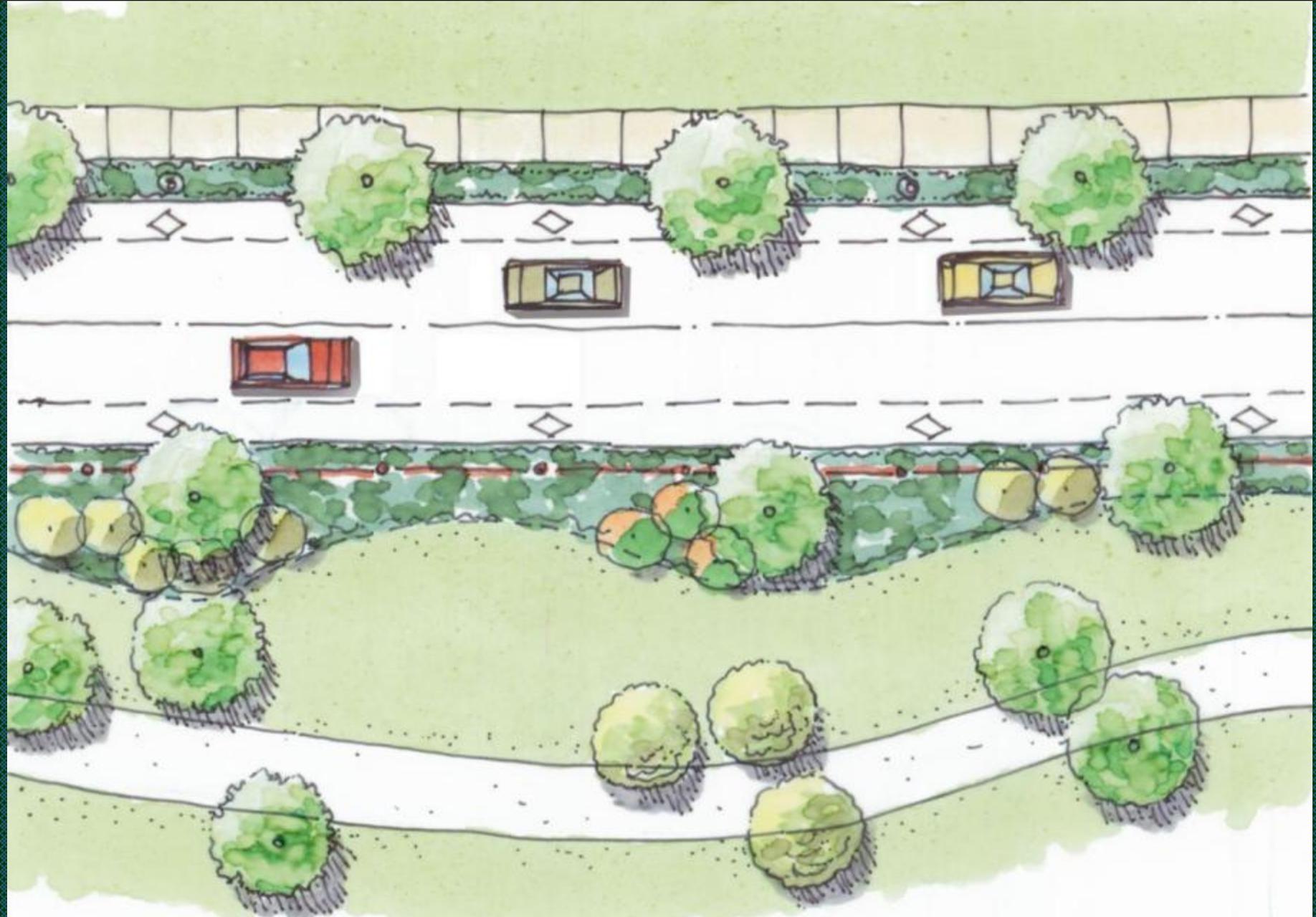
# Create Community-friendly Character - Opportunities



# Create Community-friendly Character - Opportunities



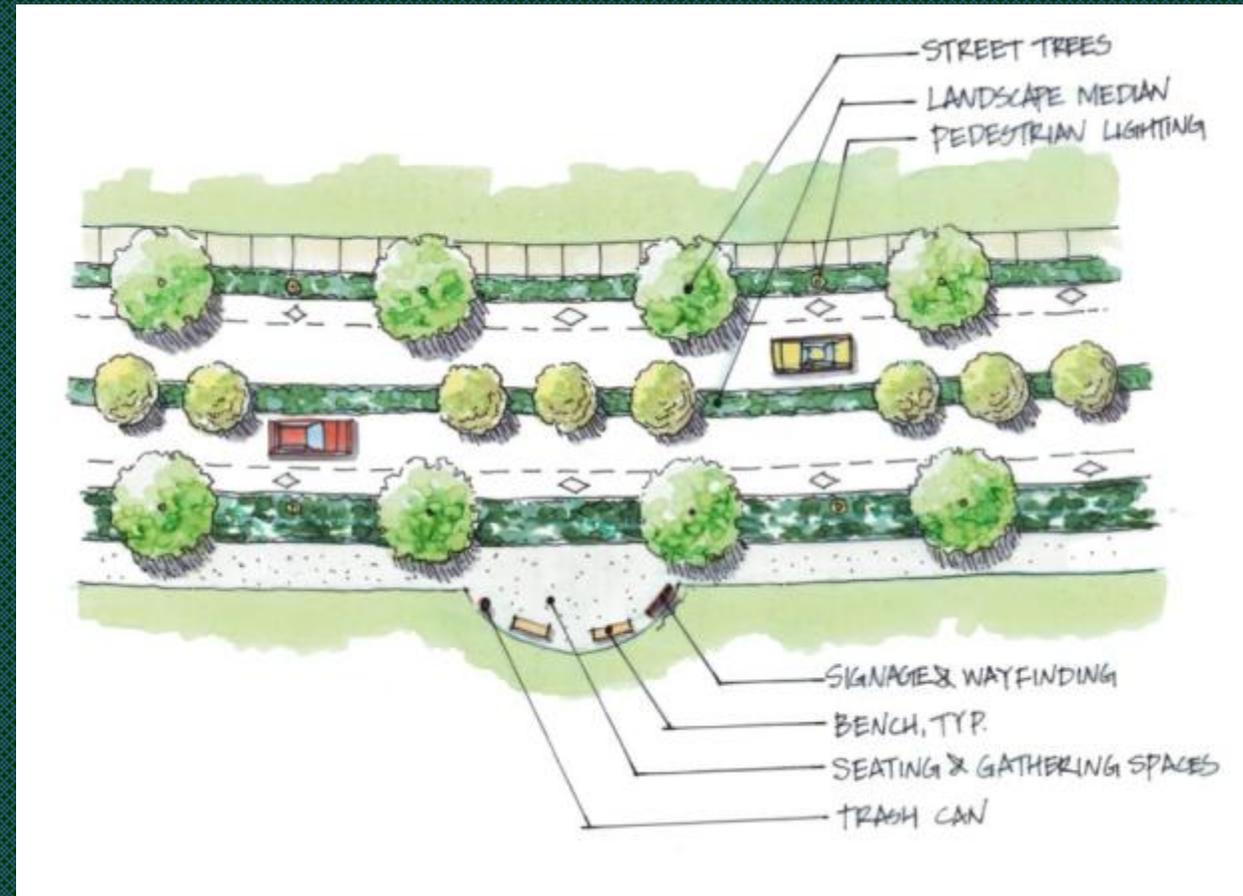
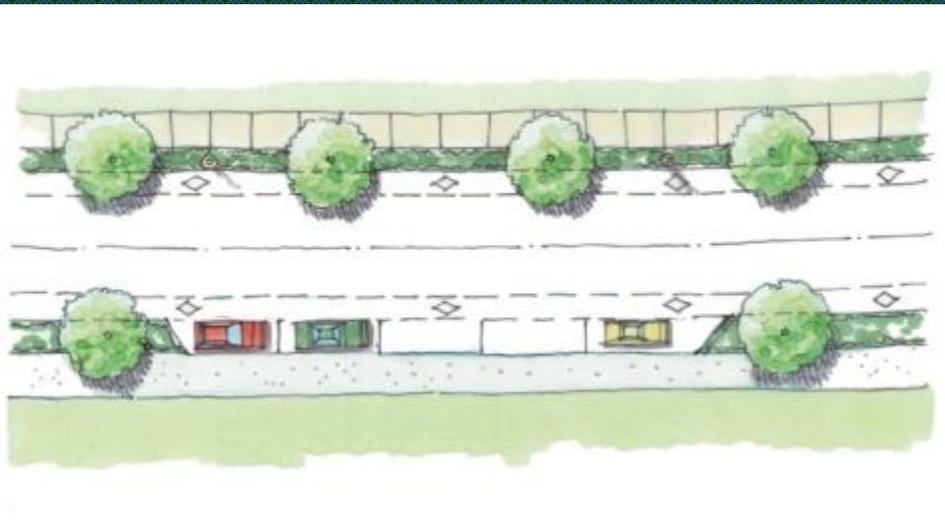
# Create Community-friendly Character - Opportunities



