



River Line Master Plan

Developing a Preferred Concept

River Line Master Plan
Cobb County, Georgia

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Planning Principles

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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



Planning Concepts

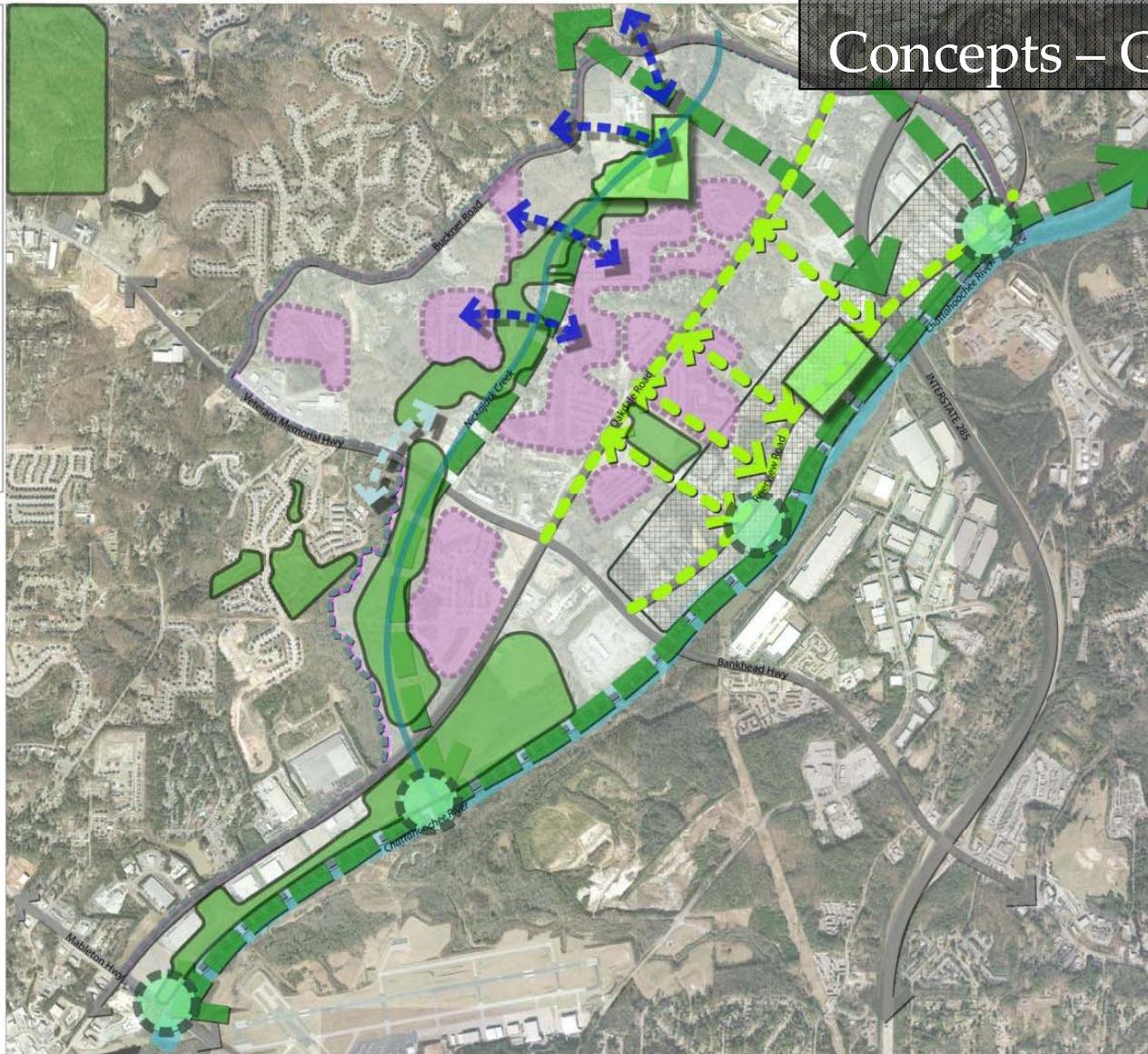
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- **Green / Community** ... emphasis on natural resources, pedestrian connections, new parks, and community facilities
- **Historic / Cultural** ... emphasis on the rich, diverse history of the River Line area
- **Village Center** ... developing an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

Concepts – Green / Community



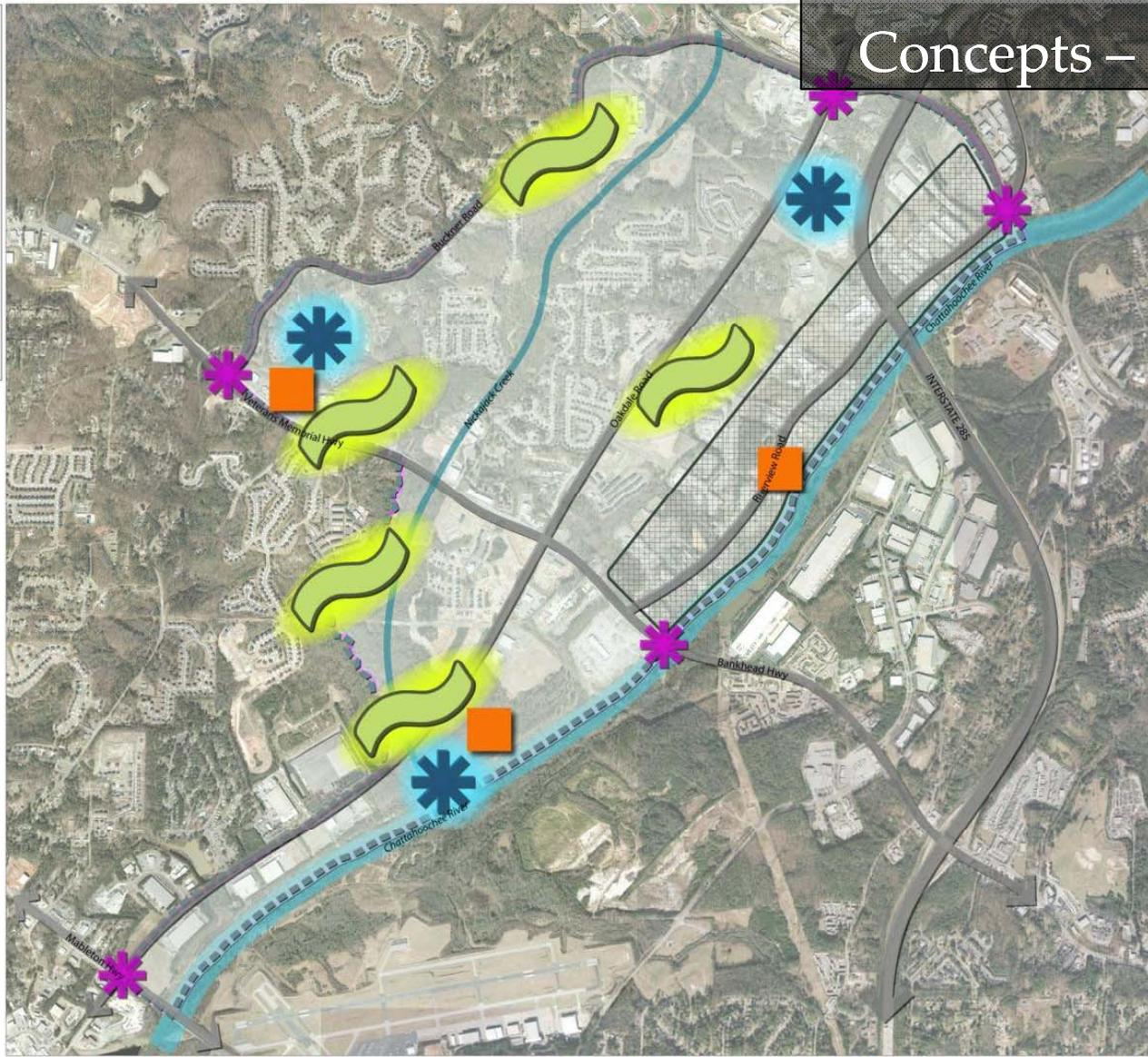
- Addition of pocket parks and linear parks
- Development of a community park near the river (replace industrial use)
- Restoration of wetlands
- Focus on protecting /enhancing natural resources
- Addition of trails, walks, and trailheads
- Emphasis on pedestrian modes while minimizing motorized vehicles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

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Concepts – Historical/Cultural