River Line Master Plan

Cobb County, Georgia

# Create Community-friendly Character - Opportunities

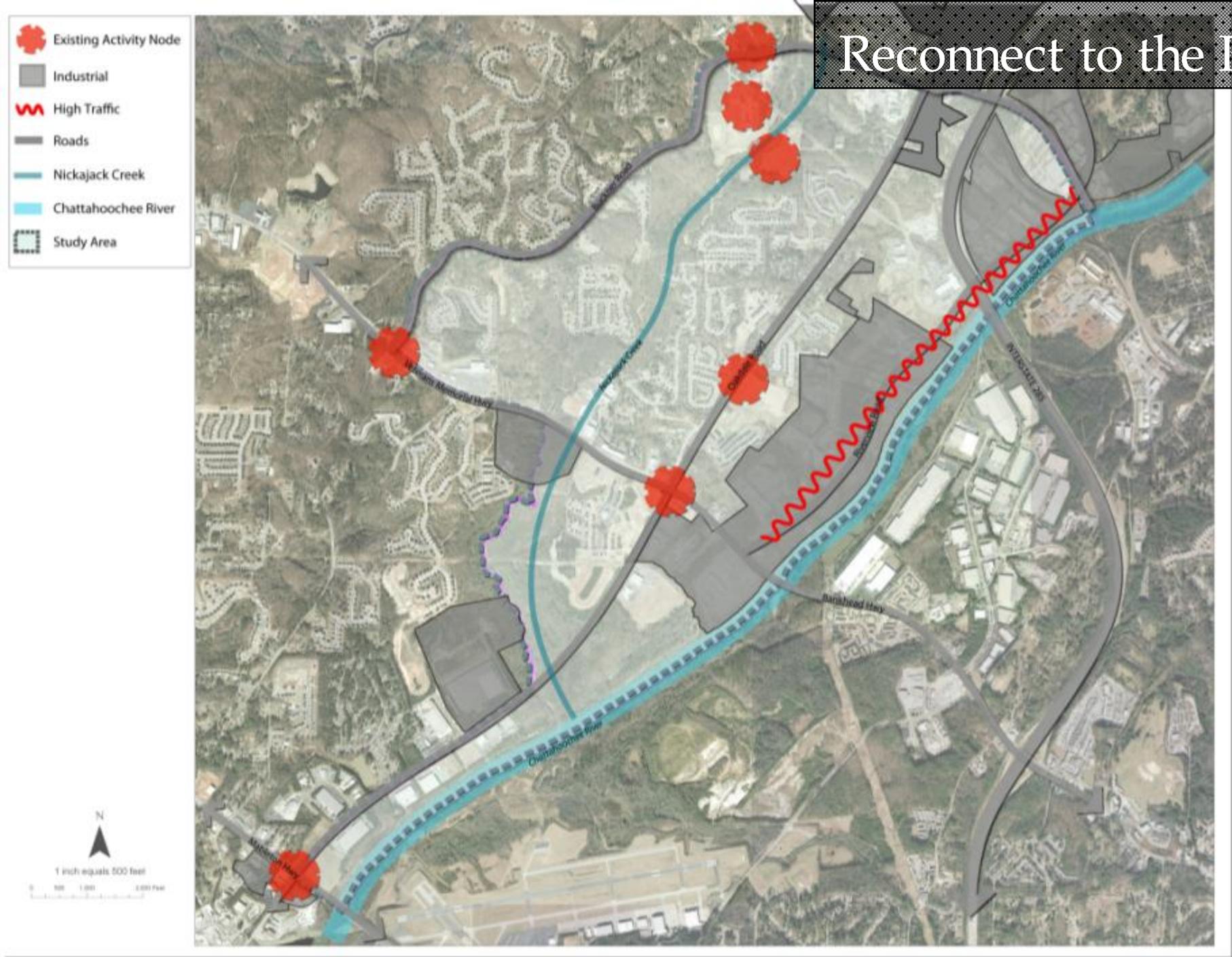


# Reconnect to the River – Principles



- Enhance views to the river ...
- Create more public land along the river ...
- Provide better access to the river ...
- Develop a river walk or trail along the river ...
- Utilize the river as an asset ...
- Potential recreation access ...
- Concepts – Trails; Parks; scenic overlooks; potential land use changes; restore native character as needed ...

# Reconnect to the River - Constraints



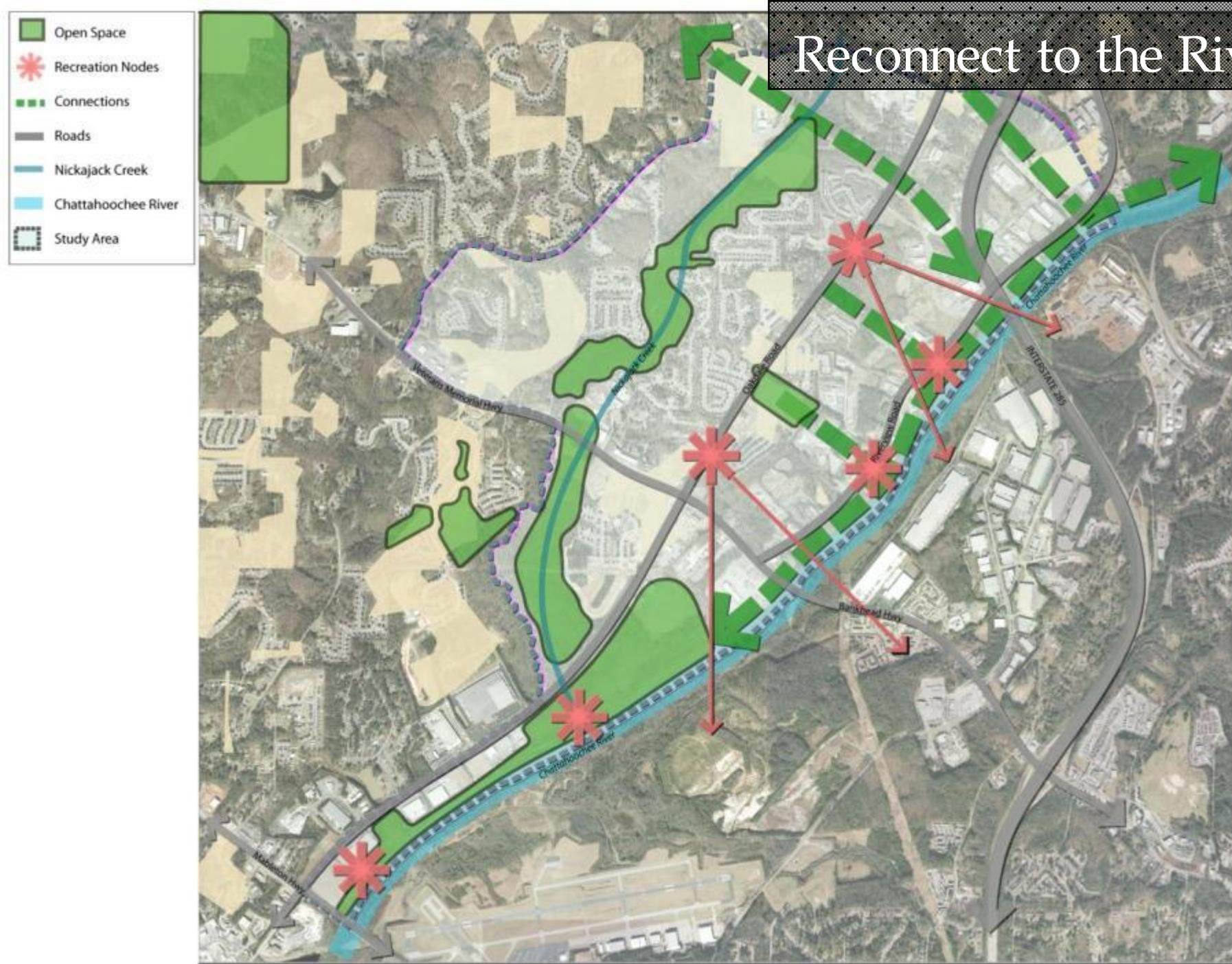
## River Line Master Plan

Cobb County, Georgia

# Reconnect to the River - Constraints



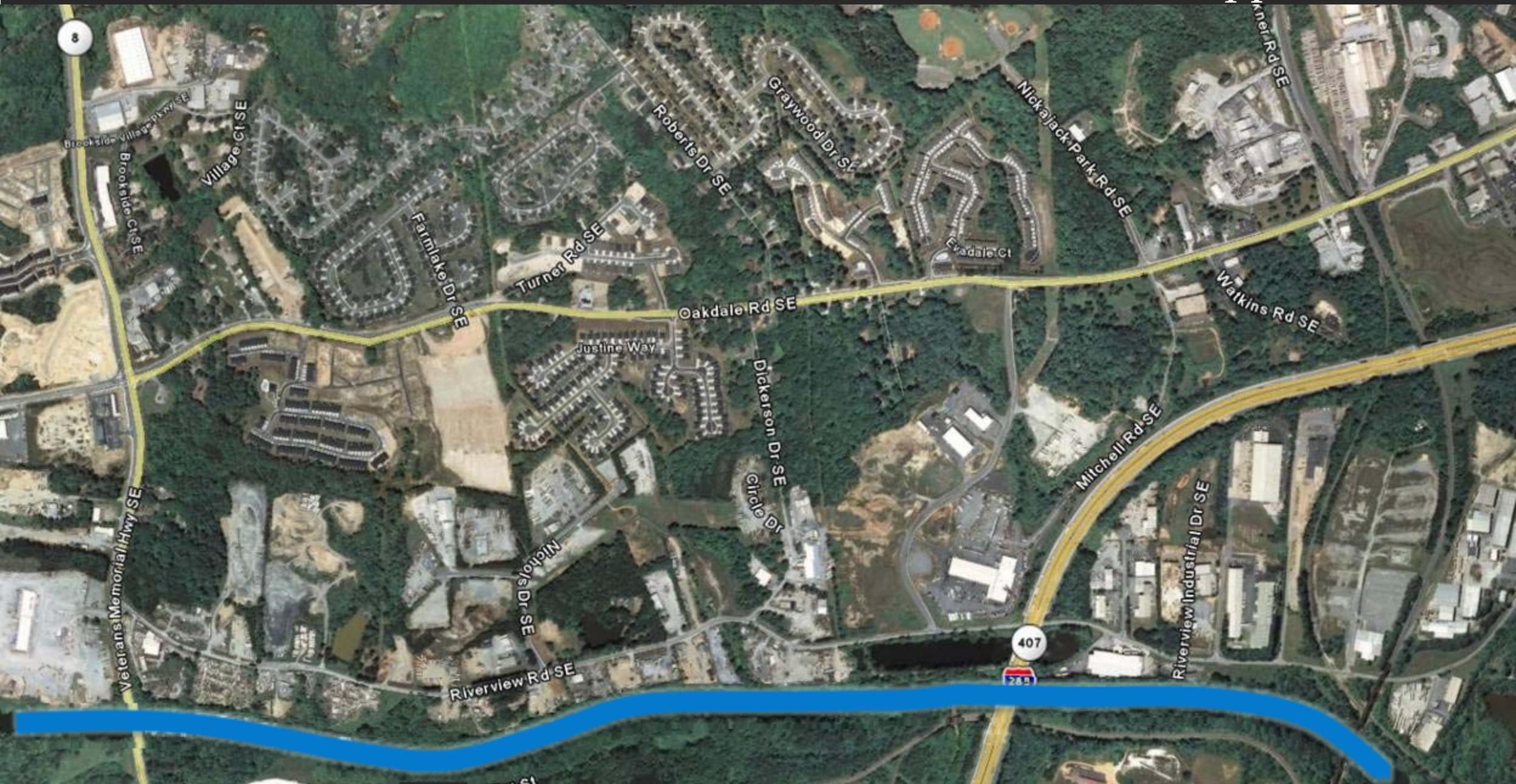
# Reconnect to the River - Opportunities