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

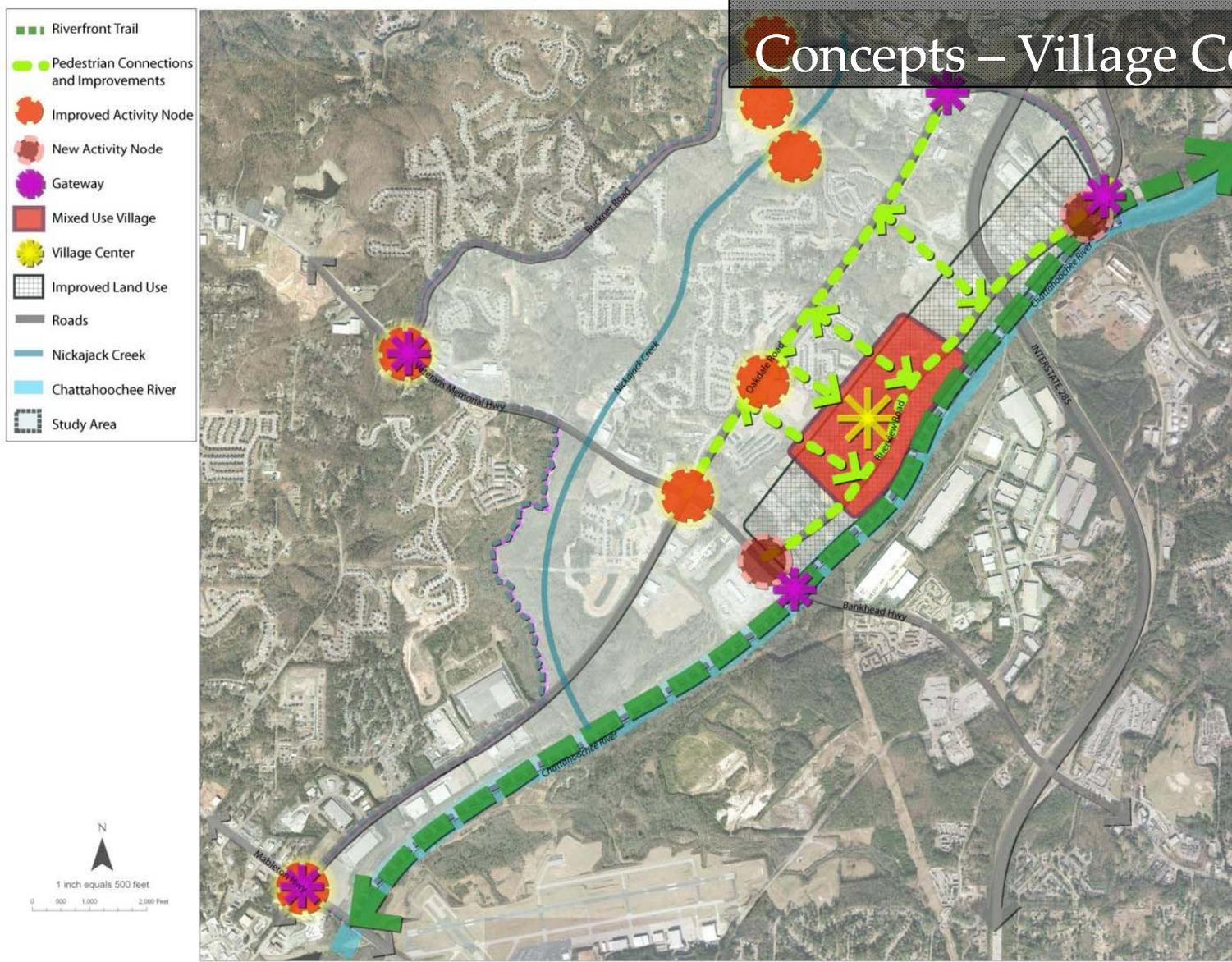


- Protect & interpret historic features
- Conduct a complete cultural inventory
- Consider historic district designation in selected areas (archaeological?)
- Construct museum / history center
- Improved industrial maintained along river
- Research historic trails / embankments – recreate, restore, or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

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Concepts – Village Center Development



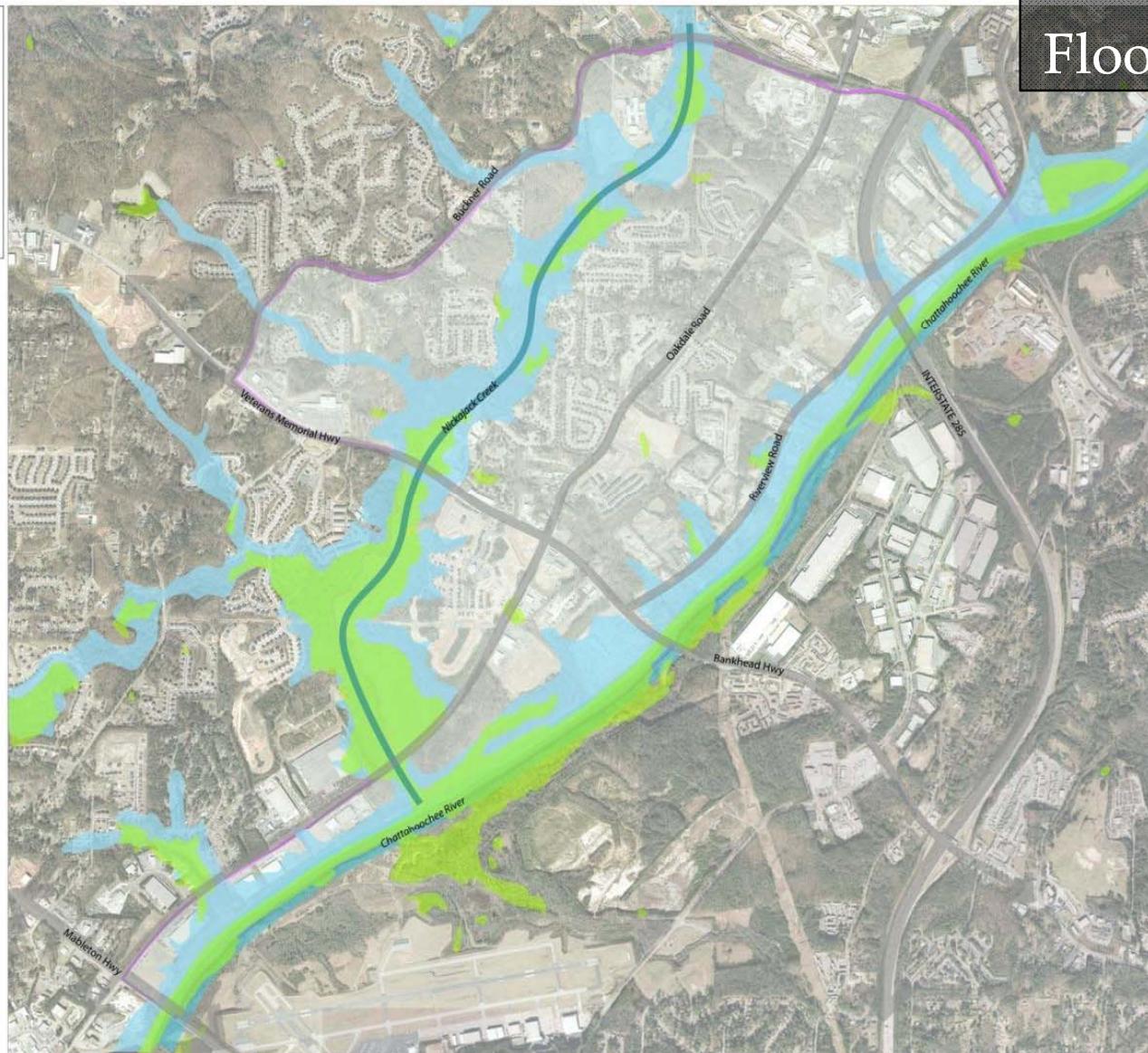
- Make the transition from a bedroom subdivision to a Village Center
- Develop mixed use hub along the river ... include a village center, public space, residential, commercial, and community use
- Remove industrial use along river
- Connect Oakdale and northern residential areas to river by 'pedestrian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



Major Issues

Floodplain & Wetlands

- Extent of floodplain is an approximation based on GIS data

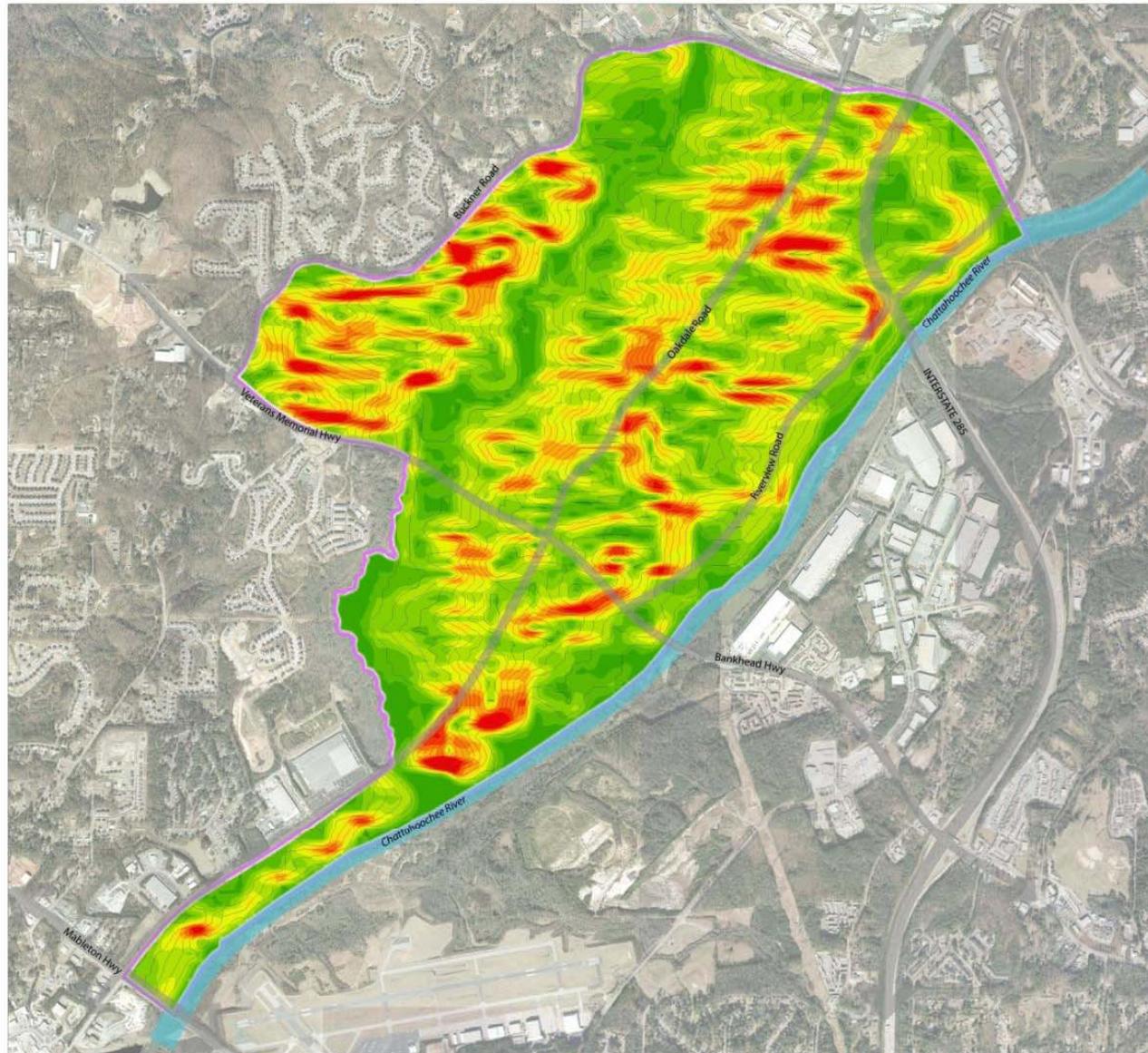


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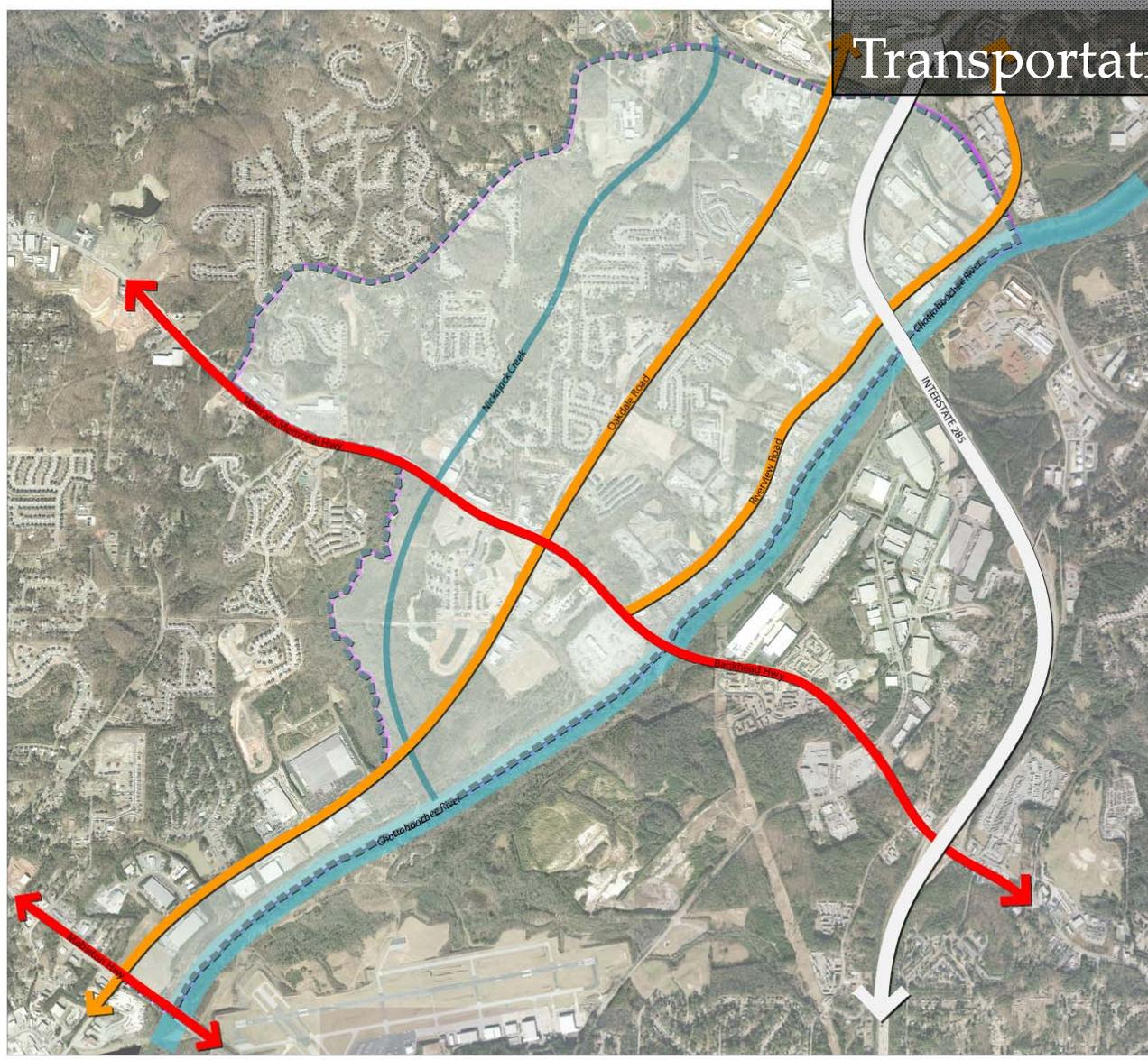
Topography