## River Line Master Plan

Cobb County, Georgia

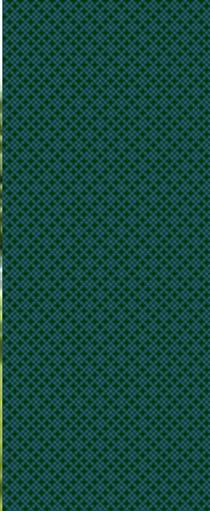
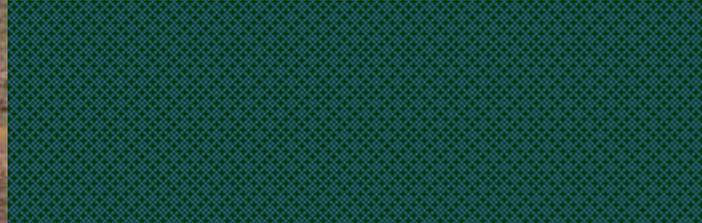
# Reconnect to the River - Opportunities



# Reconnect to the River - Opportunities



# Reconnect to the River - Opportunities



# Reconnect to the River - Opportunities



## River Line Master Plan

Cobb County, Georgia

# Reconnect to the River - Opportunities

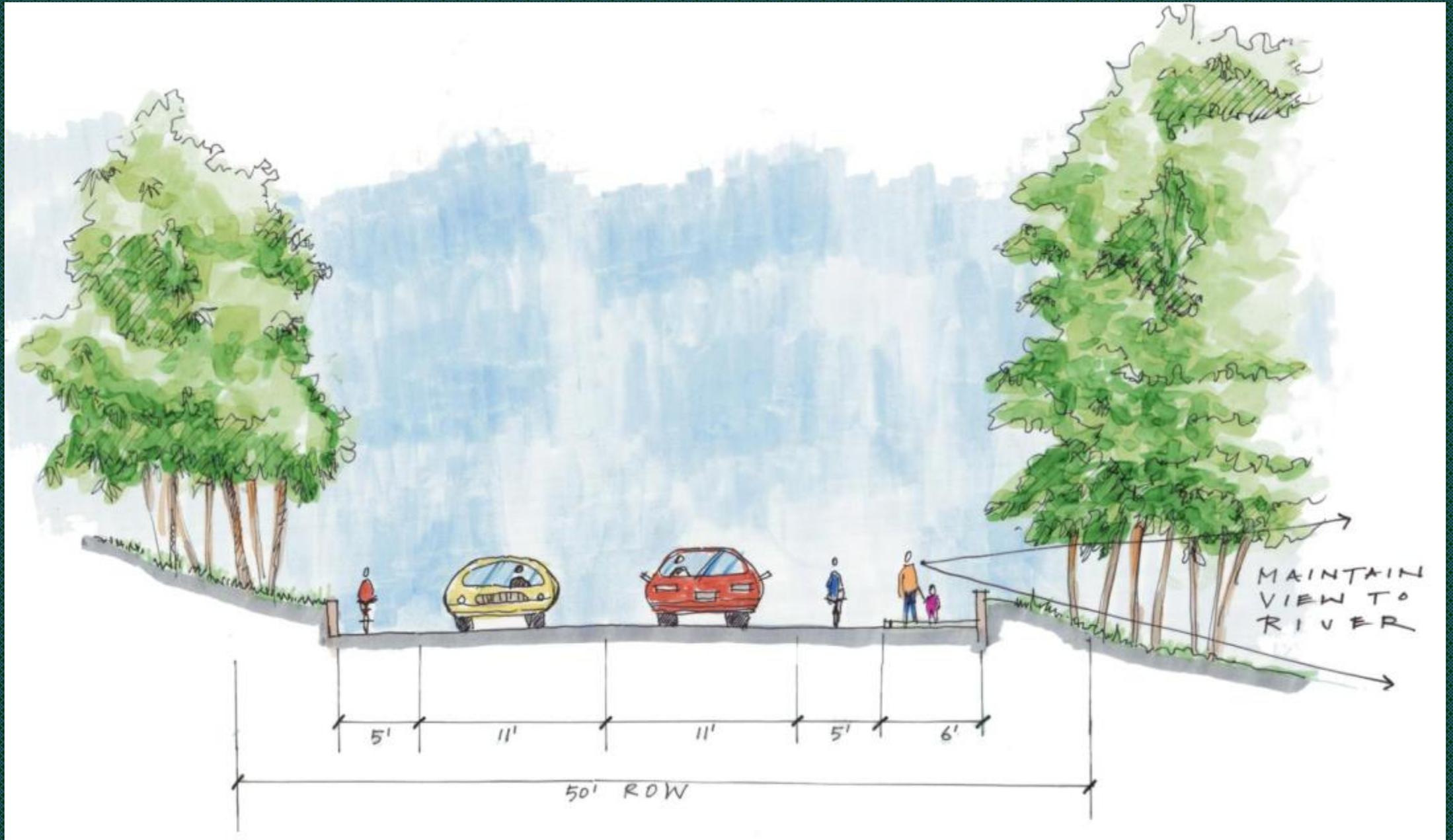


**River Line Master Plan**

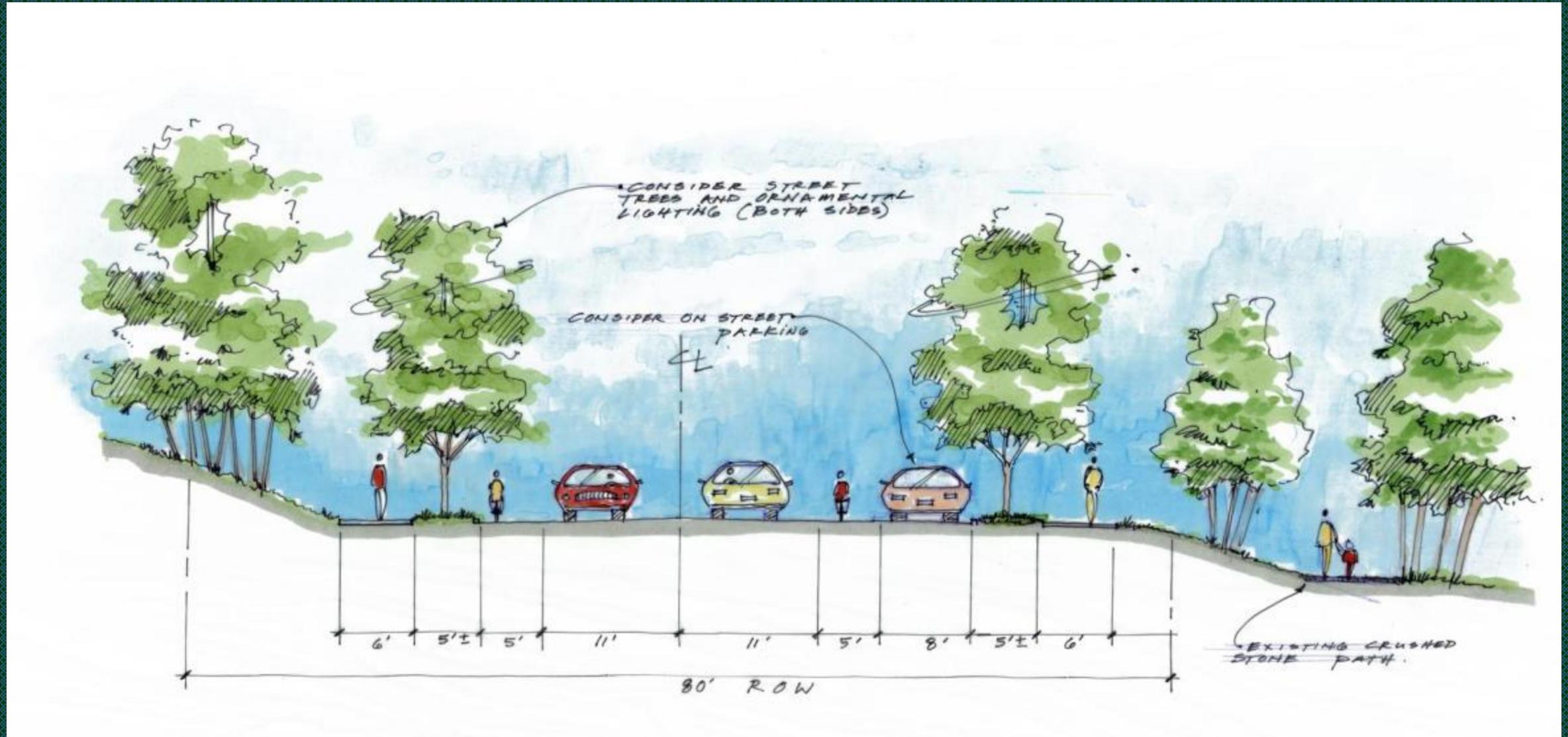
Cobb County, Georgia

EDAW | AECOM

# Reconnect to the River - Opportunities



# Reconnect to the River - Opportunities



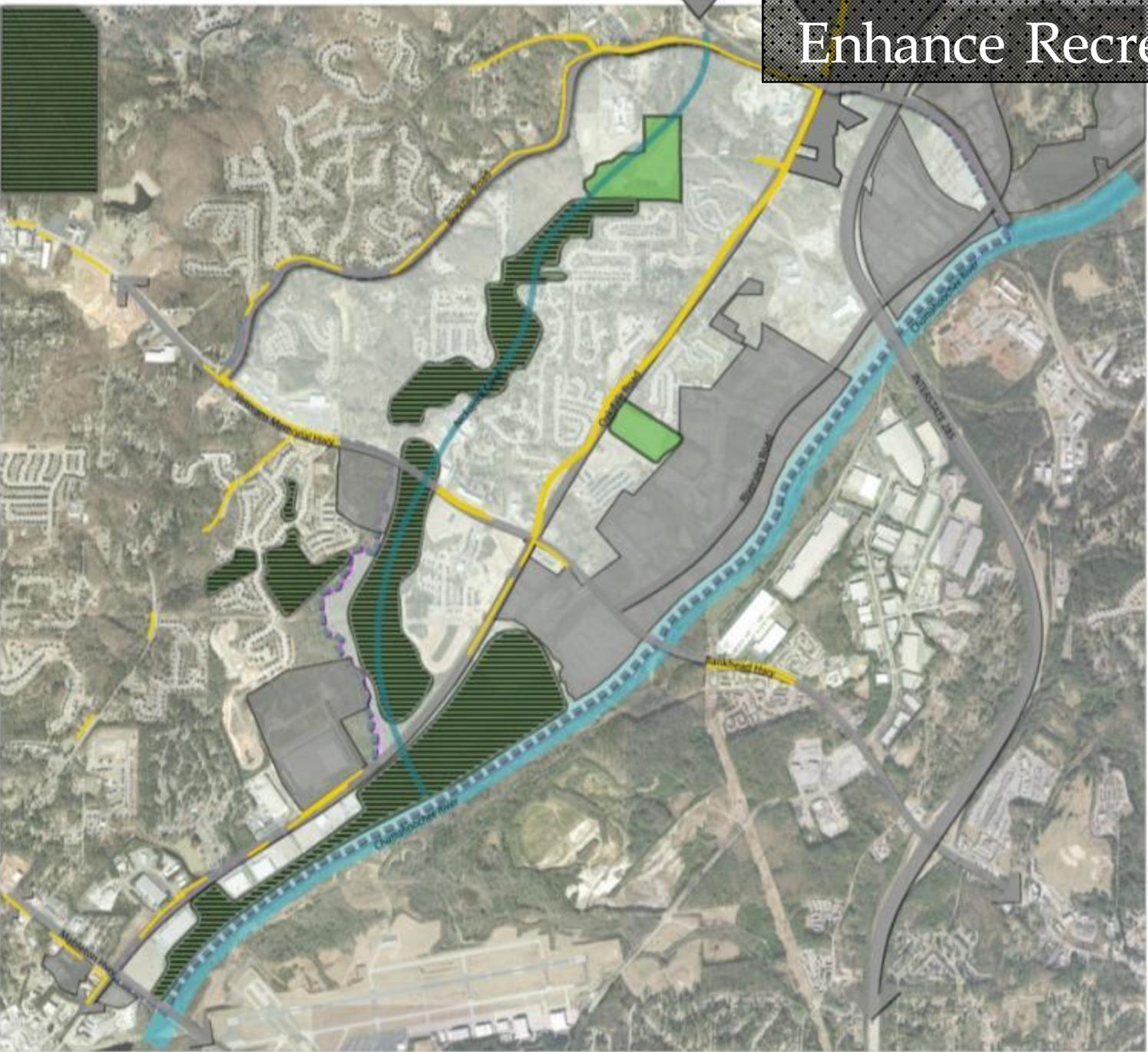
# Enhance Recreation - Principles



- Emphasize walkability and connectivity ...
- Emphasize passive recreation activities; pedestrian walks; multi-use trails; better links and access to parks; stronger links to schools; establishment of natural parks to protect existing resources ...
- Need major renovation for Nickajack Park ...
- Use recreation opportunities to create gathering areas ...
- Add recreation facilities appropriate for a neighborhood scale park ...
- Ensure safety concerns are addressed ...
- Incorporate with environmental education ...
- Ensure parks, trailheads, and trails are accessible ...

# Enhance Recreation - Constraints

- Inaccessible Open Space
- Industrial
- Open Space
- Existing Sidewalks
- Roads
- Nickajack Creek
- Chattahoochee River
- Study Area

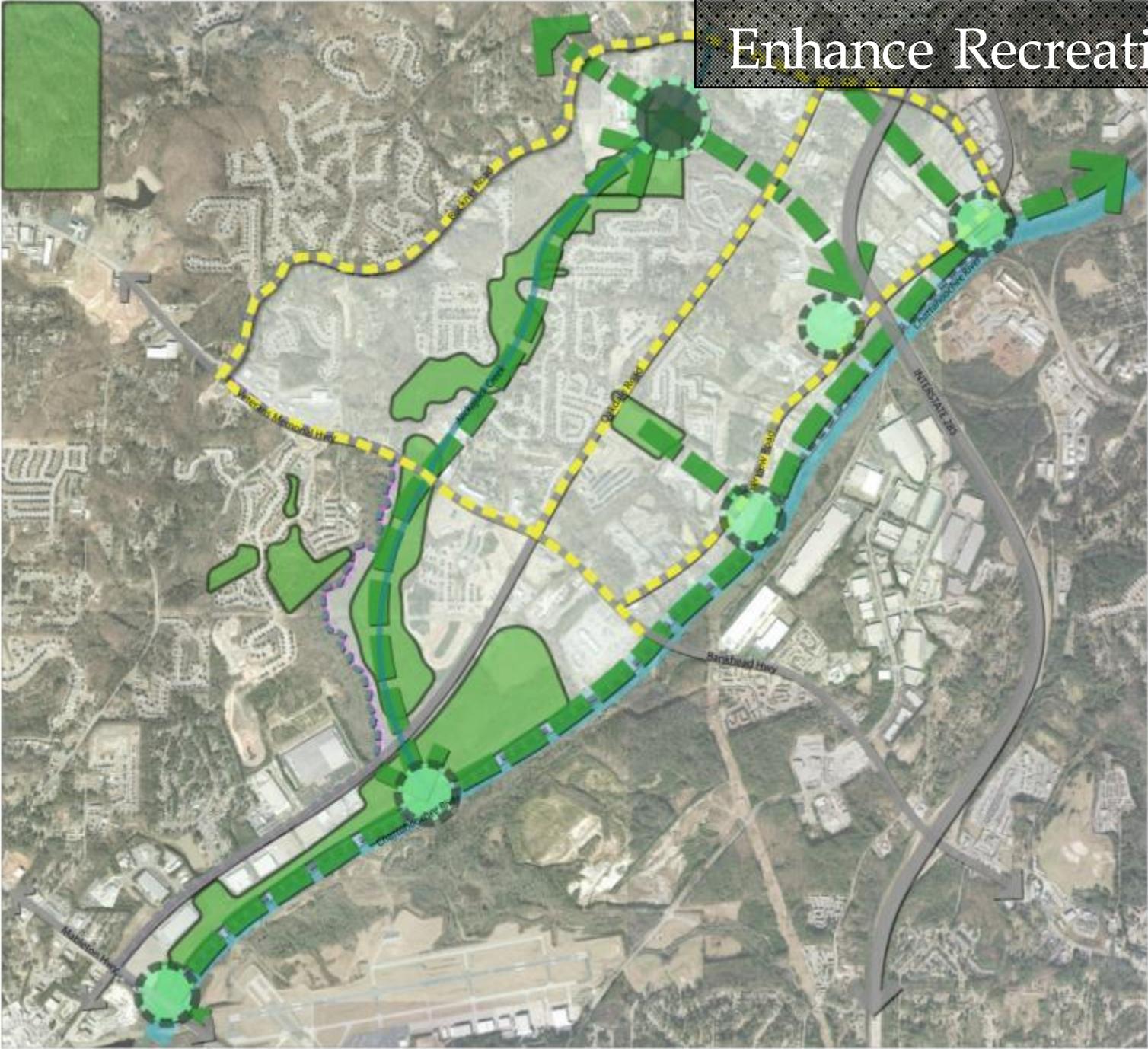


## River Line Master Plan

Cobb County, Georgia

# Enhance Recreation - Opportunities

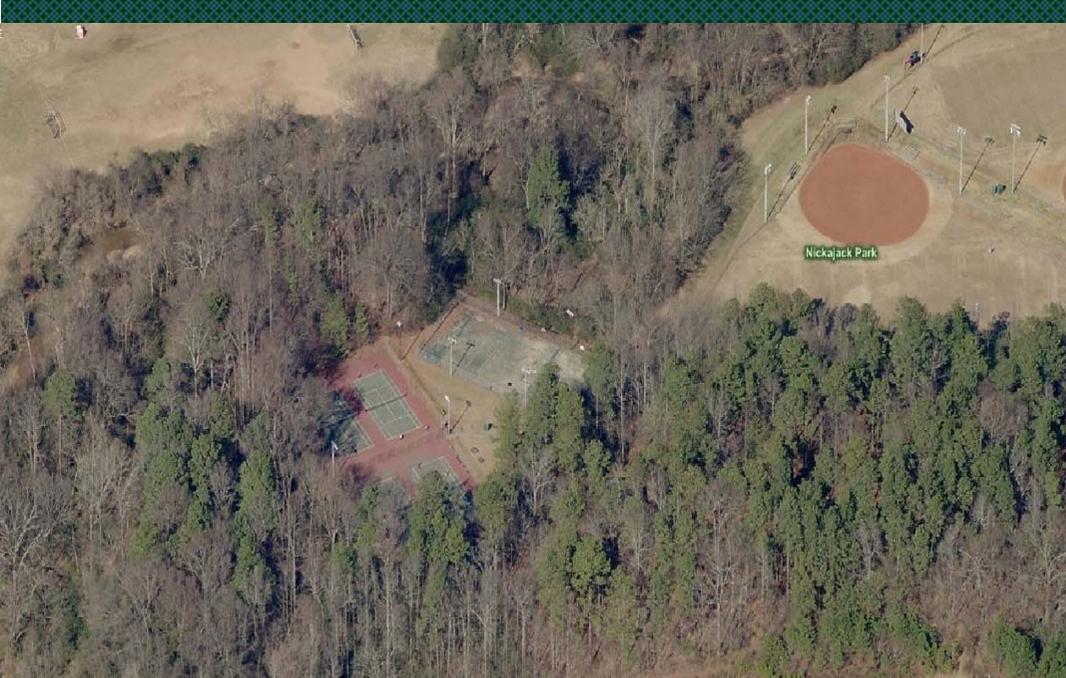
- New Recreation Node
- Enhanced Recreation Node
- Open Space
- Continuous Sidewalks
- Connections
- Roads
- Nickajack Creek
- Chattahoochee River
- Study Area



## River Line Master Plan

Cobb County, Georgia

# Enhance Recreation - Opportunities



# Cultural & Historic Resources - Principles



- Recognize the broad, rich history of the area – civil war, Indian, historic cemeteries, railroads, trolley, old mill, and other historic resources ...