- Red areas are the most difficult to build on



Transportation & Connectivity

- Existing Conditions



Environmental Concerns





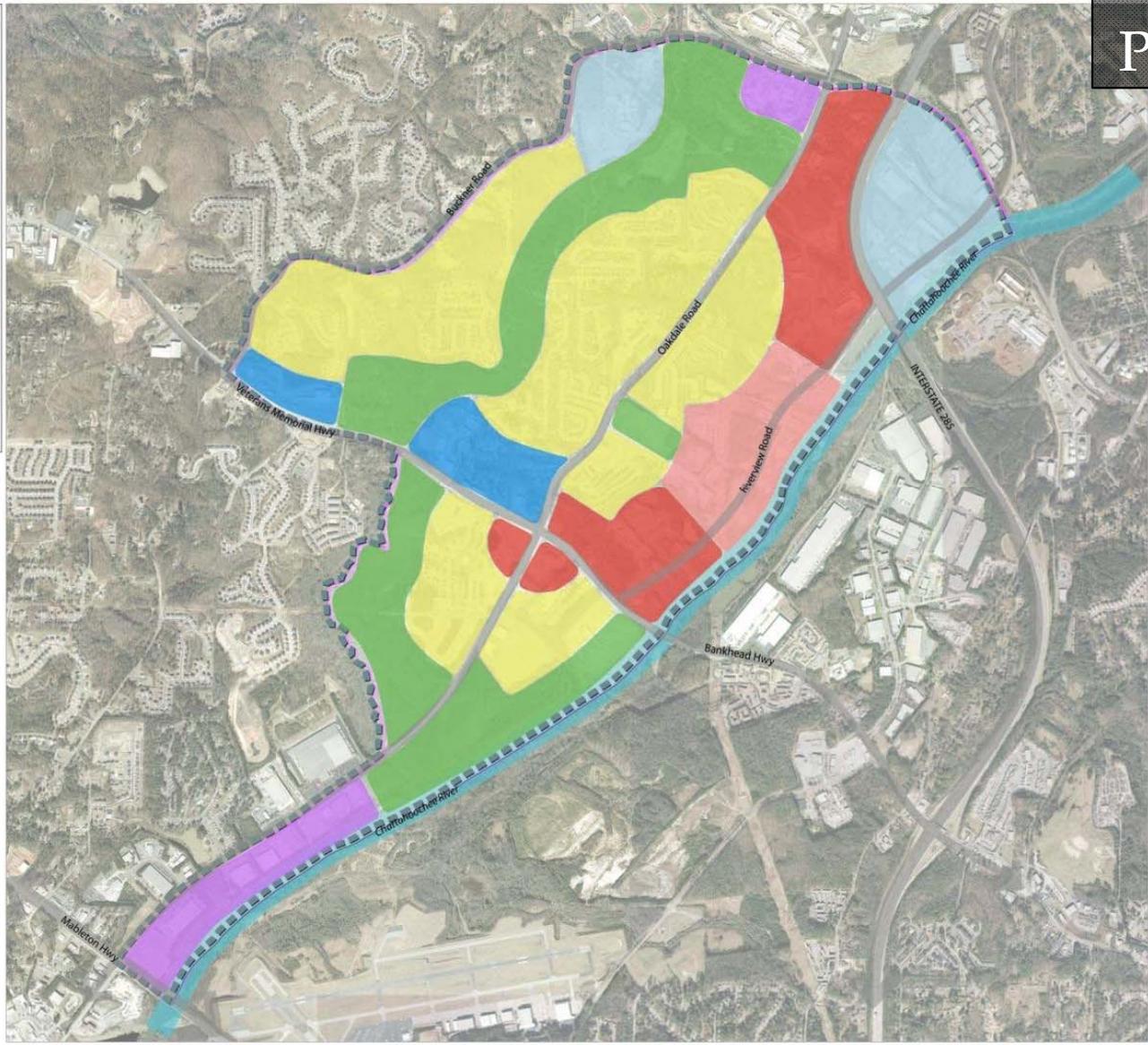
Preferred Concept

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Proposed Land Use

- Residential
- Public/Institutional
- Industrial
- Mixed Use Commercial/Office
- Mixed Use Residential
- Commercial/Office
- Open Space
- Roads
- Chattahoochee River
- Study Area

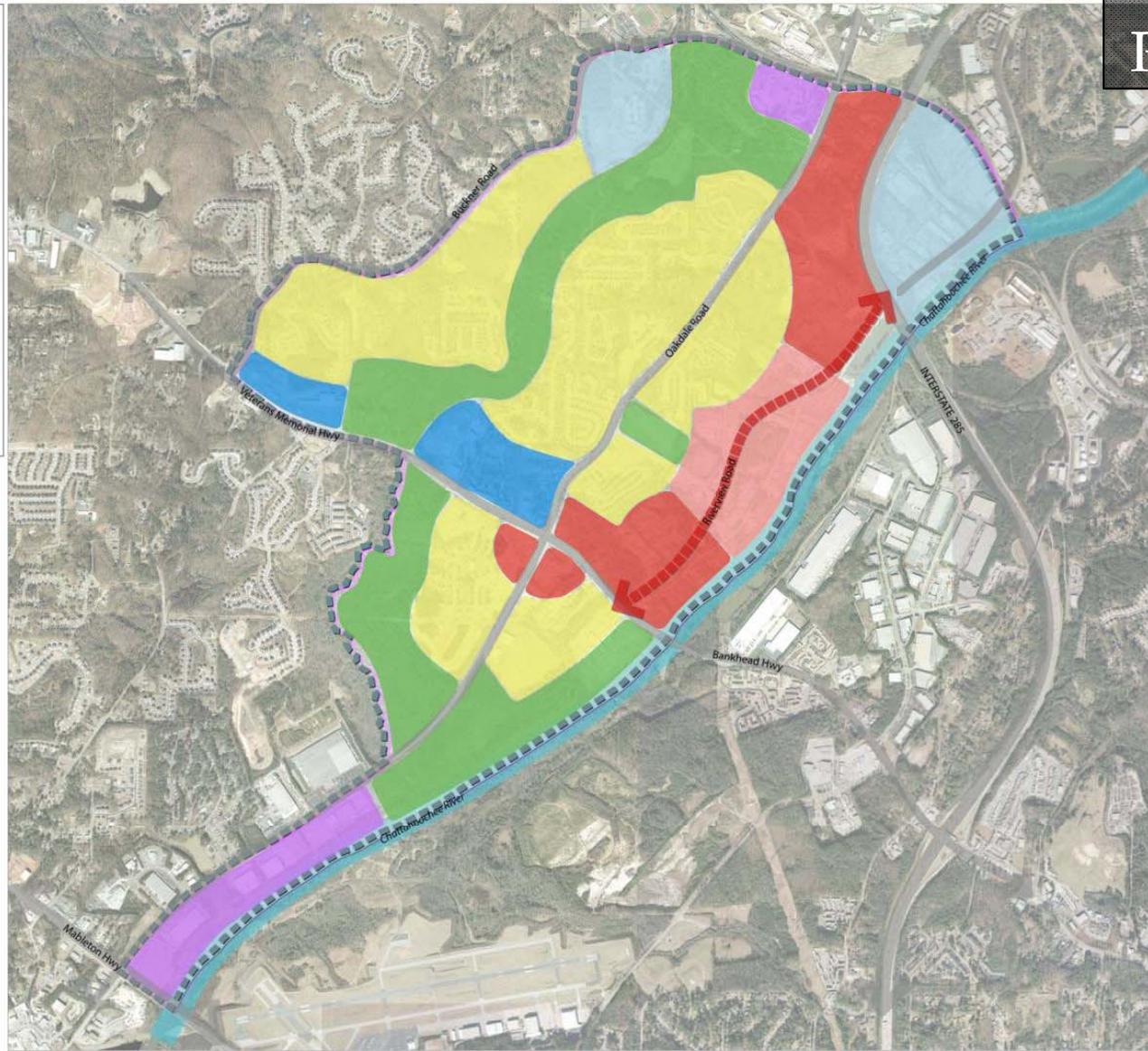


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Proposed Land Use

- Change in Riverview alignment is contingent upon solving problem with 36" water line



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Mixed Use - Village Center



Huntersville, NC – Birkdale Village Center

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Mixed Use - Village Center



Smyrna Market Village

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Mixed Use - Village Center



Glenwood Park

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Mixed Use – Public Gathering Areas



Glenwood Park

Mixed Use – Commercial Development



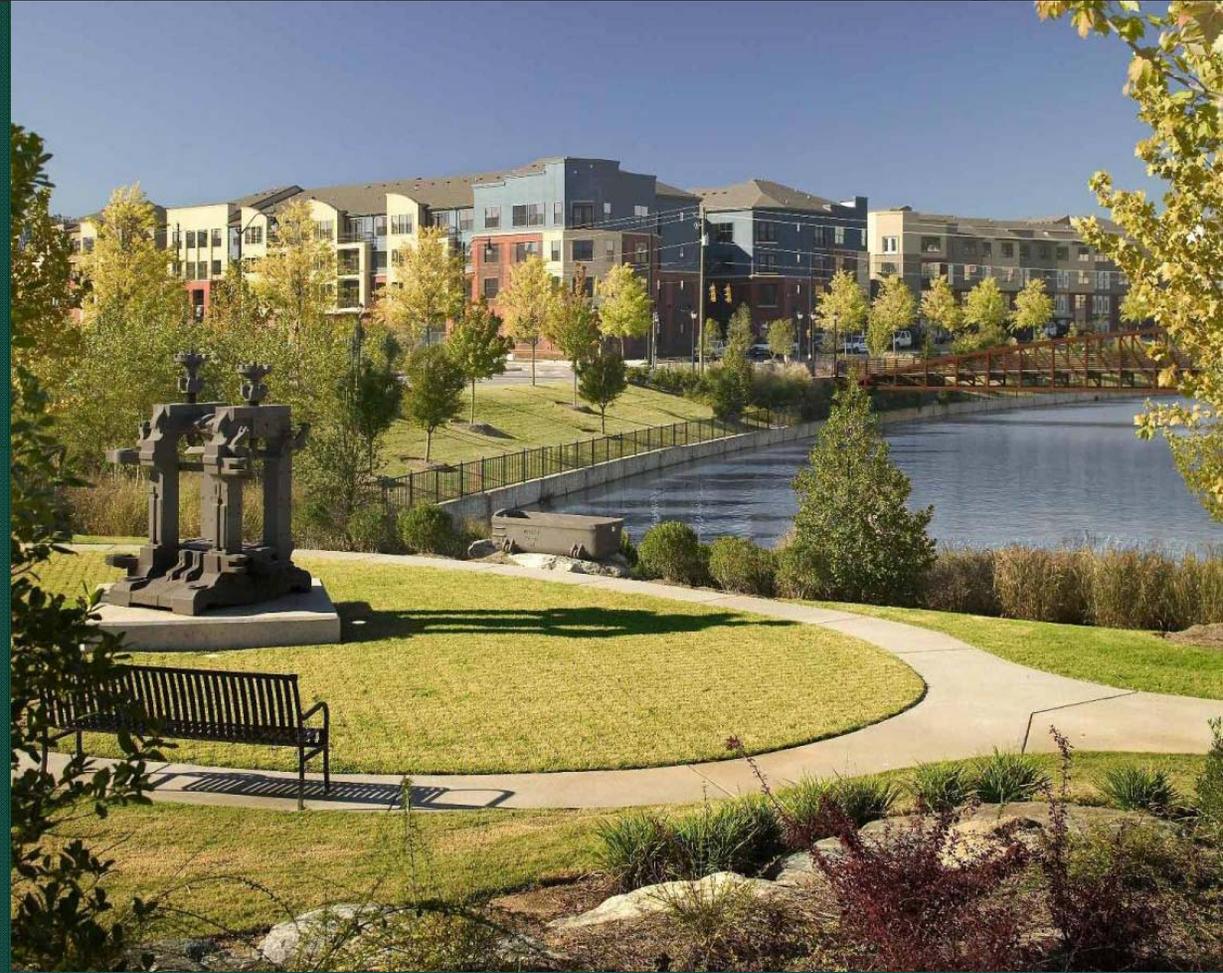
Glenwood Park

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Mixed Use – Commercial Development



Atlantic Station

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Mixed Use – Link to the River



Glenwood Park

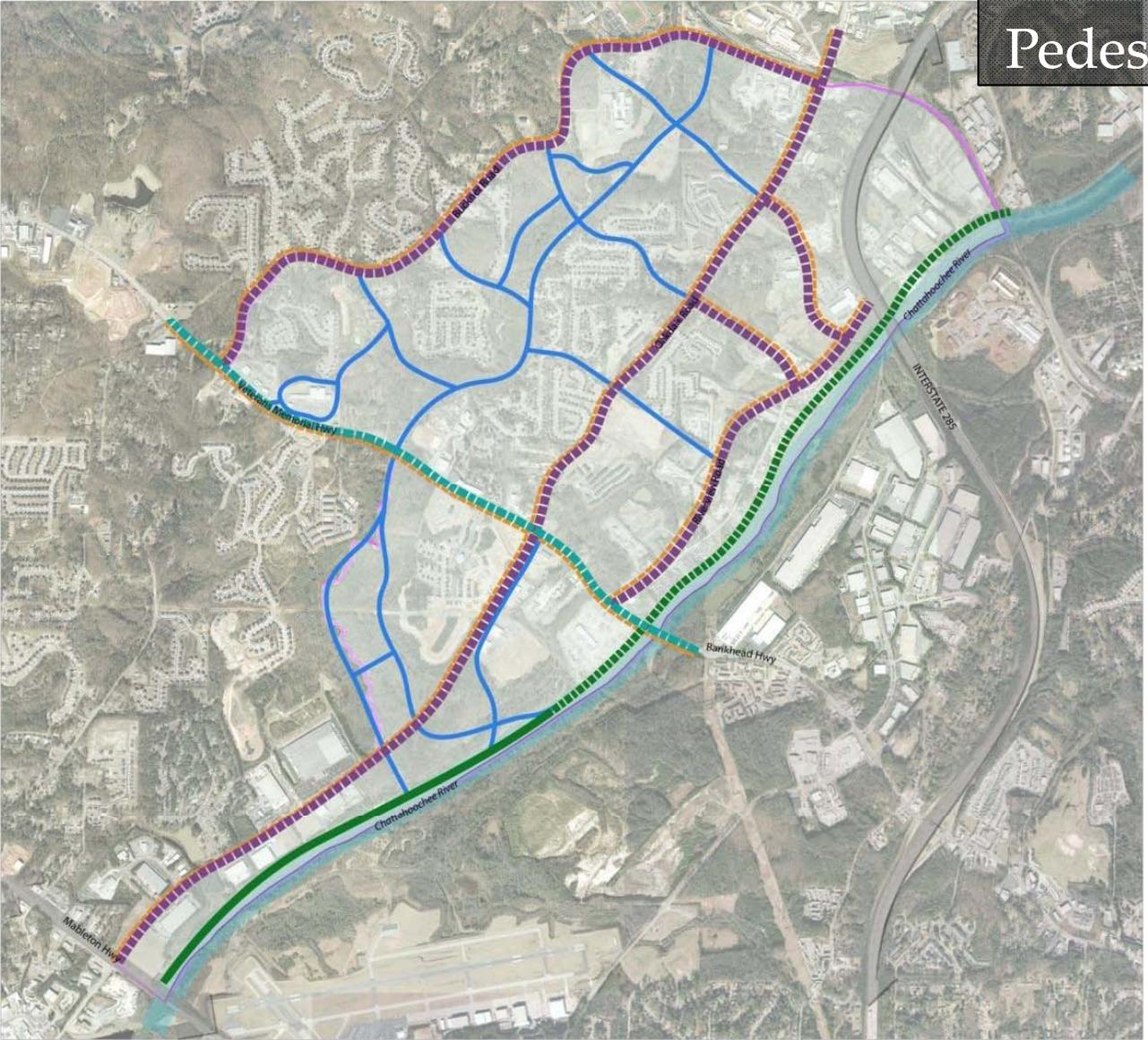
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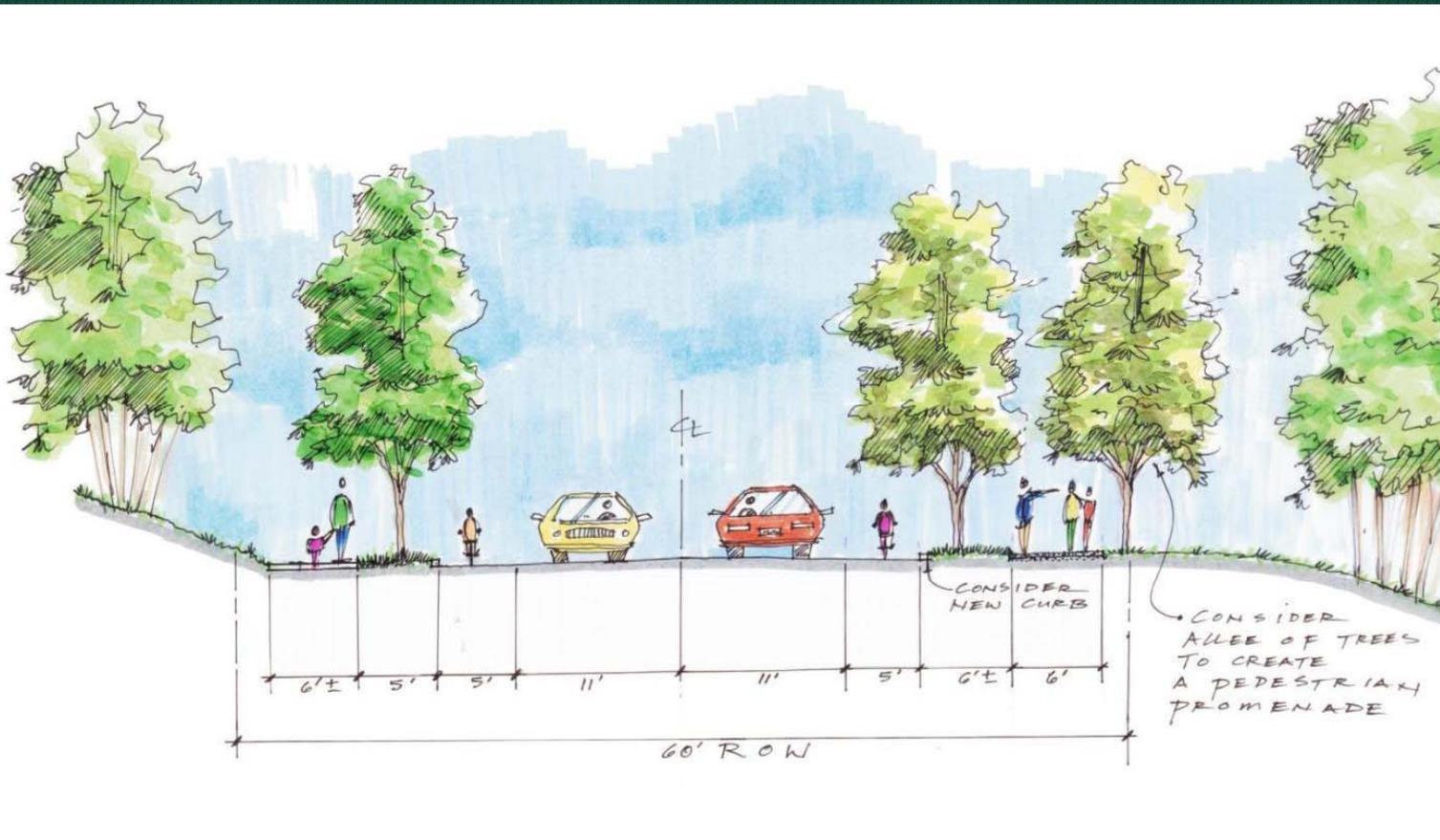
Pedestrian Connectivity