- Identify, locate, analyze, and determine opportunities for historic features in area ...
- Use this information to determine how best to protect the features ...
- Where feasible, consider appropriate interpretive opportunities, including signage, interpretive tours, etc. ...

# Cultural & Historic Resources – Constraints

- Historic Resources
- Trenches
- Roads
- Nickajack Creek
- Chattahoochee River
- Study Area



## River Line Master Plan

Cobb County, Georgia

# Cultural & Historic Resources - Constraints



# Cultural & Historic Resources – Opportunities

- Historic Resources Improvements
- Trenches Improvements
- Roads
- Nickajack Creek
- Chattahoochee River
- Study Area



## River Line Master Plan

Cobb County, Georgia

# Develop Strong Sense of Identity - Principles



- Create a stronger entry – first into the county, and secondly into the neighborhood ...
- Continuity of materials ...
- Develop a pattern book that identifies the shapes, materials, and patterns that build upon the historic and cultural character of the area ...

# Develop Strong Sense of Identity – Constraints



# Develop Strong Sense of Identity - Opportunities



# Develop Strong Sense of Identity - Opportunities

## Town of Louisa: Design Guidelines

The following design guidelines are recommendations intended to insure aesthetic continuity throughout the Town of Louisa. These guidelines are derived from the existing architecture of the early 1900s, and are to be compatible with more recent and future construction. These guidelines will also be recommended for use in small details, such as trash receptacles, and to larger items such as specific street trees. The goal is to create an environment that is both appealing to view from the car, and is enjoyable to experience on foot. Visual changes and changes to the street cross-section will also help to calm traffic.