- Bike Lane
- Sidewalk
- Trail
- Bike Path
- Riverwalk (Paved)
- Riverwalk (Unpaved)
- Roads
- Chattahoochee River
- Study Area



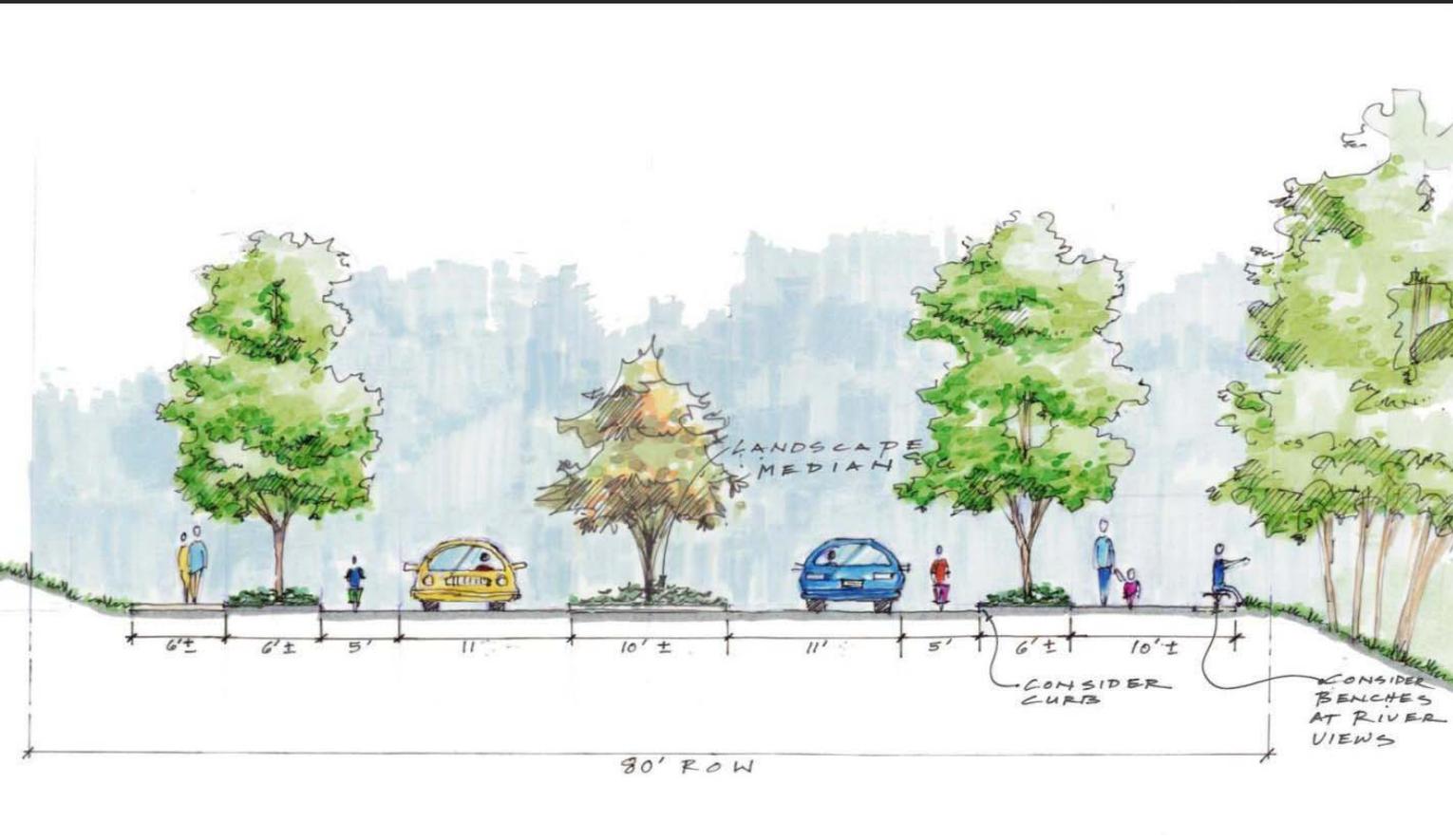
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Roadway Improvements – Oakdale, Buckner & Riverview



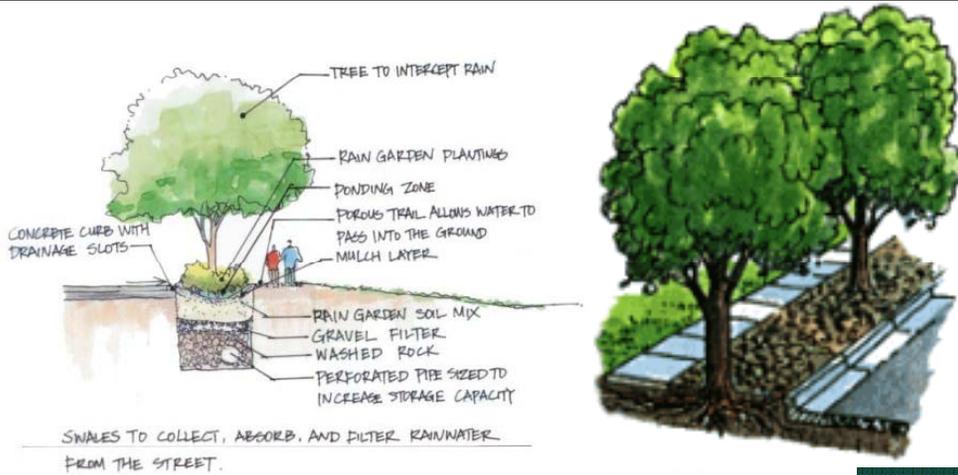
- Provide consistent sidewalks on both sides of road
- Add bike lanes on both sides of road
- Keep as a two lane road
- Keep the road residential in character – not a truck lane
- Enhance landscaping via street trees, groundcover
- Add gathering nodes
- Provide views to the river

Roadway Improvements - Oakdale

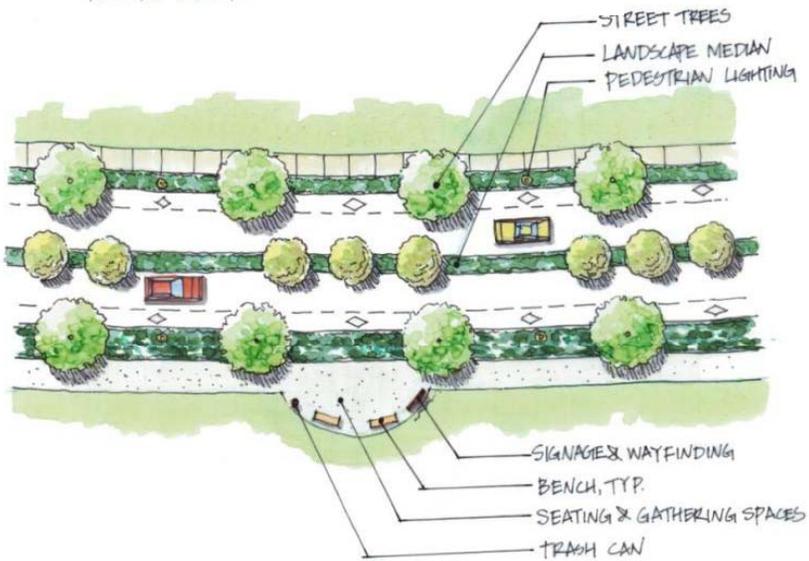


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- Add turn-lanes and planting medians as appropriate

Roadway Improvements – Oakdale & Buckner



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Roadway Improvements



Crosswalks



Underpass at Veterans Memorial

Nickajack Creek Improvements



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Nickajack Creek Improvements



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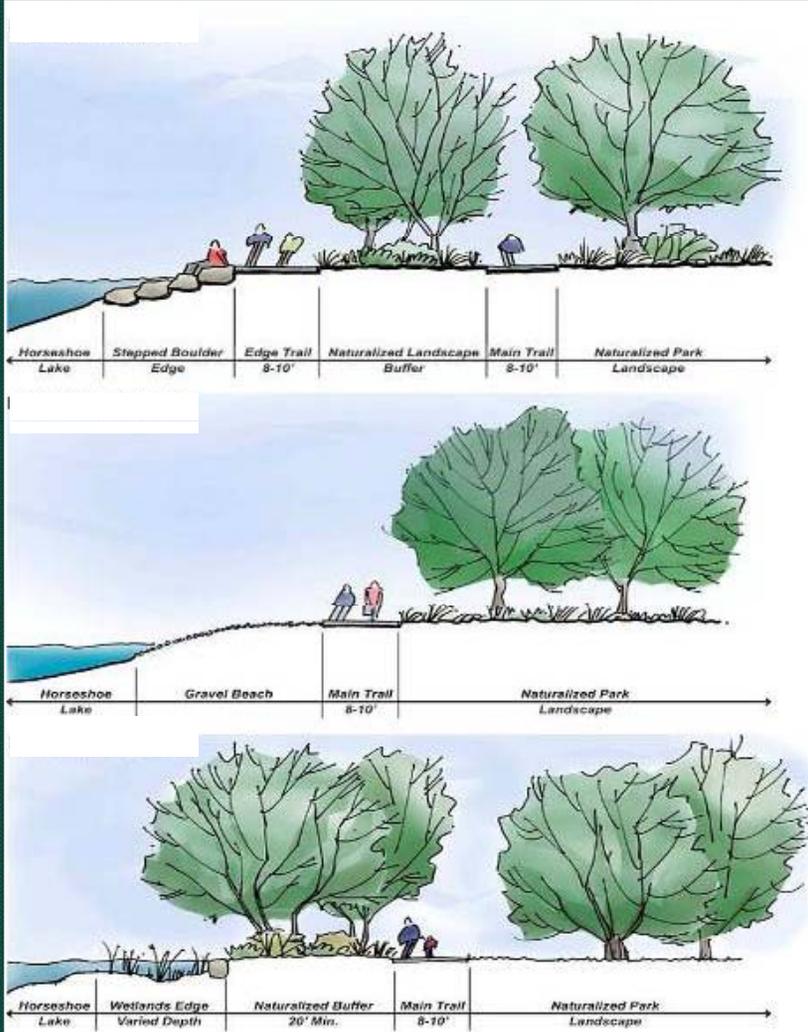
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River Walk – Reconnecting to the River