Three levels of development have been identified: the urban areas, and the suburban areas. The urban core of the town, between the intersection of West Main St. and Riverside Dr. and Church Avenue intersection will be the area of greatest concentration of architectural elements.

## PAVEMENTS

A variety of paving solutions are suggested to provide interest, safe street crossings and to promote fire health. Individual interlocking concrete pavers are recommended to the primary walking surface. These come in a variety of shapes and colors, and are more attractive than standard concrete sidewalks and colored and stamped concrete sidewalks. Pavers can also be used at the ramps to the crosswalks. Place of standard concrete. Pavers in crosswalks are a visual signal to drivers to slow down. Painted markings, signal lights and signage will also be needed in order to establish this goal.



Cobblestone should be laid in designated strips between the back of curb and paver sidewalk within the urban core. Cobblestone laid in a sand bed, in conjunction with tree grates, will allow water to percolate to the tree roots, while providing a surface for overflow pedestrian traffic.



Standard concrete sidewalks are recommended in the suburban sections of Louisa. These sidewalks can be accented with color, texture, or varied materials as appropriate.



## SITE FURNISHINGS

The site furnishings throughout Louisa should be of a consistent style that is more traditional than modern. Site furnishings include elements such as benches, lampposts, trash receptacles, etc. These items are primarily made of metal and should be painted a consistent color. Black is a traditional color choice. However, other dark colors may be suitable as well.



Benches are strongly recommended in the town center, and may be used sparingly in the other areas. Metal benches of traditional styling would be appropriate in the urban and central areas.

Benches should be placed where they will be used, i.e., pedestrian pockets, near crosswalks, cafes, shops, drop off areas and bus stops.

Traditional metal and wood benches are suitable and may be used in the suburban areas.



## TRASH RECEPTACLES

Trash receptacles should also be in keeping with the architecture of the town center. If desired, ash urns can be incorporated into the top of the receptacle.

Trash receptacles should be secure and be of simple size and quantity to accommodate a few days of use.



## INFORMATIONAL KIOSKS

Informational kiosks are a useful architectural element. These can be used to display historical information, maps and directions, or a calendar of upcoming town events. Kiosks should be between approximately 8 and 10 tall.

Consolidated newspaper racks are another option. Finishing detail, by providing a standard multi-bin rack the appearance of clutter will be reduced.



## PLANTERS

Planters are an element that can provide additional interest in the streetscape. The planter material can be metal or another consistent material. The form should be in keeping with the style guidelines.



## STREET LAMPS

Two different types of street lamps should be used in the two different sections of Louisa. These lamps should be similar in style, but may vary in the number of actual lights or banner attachments. Higher intensity lamps should be used in the suburban areas, and more ornate lamps could be used in the town center. Simpler post styling and one banner per post should be used in the suburban areas.

Where appropriate, street signs should be combined with lampposts for less visual clutter.



## BIKE RACKS

Bike racks may be desired in the town center and should be simple in design. Durable resistant metal material is ideal. A design that eliminates the possibility of theft should be used.



## Roundabout

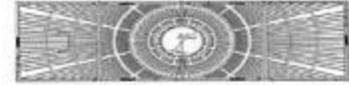
The modern roundabout is designed to replace a traffic signal at an intersection of two roads. The primary purpose of the roundabout is to enhance pedestrian safety by creating slower, consistent traffic patterns.

The roundabout itself is a central focal point and an opportunity to incorporate a special feature. Many towns choose to reference a person or event of historical significance to the locality. A statue or piece of sculpture would be an appropriate use of this space. This large open space is also an opportunity to incorporate landscaping and plants of seasonal interest.



## TREE GRATES

Tree grates are necessary to protect tree roots from damage. In the streetscape the grates will be rectangular, and will fit alongside the cobble stone strips. Simple metal iron grates should be installed. The grate should be large enough to allow maintenance and heading of the tree roots over a large surface area.



## FENCES

If fences are installed, they should be metal, or a combination of metal and masonry, like these examples. Metal and brick fences may be appropriate in areas requiring screening and in suburban areas.



## STREET TREES

Three varieties of deciduous street trees should be used, one in each of the different areas. In the suburban area a tree that matures with a large round crown would be appropriate. This would include Willow Oak or Elm.

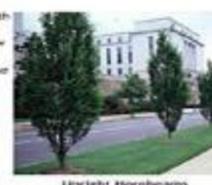


In the urban areas slightly smaller or vase-shaped trees should be used. These trees would include, for example, October Glory Red Maple, or Village Green Zelkova.



Within the town center, where space is more limited, upright trees could be used. Upright trees include Armstrong Red Maple and Fastigiate Hornbeam.

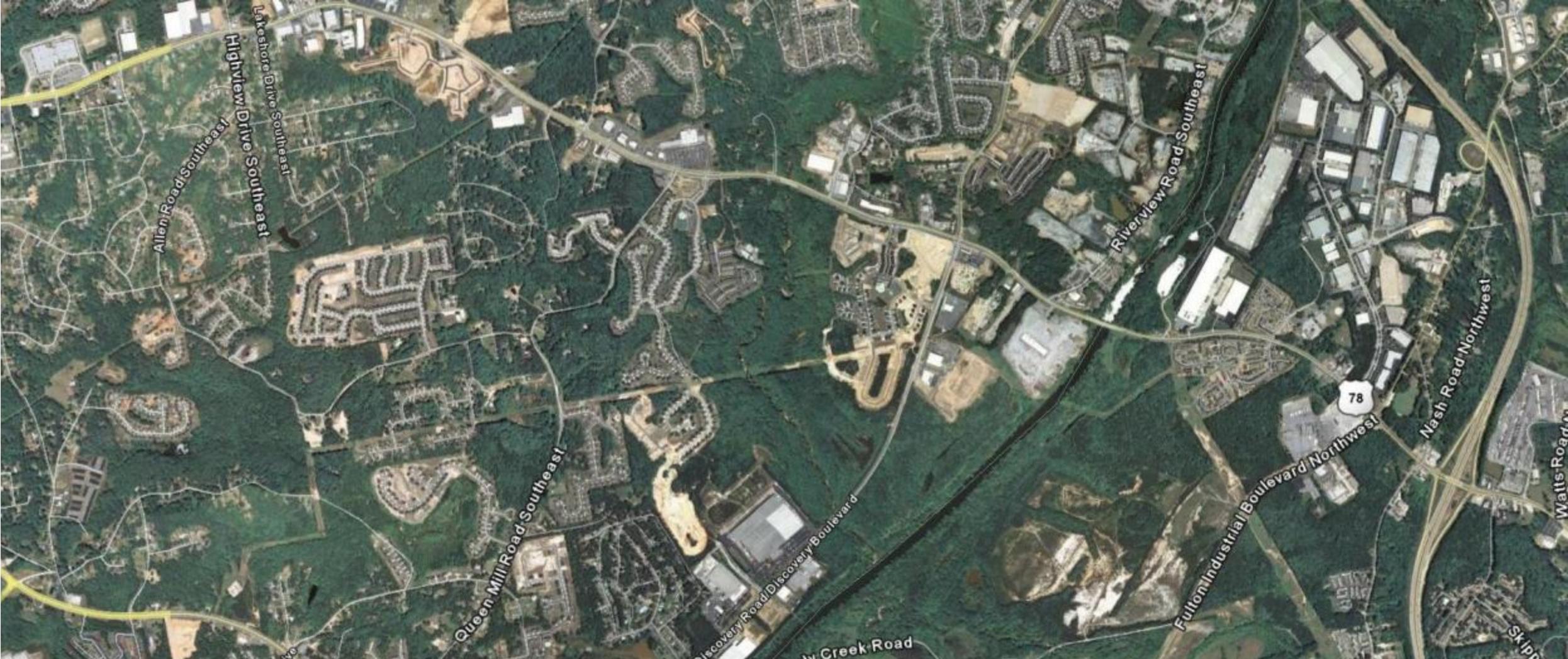
The trees in the town center will be planted in planting strips treated with soil amendments. Upright trees planting strips will be covered with cobblestone with sand joints to allow for water penetration to the roots. Tree grates will be installed around the base of the tree, protecting these roots from severe compaction, and allowing for greater aeration. This planting method will result in healthier trees with less stress and disease.



## WAY FINDING SIGNAGE

Offers a way to direct people to services & parking through an architecturally consistent and universally recognized graphics. Way finding signs are often placed at entrances of town and at interchanges where folks will likely need to make decisions.





# Planning Concepts



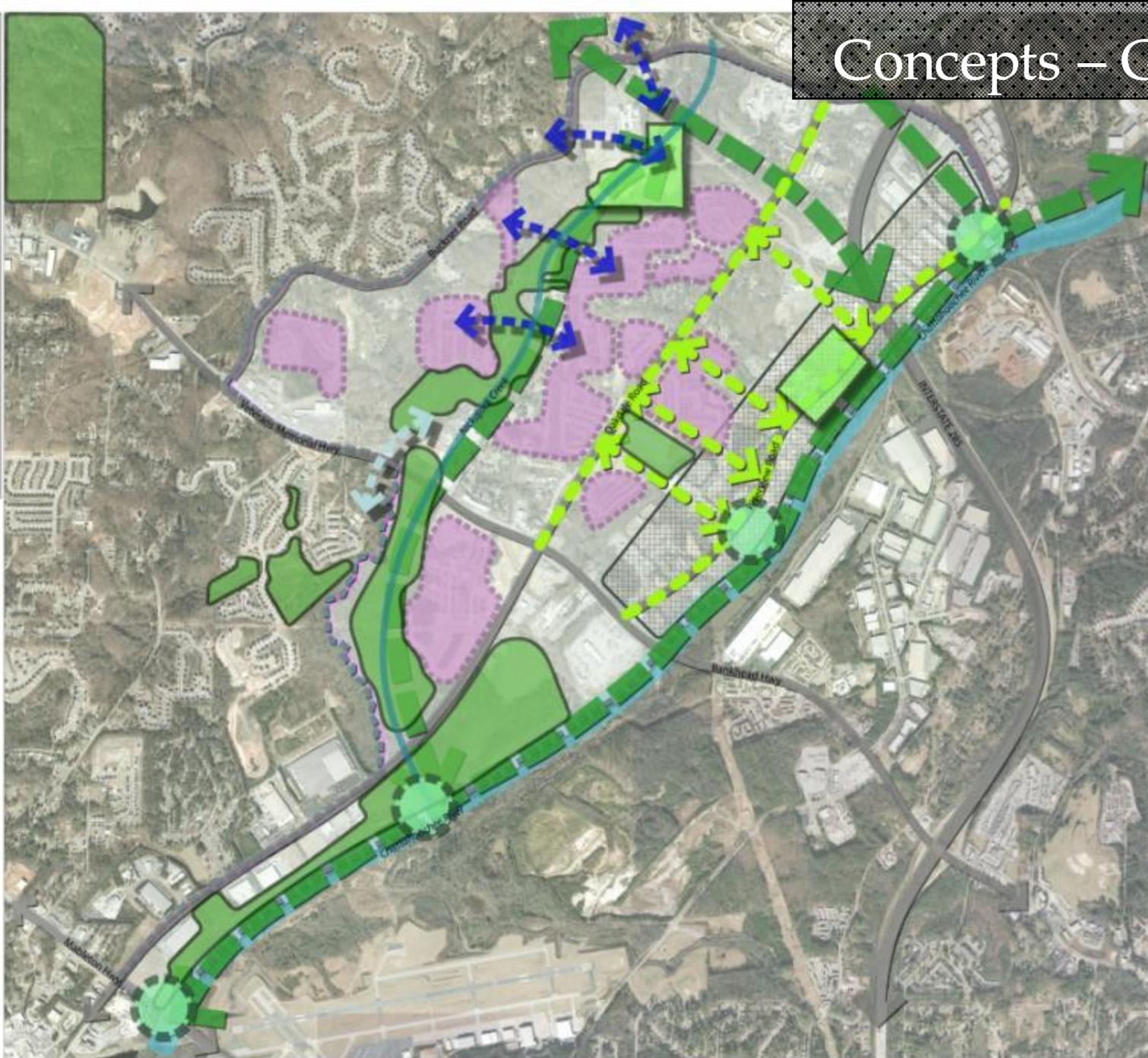
- **Green / Community** ... emphasis on natural resources, pedestrian connections, new parks, and community facilities
- **Historic / Cultural** ... emphasis on the rich, diverse history of the River Line area
- **Village Center** ... developing an urban center that serves as the heart of the River Line neighborhood