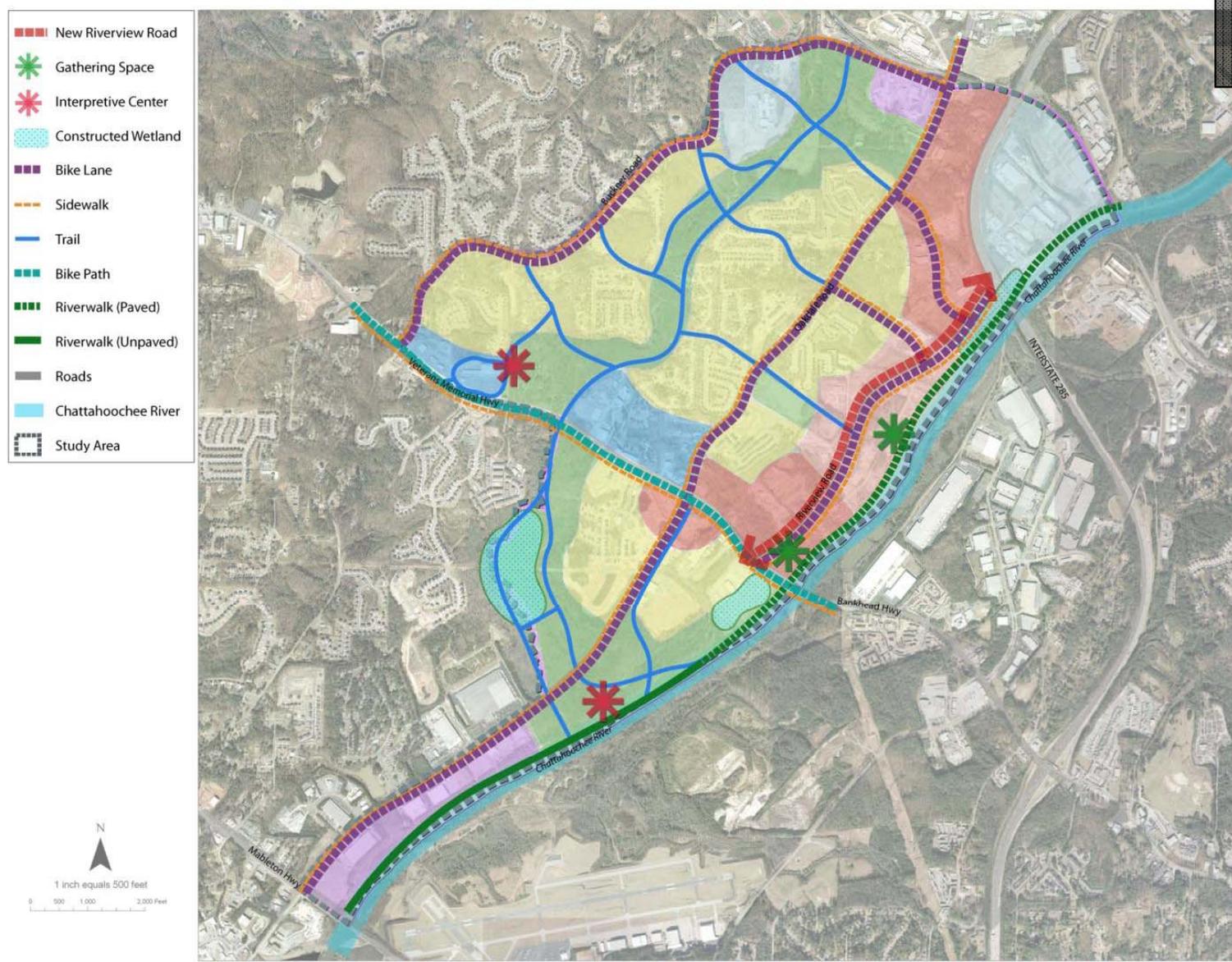


River Walk – Reconnecting to the River



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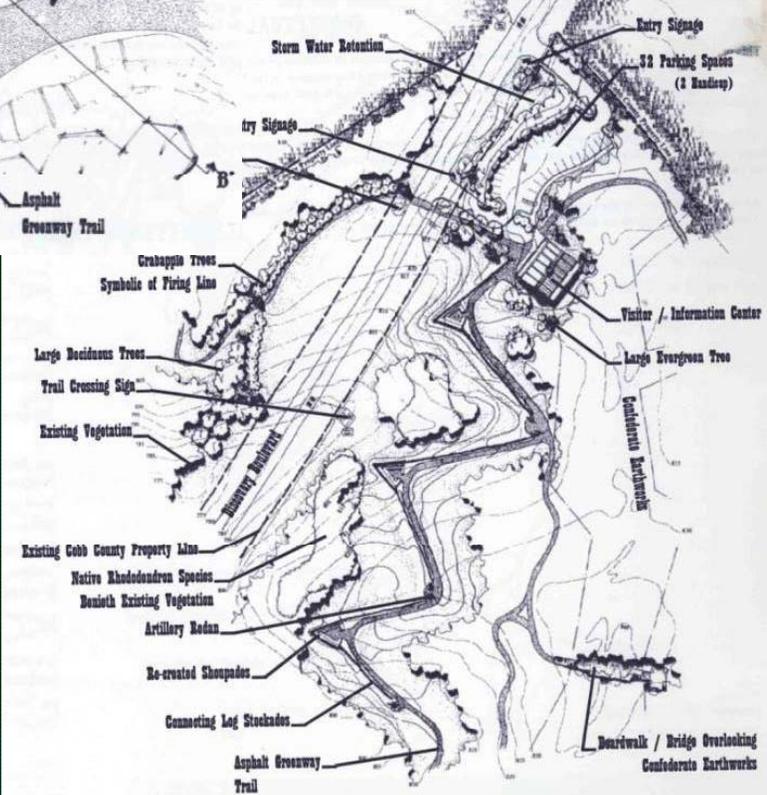
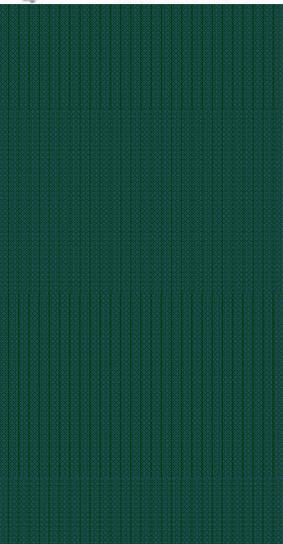
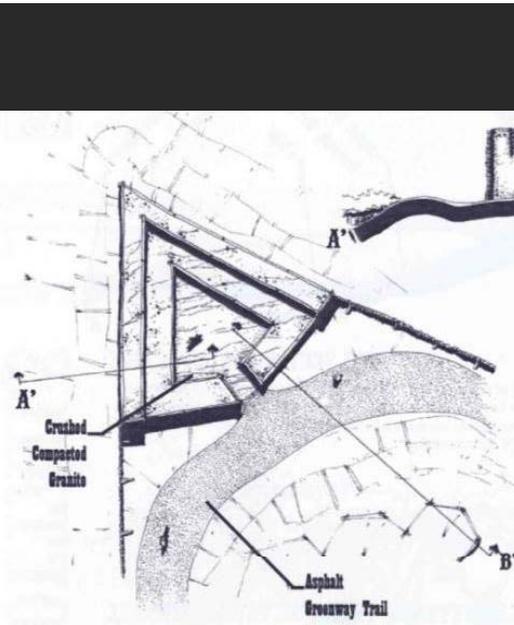
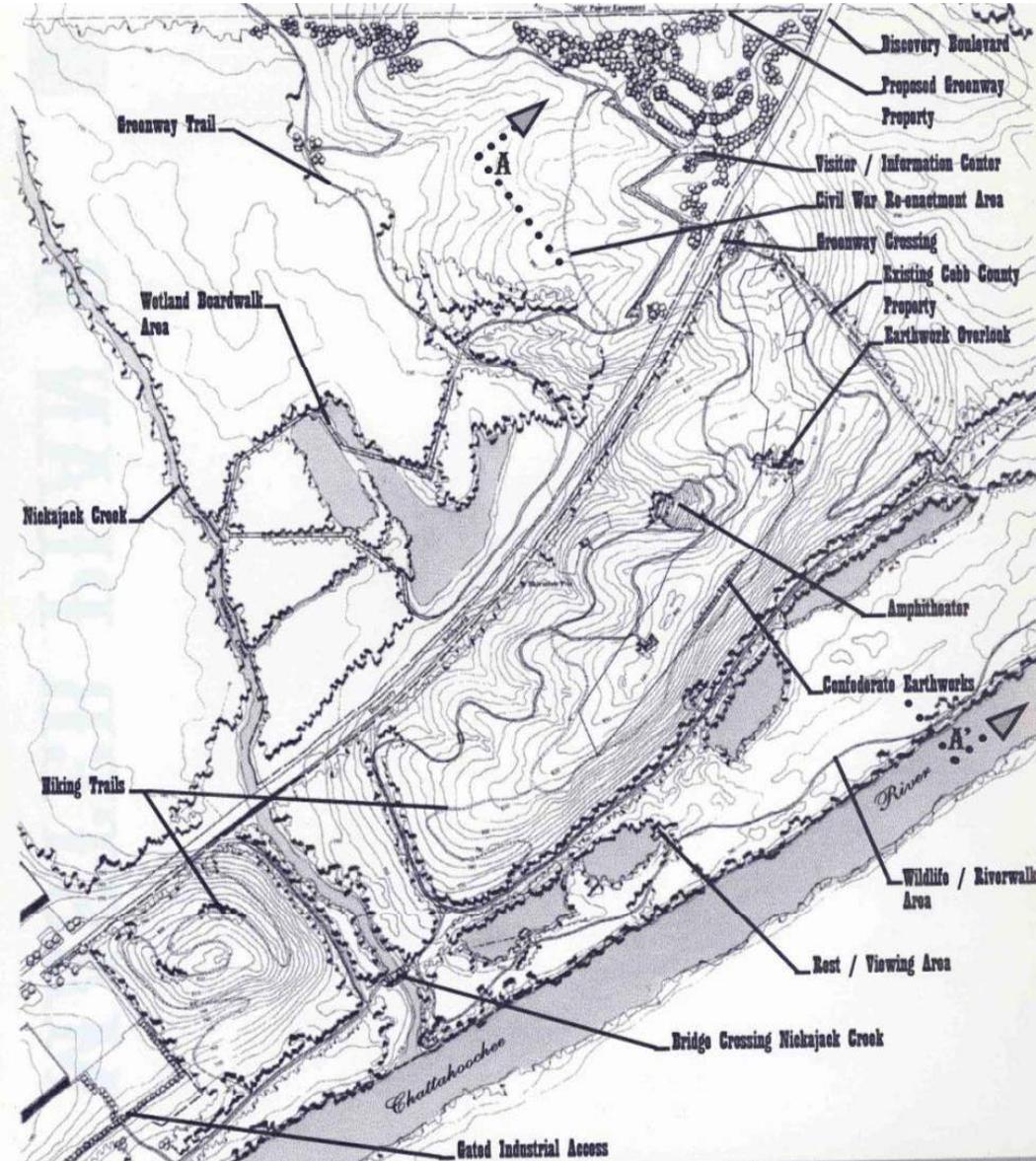
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Mixed Use - Village Center



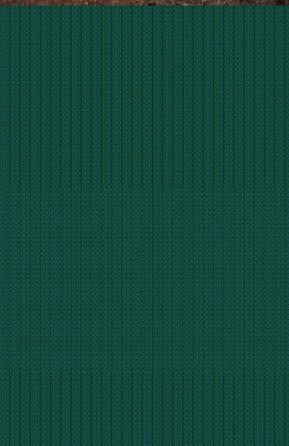
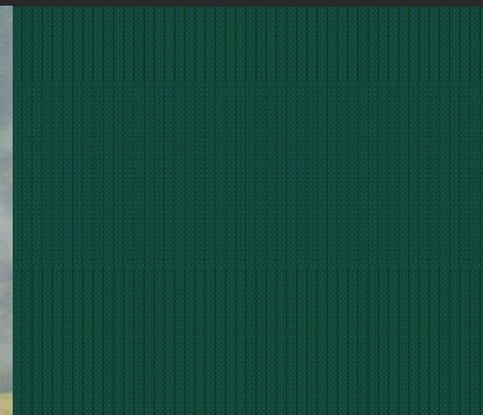
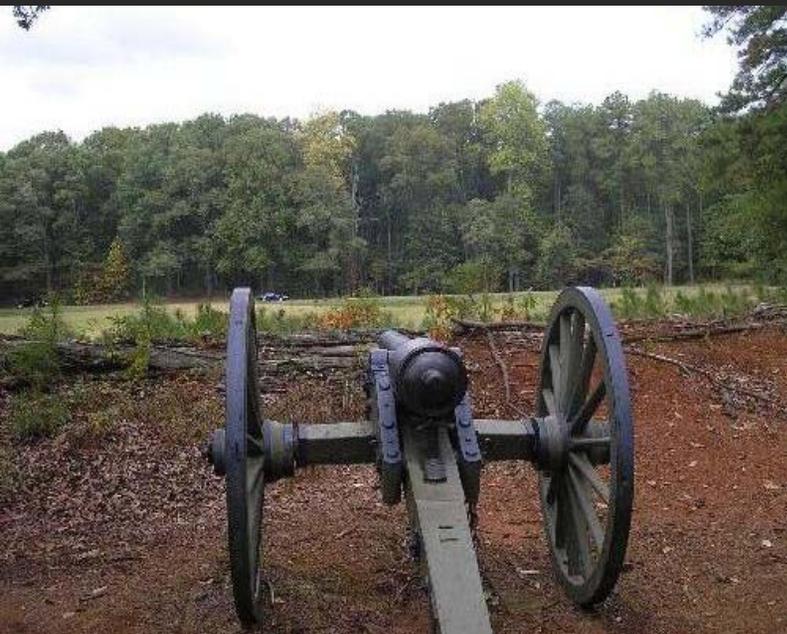
Village in the Forest – Lake Allatoona

100-Acre Site



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100-Acre Site





10-year Schedule of Actions

- Change land use
- Change transportation master plan
- Continue park acquisition process
- Development priorities & timeline for improvements
- Develop strategy for environmental clean-up
- Develop a River Line pattern book
- Spread the River Line story
- Explore economic incentives and strategies
- Explore additional studies

Develop a River Line Pattern Book

Town of Louisa: Design Guidelines

The following design guidelines are recommendations intended to insure aesthetic continuity throughout the Town of Louisa. These guidelines are to be consistent with more recent and future construction. These guidelines will make recommendations pertaining to 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 intersections of West Main St. and Barnwell St. 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 tree health. Individual interlocking concrete pavers are recommended as 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 in place of standard concrete. Flavers in crosswalks are a visual signal to drivers to slow down. Pavement markings, signal lights and signage will also be required in order to establish this goal.



Cobblestone should be laid in a decorative strip between the back of curb and gutter sidewalk within the urban core. Cobblestone laid in a sand bed in can and lawn tree grates will allow water to percolate into the soil and provide 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, lamp posts, 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 more sparsely used in the other areas. Metal benches of traditional style and design are 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 architectural theme 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 ample 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 effective finishing detail. By providing a standard multi-line rack, the appearance of clutter will be reduced.



PLANTERS

Planters are an element that can provide additional interest to the streetscape. The planter material should be consistent with the overall theme.



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.



The style of the globe can be similar to a lantern or more rounded. Modern fish-shaped and square designs should be avoided.

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



BIKE RACKS

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



TREE GRATES

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



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.



FENCES

If fences are installed, they should be metal, or a combination of metal and masonry. Like these examples, metal cast and picket 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 Burdock.

The trees in the town center will be planted in planting strips treated with soil amendments. These 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 their roots from severe compaction, and allowing for greater aeration. This planting method will result in healthier trees with less stress and disease.



Upright Hornbeams

Armstrong Red Maple

October Glory Red Maple

WAY FINDING SIGNAGE

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



- Develop a pattern book that identifies the shapes, materials, and patterns that build upon the historic and cultural character of the area ...



Next Steps



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Developing a Preferred Alternative

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