- Addition of pocket parks and linear parks
- Development of a community park near the river (replace industrial use)
- Restoration of wetlands
- Focus on protecting/enhancing natural resources
- Addition of trails, walks, and trailheads
- Emphasis on pedestrian modes while minimizing impact of motorized vehicles
- Enhanced connection of schools to river

# Concepts – Green / Community

- Green Links
- Pedestrian Connections and Improvements
- Potential Crossing
- New and Enhanced Green Space
- Potential River Access
- Connected Neighborhoods
- Improved Land Use
- Roads
- Nickajack Creek
- Chattahoochee River
- Study Area



## River Line Master Plan

Cobb County, Georgia

# Concepts – Green / Community



**Cool Metal Roofing**  
 Metal roofing is the choice for a cool roof. For more information about its energy efficiency, visit [www.coolmetalroofing.org](http://www.coolmetalroofing.org)

**ENERGY EFFICIENCY**

A building's cooling and heating costs can be effectively reduced by insulation under the roof surface. Adding increasing amounts of insulation is not always the best way to save energy. As part of total system design, a cool metal roof can be an economical method for better energy efficiency.

Cool metal roofing is available unpainted, with oven-baked paint finishes, or with granular-coated surfaces. This family of roofing can achieve solar reflectance of over 20 percent. Reflected solar energy allows the roof surface to remain cooler, which means less heat is transferred into the building.

The infrared emittance of a roof is a measure of absorbed solar radiation that is re-emitted from the roof surface to the sky. Emittance of metal roofing varies with the surface finish. Emittance of painted or granular-coated metal roofing can be as high as 90 percent.

Where annual cooling loads dominate, a highly reflective and highly emissive painted or granular-coated metal roof is optimal for reducing energy consumption. Where annual heating loads dominate, an unpainted metal roof is more desirable because of its low infrared emittance.

**The Florida Solar Energy Center found that metal roofing...**

"...saves the most energy as a result of its high reflectance and superior ability to cool quickly at night."

Metal roofing was reported to save a Florida homeowner about 23% annually in cooling costs, compared to a dark gray asphalt shingle roof.



# Concepts – Green / Community



**River Line Master Plan**

Cobb County, Georgia

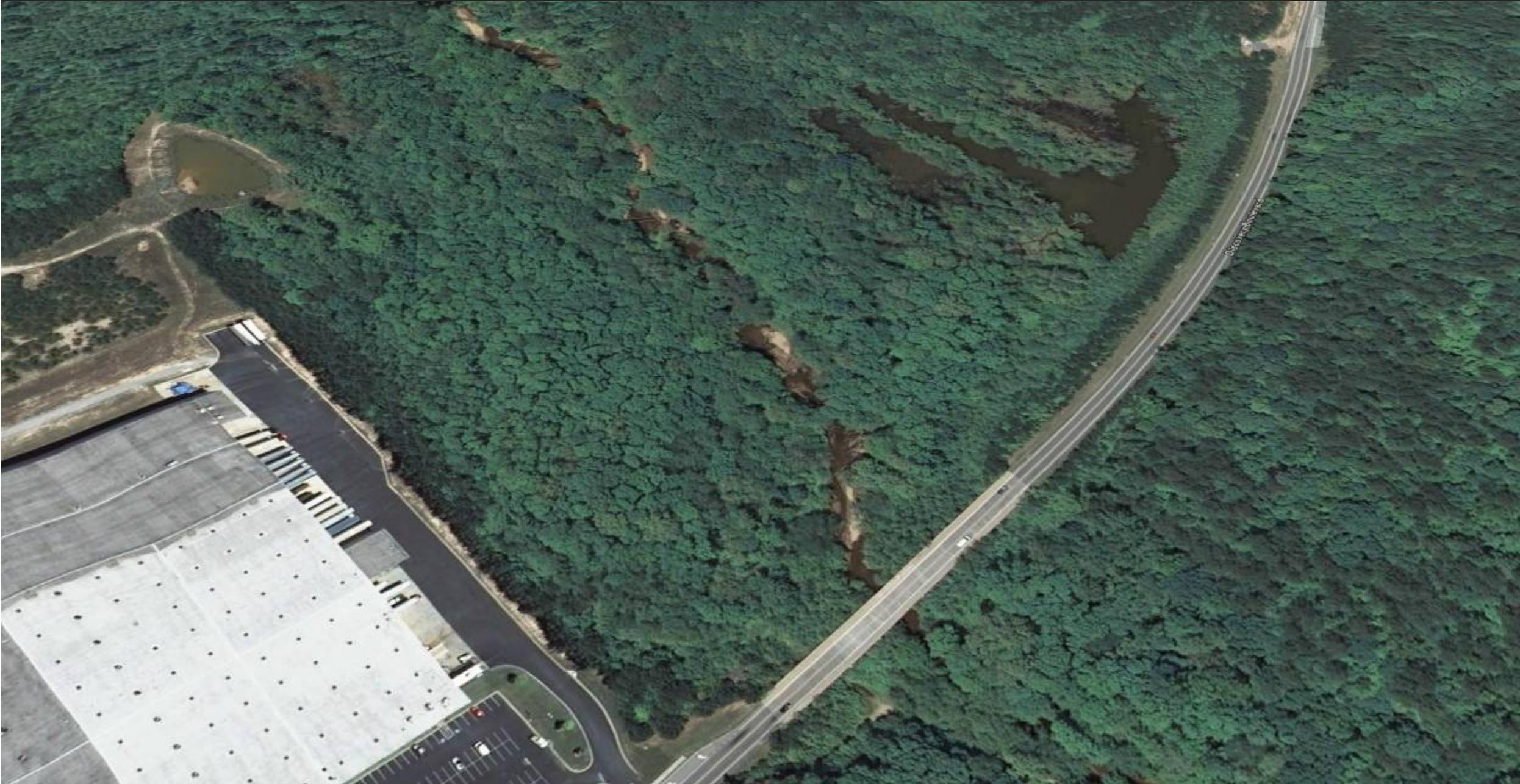


# Concepts – Green / Community



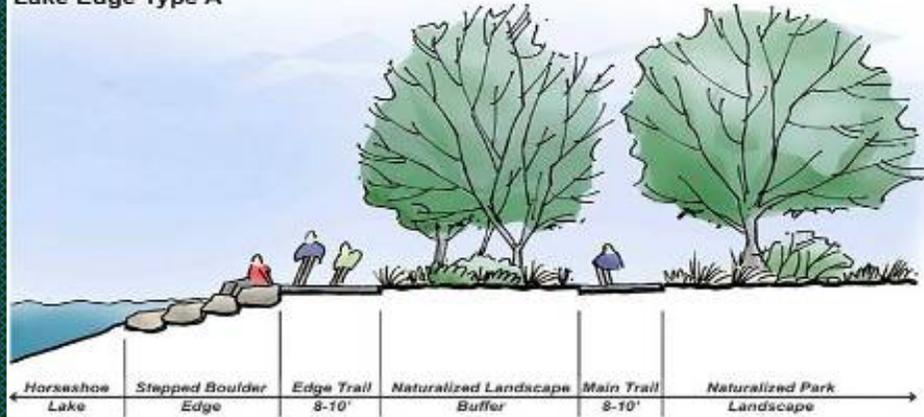




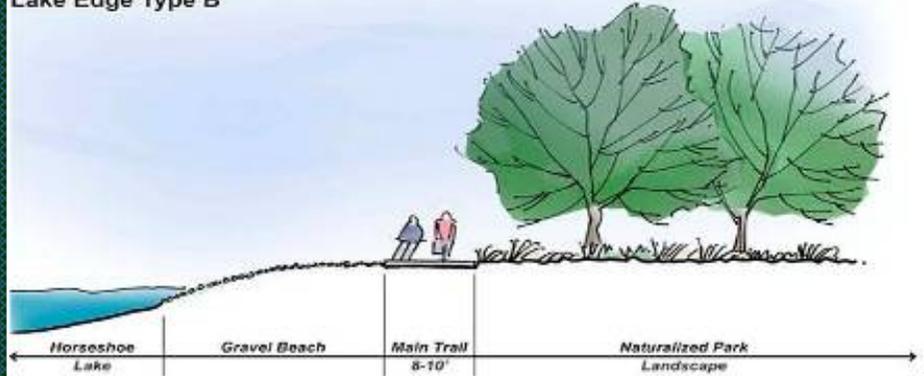


# Concepts – Green / Community

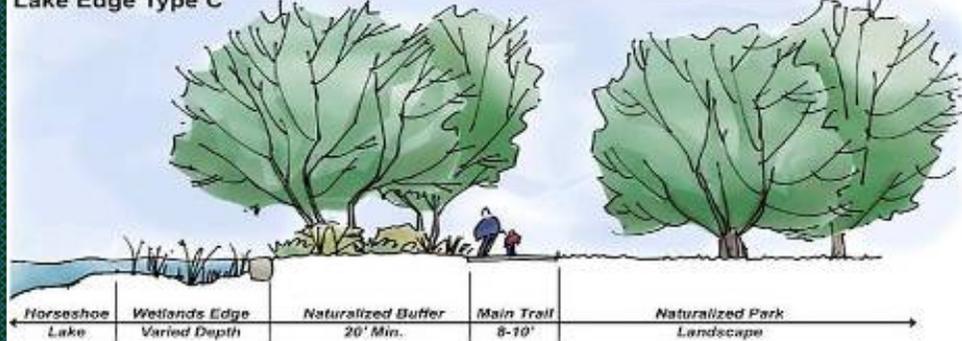
Lake Edge Type A



Lake Edge Type B



Lake Edge Type C





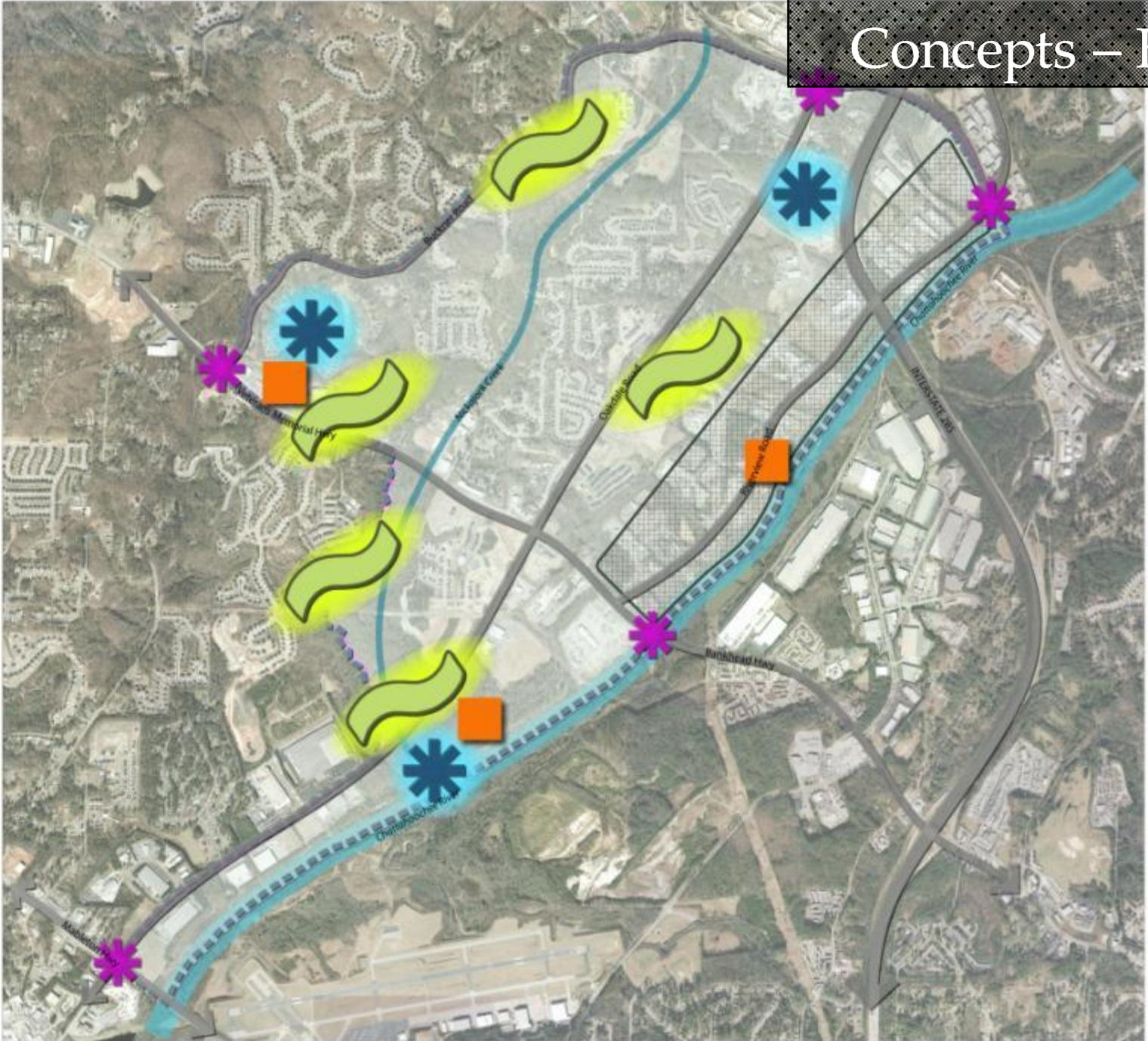
- **Green / Community** ... emphasis on natural resources, pedestrian connections, new parks, and community facilities
- **Historic / Cultural** ... emphasis on the rich, diverse history of the River Line area
- **Village Center** ... developing an urban center that serves as the heart of the River Line neighborhood



- Protect & interpret historic features
- Conduct a complete cultural inventory
- Consider historic district designation in selected areas (archaeological?)
- Construct museum / history center
- Improved industrial maintained along river
- Research historic trails / embankments – recreate, restore, or interpret
- Emphasize tourism

# Concepts – Historical/Cultural

- Improved Historic Resource
- Improved Trench
- Potential Museum Site
- Improved Land Use
- Gateways
- Roads
- Nickajack Creek
- Chattahoochee River
- Study Area



## River Line Master Plan

Cobb County, Georgia



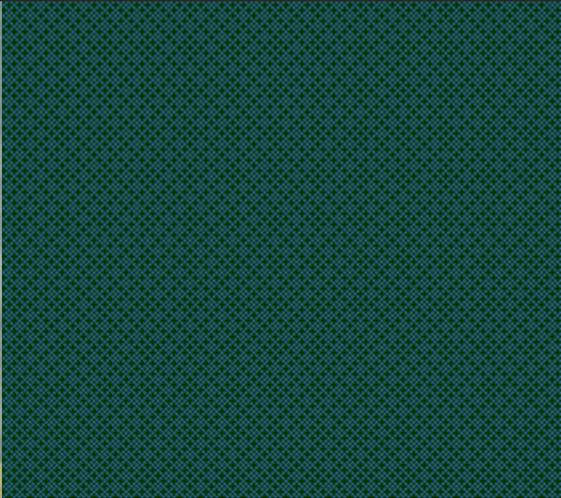
Photo: Charlie Gelger

Johnston River Line  
trench segments

# Concepts – Historical/Cultural



# Concepts – Historical/Cultural





- **Green / Community** ... emphasis on natural resources, pedestrian connections, new parks, and community facilities
- **Historic / Cultural** ... emphasis on the rich, diverse history of the River Line area
- **Village Center** ... developing an urban center that serves as the heart of the River Line neighborhood

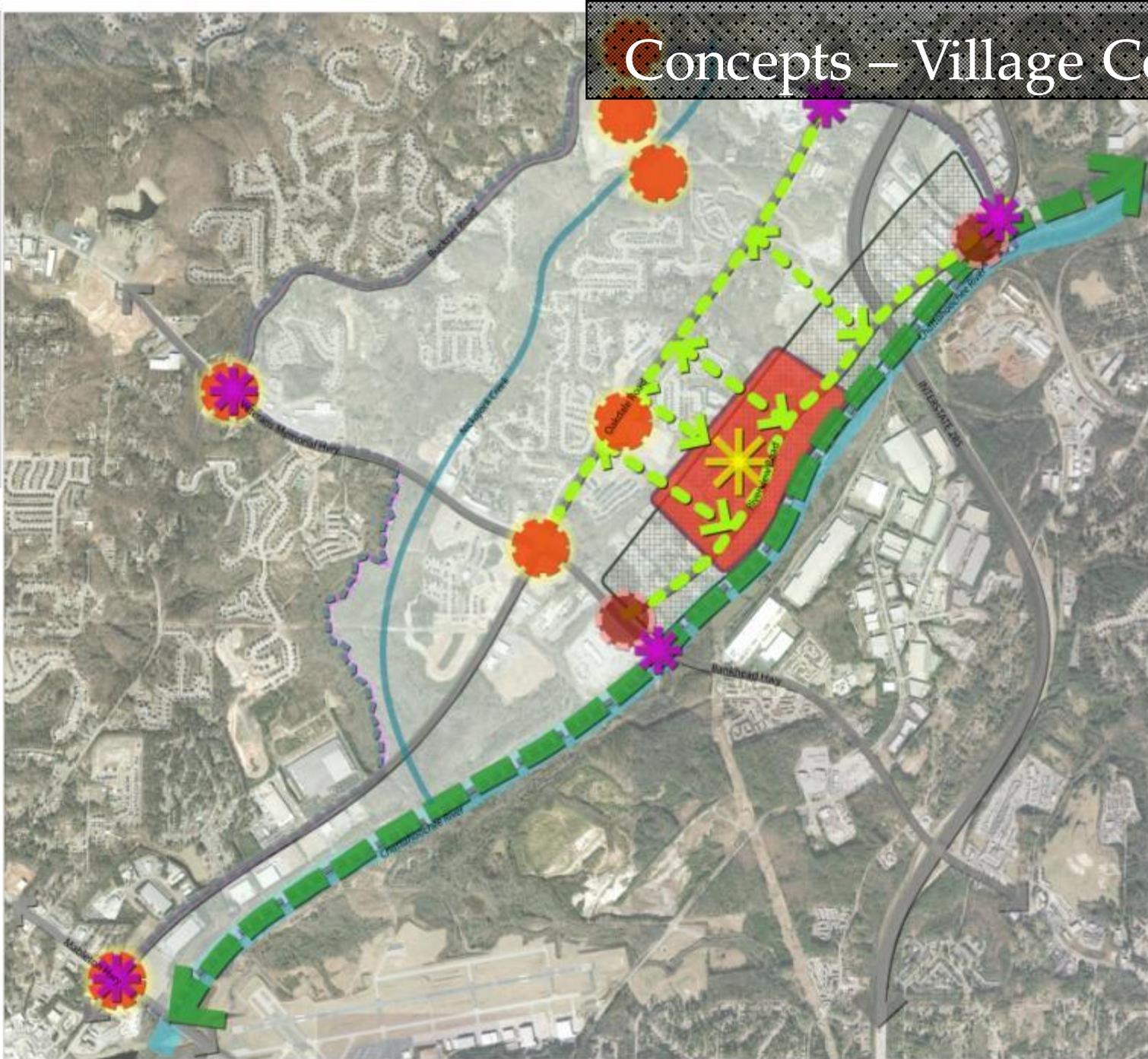
# Concepts – Village Center Development



- Make the transition from a bedroom subdivision to a Village Center
- Develop mixed use hub along the river ... include a village center, public space, residential, commercial, and community use
- Remove industrial use along river
- Connect Oakdale and northern residential areas to river by 'pedestrian promenades'
- Take advantage of good access (285, 20)

# Concepts – Village Center Development

- Riverfront Trail
- Pedestrian Connections and Improvements
- Improved Activity Node
- New Activity Node
- Gateway
- Mixed Use Village
- Village Center
- Improved Land Use
- Roads
- Nickajack Creek
- Chattahoochee River
- Study Area



## River Line Master Plan

Cobb County, Georgia

# Concepts – Village Center Development



Vinings - Jubilee

# Concepts – Village Center Development



Smyrna Market Village

# Concepts – Village Center Development



Huntersville, NC – Birkdale Village Center

# Concepts – Village Center Development



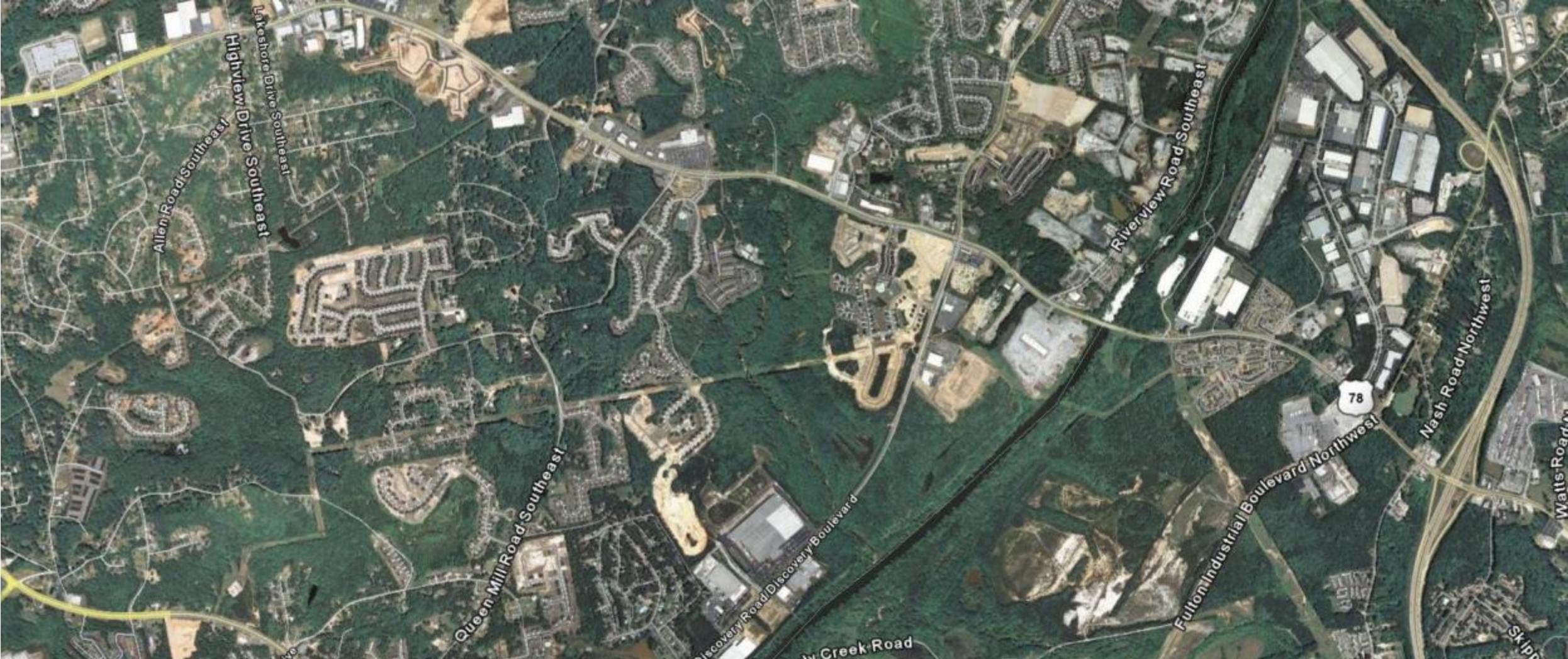
Village in the Forest – Lake Allatoona

# Concepts – Village Center Development

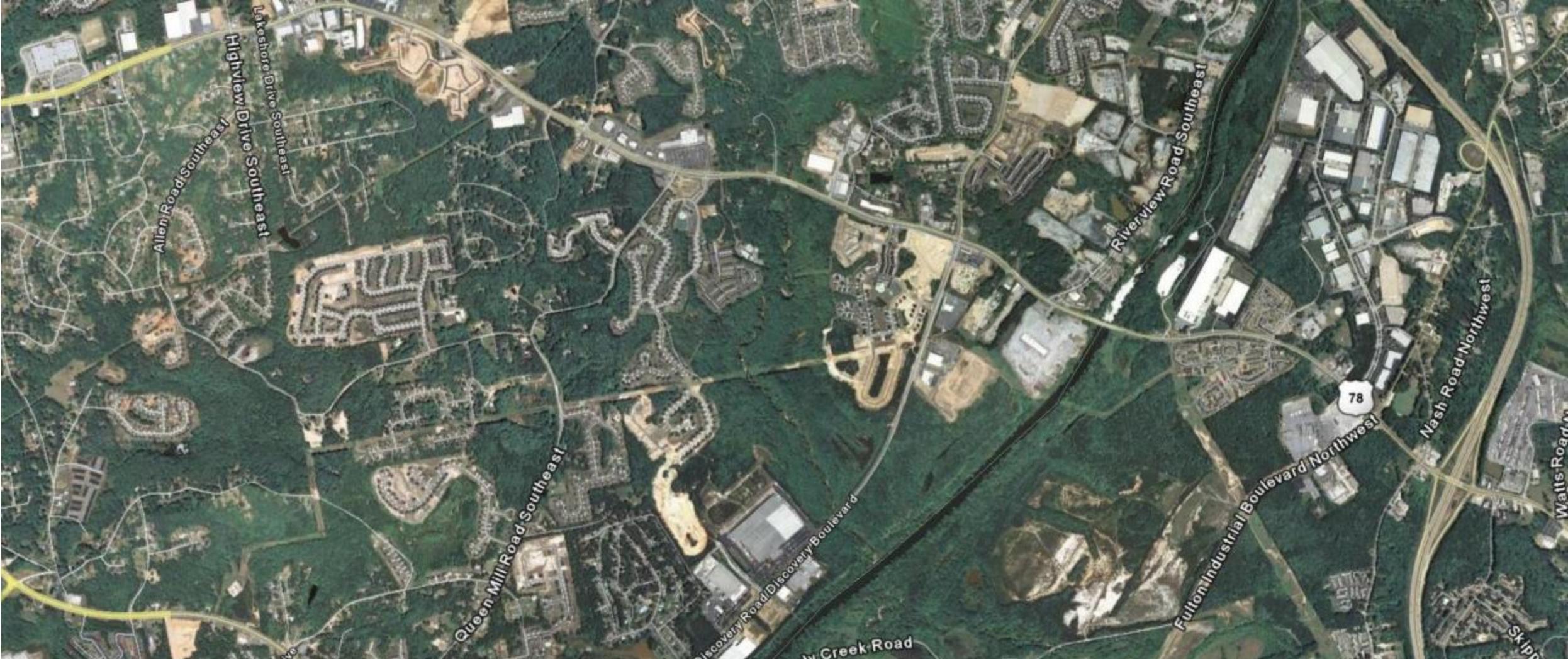


# Concepts – Village Center Development

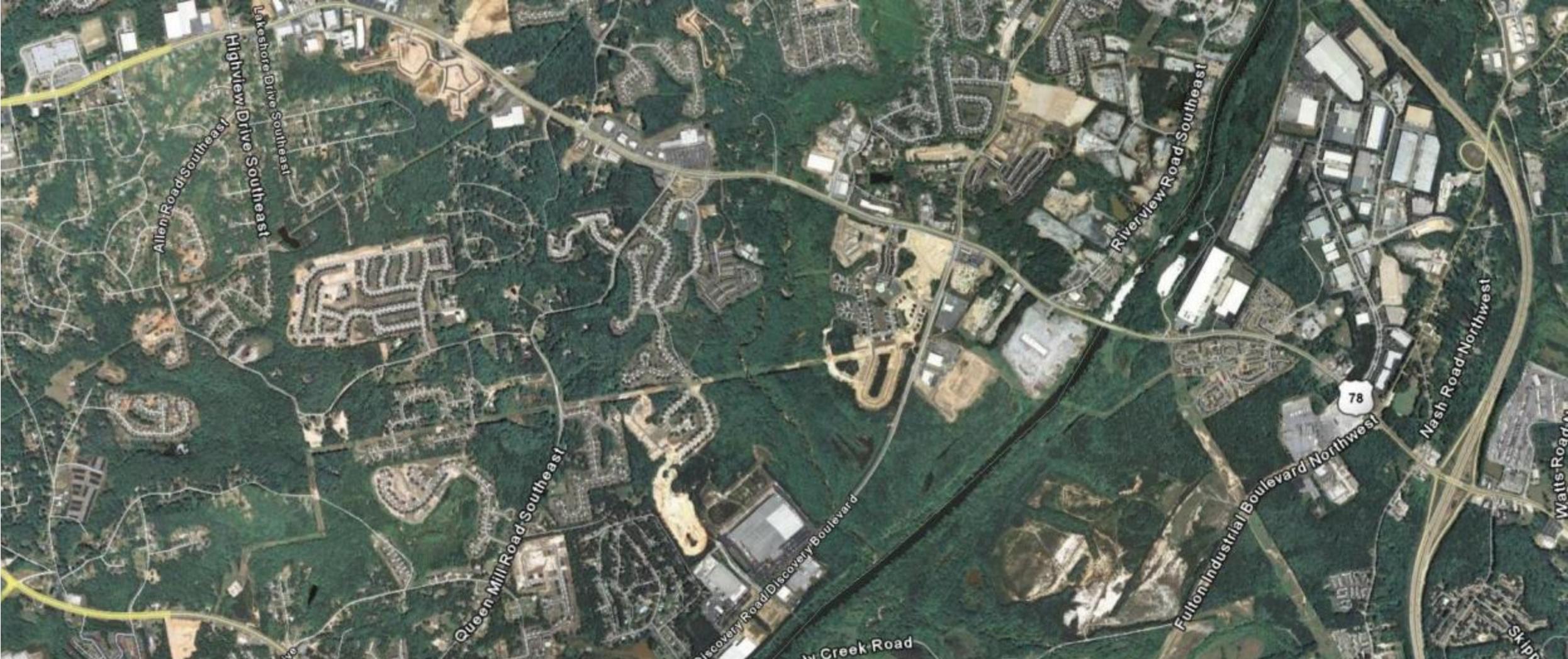




# Stakeholder Input



# Next Steps



# River Line Master Plan

River Line Master Plan

Cobb County, Georgia

EDAW | AECOM